PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
February 5, 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. **844 Empire Avenue – Modification to Historic District Design Review** – The Applicant Proposes Modifying the Approved Historic District Design Review Plans to Restore the Truncated Gable Roof, Lower the Rear Dormers, and Implement an Additional Basement Level in the Historic Residential - 1 District. PL-25-06754
(A) Public Hearing; (B) Action

1.B. **7185 Little Belle Court – Extension of Plat Amendment** – The Applicant Proposes a One-Year Extension to the Little Belle Condominiums Plat Amendment Approval by the Planning Commission on January 8, 2025. PL-25-06795
(A) Public Hearing; (B) Action

1.C. **368 Woodside Avenue – Historic District Design Review** – The Applicant Proposes Constructing a Single-Family Dwelling at 368 Woodside Avenue, a Non-Historic Site in the Historic Residential-1 Zoning District. PL-25-06389
(A) Public Hearing; (B) Action

1.D. **384 Woodside Avenue – Historic District Design Review** – The Applicant Proposes to Construct a Single-Family Dwelling at 384 Woodside Avenue, a Non-Historic Site in the Historic Residential-1 Zoning District. PL-25-06388
(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: **844 Empire Avenue**
A Significant Historic Site
Application: **PL-25-06754**
Author: **Jacob Klopfenstein, Planner II**
Date: **February 5, 2026**
Type of Item: **Modification to Historic District Design Review**

Recommendation

(I) Review the Modification to the Historic District Design Review (HDDR) approval for 844 Empire Avenue, a Significant Historic Site, (II) conduct a public hearing, and (III) consider approving the Modification, as conditioned, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Gibby Dunleavy Julie Wright, Applicant Representative
Location:	844 Empire Avenue A Significant Historic Site
Zoning District:	Historic Residential – 1 (HR-1)
Adjacent Land Uses:	Residential, Public Right-of-Way
Reason for Review:	The Planning Director reviews and takes Final Action on Modifications to Historic District Design Reviews.

HDDR	Historic District Design Review
HR-1	Historic Residential – 1
LMC	Land Management Code
ROW	Right-of-Way

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

Summary

The Applicant proposes modifying the approved Historic District Design Review (HDDR) plans to:

- Add an additional basement level,
- Restore the Historic truncated gable roof form of the Significant Historic Structure, and
- Lower the rear dormers on the south façade of the Significant Historic Structure.

Background

844 Empire Avenue is Lot 1 of the 844 Empire Plat Amendment – Lot 1 Amended plat, approved by the Appeal Panel on June 7, 2024 (Exhibit C, Summit County Recorder Entry No. 1230098). The Significant Historic Structure was constructed c. 1904, according to the Historic Site Inventory Form.

Figure 1: 1940s-era tax photo of 844 Empire Avenue, taken from Historic Site Inventory Form.

A fire significantly damaged the Single-Family Dwelling (SFD) at the Site in 2014, and the SFD has been vacant since the fire.

The previous owner obtained Historic Preservation Board approval for Material Deconstruction and Panelization on February 7, 2024 (Exhibit D) and HDDR approval to remodel and rehabilitate the Significant Historic Structure, and construct an addition, on May 1, 2025 (see Exhibit E, Planning Director Final Action Letter).

The approved HDDR plans include restoring the Historic front porch of the Structure, which fronts the platted-but-unbuilt 9th Street Right-of-Way (ROW). The porch was enclosed to create more interior living space sometime before 2006.

The previous owner entered into an Encumbrance and Agreement for Historic Preservation for 844 Empire Avenue on July 1, 2025 (Exhibit F, Summit County Recorder Entry No. 1238470). The Applicant purchased the property, and the previous owner assigned the Encumbrance and Agreement for Historic Preservation for 844 Empire Avenue to the Applicant through an Assignment of Encumbrance, recorded with Summit County on September 22, 2025 (Exhibit G, Entry No. 1241341). The previous

architect authorized the Applicant's Representative to use and modify the approved HDDR plans on November 12, 2025.

844 Empire abuts three ROWs: Crescent Tram Road to the south, Empire Avenue to the west, and the platted-but-unbuilt 9th Street to the north. Ordinance No. 2016-26 outlines the Setbacks for the Site:

- From 9th Street, platted unbuilt ROW, front yard, 10 feet minimum. This is the Historic front façade of the structure.
- From Empire Avenue, front yard, 10 feet minimum.
- From Crescent Tram Road, front yard, 10 feet minimum.
- From the south neighbor, rear yard, 10 feet minimum. This façade is opposite the Historic front façade of the house.
- From the east neighboring property, side yard, 5 feet minimum.

Figure 2 illustrates the required Setbacks:

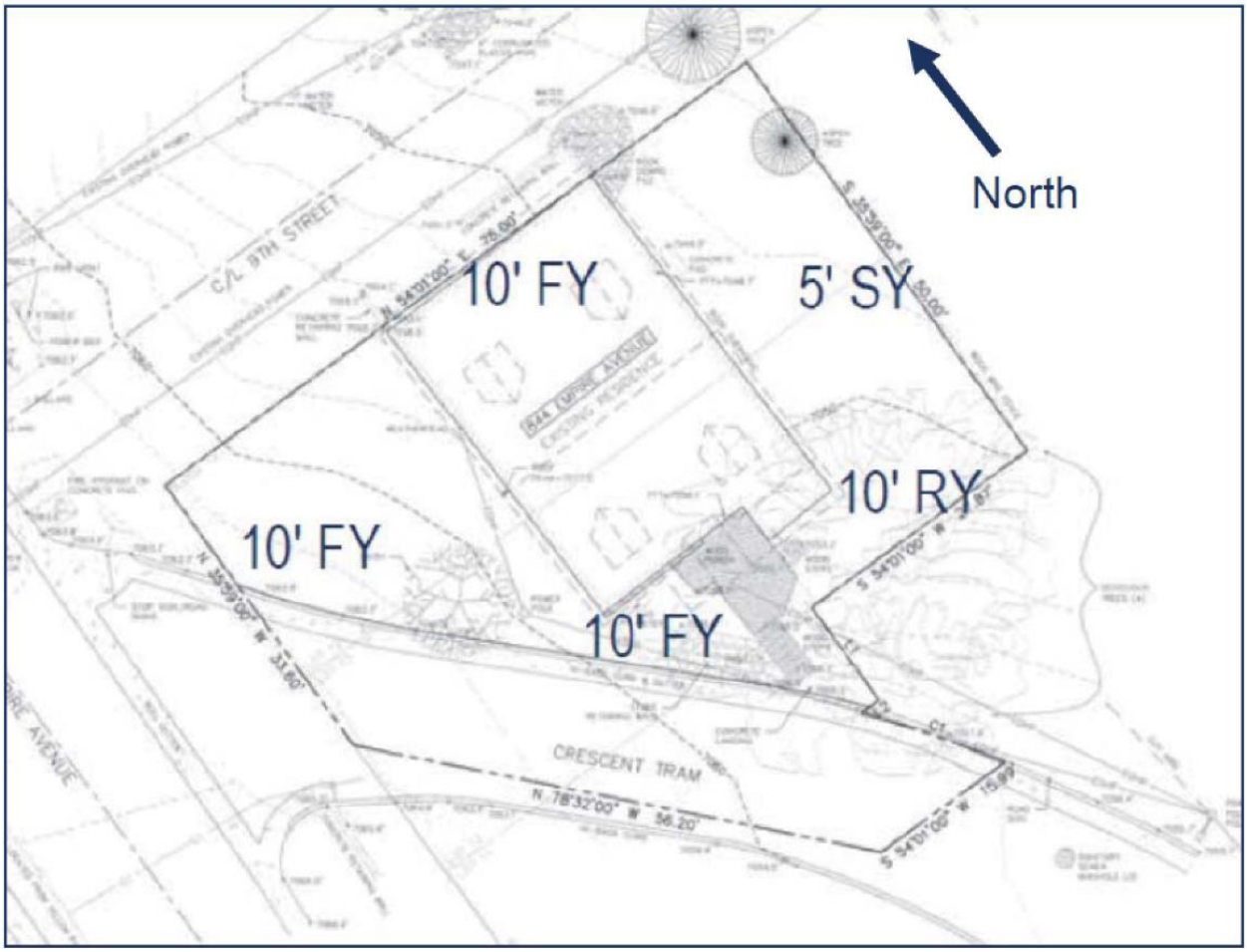

Figure 2: Image from 2015 Planning Director Determination illustrating Setbacks for 844 Empire Avenue.

On December 29, 2025, the Applicant submitted a Modification to the HDDR proposing updated plans, including another basement level, lowering the height of the rear dormers of the Significant Historic Structure, and restoring the Historic truncated gable

roof of the Significant Historic Structure.

Analysis

(I) The proposed Modification to the HDDR complies, as conditioned, with Land Management Code Chapter 15-2.2 *Historic Residential – 1 District*.

The proposal to modify the approved HDDR plans is analyzed for compliance with LMC Chapter 15-2.2 *Historic Residential – 1 District.* SFDs are an allowed Use in the HR-1 District, pursuant to LMC § 15-2.2-2(A)(1).

Lot and Site Requirements

LMC § 15-2.2-3 establishes the following Lot and Site Requirements in the HR-1 District:

- Building Footprint

The maximum Building Footprint is established by Lot size according to the following formula: MAXIMUM FP = (A/2) x 0.9A/1875 (Where FP = maximum Building Footprint and A= Lot Area).

The Lot Area of 844 Empire Avenue is approximately 3,242 square feet (see Exhibit C, 844 Empire Avenue Plat Amendment Lot 1 Amended). Using the formula outlined in LMC § 15-2.2-3(E), the Maximum Building Footprint for 844 Empire is 1,351 square feet.

The previously approved HDDR included a proposed Building Footprint of 1,350.5 square feet, which complies with the above requirement. The Applicant does not propose any modifications to the Building Footprint. The additional basement level is within the previously approved Building Footprint.

The Applicant does not propose changes impacting Lot Size, Lot Width, Front Setbacks, Side Setbacks, Rear Setbacks, snow release, or view of the intersection.

Building Height

LMC § 15-2.2-5 establishes an exterior height limit of 27 feet. The Applicant proposes reducing the height of the Significant Historic Structure from the previously approved height of 31 feet to a height of approximately 28 feet by restoring the Historic truncated gable roof. Pursuant to LMC § 15-2.2-4, existing Significant Historic Structures that do not comply with Building Height are valid Non-Complying Structures.

LMC § 15-2.2-5 also states that Final Grade must be within 4 feet of Existing Grade. The Applicant does not propose any modifications to the previously approved Final Grade, which is proposed to be within 4 feet of Existing Grade. Condition of Approval 1 requires Final Grade to be within 4 feet of Existing Grade.

LMC § 15-2.2-5(A) states that Structures shall have a maximum interior height of 35 feet measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The Applicant proposes a maximum interior height of 35 feet, measured from the Lowest Floor Plane of the additional basement level to the highest wall top plate that supports the dormers of the Significant Historic Structure.

The Applicant proposes lowering the height of the rear dormers on the south façade of the Significant Historic Structure to match the height of the dormers on the north façade, which is the Historic front façade of the Significant Historic Structure.

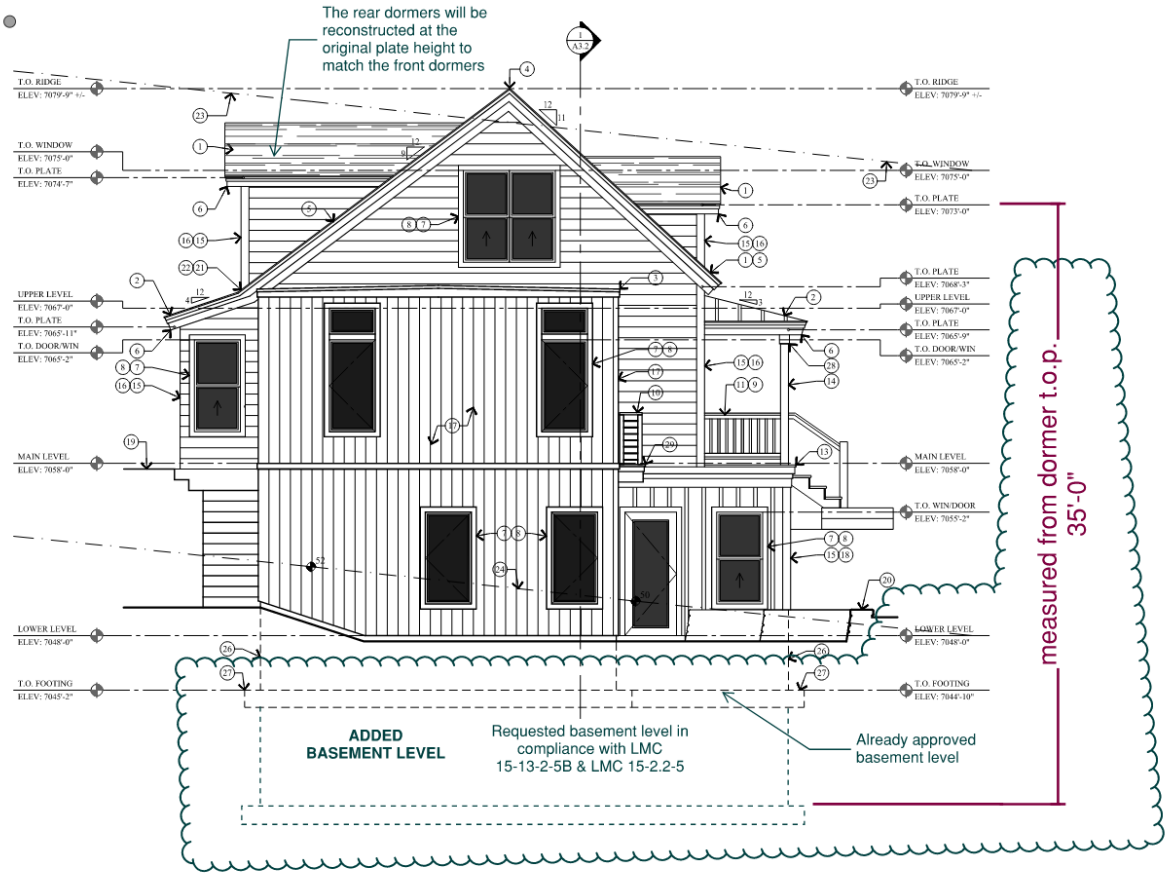

Figure 3: Excerpt from Applicant's plans showing proposed 35-foot interior height.

(II) The proposed modification complies, as conditioned, with Land Management Code Section 15-13-2 *Regulations for Historic Residential Sites*.

LMC Section 15-13-2 establishes regulations for Historic residential sites. These standards are outlined below with staff analysis.

Regulation	*Analysis*
LMC § 15-13-2(A)(8): Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building appearance when no evidence of such elements or details exists.	**Complies:** The Applicant proposes restoring the truncated gable roof and lowering the height of the dormers on the rear (south) façade of the Historic Structure. Restoring the truncated gable roof restores the building's original appearance, as evidenced by the 1940s-era tax photo of the Historic Structure (see Fig. 1).
LMC § 15-13-2(A)(10): New construction such as new additions, exterior alterations, repairs, upgrades, etc., should not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building. New construction should be differentiated from the historic structure while also maintaining compatibility with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.	**Condition of Approval recommended:** The Applicant proposes altering the exterior by restoring the truncated gable roof and lowering the height of the dormers on the rear (south) façade of the Historic Structure. All Historic material has been removed from the roof, according to the physical conditions report (see Exhibit H). Restoring the truncated gable roof restores the building's original appearance, as evidenced by the 1940s-era tax photo of the Historic Structure (see Fig. 1). Condition of Approval 2 prohibits the Applicant from removing or damaging any Historic materials at the Site.
LMC § 15-13-2(B)(2)(a)(1): Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.	**Condition of Approval recommended:** The Applicant proposes lowering the height of the dormers and windows on the secondary south (rear) façade of the Historic Structure to match the height of the dormers on the front (north) façade. The previously approved HDDR plans proposed a window in a location between the two dormers on the rear façade that was not the Historic location of a window opening:

	 Figure 4: Excerpt from Applicant's plan's showing additional window panel on the south (rear) facade of the Significant Historic Structure at 844 Empire Avenue. Condition of Approval 3 requires the Applicant to eliminate the additional window panel in between the two dormers on the rear (south) façade of the Historic Structure.
LMC § 15-13-2(B)(2)(a)(2): Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.	**Condition of Approval recommended:** The Physical Conditions Report (Exhibit H) indicates that the roof was replaced in the 1980s with non-Historic metal material that has since been damaged by fire. The Physical Conditions Report does not indicate whether any Historic material remains on the exterior walls. Condition of Approval 2 prohibits the Applicant from removing or damaging any Historic materials at the Site. Condition of Approval 4 requires that all work associated with the modification must comply with the approved Historic Preservation Plan (Exhibit F) for 844 Empire Avenue.
LMC § 15-13-2(B)(2)(a)(3): When disassembly of a historic element—window, molding, bracket, etc.--is necessary for	**Complies:** The Applicant proposes relocating the dormers on the rear (south) façade of the Historic Structure. No Historic Materials remain on the roof, according to the Physical Conditions Report (Exhibit

its restoration, recognized preservation procedures and methods for removal, documentation, repair, and reassembly shall be used.	H).
LMC § 15-13-2(B)(2)(a)(4): When historic exterior materials cannot be repaired, they shall be replaced with materials that match the historic in all respects: scale, dimension, profile, material, texture, and finish. The replacement of existing historic material is allowed only when it can be shown that the historic material is no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.	**Condition of Approval recommended:** The Applicant proposes relocating the dormers on the rear (south) façade and roof of the Historic Structure. As noted above, the Physical Conditions Report (Exhibit H) indicates that the roof was replaced in the 1980s with non-Historic metal material that has since been damaged by fire. The Physical Conditions Report does not indicate whether any Historic material remains on the exterior walls.. Condition of Approval 2 prohibits the Applicant from removing or damaging any Historic materials at the Site. Condition of Approval 6 requires the Applicant to use replacement materials, if necessary, that match the Historic materials in scale, dimension, profile, material, texture, and finish, and that are made of a minimum 50% recycled or reclaimed materials. Condition of Approval 7 prohibits the use of vinyl or aluminum siding and windows.
LMC § 15-13-2(B)(2)(a)(5): Substitute materials such as fiber cement or plastic-wood composite siding, shingles, and trim boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.	**Condition of Approval recommended:** Condition of Approval 6 requires the Applicant to use replacement materials, if necessary, that match the Historic materials in scale, dimension, profile, material, texture, and finish, and that are made of a minimum 50% recycled or reclaimed materials.
LMC § 15-13-2(B)(2)(a)(6): Substitute materials shall not be used on a primary or secondary façade unless the applicant can show that historic materials cannot be used, or if new materials that are similar	**Condition of Approval recommended:** The Applicant does not propose using substitute materials. Condition of Approval 6 requires the Applicant to use replacement materials, if necessary, that match the Historic materials in scale, dimension, profile,

in design, dimension, texture, material and finish can be shown to result in significant (>30 percent) energy efficiency gains, and the applicant demonstrates that the substitute material will not cause damage to adjacent historic materials or detract from the historic integrity of the structure.	material, texture, and finish, and that are made of a minimum 50% recycled or reclaimed materials.
LMC § 15-13-2(B)(2)(a)(7): Vinyl and aluminum siding are prohibited in the Historic Districts.	**Condition of Approval recommended:** The Applicant does not propose using vinyl or aluminum siding. Condition of Approval 7 prohibits the use of vinyl or aluminum siding.
LMC § 15-13-2(B)(2)(d)(1): Maintain and preserve historic window openings, windows, window surrounds, and decorative window features.	**Complies:** The Applicant proposes relocating the dormers on the rear (south) façade of the Historic Structure such that the dormers match the height of the dormers on the front (north) façade of the Structure, resulting in windows that are relocated to be in their Historic locations on the Structure.
LMC § 15-13-2(B)(2)(d)(2): Restore historic window openings that have been altered or lost over time. On primary facades, in particular, consider reconstructing, based on physical or documentary evidence, historic window openings that no longer exist.	**Complies:** The previously approved HDDR plans propose restoring Historic window openings, as well as the Historic front porch, which has been enclosed, and associated window openings.
LMC § 15-13-2(B)(2)(d)(3): Avoid changing the position, proportions, or dimensions of historic window openings. It is not appropriate to create additional openings or remove existing historic openings on primary or secondary facades that are visible from the primary right-of-way.	**Condition of Approval recommended:** The approved HDDR plans propose restoring Historic window openings. The approved HDDR plans propose implementing an additional window on the rear (south) façade in between the rear dormers. Condition of Approval 3 requires the Applicant to update the plans to eliminate the additional window panel in between the two dormers on the rear (south) façade of the

	Historic Structure prior to Building Permit submittal.
LMC § 15-13-2(B)(2)(d)(4): Maintain the historic ratio of window openings to solid wall.	**Condition of Approval recommended:** The approved HDDR plans propose restoring Historic window openings and ratios of solid-to-void. The approved HDDR plans propose implementing an additional window on the rear (south) façade in between the rear dormers. Condition of Approval 3 requires the Applicant to update the plans to eliminate the additional window panel in between the two dormers on the rear (south) façade of the Historic Structure prior to Building Permit submittal.
LMC § 15-13-2(B)(2)(d)(5): When historic windows are present, replacement windows shall be allowed only when it can be shown that the historic windows are no longer safe, energy efficient and serviceable and the historic windows cannot be made safe, energy efficient and serviceable through repair.	The Physical Conditions Report (Exhibit H) indicates that no Historic windows remain on the Historic Structure.
LMC § 15-13-2(B)(2)(d)(6): Maintain the original number of glass panes in a historic window.	The Physical Conditions Report (Exhibit H) indicates that no Historic windows remain on the Historic Structure.
LMC § 15-13-2(B)(2)(d)(7): Replacing an operable window with a fixed window is inappropriate.	**Complies:** The Applicant does not propose replacing operable windows with fixed windows.
LMC § 15-13-2(B)(2)(d)(8): New window openings may be considered on secondary facades but only when placed beyond the midpoint. New window openings shall be similar in location, size, scale, type, and glazing pattern to those seen on the historic structure.	**Condition of Approval recommended:** The approved HDDR plans propose restoring Historic window openings. The approved HDDR plans propose implementing an additional window on the rear (south) façade in between the rear dormers. Condition of Approval 3 requires the Applicant to update the plans to eliminate the additional window panel in between the two dormers on the rear (south) façade of the

	Historic Structure prior to Building Permit submittal.
LMC § 15-13-2(B)(2)(d)(9): When no physical or documentary evidence of original windows exists, replacement windows typically shall be of wood and shall complement the style of the historic structure. When replacing non-historic windows, use designs similar to those that were found historically in Park City. Aluminum-clad wood windows are appropriate on non-historic additions or foundation level windows. Vinyl and aluminum windows are inappropriate.	**Condition of Approval recommended:** The Physical Conditions Report (Exhibit H) indicates that no Historic windows remain on the Historic Structure. The Historic Preservation Plan (Exhibit F) indicates that all windows will be replaced with historically appropriate windows, including wood and aluminum-clad wood windows. Condition of Approval 4 requires that all work associated with the modification must comply with the approved Historic Preservation Plan (Exhibit F) for 844 Empire Avenue. Condition of Approval 7 prohibits the use of vinyl or aluminum windows at the Site.
LMC § 15-13-2(B)(2)(d)(10): New glazing shall match the visual appearance of historic glazing and/or be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade of the historic structure.	**Complies:** The approved HDDR plans propose clear glazing for all windows and doors at the Site.
LMC § 15-13-2(B)(2)(d)(11): It is generally inappropriate to modify windows on the primary façade to accommodate interior changes.	**Complies:** The Applicant does not propose modifying windows on the primary façade to accommodate interior changes, except for restoring the Historic front porch and associated window openings on the north façade of the Historic Structure.
LMC § 15-13-2(B)(2)(d)(12): Storm windows shall be installed on the interior of the window	**Complies:** The approved HDDR plans propose installing storm windows on the interior of the windows when necessary.
LMC § 15-13-2(B)(5)(a)(1): A basement addition shall not raise the historic structure	**Complies:** The Applicant proposes an additional basement level beneath the Historic Structure. The approved HDDR plans propose constructing a new

generally more than two feet (2') from its original floor elevation above grade prior to construction.	foundation that will raise the Historic Structure approximately 2 feet above its original elevation. The Applicant does not propose any further modifications to the elevation of the Structure.
LMC § 15-13-2(B)(5)(a)(2): The historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, no more than two feet (2') of the new foundation shall be visible above final grade on the primary and secondary facades.	**Complies:** The approved HDDR plans propose constructing a new foundation that will raise the Historic Structure approximately 2 feet above its original elevation. As noted above, the Applicant does not propose any further modifications to the elevation of the Structure for the additional basement level.
LMC § 15-13-2(B)(5)(a)(3): The exterior walls on an inline basement addition shall not extend beyond the exterior wall planes of the historic structure's primary or secondary facades.	**Condition of Approval recommended:** The Applicant proposes an additional basement level below the Historic Structure and proposed addition. Condition of Approval 8 prohibits the exterior walls of the proposed basement addition from extending beyond the exterior wall planes of the Historic Structure and proposed addition.
LMC § 15-13-2(B)(5)(a)(4): Window or egress wells, if needed, shall not be located on the primary façade. Window or egress wells shall be located behind the midpoint of the secondary façades, on the rear tertiary façade, or in a location not visible from the primary public right-of-way. Landscape elements shall be used to aid in screening window/egress wells from the primary right-of-way.	**Condition of Approval recommended:** Condition of Approval 9 requires the egress wells for the additional basement level to be located behind the midpoint of secondary facades, on the rear or tertiary façade, or in a location not visible from the primary public ROW.
LMC § 15-13-2(B)(5)(a)(5): After construction of the basement, the site shall be re-graded to approximate the grading prior to construction of the addition.	**Condition of Approval recommended:** Condition of Approval 10 of the Material Deconstruction Final Action Letter (Exhibit D) requires the Historic Site to be returned to its original grade following construction.

	Condition of Approval 11 states that all previous Conditions of Approval related to 844 Empire Avenue remain in effect.

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

Notice
Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 21, 2026. Staff mailed courtesy notice to property owners within 300 feet on January 21, 2026. The *Park Record* published courtesy notice on January 22, 2026.[1]

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

Alternatives
The Planning Director may:

- Approve the Modification to HDDR for 844 Empire Avenue.
- Deny the Modification to HDDR for 844 Empire Avenue and direct staff to make Findings for the denial.
- Request additional information and continue the discussion to a date certain or uncertain.

Exhibits
A: Draft Final Action Letter
B: Applicant's Plans
C: 844 Empire Plat Amendment – Lot 1 Amended
D: Material Deconstruction Final Action Letter
E: HDDR Final Action Letter
F: Encumbrance and Agreement for Historic Preservation
G: Assignment of Encumbrance
H: Physical Conditions Report

[1] LMC § 15-1-21

Planning Department

February 5, 2026

Julie Wright

CC: Gibby Dunleavy

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	844 Empire Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Modification to Historic District Design Review
Project Number:	PL-25-06754
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 5, 2026
Project Summary:	The Applicant proposes modifying the approved Historic District Design Review (HDDR) plans to add an additional basement level, restore the Historic truncated gable roof form of the Significant Historic Structure, and lower the rear dormers on the south façade of the Significant Historic Structure.

Action Taken

On February 5, 2026, the Planning Director conducted a public hearing and approved the Modification to the Historic District Design Review (HDDR) for 844 Empire Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Procedural History

1. The previous owner obtained Historic Preservation Board approval for Material Deconstruction and Panelization of the Significant Historic Structure at 844 Empire Avenue on February 7, 2024.

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2. The previous owner obtained HDDR approval to remodel and rehabilitate the Significant Historic Structure at 844 Empire Avenue, and construct an addition, on May 1, 2025.
3. The previous owner entered into an Encumbrance and Agreement for Historic Preservation for 844 Empire Avenue on July 1, 2025 (Entry No. 1238470).
4. The Applicant purchased the property, and the previous owner assigned the Encumbrance and Agreement for Historic Preservation for 844 Empire Avenue to the Applicant through an Assignment of Encumbrance, recorded with Summit County on September 22, 2025 (Entry No. 1241341).
5. The previous architect authorized the Applicant's Representative to use and modify the approved HDDR plans on November 12, 2025.
6. On December 29, 2025, the Applicant submitted a Modification to the HDDR to:
    a. Add a basement level.
    b. Lower the height of the rear dormers of the Significant Historic Structure.
    c. Restore the Historic truncated gable roof of the Significant Historic Structure.

Findings of Fact

1. 844 Empire Avenue is in the Historic Residential – 1 (HR-1) Zoning District.
2. 844 Empire Avenue is Lot 1 of the 844 Empire Avenue Plat Amendment Lot 1 Amended plat, which was recorded with Summit County on January 13, 2025 (Entry No. 1230098) and establishes a Lot size of 3,242 square feet for 844 Empire Avenue.
3. For Lots that are 3,242 square feet in the HR-1 Zoning District, LMC § 15-2.2-3(E) establishes a maximum Building Footprint for 844 Empire of 1,351 square feet. The Applicant proposes a Building Footprint of 1,350.5 square feet.
4. LMC § 15-2.2-5 establishes an exterior height limit of 27 feet.
5. LMC § 15-2.2-4 states that existing Significant Historic Sites that do not comply with Building Height are valid Non-Complying Structures
6. The Applicant proposes an exterior height of approximately 28 feet for 844 Empire Avenue, a Significant Historic Structure that is a valid Non-Complying Structure with regard to Building Height pursuant to LMC § 15-2.2-4.
7. The Applicant proposes Final Grade to be within 4 feet of Existing Grade.
8. The Applicant proposes modifying the approved HDDR plans to construct an additional basement level below the Significant Historic Structure at the Site.
    a. The maximum interior height of 35 feet, measured from the Lowest Floor Plane of the additional basement level to the highest wall top plate that

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supports the dormers of the Significant Historic Structure, complies with LMC § 15-2.2-5(A).

9. According to the Physical Conditions Report, due to alterations to the Significant Historic Structure over time and damage from the fire, no Historic roof material remains.
10. LMC § 15-13-2(A)(8) requires that for roofs on Historic Structures, each site should be recognized as a physical record of its time, place and use, and owners are discouraged from introducing architectural elements or details that visually modify or alter the original building appearance when no evidence of such elements or details exists.
11. The Applicant proposes restoring the truncated gable roof to the building's original appearance as evidenced by the 1940s-era tax photo of the Historic Structure.
12. The Applicant proposes lowering the height of the dormers on the rear (south) façade of the Historic Structure to match the height of the dormers on the front (north) façade.

Conclusions of Law

1. The proposed Modification to Historic District Design Review complies, as conditioned, with Land Management Code Chapter 15-2.2 *Historic Residential – 1 District*.
2. The proposed modification complies, as conditioned, with Land Management Code Section 15-13-2 *Regulations for Historic Residential Sites*.

Conditions of Approval

1. Pursuant to LMC § 15-2.2-5, Final Grade shall be within 4 feet of Existing Grade.
2. Removing, altering, or destroying any Historic materials at the Site is prohibited.
3. The Applicant shall update the project plans to eliminate the additional window in between the two dormers on the rear (south) façade of the Historic Structure prior to Building Permit submittal.
4. All work associated with the modification must comply with the approved Historic Preservation Plan for 844 Empire Avenue (Summit County Recorder Entry No. 1238470).
5. The Applicant shall use recognized Historic preservation methods appropriate to any Historic materials impacted at the Site.

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6. If replacement materials are necessary, they shall match the Historic materials in scale, dimension, profile, material, texture, and finish, and shall be made of a minimum 50% recycled or reclaimed materials.
7. Vinyl and aluminum siding and windows are prohibited. Wood or aluminum-clad wood windows are allowed.
8. The exterior walls of the proposed basement addition shall not extend beyond the exterior wall planes of the Historic Structure and proposed addition.
9. Any egress wells for the additional basement level shall be located behind the midpoint of secondary facades, on the rear or tertiary façade, or in a location not visible from the primary public Right-of-Way.
10. All previous Conditions of Approval related to 844 Empire Avenue remain in effect, including but not limited to Conditions of Approval from the February 7, 2024, Material Deconstruction Final Action Letter and the May 1, 2025, Historic District Design Review Final Action Letter.
11. The proposed work requires a Building Permit.
12. The proposed work requires a Final Inspection by both the Building and Planning Departments.
13. Modifications to the project require a modification application submittal to the Planning Department, payment of application fee, review for compliance with required standards, and Planning and Building Department approval.
14. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings, documents, and/or plans with the approved construction drawings and documents. The overall aesthetics of the approved architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved prior to construction.
15. This Final Action Letter and approval shall expire one year following the date of this letter at 5:00 PM (MT). The Applicant shall obtain a Building Permit for the proposed work prior to that date. If a Building Permit for the proposed work is not approved before that date, this Waiver Letter shall be voided, and the Applicant will be required to submit a new application to pursue the proposed work.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2037 or email jacob.klopfenstein@parkcity.gov.

Sincerely,

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Rebecca Ward
Planning Director

CC: Jacob Klopfenstein

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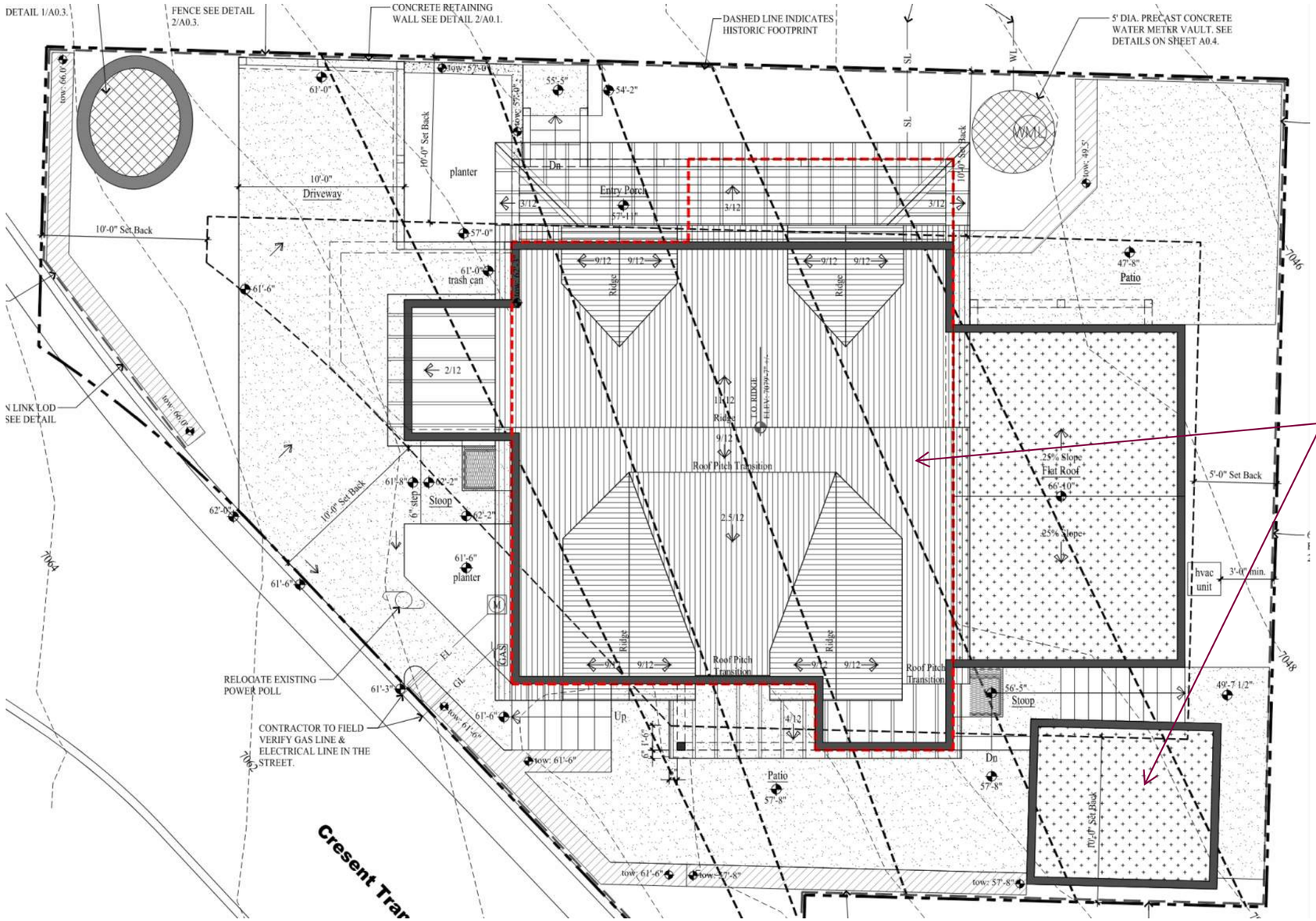
BRIGHT
ARCHITECTS & CO.
Julie Wright, AIA | [redacted]

Drawing for new requested driveway (clouded) prepared by BRIGHT and overlayed on top of the Conditionally Approved Architectural Site Plan on Sheet A0.1 of the public record.

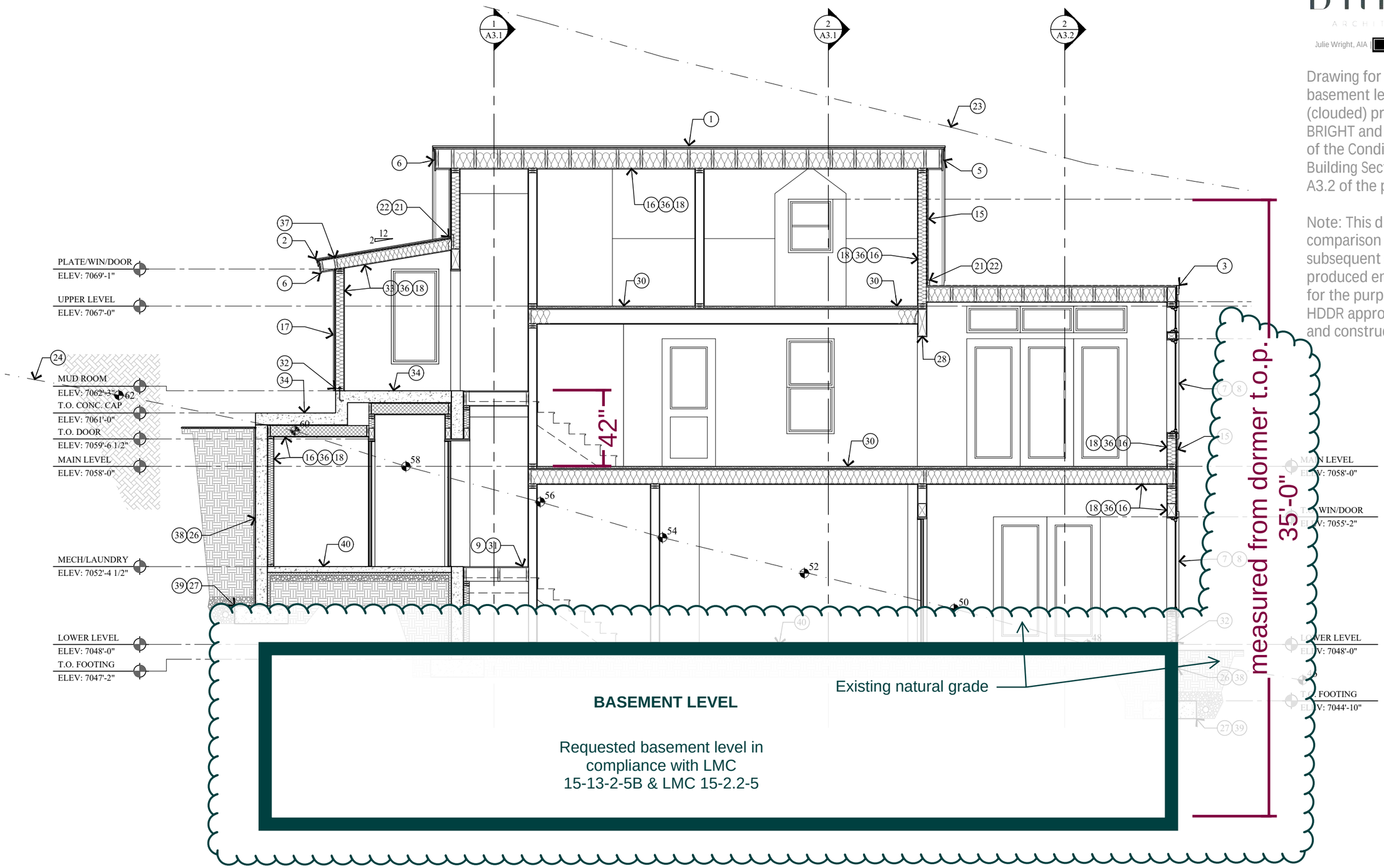
Note: This drawing is for comparison only. All subsequent drawings shall be produced entirely by BRIGHT for the purposes of additional HDDR approvals, permitting, and construction.

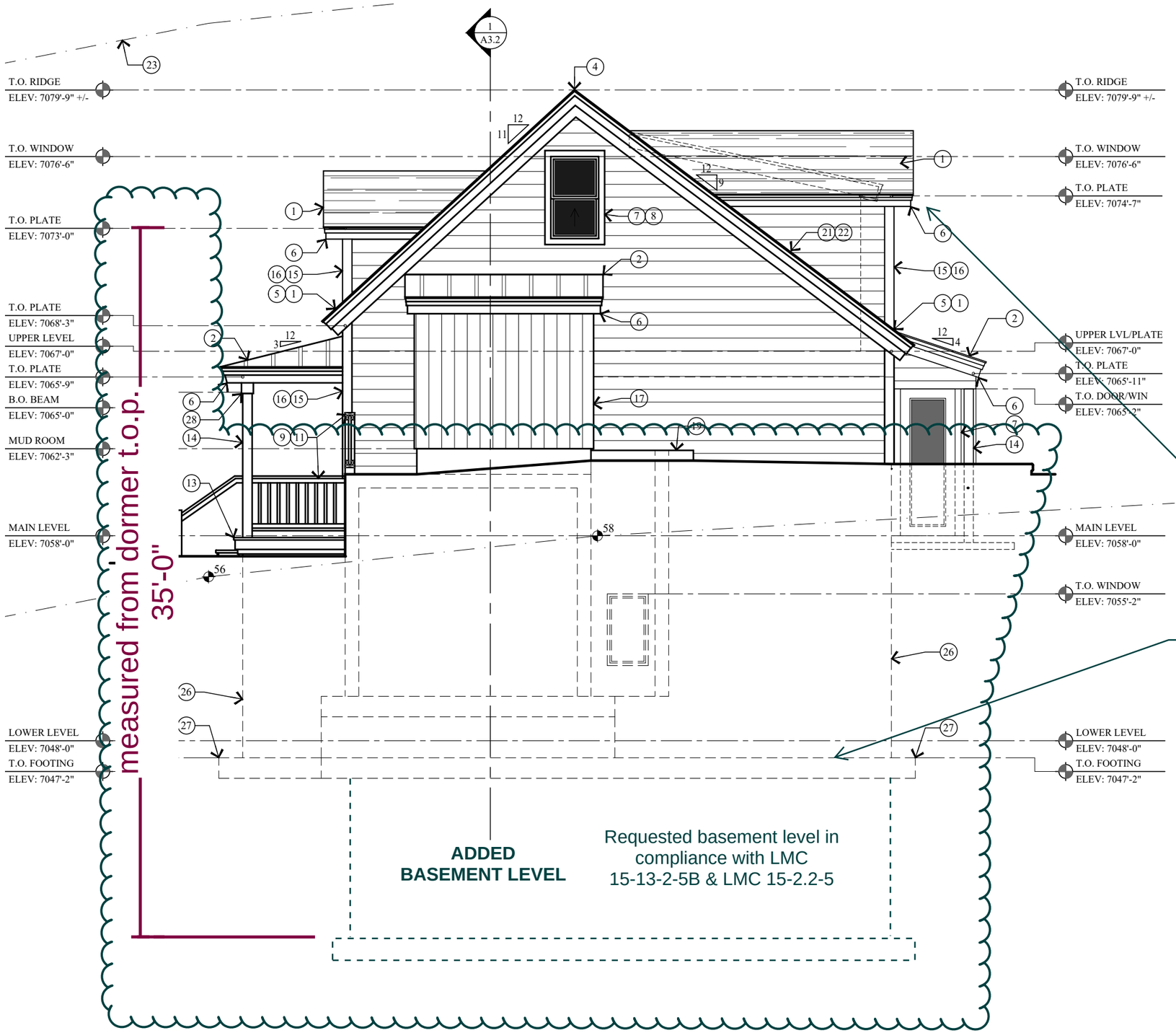


BRIGHT
ARCHITECTS & CO.
Julie Wright, AIA | [redacted]

Drawing for new requested basement level & car elevator (clouded) prepared by BRIGHT and overlayed on top of the Conditionally Approved Building Section 1 on Sheet A3.2 of the public record.

Note: This drawing is for comparison only. All subsequent drawings shall be produced entirely by BRIGHT for the purposes of additional HDDR approvals, permitting, and construction.



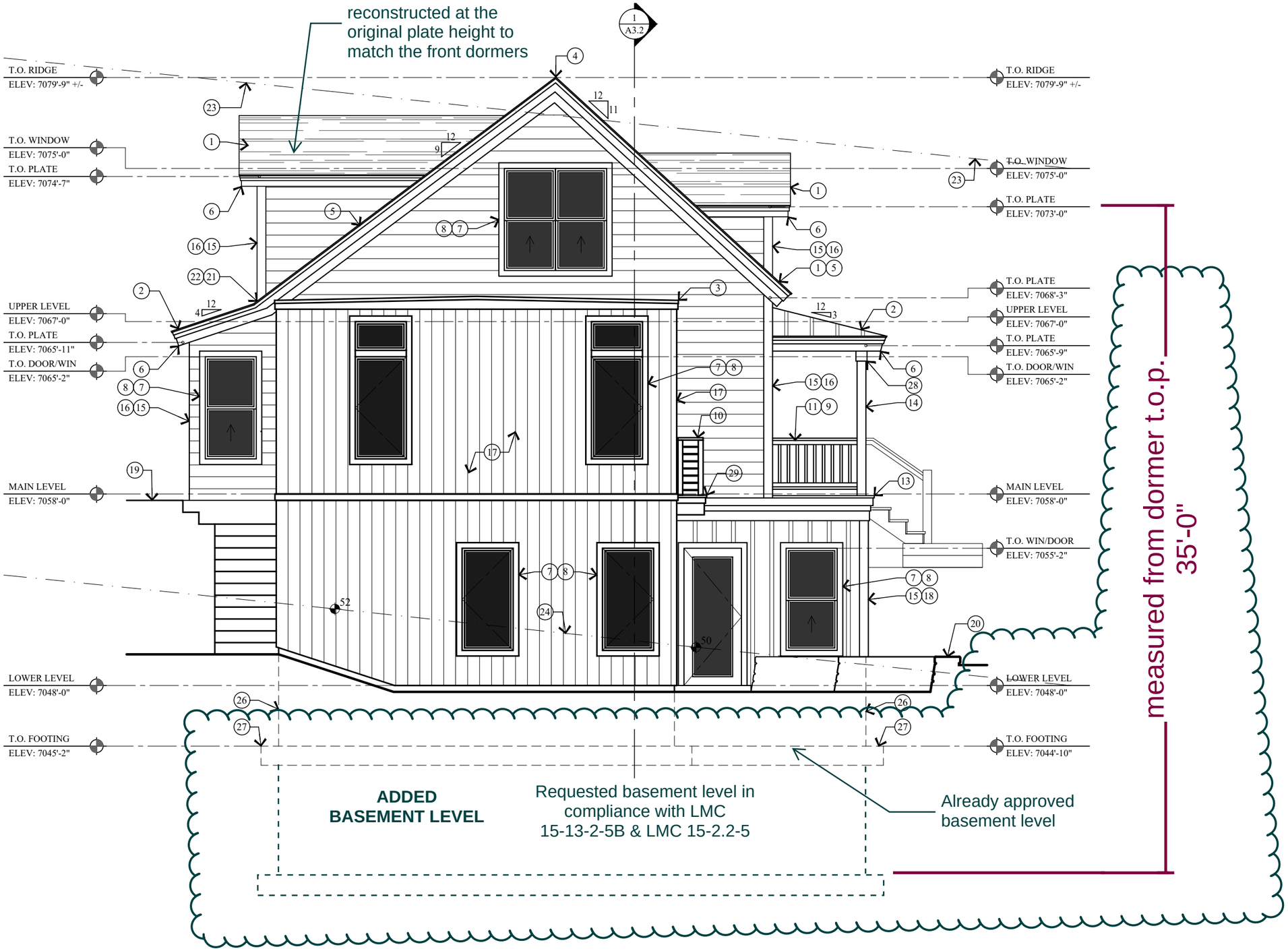


BRIGHT
ARCHITECTS & CO.

Julie Wright, AIA | [redacted]

Drawing for new requested basement level & car elevator (clouded) prepared by BRIGHT and overlayed on top of the Conditionally Approved Building Elevation 2 on Sheet A2.2 of the public record.

Note: This drawing is for comparison only. All subsequent drawings shall be produced entirely by BRIGHT for the purposes of additional HDDR approvals, permitting, and construction.



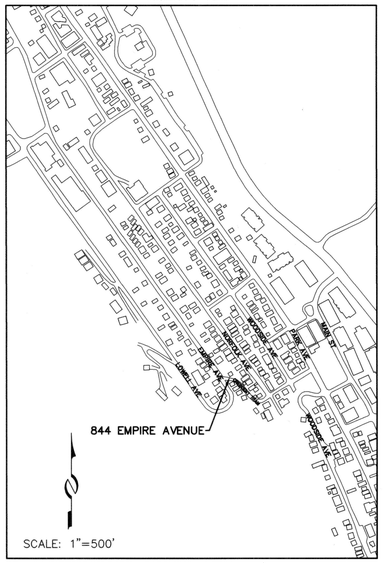
BRIGHT
ARCHITECTS & CO.

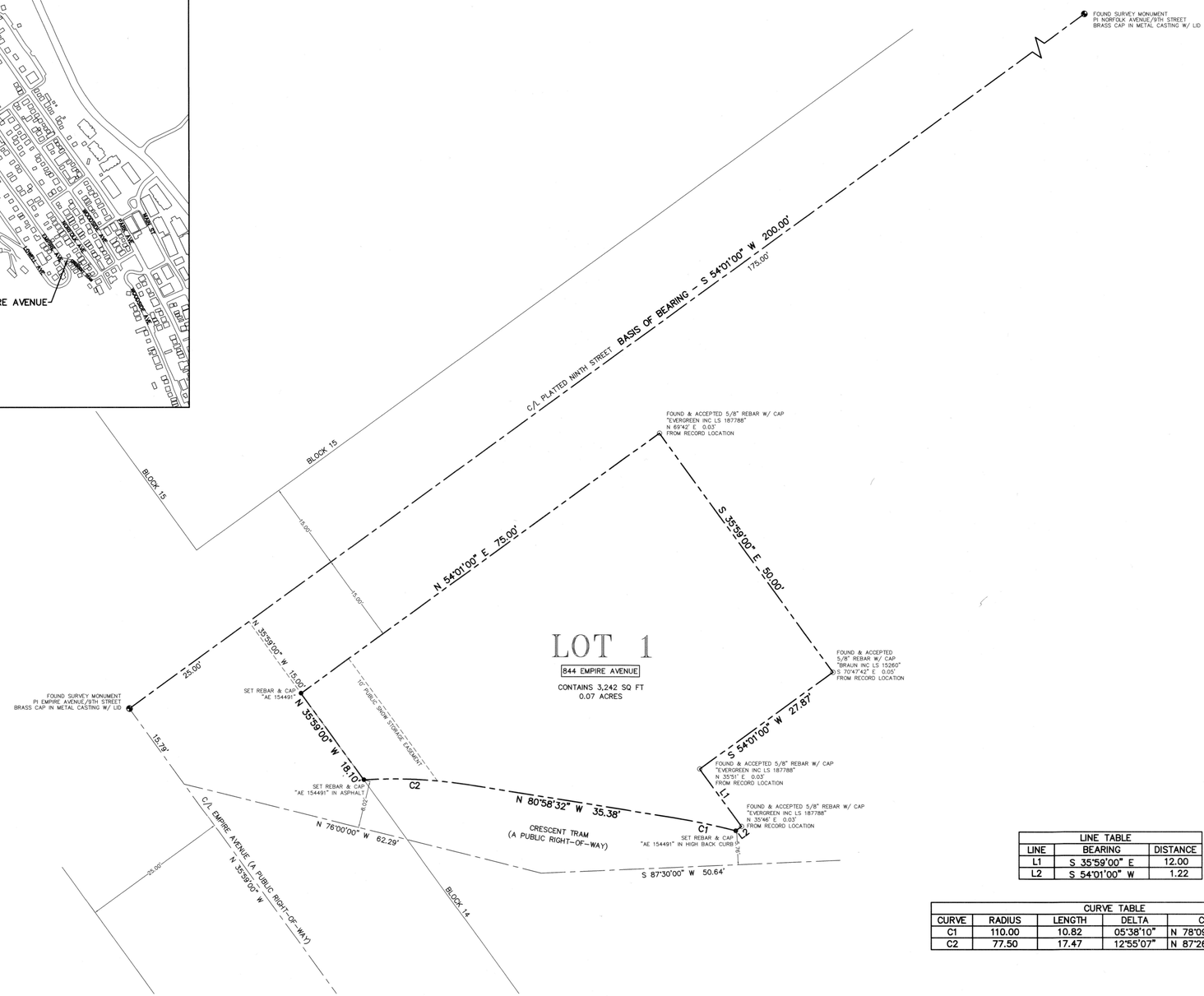
Julie Wright, AIA | [redacted]

Drawing for new requested basement level & car elevator (clouded) prepared by BRIGHT and overlayed on top of the Conditionally Approved Building Elevation 1 on Sheet A2.2 of the public record.

Note: This drawing is for comparison only. All subsequent drawings shall be produced entirely by BRIGHT for the purposes of additional HDDR approvals, permitting, and construction.

VICINITY MAP





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°59'00" E	12.00
L2	S 54°01'00" W	1.22

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CB	CL
C1	110.00	10.82	05°38'10"	N 78°09'27" W	10.82'
C2	77.50	17.47	12°55'07"	N 87°26'06" W	17.44'

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this plat amendment of the property described hereon, hereafter to be known as 844 EMPIRE AVENUE PLAT AMENDMENT – LOT 1 AMENDED.

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
10/24/24
STATE OF UTAH

LEGAL DESCRIPTION

Lot 1, 844 Empire Avenue Plat Amendment, according to the official plat thereof, recorded June 1, 2017, as Entry No. 1070614 of the Official Records of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Crescent Tram LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as 844 EMPIRE AVENUE PLAT AMENDMENT – LOT 1 AMENDED, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

ALSO, the owner hereby irrevocably offers for dedication to the City of Park City land for local government uses, easements and required utilities shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 25 day of October, 2024.

Crescent Tram LLC, a Utah limited liability company

By: _____
Todd Gilbert, Manager

ACKNOWLEDGMENT

State of Utah
: ss.
County of Summit

On this 25 day of October, 2024, Todd Gilbert personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Crescent Tram LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed 844 EMPIRE AVENUE PLAT AMENDMENT – LOT 1 AMENDED.

_____
A Notary Public/commissioned in Summit County, Utah
Bridgette Powell
Printed Name
Residing in: Summit County, Utah
My commission expires: 9/30/2028

BRIDGETTE N POWELL
Notary Public, State of Utah
Commission # 739433
My Commission Expires On
September 30, 2028

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2016-26, with the exception of Note 3 from the Original Plat, which has been deleted. See the Final Action Letter dated the 7th day of June, 2024, on file with the Planning Department (PL-24-06100). See also, Park City Planning PL-24-06049 for setback determination.
2. Fire Sprinklers shall be required for all new construction or substantial renovations, as determined by the Park City Building Department during building permit review.
3. See Record of Survey S-11718, filed in Summit County, Utah on October 24, 2024.

THIS FIRST AMENDED PLAT SUPERSEDES
844 EMPIRE AVENUE PLAT AMENDMENT,
RECORDED JUNE 1, 2017, AS ENTRY NO. 1070614
IN THE SUMMIT COUNTY RECORDER'S OFFICE.

844 EMPIRE AVENUE PLAT AMENDMENT – LOT 1 AMENDED

SNYDER'S ADDITION TO PARK CITY SURVEY, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

10' 0 10' 20'
1" = 10'

SHEET 1 OF 1

10/24/2024 JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\srv\plat2015\170815-amended.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 28 DAY OF October, 2024
BY _____

LAND USE AUTHORITY
APPROVED BY THE PARK CITY BOARD OF APPEALS THE 7TH DAY OF JUNE, 2024
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 12 DAY OF November, 2024
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 19 DAY OF November, 2024
BY _____ PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS 13th DAY OF January, 2025
BY _____ SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF METRO NATIONAL TITLE
$52.00 FEE — Stacey Rees: DEPUTY RECORDER
TIME 4:00 PM DATE 1/13/25 ENTRY NO. 1230098

Planning Department

February 7, 2024

Jonathan DeGray
[redacted]

CC: Todd Gilbert

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	844 Empire Avenue
Zoning District:	Historic Residential – 1
Application:	Material Deconstruction and Panelization
Project Number:	PL-23-05350
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 7, 2024
Project Summary:	The Applicant Seeks Approval for Material Deconstruction for a Portion of a Significant Historic Structure and Panelization to Facilitate a new foundation, the Rehabilitation of the Significant Historic Structure, and Construction of a Side Addition.

Action Taken

On February 7, 2024, the Historic Preservation Board conducted a public hearing and approved the Panelization and Material Deconstruction for 844 Empire Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located at 844 Empire Avenue in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.

3. The Property is also known as Lot 1 of the 844 Empire Avenue Amended Plat.
4. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, one and one half-story hall-parlor style home.
5. The Applicant's proposal is to panelize the Significant Historic Structure, construct a new foundation, and reassemble the Structure on the new foundation at approximately two feet (2') above its current elevation, as permitted in LMC § 15-13-2(B)(2)(b)(2).
6. On August 17, 2022, the Planning Department received a Historic District Design Review Pre-Application with a proposed design for a side addition and a detached garage structure.
7. On August 14, 2023, the Planning Department received a complete Historic District Design Review Application to lift the Historic Structure, construct a new foundation, construct a garage, remove approximately 386 square feet of siding from the east side façade to accommodate an addition, and modify approximately 277 square feet of the roof form.
8. On November 11, 2023, the Planning Department received revised plans proposing panelization of the Significant Historic Structure.
9. The discussion and figures of the Background and Analysis sections of the Staff Report dated February 7, 2024, are incorporated herein.
10. The Applicant proposes to remove approximately 386 square feet of siding from a secondary (eastern) façade to accommodate an addition, in accordance with LMC § 15-13-2(B)(4)(a)(2) and LMC § 15-13-2(B)(4)(a)(5).
11. The Applicant proposes to restore the historic front façade of the Structure and remove the non-contributing addition per LMC § 15-13-2(B)(4)(a)(2).
12. The Historic Preservation Board held a public hearing on November 1, 2023, and continued the item to December 6, 2023. The item was again continued to January 3, 2024, and once again to February 7, 2024.
13. On January 2, 2024, the Chief Building Official, Planning Director, and Historic Preservation Planner visited the site.
14. On January 10, 2024, the Chief Building Official determined the Structure was hazardous or dangerous per section 116.1 of the Building Code.

Panelization

1. On December 10, 2023, Shen Engineers, Inc. completed an updated structural report finding multiple wall panels had been damaged by fire, soil retention, or structural cuts from the construction of the existing additions.

2. The Chief Building Official, Planning Director, and Historic Preservation Planner visited 844 Empire Avenue on January 2, 2024.
3. On January 10, 2024, the Chief Building Official determined the Significant Historic Structure is hazardous or dangerous pursuant to International Building Code 116.1 and issued a letter detailing this determination.
4. The Applicant proposes panelizing eight panels.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on February 7, 2024. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall amend the 844 Empire Avenue Amended Plat Note 3 to address the proposed garage access off Crescent Tram Road.
5. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a building permit.
6. The applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.
7. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
8. 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.

9. The applicant shall maintain the panels of the Historic Structure in a secure manner including protection from vandalism, inclement weather, pest or rodent damage. The applicant shall submit a panel storage plan to the Planning Department for approval prior to panelization of the Significant Historic Structure.
10. The Historic Site shall be returned to original grade following construction of a foundation. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
11. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
12. The applicant shall obtain a variance to locate the garage within the proposed front setbacks.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner

Planning Department

May 1, 2025

Jonathan DeGray
[redacted]

CC: Todd Gilbert

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	844 Empire Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Application:	Historic District Design Review
Project Number:	PL-22-05350
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 1, 2025
Project Summary:	The Applicant proposes a Historic District Design Review to restore a Significant Historic Structure, construct a 288-square-foot addition, and construct a 115-square-foot detached Accessory Building in the Historic Residential – 1 (HR-1) Zoning District.

Action Taken

On May 1, 2025, the Planning Director conducted a public hearing and approved the Historic District Design Review (HDDR) according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 844 Empire Avenue is Lot 1 of the 844 Empire Avenue Plat Amendment. The City Council approved the 844 Empire Avenue Plat Amendment in 2016 through Ordinance No. 2016-26.
2. 844 Empire Avenue is a Significant Historic Site developed with a Single-Family Dwelling (SFD) that was originally constructed c. 1904 during the Mature Mining

Era of Park City. The SFD sustained damage in a 2014 fire and has remained vacant since.

3. 844 Empire Avenue is an unusual lot subject to the requirements of LMC Section 15-4-17, Setback Requirements For Unusual Lot Configurations, because it fronts the platted, un-built 9th Street Right-of-Way (ROW), Empire Avenue, and Crescent Tram Road.
4. In 2015, the Planning Director determined the following Setbacks for 844 Empire Avenue, as outlined in Ordinance 2016-26 and illustrated in the below image:
    a. From 9th Street, platted un-built ROW, front yard, ten feet (10') minimum. This is the historic front of the structure.
    b. From Empire Avenue, front yard, ten feet (10') minimum.
    c. From Crescent Tram, front yard, ten feet (10') minimum
    d. From the south neighbor, rear yard, ten feet (10') minimum. This side is opposite of the historic front of the house.
5. On February 7, 2024 the Historic Preservation Board (HPB) conducted a site visit to examine the damaged materials at the Site and approved the Applicant's Material Deconstruction and Panelization request to facilitate the rehabilitation of the Historic Structure and addition.
6. The Applicant also petitioned the Planning Commission for a Plat Amendment to remove Plat Note 3 of the 844 Empire Avenue Plat Amendment, which required vehicle access to the site from Empire Avenue or through 9th Street in a location approved by the City Engineer. On March 13, 2024, the Planning Commission conducted a public hearing and denied the Plat Amendment. The Planning Commission ratified the Final Action denial on April 10, 2024.
7. On April 22, 2024, Applicant appealed the Planning Commission's denial of the Plat Amendment. On May 20, 2024, the Appeal Panel conducted a public hearing and continued the appeal to June 3, 2024. On June 3, 2024, the Appeal Panel heard the appeal and voted 2-1 to grant the appeal, reversing the Planning Commission's decision to deny the Plat Amendment (Packet, Item 6.A.; Minutes p. 2-10).
8. The Applicant recorded the 844 Empire Avenue Plat Amendment – Lot 1 Amended removing the plat note that restricted vehicle access to the site, with Summit County on January 13, 2025 (Recorder Entry No. 1230098).
9. On March 20, 2025, the Applicant submitted updated HDDR plans for the proposal to the Planning Department.
10. The Applicant proposes to:

a. Rehabilitate and remodel the Historic Structure, including restoring the Historic front (north) façade that abuts the platted-but-unbuilt 9th Street right-of-way,
b. Construct a 288-square-foot addition,
c. Construct a detached, 115-square-foot Accessory Building that houses a spa tub on the southeast corner of the Lot,
d. Construct a driveway with access from Crescent Tram Road,
e. Construct a patio on the south side of the Historic Structure, and
f. Construct a patio on the northeast portion of the Lot.

11. The total proposed Building Footprint for the remodeled Historic Structure, addition, and detached Accessory Building is 1,350.5 square feet.
12. The proposal, as conditioned, complies with LMC Chapter 15-2.2 Historic Residential – 1 (HR-1) Zoning District.
    a. Single Family Dwellings are an allowed Use in the HR-1 Zoning District, pursuant to LMC Section 15-2.2-2(A)(1).
    b. The maximum Lot Area for a Single-Family Dwelling is 3,750 square feet.
        i. Pursuant to LMC Section 15-2.2-4, Historic Sites are exempted from the maximum Lot Area requirement. However, the 844 Empire Avenue Plat Amendment Lot 1 Amended designates a Lot Area of 3,242 square feet for 844 Empire Avenue.
    c. The minimum Lot width is 25 feet measured 15 feet back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.
        i. As noted above, the Lot has three front yards: along the 9th Street right-of-way, along Empire Avenue, and along Crescent Tram Road.
        ii. The Lot width measured 15 feet back from the front yard along the 9th Street right-of-way is approximately 75 feet.
        iii. The Lot width measured 15 feet back from the front yard along Empire Avenue is approximately 30 feet.
        iv. The Lot width measured 15 feet back from the front yard along Crescent Tram Road is approximately 43 feet, 6 inches.
    d. The Maximum Building Footprint is established by Lot size according to the following formula: MAXIMUM FP = (A/2) x 0.9A/1875 (Where FP = maximum Building Footprint and A= Lot Area).

i. Using the formula outlined in LMC Section 15-2.2-3(E), the Maximum Building Footprint for 844 Empire is 1,351 square feet.
ii. The applicant proposes a Building Footprint of 1,350.5 square feet.

e. For Lots less than 75 feet in depth, the Front and Rear Setbacks are 10 feet each (20 feet total). For Lots up to 75 feet wide, the minimum Side Setback is 5 feet.
   i. As noted above, the 2016 Planning Director Determination designated minimum Front Setbacks of 10 feet for the front yards facing the 9th Street ROW, Empire Avenue and Crescent Tram Road. The Planning Director Determination also set a minimum Rear Setback of 10 feet for the southeast Lot line. The 2016 Planning Director Determination also designated a minimum Side Setback of 5 feet for the east side yard abutting the east neighboring property.
   ii. The Applicant proposes a stoop that is 6 inches above Final Grade and encroaches approximately 2 feet, 6 inches into the Front Setback along Crescent Tram Road and will lead to a mud room entry on the west side of the Historic Structure. Sidewalks and pathways are allowed as an exception in the Front Setback, pursuant to LMC § 15-2.2-3(G).
   iii. The Applicant proposes retaining walls that will be a maximum of 4 feet tall in the Front, Rear, and Side Setbacks on the west, northeast, and south sides of the Site. Pursuant to LMC § 15-2.2-3 and LMC § 15-4-2, retaining walls not more than 4 feet in height are allowed in Front Setbacks in the HR-1 Zone, and retaining walls not more than 6 feet in height are allowed in Rear and Side Setbacks.
   iv. The Applicant proposes a patio that will be a maximum of 4 inches above Final Grade in the Front and Side Setbacks on the northeast portion of the Site and will encroach approximately 10 feet in to the Front Setback along the 9th Street ROW and encroach approximately 5 feet into the Side Setback along the east neighboring property. The Applicant also proposes a patio on the south side of the Historic Structure that will be a maximum of 4 inches above Final Grade and will encroach approximately 10 feet into the Front and Rear Setbacks along Crescent Tram Road and the south neighboring property.

v. Pursuant to LMC § 15-2.2-3(G), decks and porches are allowed in Front Setbacks but cannot exceed 10 feet in width and cannot project more than 3 feet into the Front Setback. Pursuant to LMC § 15-2.2-3(H), patios within Rear Setbacks must not exceed 30 inches above Final Grade and must be set back at least 1 foot from the rear Lot line. Pursuant to LMC § 15-2.2-3(J), patios within Side Setbacks must not exceed 30 inches above Final Grade.
vi. Staff recommends Condition of Approval ###, which requires the Applicant to update plans prior to submitting for a Building Permit that revise the proposed patios on the northeast corner of the site and south side of the Historic Structure to comply with Setback requirements.
vii. The applicant proposes a driveway with access from Crescent Tram Road that is approximately 10 feet wide. Pursuant to LMC § 15-2.2-3(G), driveways leading to a garage or approved parking area are allowed in the Front Setback. Parking access for this property is allowed from Crescent Tram Road because the plat note prohibiting access from Crescent Tram Road was removed in 2024 (see Background section above for more details).
viii. Pursuant to LMC § 15-2.2-3(G), roof overhangs are allowed as an exception in the Front Setback so long as they do not encroach more than 3 feet into the Front Setback. The Applicant also proposes a roof overhang extending over a mud room that encroaches approximately 10 inches into the Front Setback on the west side of the Historic Structure.
ix. Pursuant to LMC § 15-2.2-3(H), roof overhangs projecting not more than 2 feet into the Rear Setback are allowed. The Applicant also proposes a roof overhang extending over a patio on the south façade of the Historic Structure that will encroach approximately 2 feet into the Front Setback from Crescent Tram Road and 2 feet into the Rear Setback from the south neighboring property.
x. The Applicant proposes steps measuring approximately 3 feet, 8 inches in height from Final Grade within the Front Setback abutting the 9th Street right-of-way. LMC § 15-2.2-3(G) notes that uncovered steps that do not exceed 4 feet in height above Final Grade are allowed as an exception in the Front Setback.

xi. Detached Accessory Buildings not more than 18 feet in height and located at least 5 feet behind the front façade of the main structure are allowed as an exception in the Side Setback, but must be located at least 3 feet from the side Lot line. The applicant proposes a detached Accessory Building at the southeast corner of the property that is 17 feet, 9 3/8 inches tall and located approximately 29 feet behind the front façade of the structure. The proposed Accessory Building is located 3 feet from the east side Lot line.

f. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
   i. Staff recommends Condition of Approval 1, which requires the Applicant to obtain Chief Building Official approval for proposed snow release plans for the site, pursuant to LMC Section 15-2.2-3(K).

g. LMC Section 15-2.2-5 establishes a maximum Building Height in the HR-1 zone of 27 feet above Existing Grade. However, LMC Section 15-2.2-4 exempts existing Historic Structures from Building Height requirements and states that existing Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures.
   i. The Historic Structure at 844 Empire Avenue is approximately 27 feet, 3 inches above Existing Grade.

h. LMC Section 15-2.2-4 states that additions to Historic Structures must comply with Building Height standards for the HR-1 zone.
   i. The proposed east-side addition to the Historic Structure is a maximum of 18 feet, 6 inches above Existing Grade.
   ii. The Applicant also proposes a detached Accessory Building at the southeast corner of the property that is 17 feet, 2 inches in height.

i. LMC Section 15-2.2-5(B) establishes requirements for a 10-foot horizontal stepback in the downhill façade at a maximum height of 23 feet from where the Building Footprint meets the lowest point of Existing Grade.
   i. Neither the proposed addition nor the proposed detached Accessory Building exceed 23 feet from Existing Grade.

j. LMC Section 15-2.2-5(A) establishes a maximum interior Building Height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
    i. The Applicant proposes a maximum interior height of 32 feet, 7 inches for the Historic Structure.
    ii. The proposed interior height of the west-side addition to the Historic Structure is a maximum of 22 feet, 11 inches.
    iii. The interior height of the proposed detached Accessory Building is approximately 21 feet, 11 inches.
k. Pursuant to LMC Section 15-2.2-5(C), the roof pitch of the Contributing Roof Form of a structure must be between 7:12 and 12:12 and 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.
    i. The proposed Contributing Roof Form of the Historic Structure at 844 Empire is an 11:12 pitch on the north side, and a 9:12 pitch on the south side. This roof form occupies a horizontal distance of approximately 27 feet, 8 inches when measured from the north-side primary facade, which is the historic front of the home and fronts the 9th Street right-of-way.
    ii. The Applicant proposes a flat roof for the east-side addition to the Historic Structure. Pursuant to LMC § 15-2.2-5(C), Secondary Roof Forms may be below a 7:12 pitch. The Applicant also proposes a flat roof for the detached Accessory Structure. LMC § 15-2.2-5(C)(4) states that Accessory Structures may be below a 7:12 roof pitch.

13. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
    a. LMC § 15-3-6(A) requires two parking spaces for SFDs; however, pursuant to LMC § 15-2.2-4, Historic Structures that do not comply with Off-Street Parking requirements are considered valid Non-Complying Structures.
    b. The applicant proposes a driveway on the west side of the structure that is approximately 10 feet wide and 25 feet deep. No other parking areas are proposed for the Site.

14. The proposal, as conditioned, complies with the February 7, 2024 Historic Preservation Final Action Letter approving Material Deconstruction and Panelization of the Historic Structure.
    a. The HPB approved the Applicant's Material Deconstruction and Panelization request for the site to construct a new foundation, rehabilitate the Historic Structure, and construct an addition on the east side of the Historic Structure.
        i. Condition of Approval 11 notes that all previous Conditions of Approval relating to the Applicant's proposal remain in effect.
    b. The Applicant's proposal also includes constructing a mud room abutting the west side of the Historic Structure and adjacent to the driveway that is approximately 46 square feet. The mud room provides entrance access to the Historic Structure from the driveway. The Applicant's Historic Preservation Plan indicates that the west side of the structure does not contain any Historic siding, and the Historic siding has been removed and replaced on the west façade. Because the west façade does not contain Historic siding, the Applicant's proposal to construct a mud room abutting the west façade of the Historic Structure does not require additional HPB approval for Material Deconstruction.
    c. The Applicant proposes removing approximately 386 square feet of siding from the east façade of the Historic Structure to accommodate the 288-square-foot addition. The HPB Final Action Letter requires the Applicant to amend Plat Note 3 to address the proposed vehicle access from Crescent Tram Road. The Applicant recorded the 844 Empire Avenue Plat Amendment – Lot 1 Amended removing the plat note that restricted vehicle access to the site, with Summit County on January 13, 2025
    d. The HPB Final Action Letter also requires the applicant to:
        i. Obtain HDDR approval and record a Financial Guarantee in accordance with LMC § 15-11-9. The Applicant intends to pay the Financial Guarantee following HDDR approval.
        ii. Obtain an encroachment agreement for any aspect of the project that utilizes soils that encroach onto neighboring properties.
        iii. Submit a Soils Report completed by a geotechnical engineer and temporary shoring plan, if applicable, prior to Building Permit issuance.

iv. Maintain the panels of the Historic Structure securely and provide the Planning Department with a panel storage plan prior to Panelization.
v. Return the Historic Site to its original grade after construction of the foundation, regrade the site such that water drains away from the Historic Structure, add a plinth or trim board at the base of the Historic Structure to visually anchor the Historic Structure to the new foundation, and use any Historic materials removed from the Historic Structure that are salvageable to repair any irreparable materials at the Site.

15. The proposal, as conditioned, complies with LMC Section 15-13-2 Regulations for Historic Residential Sites.
    a. The proposal is analyzed for compliance with LMC Section 15-13-2 Regulations for Historic Residential Sites. The Analysis section of the May 1, 2025 Historic District Design Review Staff Report is incorporated herein.
16. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 17, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 16, 2025. The Park Record published courtesy notice on April 17, 2025.

Conclusions of Law

1. The proposal, as conditioned, complies with LMC Chapter 15-2.2 Historic Residential – 1 (HR-1) Zoning District.
2. The proposal, as conditioned, complies with LMC Chapter 15-3 Off-Street Parking.
3. The proposal, as conditioned, complies with the February 7, 2024 Historic Preservation Final Action Letter approving Material Deconstruction and Panelization of the Historic Structure.
4. The proposal, as conditioned, complies with LMC Section 15-13-2 Regulations for Historic Residential Sites.

Conditions of Approval

1. The Applicant shall update plans prior to submitting for a Building Permit that revise the proposed patios on the northeast corner of the site and south side of the Historic Structure to comply with Setback requirements. Pursuant to LMC Section 15-13-2(B)(1)(b)(2) and LMC Section 15-13-2(B)(1)(c)(1), the Applicant

shall update plans prior to submitting for a Building Permit such that the character of the Significant Historic Site is not significantly altered by substantially changing the proportion of built and/or paved area to Open Space.

2. The Applicant shall obtain Chief Building Official approval for proposed snow release plans for the site, pursuant to LMC Section 15-2.2-3(K).
3. The Applicant shall re-grade the site where feasible to maintain the natural topography and original grading of the site. Final Grade shall be within 4 feet of Existing Grade, pursuant to LMC Section 15-2.2-5.
4. Painting, staining, or plastering over stone or concrete retaining walls is prohibited.
5. The Applicant shall obtain an Encroachment Agreement with the Engineering Department for the heated driveway prior to Building Permit issuance.
6. The Applicant shall use a textured or poured paving material other than smooth concrete for the new driveway.
7. The Historic Structure shall not be raised or lowered more than 2 feet from its original floor elevation at the Site.
8. Double-hung windows that reflect a 2:1 height-to-width ratio are required on the Historic Structure.
9. New glazing shall match the visual appearance of Historic glazing. Metallic, frosted, tinted, stained, textured and reflective finishes are prohibited.
10. Removing or obstructing any Historic elements or materials to install gutters and downspouts is prohibited. The Applicant shall use half-round gutters for new gutters on the Site.
11. The Applicant shall use Water Wise Landscaping at the site. If watering systems are necessary, the Applicant shall use watering systems that minimize water loss, such as drip irrigation. Watering systems at the Site shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.
12. All previous Conditions of Approval pertaining to the Applicant's proposal, including but not limited to Conditions of Approval included in the Historic Preservation Board's February 7, 2024 Final Action Letter, remain in effect.
13. The proposed work will require a Building Permit through the Building Department.
14. The proposed work requires a Final Inspection by both the Building and Planning Departments.

15. Modifications to the project require a modification application submittal to the Planning Department, payment of application fee, review for compliance with required standards, and Planning and Building Department approval.
16. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings, documents, and/or plans with the approved construction drawings and documents. The overall aesthetics of the approved HDDR architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved prior to construction.
17. This Historic District Design Review (HDDR) Waiver Letter and approval shall expire one year following the date of this letter at 5 PM (Mountain Time). The Applicant shall obtain a Building Permit for the proposed work prior to that date. If a Building Permit for the proposed work is not approved before that date, this Waiver Letter shall be voided, and the Applicant will be required to submit a new HDDR application to pursue the proposed work.
18. The Applicant shall obtain a construction access agreement with adjacent property owners for any work occurring within 5 feet of the property line and any construction-related disturbance that may encroach onto an adjacent property.

If you have questions or concerns regarding this Final Action Letter, please call (385) 481-2037 or email jacob.klopfenstein@parkcity.org.

Sincerely,

Rebecca Ward
Planning Director

CC: Jacob Klopfenstein, Project Planner

01238470 B: 2867 P: 1102
Page 1 of 25
Gregory R. Wolbach, PLS
Summit County Recorder-Surveyor
07/17/2025 02:59:21 PM Fee $40.00
By METRO NATIONAL TITLE
Electronically Recorded

WHEN RECORDED, MAIL TO:
City Recorder
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

SBR-1403
844-1-AM

ENCUMBRANCE AND AGREEMENT FOR HISTORIC PRESERVATION FOR 844 EMPIRE AVENUE

PROJECT ADDRESS/PARCEL NUMBER: 844 Empire Avenue, 844-1-AM

APPLICANT NAME: Crescent Tram LLC, a Utah limited liability company

APPLICANT MAILING ADDRESS: P.O. Box [redacted]

APPLICANT PHONE: [redacted]

HISTORIC DISTRICT DESIGN REVIEW APPLICATION APPROVED BY:

the Historic Preservation Board on February 7, 2024, and the Planning Director on May 1, 2025.

DATE OF AGREEMENT: JULY 2 **, 2025**

HISTORIC PRESERVATION GUARANTEE AMOUNT: $164,800.00

Exhibit A (Trust Deed and Trust Deed Note), Exhibit B (Historic Preservation Plan), and Exhibit C (Historic Sites Financial Guarantee Determination) must be attached prior to signing this Agreement.

This Agreement is made by and between **Crescent Tram LLC, a Utah limited liability company,** ("**Applicant**" or "**Applicants**") and **Park City Municipal Corporation**, a Utah municipal corporation, ("**City**") (collectively the "**Parties**"). Applicant has proposed a building, construction, or development project affecting a historic structure. Applicants' project has a street address of 844 Empire Avenue, Park City, Utah with a legal description of:

> **Lot 1, 844 Empire Avenue Plat Amendment, according to the official plat thereof, recorded June 1, 2017, as Entry No. 1070614 of the Official Records of the Summit County Recorder.**

Applicant has requested that the City grant the necessary permit, or permits, required by the Municipal Code and the Land Management Code ("**LMC**") for the building, construction, or development project to proceed. Pursuant to the LMC, all construction shall be completed according to the approved building plans on which the building permits are issued. In order to secure and ensure that all reconstruction, development, demolition, or other activity that affects a Historic Structure is conducted according to the provisions of the International Building Code,

Municipal Code, and the LMC, the City requests, and the Applicants agree to provide, a sufficient financial guarantee ensuring the satisfactory completion of the development.

WHEREAS 844 Empire Avenue, Park City, Utah, has been identified as a Significant Site in the Historic Sites Inventory; and

WHEREAS the Parties intend that the Applicant will have an obligation to ensure that the building project be completed according to the approved Historic Preservation Plan, the Historic District Design Review staff and Historic Preservation Board approvals ("**HDDR Approvals**"), and the Building Plans; and

WHEREAS on February 7, 2024, the Historic Preservation Board determined (i) the Applicant may remove approximately 386 square feet of siding from the secondary (eastern) façade to accommodate an addition, (ii) the Applicant may modify approximately 277 square feet of the roof form, and (iii) the Applicant shall restore the historic front façade of the Structure and remove the non-contributing addition; and

WHEREAS on May 1, 2025, the Planning Director found that the proposed addition complies, as conditioned, with the Historic District Design Guidelines; and

WHEREAS the City will not permit any construction on 844 Empire Avenue without security to guarantee that Historic material of the Significant Historic Structure will be preserved, Historic materials will be retained and repaired to rehabilitate the Significant Historic Structure, and the front façade of the Significant Historic Structure will be restored and non-contributing addition removed as outlined in the Historic Preservation Plan (**Exhibit B**), the HDDR Approvals, and the Building Permit, and will accept an encumbrance against the land to satisfy the security requirement; and

WHEREAS the Applicant is willing to grant such an encumbrance with the provision that the encumbrance will be re-conveyed if the Applicant, their assigns, or successors post a cash deposit, escrow agreement, or a letter of credit in the future for the historic preservation guarantee amount.

NOW THEREFORE, in consideration of the mutual promises, terms, and conditions hereof, City and Applicant agrees as follows:

1. Applicant covenants and warrants to perform all construction, development, demolition or other activity affecting the Landmark Historic Structure in accordance with the specific measures set forth in the Historic Preservation Plan attached hereto as **Exhibit B**, the HDDR Approvals, and the Building Permit, and incorporated into this Agreement by reference. Applicants, for themselves and for their successors and assigns, grant to the Chief Building Official, the Planning Director or their designees, the right of entry on the

project for the purposes of inspecting the project and assessing compliance with the approved Historic Preservation Plan.

2. The Historic Preservation Plan has been approved by the Planning Director and the Chief Building Official. The Historic Preservation Plan documents the historic character of the structure and the specific aspects of the structure that Applicants will preserve.

3. In addition to making the foregoing covenants, Applicants herewith grant the City an encumbrance in the amount of **ONE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED DOLLARS ($164,800.00)** against 844 Empire Avenue, Park City, Utah, 844-1-AM, as evidenced by a copy of the Trust Deed Note and Trust Deed attached hereto as **Exhibit A**. The Historic Sites Financial Guarantee Determination is attached hereto as **Exhibit C**. This encumbrance shall satisfy the Applicants' guarantee and security obligation to the City and shall apply to any subsequent heirs, assignees, or successors. The encumbrance will be released if Applicants, their assigns, or successors post a cash deposit, escrow agreement, or a letter of credit for this amount in the future.

4. After project is complete, and prior to the Certificate of Occupancy, the Chief Building Official and the Planning Director will determine whether the Applicant has complied with the Historic Preservation Plan, HDDR Approvals, and Building Permit. If the Applicant has complied with the Historic Preservation Plan, HDDR Approvals, and Building Permit to the City's satisfaction, the City shall, upon written request by the Applicant, release all claim to the funds described in the encumbrance.

5. If, at the completion of the project, or at any time prior to that point, the Chief Building Official or the Planning Director, or their designees, determines that the Applicant has not complied with the Historic Preservation Plan, HDDR Approvals, and/or Building Permit, the Chief Building Official, or the Planning Director, shall give written notice that the building project is in a state of non-compliance, or that the Applicants have defaulted on the terms of this Agreement, or both.

6. The Chief Building Official, or his designee, may also declare default or non-compliance if the Applicants do not complete the project in accordance with the Historic Preservation Plan within eighteen (18) months of issuance of a building permit to preserve, rehabilitate, and restore 844 Empire Avenue.

7. The Parties agree that a strict liability standard will apply to any failure to comply with the Historic Preservation Plan, HDDR Approvals, and Building Permit, which leads to a determination of non-compliance or default. The Applicants will have twenty (20) calendar days after receiving notice of default or non-compliance to cure the default or non-compliance.

8. In the event of a declaration of default or non-compliance, the Applicant agrees that the City shall have right and claim to all of the funds described by the encumbrance. It is the intent of the parties that all funds claimed by the City because of default or non-compliance shall be used, in the City's discretion, for historic preservation projects within the City or to enhance the Applicants' project.

9. It is the intent of the parties that the Applicant will have the obligation to ensure that the building project is completed according to the Historic Preservation Plan, HDDR Approvals, and Building Permit. The Applicants accept responsibility for the actions or omissions of any contractors, sub-contractors, or other individuals working on or for the building project which result in a declaration of default or non-compliance.

10. The parties agree that the Applicant will make written demand for the release of the encumbrance within one (1) year from the date that the City issues a Certificate of Occupancy.

11. Applicant agrees to make the conditions of this Agreement applicable to its successors and assigns. If Applicants sell, assigns, or otherwise transfers ownership of 844 Empire Avenue, Park City, Utah, the encumbrance will be converted at the time of sale to a cash deposit, escrow agreement, a letter of credit, or a new lien agreement. The conditions of this Agreement shall continue to apply.

12. Applicant will record this Agreement with the Summit County Recorder within ten (10) business days after executing this Agreement. A building permit will not be issued until proof of recordation is provided.

13. The parties understand that none of the terms herein abrogate or affect the City's right to pursue criminal sanctions for any violation or violations of City ordinances.

14. This Agreement is made for the benefit of the City. Subsequent purchasers of interest in the project, lien holders, and other third parties shall have no interest of any kind in the proceeds of the encumbrance. The Applicants agree to hold harmless and indemnify the City for any damage or loss suffered by the City because of any judgment or cause of action against the City by any person or property, including the Applicants, as a result of damage, loss or personal injury to any person or property, including the Applicants, as a result of the work of any contractor hired by the Applicants on behalf of the City. The Applicants further agree to indemnify the City for any loss or judgment suffered by the City from enforcement of a mechanic's or materialman's lien as a result of the work of any contractor (including subcontractors and materialmen of any such contractor) hired by the City on behalf of the Applicants.

15. In the event the City gives written notice of non-compliance or default, the City shall be

entitled thirty (30) days after any cure period to seize the property secured hereby and sell it at public auction to satisfy the Trust Deed Note created in the amount of **ONE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED DOLLARS ($164,800.00).**

16. The person conducting the sale for the City may, for any cause they deem expedient, postpone the sale from time to time until it shall be completed and in every such case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer than one (1) day beyond the day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. The City's agent shall execute and deliver to the purchaser the Deed for the property without any covenant of warranty, express or implied. The City's agent shall apply the proceeds of the sale to payment of (1) costs and expenses of the sale including attorneys' fees; (2) the **ONE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED DOLLARS ($164,800.00)** to the City; and (3) the remainder of the funds shall go to the Applicants.

17. Upon the occurrence of any default hereunder, the City may proceed in the manner provided by law for the foreclosure of mortgages on real property and the City shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorney's fee.

18. This Agreement, together with all documents incorporated herein by reference, constitutes the entire and only agreement between the Parties and cannot be altered except by written instrument signed by both Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed this 27 day of June, 2025.

APPLICANT:

CRESCENT TRAM LLC, a Utah limited liability company

By: _____
Todd Gilbert, Member

Mailing Address:
[redacted]

ACKNOWLEDGMENT

STATE OF Wyoming)

COUNTY OF Teton)

On this 27 day of June, 2025, before me Shonaka Phebe-Saenz (notary public name) a notary public, personally appeared TODD GILBERT, as Member of CRESCENT TRAM LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and she acknowledged she executed the same.

SHONAKA PHEBE-SAENZ
Notary Public - State of Wyoming
Commission ID 170052
My Commission Expires Jun 26, 2030

_____
Notary Public

PARK CITY MUNICIPAL CORPORATION,
a Utah municipal corporation

Sign: _____

Print Name: JACOB KLOPFENSTEIN

Title: PROJECT PLANNER

I have attached Exhibit A (Trust Deed and Trust Deed Note), Exhibit B (Historic Preservation Plan), and Exhibit C (Guarantee Amount Determination) to this Agreement.
JK **(initial)**

ACKNOWLEDGMENT

STATE OF UTAH)

COUNTY OF Summit)

On this 2 day of July, 2025, before me MARIA CLARA L. UCHOA (notary public name) a notary public, personally appeared Jacob KLOPFENSTEIN, (name of document signer), as Project Planner of PARK CITY MUNICIPAL CORPORATION, a Utah corporation proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged they executed the same.

_____
Notary Public

MARIA CLARA L UCHOA
Notary Public - State of Utah
Comm. No. 731384
My Commission Expires on
May 30, 2027

Exhibit A

01238458 B: 2867 P: 1064
Page 1 of 8
Gregory R. Wolbach, PLS
Summit County Recorder-Surveyor
07/17/2025 02:38:03 PM Fee $40.00
By METRO NATIONAL TITLE
Electronically Recorded

WHEN RECORDED, MAIL TO:
City Recorder
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

844.1.

TRUST DEED

THIS TRUST DEED, made this 27 day of JUNE, 2025, between **CRESCENT TRAM LLC**, a Utah limited liability company, as Trustor, whose mailing address is P.O. Box [redacted] **and MARK HARRINGTON, ESQ.**, a member of the Utah State Bar, as Trustee, and **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, as Beneficiary.

WITNESSETH: That Trustor conveys and warrants to Trustee in trust, with power of sale, 844 Empire Avenue, Park City, UT 84060, situated in Summit County, State of Utah, more particularly described as follows:

> **Lot 1, 844 Empire Avenue Plat Amendment, according to the official plat thereof, recorded June 1, 2017, as Entry No. 1070614 of the Official Records of the Summit County Recorder.**

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof, subject, however, to the right, power, and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents and profits;

For the purpose of securing (1) payment of the indebtedness evidenced by a Trust Deed Note of even date herewith, a copy of which is attached hereto as **Exhibit "A"**, in the principal sum of **ONE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED DOLLARS ($164,800.00)** made by Trustor, payable to the order of Beneficiary at the times, in the manner, and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; and (3) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

TO PROTECT THE SECURITY OF THIS TRUST DEED, TRUSTOR AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon other than as permitted by the approved Historic Preservation Plan, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon in accordance with the approved Historic Preservation Plan; to comply with all

COURTESY RECORDING
This Document is being recorded solely as a courtesy and an accommodation to the parties named herein. METRO NATIONAL TITLE hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

laws and covenants and restrictions affecting said property; not to commit or permit waste thereof; not to commit, suffer, or permit any act upon said property in violation of law; and to do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general. Trustor further agrees:

(a) To commence construction promptly and to pursue same with reasonable diligence to completion satisfactory to Beneficiary in accordance with the approved Historic Preservation Plan, the Historic District Design Review (HDDR) and the Building Plans; and

(b) To allow Beneficiary to inspect said property at all times during construction.

(c) Trustee, upon presentation to it of an affidavit signed by Beneficiary, setting forth showing a default by Trustor under this numbered paragraph, is authorized to accept as true and conclusive all facts and statements therein, and to act thereon hereunder.

2. To faithfully perform all obligations under a certain Trust Deed Note by and between the Trustor and Beneficiary dated of even date herewith.

3. To provide and maintain insurance on the improvements now existing or hereafter erected or placed on said property.

IT IS MUTALLY AGREED THAT:

4. Time is of the essence hereof. Upon default by Trustor in the performance of or adherence to the Encumbrance and Agreement for Historic Preservation and a Historic Preservation Plan secured hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause said property to be sold to satisfy the obligations hereof, and Trustee shall file such notice for record in Summit County wherein said property is situated. Beneficiary also shall deposit with Trustee the Trust Deed Note and all documents evidencing expenditures secured hereby.

5. After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustors, shall sell property on the date and at the time and place designated in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Trustors to direct the order in which such property, if consisting of several known lots or parcels, shall be sold) at a public auction to the highest bidder, the purchase price payable in lawful

money of the United States at the time of sale. The person conducting the sale may, for any cause he deems expedient, postpone the sale from time to time until it shall be completed and, in every case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer than one day beyond the day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. Trustee shall execute and deliver to the purchaser its Deed conveying said property so sold, but without any covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof as to the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale to payment of (1) the costs and expenses of exercising the power of sale and of the sale, including the payment of the Trustee's and attorney's fees; (2) cost of any evidence of title procured in connection with such sale and revenue stamps on Trustee's Deed; (3) all sums expended under the terms hereof, not then repaid, with accrued interest at one percent (1%) per month from date of expenditure; (4) all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto, or the Trustee, in its discretion, may deposit the balance of such proceeds with the county clerk of the county in which the sale took place.

6. Upon the occurrence of any default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Deed in the manner provided by law for the foreclosure of mortgage on real property and Beneficiary shall be entitled to recover in such proceeding all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the court.

7. Beneficiary may appoint a successor Trustee at any time by filing for record in the office of the county recorder of the county in which said property or some part thereof is situated, a substitution of Trustee. From the time the substitution is filed for record, the new Trustee shall succeed to all the powers, duties, authority and title of the Trustee named herein or of any successor Trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made, in the manner provided by law.

8. This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. All obligations of Trustors hereunder are joint and several. The term "Beneficiary" shall mean the owners and holders, including any pledgee, of the note secured hereby. In this Trust Deed, whenever the context requires, the masculine gender includes the feminine and/or neuter, and the singular includes the plural.

9. Trustee accepts this Trust when this Trust Deed is duly executed and

acknowledged and made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Trust Deed or of any action or proceeding in which Trustors, Beneficiary or Trustee shall be a party, unless brought by Trustee. Upon request of Trustors, and consent of Beneficiary, Trustee is authorized to execute legal instruments subordinating this Trust Deed to subsequent security interests.

10. The failure on the part of Beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent default.

11. This Trust Deed shall be construed according to the laws of the State of Utah.

12. The undersigned Trustors request that a copy of any notice of default and of any notice of sale hereunder be mailed to them at the address hereinbefore set forth.

Executed this 27th day of June, 2025.

TRUSTOR:

CRESCENT TRAM LLC, a Utah limited liability company

By: _____
TODD GILBERT, Member

Mailing Address:
[redacted]

ACKNOWLEDGMENT

STATE OF Wyoming)

COUNTY OF Teton)

On this 27th day of June, 2025, before me Shonaka Phebe-Saenz (notary public name) a notary public, personally appeared TODD GILBERT, as Member of CRESCENT TRAM LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and she acknowledged she executed the same.

SHONAKA PHEBE-SAENZ
Notary Public - State of Wyoming
Commission ID 170052
My Commission Expires Jun 26, 2030

Shonaka Phebe-Saenz
Notary Public

TRUST DEED NOTE

DO NOT DESTROY THIS NOTE: When paid, this Trust Deed Note, with Trust Deed securing same, must be surrendered to Trustee for cancellation, before re-conveyance will be made.

$164,800.00 Park City, Utah

WHEREAS **CRESCENT TRAM LLC,** a Utah limited liability company, ("**Grantor**") has entered into an Encumbrance and Agreement for Historic Preservation ("**Agreement**") and a Historic Preservation Plan which this Trust Deed Note is an exhibit to, with **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation, P.O. Box 1480, Park City, UT 84060, ("**Grantee**"); and

WHEREAS 844 Empire Avenue, Park City, Utah, has been identified as a Significant Site in the Historic Site Inventory; and

WHEREAS the Parties intend that the Grantor will have an obligation to ensure that the building project be completed according to the approved Historic Preservation Plan, the Historic District Design Review approvals ("**HDDR Approvals**"), and the Building Plans; and

WHEREAS the Grantor will complete the project as outlined in the Historic Preservation Plan, the HDDR Approvals, and the Building Plans within two (2) years of the HDDR approval dated May 1, 2025; and

WHEREAS the City will not permit any construction on 844 Empire Avenue, Park City, Utah, without security to guarantee that Historic material of the Significant Historic Structure will be preserved, Historic materials will be retained and repaired to rehabilitate the Significant Historic Structure, and the front façade of the Significant Historic Structure will be restored and non-contributing addition removed as outlined in the Historic Preservation Plan, the HDDR Approvals, and the Building Permit, and will accept an encumbrance against the land to satisfy the security requirement; and

WHEREAS the Grantor is willing to grant such an encumbrance with the provision that the encumbrance will be re-conveyed if Grantor, its assigns, or successors post a cash deposit, escrow agreement or a letter of credit in the future for the historic preservation guarantee amount.

NOW, THEREFORE, the undersigned Grantor, FOR VALUE RECEIVED, promises to pay to the order of PARK CITY MUNICIPAL CORPORATION, the amount set forth below, pursuant to the Agreement:

ONE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED DOLLARS ($164,800.00)

This Trust Deed Note shall inure to the benefit of and shall be binding upon respective successors and assigns of the Grantor and Grantee.

If this Trust Deed Note is collected by an attorney after default in the payment of principal or interest, either with or without suit, the undersigned agrees to pay all costs and expenses of collection including a reasonable attorney's fee.

The makers, sureties, guarantors, and endorsers hereof severally waive presentment for payment, demand and notice of dishonor and nonpayment of this Trust Deed Note, and consent to any and all extensions of time, renewals, waivers or modifications that may be granted by the holder hereof with respect to the payment or other provisions of this Trust Deed Note, and the release of any security, or any part thereof, with or without substitution.

This Trust Deed Note is secured by a Trust Deed of even date herewith. Grantee shall release the Trust Deed Note and Trust Deed upon a written demand for release by Grantor after the City issues a certificate of occupancy in accordance with the Agreement.

This Trust Deed Note shall be construed in accordance with the laws of the State of Utah.

Dated this 27 day of June, 2025.

GRANTOR(S):
CRESCENT TRAM LLC, a Utah Limited Liability Company

By: _____
TODD GILBERT, Member

Mailing Address:
[redacted]

ACKNOWLEDGMENT

STATE OF Wyoming)

COUNTY OF Teton)

On this 27th day of June, 2025, before me Shonaka Phebe-Saenz (notary public name) a notary public, personally appeared TODD GILBERT, as Member OF CRESCENT TRAM LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and she acknowledged she executed the same.

SHONAKA PHEBE-SAENZ
Notary Public - State of Wyoming
Commission ID 170052
My Commission Expires Jun 26, 2030

Shonaka Phebe-Saenz
Notary Public

exhibit B

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

HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: Jacob Klopfenstein APPLICATION #: PL-22-05350

DATE RECEIVED: 5.5.2025

PLANNING DIRECTOR APPROVAL DATE/INITIALS: RW 5.15.25

CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: DJT 5.7.2025

PROJECT INFORMATION

☐ LANDMARK ☑ SIGNIFICANT DISTRICT: _____

NAME: Todd Gilbert

ADDRESS: 844 Empire Avenue

TAX ID: SA-143 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray - Architect

PHONE #: (435-[redacted] FAX #: ( ) -

EMAIL: degray[redacted]

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org Updated 10/2014.

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☑ Preservation ☑ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Site topography will remain per existing around the home. The area at the new driveway will be leveled to accommodate the car with retaining added to the north side along 9th street.
The site will be re-landscaped per the landscape plan. Walls at the Crescent Tram side will be rebuilt.
The home will be raised 2' to improve the relationship of the entry to the street along Crescent Tram.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☑ Preservation ☑ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The building walls are in various levels of condition. The west wall has been re-framed on the inside with flat studs in an effort to shore it up as it is retaining a few feet of soil. The wall has been extensively remodeled with stucco and plywood panels on the exterior. The north wall in now inside the building as part of a contemporary addition. It is in good condition. The east wall is also in good condition but has been added on to in a number of stages, see accompanying panel plan. The south wall has been remodeled and most of the historic material has been replaced or modified. Due to the condition of the walls we are proposing to panel the north wall and east walls. They will be stored on site. The other wall material will be salvaged if possible.

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Due to extensive remodeling and fire damage the roof will be rebuilt.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Niether of the chimnys at the roof line are historic. They will be removed.

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: _____

This involves: ☑ Preservation ☑ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The exterior walls will be constructed to meet code. Once completed the north and east wall panels will be re-installed over the structural walls.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The current concrete foundation does not meet code. It will be replaced

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing south porch will be reconstructed to match the existing. At the north elevation the original porch was removed when the bedroom addition was built. We will reconstruct the north porch to match the historic photos we have of it.

Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The two exterior doors will be replaced with historically appropriate doors.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

All original windows have been replaced with vinyl windows. We will replace these with paint grade historically appropriate windows.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

While the existing systems appear serviceable, we plan to replace these systems as needed to respond to plan revisions.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☑ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

We are proposing a new addition to the east side of the home and a small entry addition to the west side. There is also proposed a small accessory shed to be located in the south east corner of the lot. This will house an office on the main level and an area for a hot tub on the lower level.

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: Jonathan DeGray Date: 5-5-25

Name of Applicant: Jonathan DeGray

Exhibit C

HISTORIC SITES FINANCIAL GUARANTEE AMOUNT

Planning Project # PL-22-05350

Address: 844 EMPIRE AVENUE

Landmark Structure ☐ Significant Structure ☒

Preservation Plan includes:

☐ Full Reconstruction

☒ Full Panelization

☐ Partial Panelization: How many facades _____

☐ Lift of Historic Structure

☐ The applicant is responsible for working with the Building and Planning Departments to identify salvageable historic materials to be reused on the restored building facades.

Square footage of Historic Structure 824 SF x $ 200 /SF = $ 164,800

Square footage of Historic Structure porch ___ x $ _____/SF = $

Square footage of Historic Accessory Structure ___ x $ _____/SF = $

Salvaged Material _____ $_____

TOTAL GUARANTEE AMOUNT $ 164,800

Method of Guarantee:

☐ Cash

☐ Letter of Credit

☐ Escrow

☒ Other (Lien)

Planner: _____ Date May 2, 2025

Planning Director (or designee) _____ Date MAY 2, 2025

Chief Building Official (or designee) _____ Date May 2, 2025

01241341 B: 2875 P: 1241
Page 1 of 4
Gregory R. Wolbach, PLS
Summit County Recorder-Surveyor
09/22/2025 02:38:21 PM Fee $40.00
By COALITION TITLE AGENCY, INC.
Electronically Recorded

When Recorded Return To:
PARK CITY MUNICIPAL CORPORATION
City Recorder
P O Box 1480
Park City UT 84060-1480

ACKNOWLEDGMENT OF ASSIGNMENT AND ASSUMPTION OF ENCUMBRANCE AGREEMENT

THIS ACKNOWLEDGEMENT OF ASSIGNMENT AND ASSUMPTION OF ENCUMBRANCE AGREEMENT (the "Agreement") is made and entered into this 22 day of September, 2025, by and between **CRESCENT TRAM LLC,** a Utah limited liability company, ("Prior Owner"), **PARK CITY MUNICIPAL CORPORATION**, a Utah municipal corporation ("City"), and **ROBIN DUNLEAVY,** an Individual ("Assignee").

RECITALS

WHEREAS, Prior Owner, as previous owner of the real property known as 844 Empire Avenue, Park City, Utah, ("Property") with a legal description of:

Lot 1, 844 Empire Avenue Plat Amendment, according to the official plat thereof, recorded June 1, 2017, as Entry No. 1070614 of the Official Records of the Summit County Recorder.

844-1

entered into that certain Encumbrance Agreement for Historic Preservation for 844 Empire Avenue, dated July 2, 2025, and recorded July 17, 2025, as Entry Number 01238470 with the Summit County Recorder's office, together with the Trust Deed and Trust Note dated June 27, 2025, and recorded July 17, 2025, as Entry Number 01238458 with the Summit County Recorder's Office (collectively the "Lien Agreement") pursuant to which Prior Owner granted to the City an encumbrance in the amount of One Hundred Sixty-Four Thousand Eight Hundred Dollars ($164,800.00) against the Property.

WHEREAS, Assignee desires to assume Prior Owner's obligations under the Lien Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Assumption. From and after the date hereof, Assignee hereby assumes, covenants and agrees to keep and perform each and every obligation to the City of Prior Owner under the Lien Agreement. Assignee agrees to be bound by each and every provision of the Lien Agreement as if it had executed the same.

2. Representations and Warranties. Assignee represents and warrants that:

(a) The Lien Agreement is in full force and effect, unmodified except as provided in this Agreement;

(b) Assignee possesses the requisite legal authority to assign its interest in the Lien Agreement as provided herein.

(c) There are no sums due and owing to the City under the Lien Agreement as of the effective date hereof, and there exists no condition of default thereunder.

3. Expenses. The parties hereto will bear their separate expenses in connection with this Agreement and its performance.

4. Entire Agreement. This Agreement embodies the entire understanding of the parties hereto and there are no other agreements or understandings written or oral in effect between the parties relating to the subject matter hereof unless expressly referred to by reference herein. This Agreement may be amended or modified only by an instrument of equal formality signed by the parties or their duly authorized agents.

5. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah and each of the parties hereto submits to the non-exclusive jurisdiction of the courts of the State of Utah in connection with any disputes arising out of this Agreement.

6. Successors and Assigns. This Agreement and the provisions hereof shall be binding upon and shall inure to the benefit of the successors and assigns of the parties.

7. Attorneys' Fees. In the event of a dispute arising under this Agreement, the prevailing party shall be entitled to recover all reasonable attorneys' fees.

8. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

(SIGNATURES CONTINUE ON FOLLOWING PAGE)

ASSIGNEE:

ROBIN DUNLEAVY

[redacted]

Salt Lake City, UT 84103

Address

ACKNOWLEDGEMENT

STATE OF UTAH)

COUNTY OF SUMMIT)

On this 22 day of SEPTEMBER 2025, ROBIN DUNLEAVY personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who be me duly sworn/affirmed, did say that said document was signed by her and she acknowledged to me that she executed this Assignment and Assumption of Encumbrance Agreement.

Notary Public

CHRISTOPHER TENGONO
Notary Public, State of Utah
Commission # 738494
My Commission Expires
08/05/2028

(SIGNATURES CONTINUE ON FOLLOWING PAGE)

PARK CITY MUNICIPAL CORPORATION, a Utah municipal corporation

By: _____
JODI EMERY, Acting City Manager

Approved as to Form:

_____
City Recorder's Office

_____
City Attorney's Office

ACKNOWLEDGEMENT

STATE OF Utah)

COUNTY OF Summit)

On this 17th day of September, 2025, JODI EMERY personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who be me duly sworn/affirmed, did say that she is the Acting City Manager of Park City Municipal Corporation, a Utah municipal corporation, and that said document was signed by her on behalf of said corporation, and she acknowledged to the that she executed this Assignment and Assumption of Encumbrance Agreement.

_____
Notary Public

PAIGE GALVIN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 726549
COMM. EXP. 09-06-2026

PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: [redacted]

ADDRESS: [redacted]

TAX ID: [redacted] OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☐ LANDMARK ☑ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: [redacted]

MAILING ADDRESS: [redacted]

PHONE #: ([redacted] - [redacted] FAX #: ( ) -

EMAIL: [redacted]

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray

PHONE #: 435-[redacted]

[redacted] degray[redacted]

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____

Name of Applicant: Todd Gilbert

Mailing Address: [redacted]

Phone #: [redacted] Fax #: ( ) -

Email: [redacted]

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Todd Gilbert

Mailing Address: [redacted]

Street Address/ Legal Description of Subject Property: 844 Empire Ave., SA-143

Signature: _____ Date: _____

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

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

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. *Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.*

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: Original 1904, Remodel 1980's

Describe existing feature:

The building site is generally original. There is a small stack rock wall at Crescent Tram that has wooden steps that lead to the rear entry. There are no other significant features.
Vegetation comprised of a mature group of box elder tree to the south corner of the entry wall and a young group of box elder on the west side next to the power pole.
The rest of the site is grass and weeds.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☑ Poor

The site wall at the rear entry is falling down. The wood steps are rotted and not code compliant.

Photo Numbers: 29-39 Illustration Numbers: Exhibit A

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: Original 1904, Remodel 1980's

Describe existing feature:

The building is wood frame with 1x wall and 2x6 at 24" o.c. floor joist.
Primarily roof framing is 2x4 rafters and 1x10 or 12" boards. There are three layers to the roof stucture. The first is the original flat ceiling then a second flat ceiling under it.
The third is a gabled ridge framed on top of the original flat roof. Approx. 15-20% of the roof was charred by fire at the south west side.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☑ Poor

Multible layers of roof structure built over the years has created a roof structure of unknown bearing alignments. Fire has distroyed rafters and beams at the west side. Connections, shear and substandard beam sizing, no bearing capacity of the exterior walls are all issues.

Photo Numbers: 1-24 Illustration Numbers: Exhibit B & C

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☑ A later addition Estimated date of construction: 1980's

Describe existing feature:

Building has a low quality metal roof. The fire burned the wood structure but the metal roof remains intact. There are two chimneis on the home they are both metal flues with one enclosed in a wood sided chimney.

Describe any deficiencies: Existing Condition: ☐ Excellent ☑ Good ☐ Fair ☐ Poor

Metal roof and flashing are intact except for a small section at the north west ridge near the fire that appears to be missing.

Photo Numbers: 29-35 Illustration Numbers: Exhibit C

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: 1904 and 1980's

Describe existing feature:

One flue is for the current forced air heater. It is located in the middle of the south roof slope. It has a wood frame chimney built around it.
The second metal flue is on the south roof slope on the east side. It alighs with an original masonry chimney that starts at the basement and terminates at the underside of the roof where it turns to a metal chimney. This chimney acts as the exhaust for the water heater.

Describe any deficiencies: Existing Condition: ☐ Excellent ☑ Good ☐ Fair ☐ Poor

Both chimneys appear to be in functional condition.

Photo Numbers: 1, 20, 21, 26 & 34 Illustration Numbers: Exhibit B & C

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: 1904 and 1980's

Describe existing feature:

Most all the exterior walls are vertical or horizontal 1x12 and 1x6. There are a few places, west wall of living room and east wall of entry, where 2x4 wood studs have been added to stregthen the wall.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☑ Poor

The walls are in varing degrees of deterioration. There is no structural componenet, no lateral integrity and no adequate connection of the wall to the floor or roof systems. T he west wall near the ridge has been charred and burnt by fire. There is approx. 15 sq. ft. of wall missing.

Photo Numbers: 1-24 Illustration Numbers: Exhibit B & C

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

There is a concrete basement and foundatoin under most of the home.
It may be original to the building.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☑ Poor

The foundation appears to be deteriorating in some locations. Due to it's age it is doughtful to have any reinforcing.

Photo Numbers: 25-28 Illustration Numbers: Exhibit B

7. Porches

Use this section to describe the porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☑ A later addition Estimated date of construction: 1980's

Describe existing feature:

Original access to the home was off 9th street. The porch on that side of the building was filled in and is now a bedroom. It is likely the south porch was added as the main entry to the home over time, shifted from the 9th street side to the Crescent Tram side of the home. The south porch is constructed of dimesional lumber.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☑ Fair ☐ Poor

The porch structure is sagging and appears to be failing.

Photo Numbers: 29 & 37 Illustration Numbers: _____

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☑ A later addition Estimated date of construction: 1980-90's

Describe existing feature:

Current heating is a forced air gas fires furnace. The water heater is a gasfired 40 gal. unit.

Describe any deficiencies: Existing Condition: ☐ Excellent ☑ Good ☐ Fair ☐ Poor

No issues

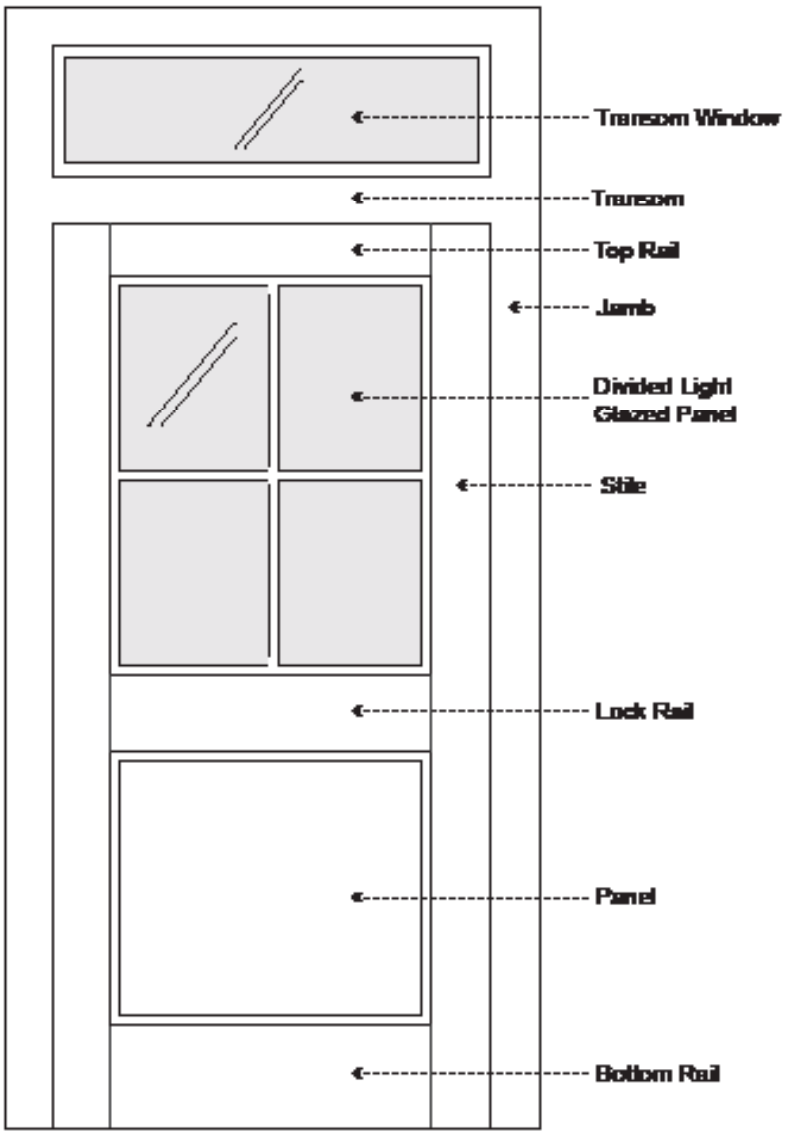
Photo Numbers: 25, 26 & 28 Illustration Numbers: _____

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 2

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 2

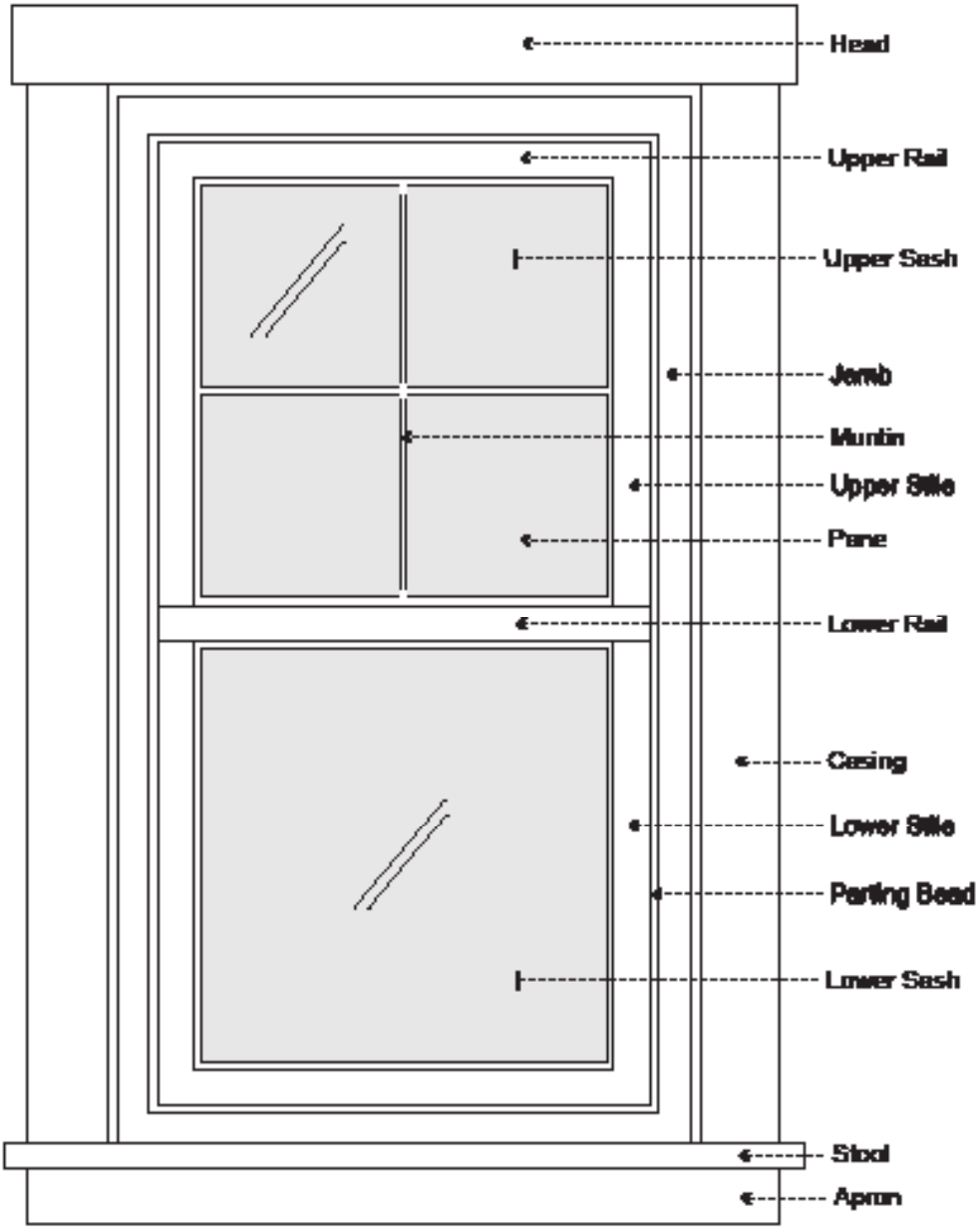
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
001D	Fair	Wood Panel Door	2, 37	No
002D	Poor	Wood Paneled Door	40, 41	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



Window Survey Form

Total number of window openings on the exterior of the structure: 16

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 14

Number of windows completely missing: 2

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 15

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
001W	Fair	Not Historic, Vinyl Window	7, 35	No
002W	Fair	Not Historic, Vinyl Window	1, 4	No
003W	Fair	Not Historic, Vinyl Window	4, 5	No
004W	Fair	Not Historic, Vinyl Window	8, 30	No
005W	Fair	Not Historic, Vinyl Window	40	No
006W	Fair	Not Historic, Vinyl Window	2, 40	No
007W	Fair	Not Historic, Vinyl Window	40	No
008W	Fair	Not Historic, Vinyl Window	40	No
009W	Fair	Not Historic, Vinyl Window	31	No
010W & 011W	Fair	Not Historic, Vinyl Window	30	No
0012W	Fair	Not Historic, Vinyl Window	40	No
013W & 014W	Fair	Not Historic, Vinyl Window	34,35	No
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: _____

This involves: ☑ An original part of the building

☑ A later addition Estimated date of construction: _____

Describe existing feature:

Building has been gutted to the studs layers of addition and remodel are evident. Many none code framing issues are also evident. The fire damage at the south west roof is exposed.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☑ Poor

See above comments

Photo Numbers: 1-28 Illustration Numbers: Exhibits B & C

Planning Commission
Staff Report

Subject: **7185 Little Belle Court**
Application: **PL-25-06795**
Author: **Virgil Lund, Planner II**
Date: **February 5, 2026**
Type of Item: **Extension of Plat Amendment**

Recommendation

(I) Review the Little Belle Condominiums Plat Amendment extension request, (II) conduct a public hearing, and (III) consider approving the extension request based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Rob Goodman; Represented by Alliance Engineering
Location:	7185 Little Belle Court
Zoning District:	Residential Development
Adjacent Land Uses:	Multi-Family Dwellings, Resort Open Space
Reason for Review:	The Planning Director may consider an extension of a Plat Amendment.[1]

LMC Land Management Code

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

Background

On January 8, 2025, the Planning Commission approved the Eighth Amended and Restated Little Belle Condominiums Plat amending Unit 4 to increase the private area square footage from 2,684 square feet to 2,936 square feet.

Condition of Approval 2 from the Final Action Letter states: “The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.”

On December 22, 2025, the Applicant requested an extension to their Plat Amendment in writing, prior to the January 8, 2026, expiration date (Exhibit C).

[1] LMC § 15-7.1-6(C)(4)

Analysis

LMC § 15-7.1-6(C)(4) states, “Applicants may request time extensions of the Planning Commission approval by submitting a request in writing to the Planning Department prior to expiration of the approval. The Planning Director may grant an extension to the expiration date 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 Park City General Plan or the Land Management Code in effect at the time of the extension request. Change in circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the requirements for a Final Plat in Section 15-1-12.”

There has been no change in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.

The Applicant requests a one-year extension to finalize the CC&R amendments. The Applicant proposes no changes to the original approval.

Department Review

The Planning Department and Executive 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 January 22, 2026. Staff mailed courtesy notice to property owners within 300 feet on January 22, 2026.[2]

Public Input

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

Alternatives

The Planning Director may:

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

Exhibits

A: Draft Final Action Letter
B: Little Belle Plat Amendment Final Action Letter
C: Applicant’s Extension Request

[2] LMC § 15-1-21

Planning Department

February 5, 2026

Alliance Engineering

CC: Rob Goodman

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	7185 Little Belle Court
Zoning District:	Residential Development
Application:	Extension of Plat Amendment
Project Number:	PL-25-06795
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 5, 2026
Project Summary:	The Applicant proposes extending the Eighth Amended and Restated Little Belle Condominiums Plat amending Unit 4 approval for one year.

Action Taken

On February 5, 2026, the Planning Director conducted a public hearing and approved the extension request according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. On December 22, 2025, the Applicant requested an extension to their Plat Amendment in writing, prior to the January 8, 2026 deadline.
2. There has been no change in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.
3. The Applicant requests a one-year extension to finalize the CC&R amendments.
4. The Applicant proposes no changes to the original approval.

Conclusions of Law

1. The Plat Amendment Extension is consistent with LMC § 15-7.1-3 *Classification of Subdivision*, § 15-7.1-6 *Final Subdivision Plat*, and Chapter 15-2.13 *Residential Development Zoning District*.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.
4. The Applicant demonstrated that the proposal was the same as the Eighth Amended Plat approved by the Planning Commission January 8, 2025, and that there was no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the Park City General Plan or the Land Management Code, pursuant to LMC § 15-7.1-6(C)(4).

Conditions of Approval

1. The Applicant shall record the plat at the County within one year from Planning Director approval of extension. If recordation is not complete, this approval will be void.
2. All Conditions of Approval from the Eighth Amended Little Belle Condominiums Plat shall apply.

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

Sincerely,

Rebecca Ward
Planning Director

CC: Virgil Lund

Planning Department

January 8, 2025

Alliance Engineering
7185 Little Belle Court, Unit 4

CC: Rob Goodman

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	7185 Little Belle Court, Unit 4
Zoning District:	Residential Development, Sensitive Land Overlay
Application:	Condominium Plat Amendment
Project Number:	PL-24-06299
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	January 8, 2025
Project Summary:	The Applicant proposes the Eighth Amended and Restated Little Belle Condominiums Plat Amending Unit 4 to Include 252-square-feet of 'Open to Below' area was built out to Increase the Private Area Square Footage from 2,684 square feet to 2,936 square feet.

Action Taken

On January 8, 2025, the Planning Commission conducted a public hearing and approved the Eighth Amended Little Belle Condominium Plat according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Little Belle Condominiums is a 20-Unit Condominium. The Condominium Plat was recorded with Summit County on December 21, 1981 (Entry No.186813).
2. The Condominium Plat includes six buildings between Royal Street, Service Road, and Guardsman's Connection Road in the Silver Lake Village of Deer Valley.

3. The Applicant requests a Plat Amendment (Attachment 1) to reflect the existing conditions of the private area square footage of Unit 4.
4. The Applicant states: "Sometime before the current owners purchased Unit 4 of Little Belle Condominiums in 2004, an area of vaulted ceilings, labelled 'Open to Below' on the original plat was closed in to create an additional 252 square footage on the Upper Level of Unit 4. That area currently serves as a large closet for the master bedroom. It has existed that way for at least 20 years. The purpose of this plat amendment is to update the square footage and private ownership areas to reflect what currently exists."
5. The existing Unit is 2,684 square feet and the Applicant proposes a 252-square-foot increase for a 2,936-square-foot Unit. The Plat Amendment addresses a built-out 'Open to Below' area and does not change the exterior features, windows, or exterior walls of the Unit.
6. The Little Belle Condominiums Plat has been amended seven times; many of those amendments were to increase the private area square footage.
7. Utah Code Chapter 57-8 requires a minimum 66.6% approval vote by the Homeowner's Association (HOA) for a Plat Amendment.
8. On August 13, 2024, 90% of the Little Belle Condominiums HOA voted to approve the proposed Plat Amendment.
9. The 12th Amended and Restated Deer Valley Master Planned Development approved 20 Units for the Little Belle Condominiums with no square footage limitations for any individual Unit.
10. The Little Belle Condominiums Plat does not limit the square footage of any Unit.
11. The Little Belle Condominiums Plat has been amended seven times:
    a. First Amendment, recorded August 2, 2000 (Entry No. 570172).
        i. Increased the private area square footage for Units 5 (increase of 178.4 square feet), 6 (increase of 544.3 square feet), 7 (increase of 653.9 square feet) and 8 (increase of 178.4 square feet).
    b. Second Amendment, recorded August 8, 2001 (Entry No. 595276).
        i. Increased the private area square footage for Units 2 (increase of 168.8 square feet), 9 (increase of 496 square feet), and 10 (increase of 784 square feet).
    c. Third Amendment, recorded April 19, 2004 (Entry No. 695554).
        i. Increased the private area square footage for Unit 20 (increase of 63.86 square feet). This Plat Amendment was retired after the recordation of the Fourth Amendment, which amended Unit 20 a

second time and subsequently made the third amended Plat inaccurate.

d. Fourth Amendment, recorded June 7, 2006 (Entry No. 780095).
    i. Converted decks and balconies labeled as limited common area to private area for 13 of the 20 Units.
e. Fifth Amendment, recorded June 2, 2011 (Entry No. 923784).
    i. Created a 208-square-foot private area addition for Unit 3.
f. Sixth Amendment, recorded May 23, 2018 (Entry No. 1092170).
    i. Converted 14 square feet of private area to limited common ownership for Unit 5.
g. Seventh Amendment, recorded February 9, 2022 (Entry No. 1183122).
    i. Created a 150-square-foot private area addition for Unit 2.

12. The proposed Eighth Amended Little Belle Condominiums Plat Amending Unit 4 complies with LMC Chapter 15-2.13 *Residential Development Zoning District Requirements*:
    a. The purposes of the RD Zoning District include:
        i. allowing a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
        ii. encouraging the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
        iii. allowing commercial and recreational activities that are in harmony with residential neighborhoods,
        iv. minimizing impacts of the automobile on architectural design,
        v. promoting pedestrian connections within Developments and between adjacent Areas; and
        vi. providing opportunities for variation in architectural design and housing types
    b. Setbacks
        i. The existing Structure maintains a Setback greater than 70 feet to all property lines. No exterior alterations or additions are proposed.
    c. Maximum Building Height: 28 feet from Existing Grade
        i. The proposed Plat Amendment will not increase the Building Height of the Structure. The existing Structure is 28 feet from Existing Grade.

d. Density: The maximum Density is three (3) units per acre. Developments reviewed and approved as a Master Planned Development may approach a maximum density of five (5) units per acre with a Master Planned Development. Development must be clustered to preserve common Open Space, and shall protect Sensitive Lands, view corridors, and prominent Ridge Line Areas.
    i. The Lot for the Little Belle Condominiums is approximately 3.7 acres. The Little Belle Condominiums were platted in 1981 for 20 Units. The Land Management Code in effect in 1981 did not have a Density limitation. The proposed Plat Amendment complies with LMC § 15-9-6(A) in that it does not create an additional Unit or enlargement of the non-compliance and complies with the original Condominium and MPD approval for 20 Units.
e. The proposal complies with LMC Chapter 15-3, Off-Street Parking.
    i. Condominiums greater than 2,000 square feet require two Parking Spaces per Dwelling Unit. The square footage shown on the recorded plat for Unit 4 will increase from 2,684 square feet to 2,936 square feet and requires two Parking Spaces. Double car garages must have a minimum interior dimension of 20 feet in width by 20 feet in depth. Unit 4 has a two-car garage that is approximately 20 feet wide by 20 feet deep. Therefore, Unit 4 complies with the parking and garage requirements of the LMC.

13. The proposal complies with the Deer Valley Resort 12th Amended and Restated Large Scale Master Plan Development.
    a. The 12th Amended Large Scale Deer Valley MPD allowed 20 Units for the Little Belle Condominium Project, and 20 Units have been constructed. No additional Units are proposed as part of this Plat Amendment.
14. The proposal complies with the Sensitive Land Overlay requirements.
    a. The proposed square footage has been constructed within the footprint of the existing Structure and does not impact any undeveloped land.
15. The proposal complies with LMC § 15-7.1-3(B), Plat Amendment.
    a. Changes to platted elements within a condominium require a Plat Amendment. The Planning Commission reviews Plat Amendments according to the requirements of LMC § 15-7-1.6 and are required to make a finding of Good Cause.

b. LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."
c. Staff finds Good Cause for this Plat Amendment because it does not propose any exterior expansion or changes to the existing Unit. The 252-square-foot addition does not increase the number of bedrooms or bathrooms and does not increase the parking requirements. The proposed Plat Amendment corrects existing non-conformities with the recorded Plat. The original plat for the Deer Valley Large Scale MPD, approved in 1981, does not include plat notes that impose limitations on the size of the condominium Units. The Little Belle Condominiums were platted in 1981 for 20 Units. The LMC in effect in 1981 did not have a Density limitation. The proposed Plat Amendment does not create an additional Unit and complies with the original Condominium approval and the 12th Amended Deer Valley Large Scale MPD. No Public Street, Right of Way, or easement will be vacated or amended.

16. The Development Review Committee reviewed the proposal on December 3, 2024 and confirmed the proposed Plat conforms with their requirements.
17. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on December 19, 2024. Staff mailed courtesy notice to property owners within 300 feet on December 20, 2024. The Park Record published courtesy notice on December 21, 2024.

Conclusions of Law

1. There is Good Cause for this Plat Amendment
2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, Chapter 15-3 *Off-Street Parking*, and Chapter 15-2.13 *Residential Development District*.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City

PARK CITY
1884

Planning Department

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended Declaration of Condominium of The Little Belle Condominiums prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made to the Planning Department in writing prior to the expiration date and an extension is granted by the Planning Director.

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

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Virgil Lund

Attachment 1: Proposed Plat

Little Belle Condominiums Eighth Amended, Amending Unit 4

Plat Application Extension Request

December 22, 2025

This request for a plat application extension is being requested on behalf of Rob Goodman for Little Belle Condominiums Eighth Amended, Amending Unit 4, located at 7185 Little Belle Court. Its Final Action Letter is dated January 8, 2025 and is on file as PL-24-06299. The owners of Little Belle Condominiums are still working on obtaining an amendment to the declaration of condominium which is to be recorded concurrently with the plat.

Planning Department
Staff Report

Subject: **368 Woodside Avenue**
Application: **PL-25-06389**
Author: **Elissa Martin, Planning Project Manager**
Date: **February 5, 2026**
Type of Item: **Historic District Design Review**

Recommendation

(I) Review the Historic District Design Review (HDDR) to construct a new Single-Family Dwelling at 368 Woodside Avenue, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Rob and Laura Beasley Represented by Jonathan DeGray
Location:	368 Woodside Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director reviews and takes Final Action on HDDRs.[1]

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

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

Summary

368 Woodside Avenue is Lot A of the Wardell Replat First Amended Subdivision, in the Historic Residential-1 (HR-1) Zoning District. The Wardell Replat First Amended Subdivision was approved by the Planning Commission on April 2, 2025 (Meeting Packet, Item 6C; Minutes, p.11).[2] The Applicant proposes to construct a new Single-Family Dwelling (SFD) on the Lot.

[1] LMC § 15-11-12
[2] The Plat has not yet been recorded, and this HDDR approval is conditioned upon the recordation of the Plat with Summit County.

Background

On December 10, 2025, the Planning Commission approved the 368 Woodside Steep Slope Conditional Use Permit (SSCUP) with a Building Height exception for the garage on a downhill Lot, according to the provisions in LMC § 15-2.2-5 (D)(4) (Agenda Packet, Item 5D; Minutes, p.14).

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

Figure 2: 368 Woodside Avenue proposed SFD within the Streetscape

Analysis

See Final Action Letter, Exhibit A, for Analysis.

Department Review
The Planning Department and the Executive Department reviewed this report.

Notice
Staff published notice on the City's website and the Utah Public Notice website on January 21, 2026. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on January 22, 2026.[2]

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

Alternatives
The Planning Director may:

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

Exhibit
A: Draft Final Action Letter

Attachment 1: Proposed Plans

[2] LMC § 15-1-21

Planning Department

February 5, 2026

Rob and Laura Beasley
CC: Jonathan DeGray

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	368 Woodside Avenue
Zoning District:	Historic Residential-1
Application:	Historic District Design Review
Project Number:	PL-25-06389
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 5, 2026
Project Summary:	The Applicant proposes to construct a new Single-Family Dwelling (SFD) on a non-Historic Site in the Historic Residential-1 (HR-1) Zoning District.

Action Taken

On February 5, 2026, the Planning Director conducted a public hearing and approved the Historic District Design Review (HDDR) for a new SFD at 368 Woodside Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

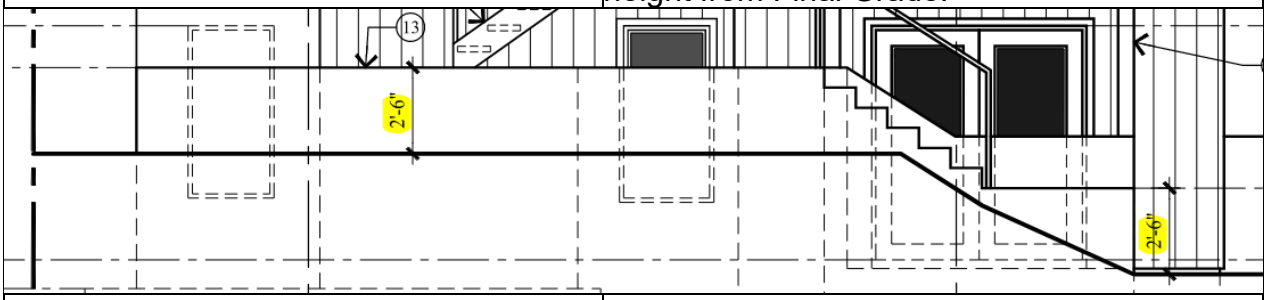
Findings of Fact

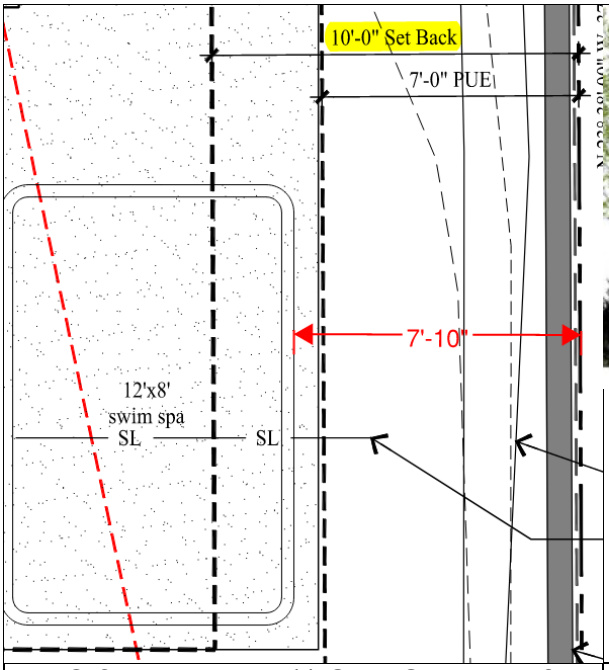
1. On July 8, 2025 , the property owner submitted an HDDR application for 368 Woodside Avenue to construct a SFD in the HR-1 Zoning District on a non-Historic Site.
2. As conditioned, the proposed SFD meets the HR-1 Zoning District Lot and Site Requirements, pursuant to LMC § 15-2.2-3, according to the following Findings:

Lot and Site Requirements	Analysis
LMC § 15-2.2-3(A)	COMPLIES**:** The SFD is proposed on a 2,812-square-foot Lot.

Minimum Lot Size for a SFD – 1,875 square feet	
Maximum Lot Size – 3,750 square feet	COMPLIES: The area of the Lot is under 3,750 square feet, at 2,812 square feet.
LMC § 15-2.2-3(B) Minimum Lot Width is 25 feet, measured 15 feet back from the Front Lot Line	COMPLIES: The Lot measures 37.5 feet in width.
LMC § 15-2.2-3(E) Maximum Building Footprint – 1200.5 square feet[1]	COMPLIES: The proposed SFD has a Building Footprint of 1,200 square feet.
LMC § 15-2.2-3(F) Lots that are 75 feet in depth require 10-foot Front and Rear Setbacks[2]	COMPLIES: The Lot is 75 feet in depth. The proposed SFD and decks are set back 10 feet from the Front and Rear Lot lines.
LMC § 15-2.2-3(G), the Front Setback must be open and free of any Structure except: "Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Retaining Walls." "Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback." "Hard-surfaced driveways leading to a Garage."	COMPLIES: There are two retaining walls that encroach into the Front Setback that do not exceed four feet in height. COMPLIES: The roof overhang extends two feet into the Front Setback. COMPLIES: The proposed driveway is within the Front Setback and leads to an approved garage (see below for additional Off-Street Parking requirements related to the driveway).
LMC § 15-2.2-3(H), the Rear Setback must be open and free of any Structure except: "Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, not including any required handrail, and located at least one foot (1') from the	COMPLIES: Applicant's plans show a patio and steps that encroach 2 feet 3 inches into the Rear Setback. The patio and stairs are located over seven feet from the Rear Lot Line. The patio and stairs must not exceed

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

Rear Lot Line."	30" in height above Final Grade in the Rear Setback. Condition of Approval 8(a) of the SSCUP Final Action Letter required the plans be updated to clearly show Final Grade that is no more than 30 inches below the top of the patio and stairs in the Rear Setback prior to HDDR Final Action. The plans have been updated to show that the rear patio and stairs that encroach into the Rear Setback do not exceed 30 inches in height from Final Grade.
	
"Fences, walls, and retaining walls as permitted in Section 15-4-2, Fences and Retaining Walls are permitted within the Rear Setback. Pursuant to LMC § 15-4-2, Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Setback." "Mechanical equipment (which must be screened), hot tubs, or similar Structures located at least three feet (3') from the Rear Lot Line are allowed in the Rear Setback."	COMPLIES: The retaining wall proposed in the Rear Setback is 4 feet, 10 inches in height from Final Grade. COMPLIES: The plans show a 12-foot by 8-foot recessed swim spa on the rear patio. The 96-square-foot swim spa is considered a hot tub or similar Structure, which may encroach into the Rear Setback and must be no more than three feet from the Rear Lot Line. The swim spa encroaches into the Rear Setback and is located approximately 7 feet, 10 inches from the Rear Lot Line.

	
LMC § 15-13-2.2-3(I) Side Setbacks for Lots up to 25 feet in width require three-foot Setbacks on each side[3] LMC § 15-2.2-3(J), the Side Setback must be open and free of any Structure except: “A one foot (1’) roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5’)” LMC § 15-4-2(A),“Fences and retaining walls shall not exceed six feet (6’) in height measured from Final Grade within any required Rear Setback or Side Setback.” “Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, not including any required handrails.”	COMPLIES: The SFD is set back three feet from the side Lot Lines COMPLIES: The roof overhang extends one foot into the Side Setbacks on each side. COMPLIES: The Applicant proposes retaining walls that encroach into the Side Setback that do not exceed six feet in height. COMPLIES: two small stairways are proposed within each Side Setback. The steps do not exceed 30” in height above Final Grade.

[3] LMC § 15-2.2-3(I)

3. To meet the minimum Off-Street Parking requirement of two Parking Spaces, pursuant to Off-Street Parking standards outlined in LMC § 15-3-6(A), the Applicant requested Planning Commission approval of a Building Height exception pursuant to LMC § 15-2.2-5 (D)(4) *Building Height Exceptions, Garage on Downhill Lot*.
    a. On December 10, 2025, the Planning Commission granted the Applicant a Building Height Exception and found compliance with the following:
        i. The site is limited in depth and contains Very Steep Slopes; additionally, the required Off-Street Parking is limited to the portion of the driveway that is outside the public ROW and the garage.
        ii. The Building Height exception for Garages on a Downhill Lot requires that the garage does not exceed the minimum depth for an internal Parking Space, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*, which is 18 feet
        iii. The depth of the driveway outside the public ROW is 12 feet 9¾ inches, which is not deep enough to accommodate Parking Spaces with the required dimension of 18 feet in depth, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*.
        iv. The Applicant proposes to accommodate the two required Parking Spaces in tandem within a single-car wide garage that is 36 feet in depth and 11 feet in width. The proposed garage exceeds the 27-foot Zone Height, by 2 feet 3¼ inches.
4. The proposed SFD meets the HR-1 Zoning District Building Height requirements outlined in LMC § 15-2.2-5, with a Building Height Exception, pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*, in the following ways:
    a. While most of the Building, as measured from Existing Grade, meets the HR-1 Zone height of 27 feet, the Applicant requests a Building Height exception to allow a height of 29 feet 3¼ inches from Existing Grade, for the downhill side of the garage, pursuant to LMC § 15-2.2-5(D)(4), which grants heights up to 35’ to accommodate a single-car-wide garage in a Tandem Parking configuration, with Planning Commission approval.
    b. The interior height, as measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 35 feet.
    c. The proposed SFD meets the requirement for a 10-foot horizontal step in the downhill façade.

d. The proposed Contributing Roof Form has a 7:12 pitch and has a horizontal distance that is over 20 feet, measured from the primary façade to the rear of the building, as viewed from the primary public ROW, which meets the HR-1 Building Height requirement according to LMC § 15-2.2-5(C).
e. The proposed Final Grade is within four feet of Existing Grade, consistent with LMC § 15-2.2-5.

5. As conditioned, the proposed SFD complies with LMC § 15-13-8(A) *Regulations for New Residential Infill Construction in Historic Districts*, *Universal Regulations* as follows:
    a. The proposed SFD is a simple building form, with unadorned materials and restrained ornamentation
    b. The proposed SFD does not directly imitate existing historic structures and is designed with a contemporary interpretation of the selected style of architecture.
    c. The proposed SFD is differentiated from historic structures in that it is a modern interpretation of historic structures, yet it is compatible with historic structures in materials, features, size, scale, proportion and massing. The SFD is proposed to be clad in vertical wood siding and the overall Structure is broken into smaller modules with varied sloping roof forms that reflect the scale and massing of historic structures.
    d. The building is designed to step up the Steep Slope, with terraced retaining walls that minimize the appearance of large cuts and fill.
    e. The exterior elements are designed to be of human scale and are compatible with neighboring Historic Structures.
    f. The scale and height of the proposed Structure reflects the predominant pattern of the Streetscape.

6. As conditioned, the proposed SFD complies with LMC § 15-13-8(B) *Regulations for New Residential Infill Construction in Historic Districts, Specific Guidelines* as follows:

1. Site Design	
a) Building Setback and Orientation LMC § 15-13-8(B)(1)(a) states, "Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space."	Complies: The proposed SFD is sited such that it is consistent with the pattern of the surrounding Structures and Lot conditions, maintaining the minimum Setbacks required by the HR-1 Zoning District.
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, "Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes."	Complies: The proposed Structure steps with the downhill slope of the site and while retaining walls will be required to accomplish the construction, the site is already disturbed from the existing home, and cuts in Existing Grade will be terraced.
c) Landscaping and Vegetation: "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." "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."	See Condition of Approval 7: Impacts to existing vegetation shall be minimized; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Applicant's Landscape Plan shall detail areas viewable from the primary public right of way, where landscaping shall contribute to the character of the Historic District; existing landscape features that provide environmental sustainability benefits shall be respected and maintained. The proposed landscaping shall be at least 50% Water Wise and compliant with § 15-5-5(N). The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.

d) Retaining Walls - LMC § 15-13-8(B)(1)(d) states, "a site shall be contoured in a way that reduces the need for retaining walls."	See Condition of Approval 9: The proposed development of an SFD on the Steep Slope requires retaining walls; the plans indicate the retaining walls are no more than four feet in height and cuts in the grade create terraced areas for landscaping to screen the retaining walls.
h) Parking Area & Driveways. LMC § 15-13-8(B)(1)(h)(7) requires a maximum 10-foot driveway width in Historic Districts.	Complies: The Applicant proposes a 10-foot-wide driveway. See the parking analysis above in Finding of Fact 3 regarding Off-Street Parking requirements.
2. Primary Structures	
a) Mass, Scale, & Height	Complies: The SFD is compliant with Zoning District regulations regarding Building Footprint, Setbacks, height and massing and dwelling volume requirements of the Steep Slope Criteria. The height of the garage on the Steep Slope exceeds the HR-1 Zone Height of 27 feet; the Planning Commission approved a building height exception pursuant to 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*. The proposed SFD includes variations in roof height to break up the form, mass and scale of the overall Structure. The primary façade, as viewed from the street, is one story in height and is compatible with the historic character area. The building mass is broken up into modules that relate to structures in the character area, and to the scale of historic buildings, to minimize the perceived mass of the Structure and to reflect the mass, scale and proportions of historic buildings within the Streetscape.

b) Foundation – LMC § 15-13-8(B)(2)(b) states, "No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades."	See Condition of Approval 10: There are areas on the secondary façades that include exposed foundation. No more than two feet of foundation shall be visible on the proposed SFD on the secondary and tertiary facades; additional wood siding material shall be added to the exposed foundation such that only two feet of the foundation is exposed..
c) Doors -- LMC § 15-13-8(B)(2)(c) states, "All buildings that face the street shall have a well-defined primary entrance." “Doors shall be designed and finished with trim elements similar to those used historically.”	Complies: The primary entrance is proud of the garage door by 2 ½ feet and is well-defined with a gabled roof over an entry porch that connects to the front door. The proposed design and finish of the trim elements of the front entry door are wood and insulated glass.
d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and “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.” "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies: Most of the glazing proposed on the SFD reflects the historic 2:1 vertical orientation and solid-to-void ratio. The large expanse of glazing on the rear sliding doors that open to the rear deck on the Living Level is located on the tertiary façade and is screened by a solid railing as opposed to an open railing. Accent windows which do not reflect a 2:1 ratio are located primarily on the secondary and tertiary façade.
e) Roofs - LMC § 15-2.2-5 requires a roof pitch of at least 7:12. LMC § 15-13-8(B)(2)(e), states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District."	Complies: The proposed gable and shed roof forms are compatible with surrounding Structures, and the contributing roof form has a roof pitch of 7:12.

3. LMC § 15-13-8(B)(3) Mechanical and Utility Systems and Service Equipment: "Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location." "Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials".	See Condition of Approval 15: All mechanical equipment shall be located on the tertiary façade, or on the secondary façade beyond the midpoint of the structure; visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design. Mechanical equipment shall be fully screened from adjacent properties and from cross-canyon vantage points.
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." 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 cedar wood, painted opaque in a vertical orientation. Additionally, the SFD includes two accent panels on the secondary façades clad in matte finish metal panels.
5. Garages: LMC § 15-13-8(B)(6)(b) states, "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage. Glazing on garage doors shall be limited to no more than 30% of garage door"	Complies: The proposed single-car garage door is nine feet wide by nine feet tall, and the glazing is no more than 30% of the total square footage of the garage door façade.

7. Decks: LMC § 15-13-8(B)7 a. "Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade." b. "The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate."	Complies: The proposed decks are located on the tertiary façade and wrap around onto the secondary façade and will not be visible from the primary public right-of-way. The dimensions of the decks have been reduced to minimize the visual impact on the Steep Slope and to be appropriately proportioned to the site and the structure.

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 *Historic Residential – 1 (HR-1) District.*
3. The proposal complies with LMC Chapter 15-3 *Off-Street Parking.*
4. The proposal, as conditioned, complies with LMC § 15-13-8 *Regulations for New Residential Sites in the Historic District.*

Conditions of Approval

1. If the Applicant does not obtain a building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
2. Final building plans and construction details shall reflect substantial compliance with the plans approved February 5, 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.
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 provide adequate snow storage for the new driveway on site and if the driveway is heated, the Applicant shall obtain Engineering Department approval of an encroachment agreement for the portion of the heated driveway in the public right-of-way.
6. 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.
7. The Applicant shall replace any significant vegetation removed in an equivalent manner on site.
8. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
9. The site shall be re-graded to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.
10. At the time of building permit submittal, any proposed retaining walls must be clearly identified on the plans, showing height and material.
11. No more than two feet of foundation shall be visible on the proposed SFD on the secondary and tertiary facades.
12. Because the SFD is five feet or less from the property line, snow shed and Access Agreements will need to be made with neighboring properties.
13. Metal siding shall be a matte finish and roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
14. Any changes to the proposed siding materials must be submitted to the Planning Department for review and approval during Building Permit stage.
15. All mechanical equipment shall be located on the tertiary façade, or on the secondary façade beyond the midpoint of the structure; visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design. Mechanical equipment shall be fully screened from adjacent properties and from cross-canyon vantage points.
16. Prior to submitting a building permit, the Applicant shall record the Wardell Replat First Amended Subdivision, approved by the Planning Commission on April 2, 2025 for the creation of two Lots.

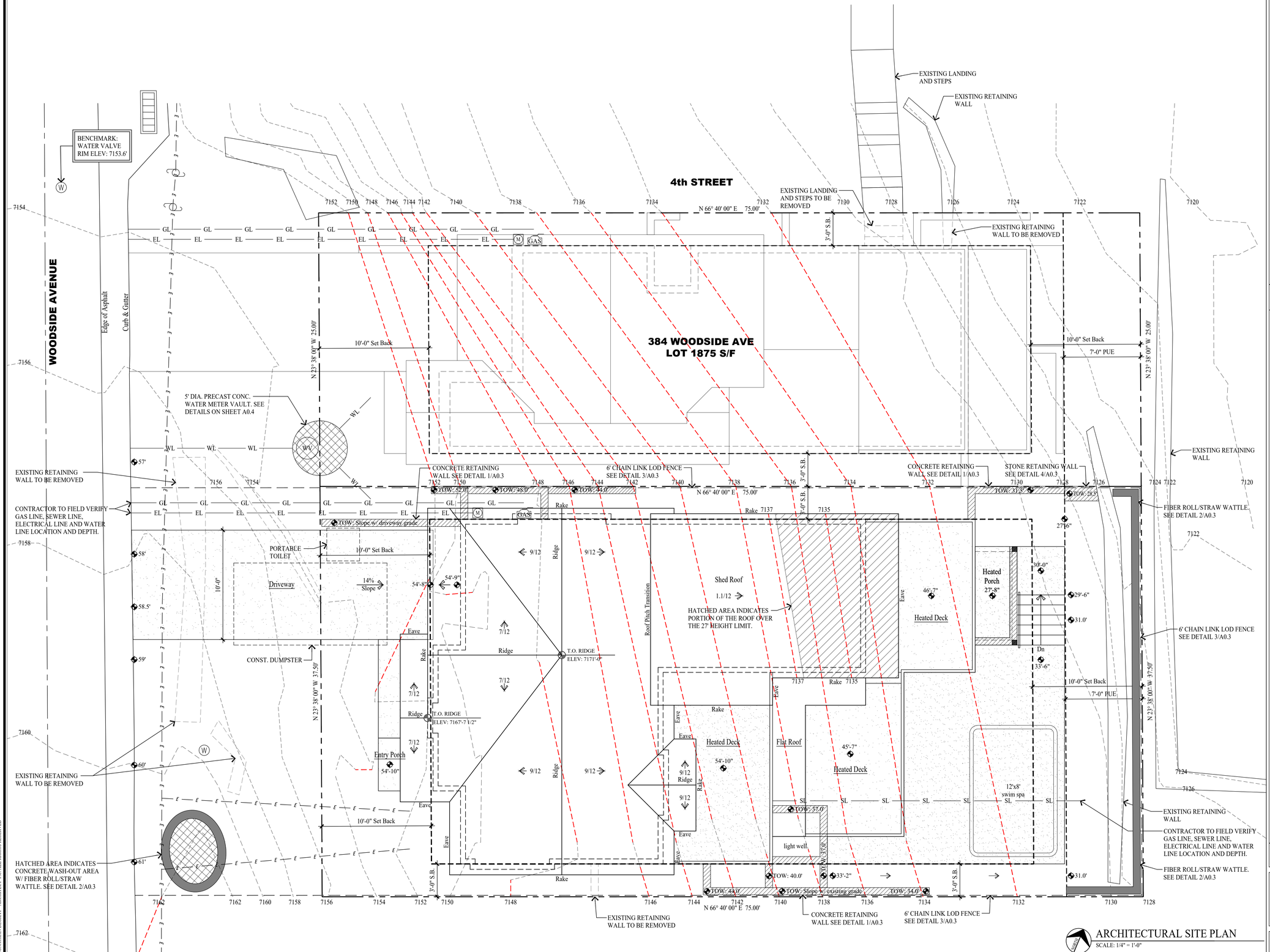
This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call the project planner at 435-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Rebecca Ward, Planning Director

CC: Elissa Martin

Attachment 1: Approved Plans



ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
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- POWER POLE
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- E — EXISTING ELECTRICAL LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- EL — ELECTRICAL LINE

0 5' 10'
GRAPHIC SCALE

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

IMPERVIOUS AREA: 2086 S/F

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

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

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A0.1

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PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.

NOTE:
THE LANDSCAPING SHALL HAVE AN IRRIGATION SYSTEM WITH A WATERSENSE LABELED SMART IRRIGATION CONTROLLER. PER LMC 15-5-5 (N).

PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
				DECIDUOUS TREES			
	A	2	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	B	2	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	C	1	Flowering Crabapple	Malus Floribunda	3" Dia.	6'-8'	6'-10' Tall
				SHRUBS			
	D	8	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	E	7	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
	F	8	Honeysuckle	Diervilla Lonicera	5 Gal.		Spacing as noted on plan
				GROUND COVER and HYDROSEEDING			
	G	30	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	H	30	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	I	340 S/F	Wood Chips		Small		3" Thick Layer
	J	840 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

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

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

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

603.5 Home Ignition Zone.

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

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

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

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

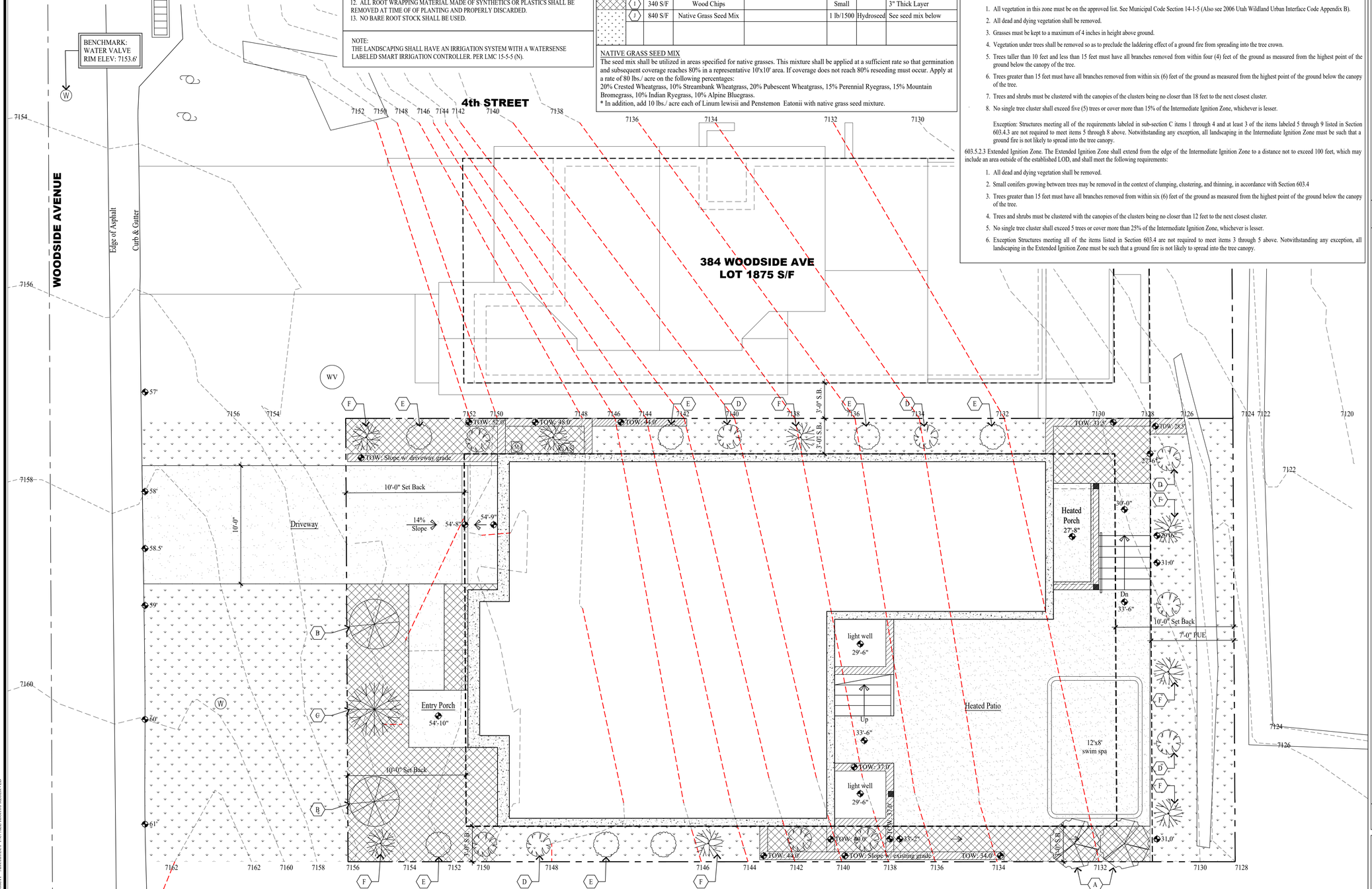
603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 30 feet, which may include an area outside the established LOD and shall meet the following requirements:

1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
2. All dead and dying vegetation shall be removed.
3. Grasses must be kept to a maximum of 4 inches in height above ground.
4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.
5. Trees taller than 10 feet and less than 15 feet must have all branches removed from within four (4) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.
8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

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

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

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



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

GENERAL NOTES

SITE PLAN NOTES:

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DISTURBED / GROUND COVER AREA: 1180 S/F

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

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

SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A0.2

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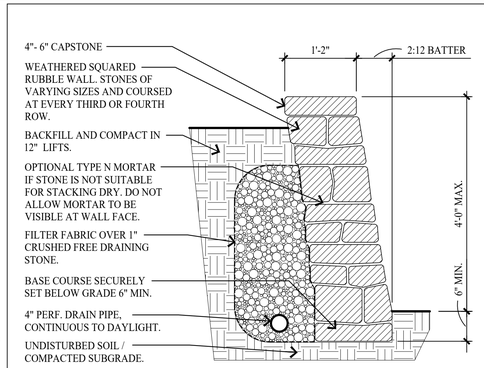
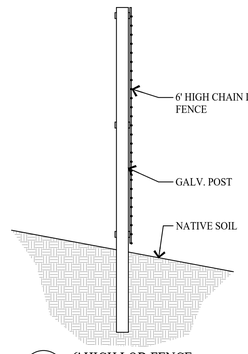
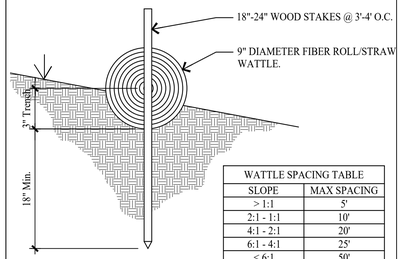


4 / A0.3 STACKED STONE RETAINING WALL
NO SCALE



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

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

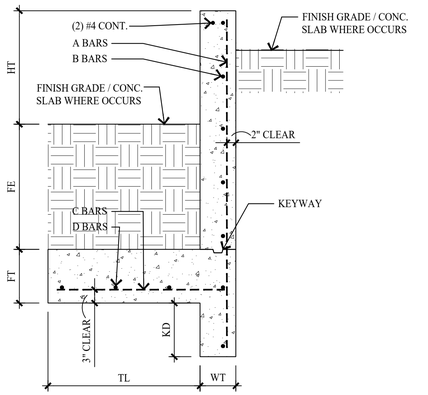


WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

2 / A0.3 FIBER ROLL/STRAW WATTLE DETAIL
NO SCALE

TYPICAL CONCRETE RETAINING WALL SCHEDULE

MARK	HT (max)	FE	TL	WT	HL	FT	KD	A	B	C	D
W1	8'-0"	2'-4"	6'-8"	10"	0	16"	24"	#6@10"	#4@12"	#6@10"	#4@12"
W2	6'-0"	2'-4"	4'-10"	8"	0	14"	12"	#5@12"	#4@12"	#5@12"	#4@12"
W3	4'-0"	2'-4"	2'-10"	8"	0	12"	0	#5@12"	#4@12"	#5@12"	#4@12"
W4	2'-0"	2'-4"	1'-4"	8"	0	12"	0	#4@12"	#4@12"	#4@12"	#4@12"



1 / A0.1 L-SHAPE RETAINING WALL
NO SCALE

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

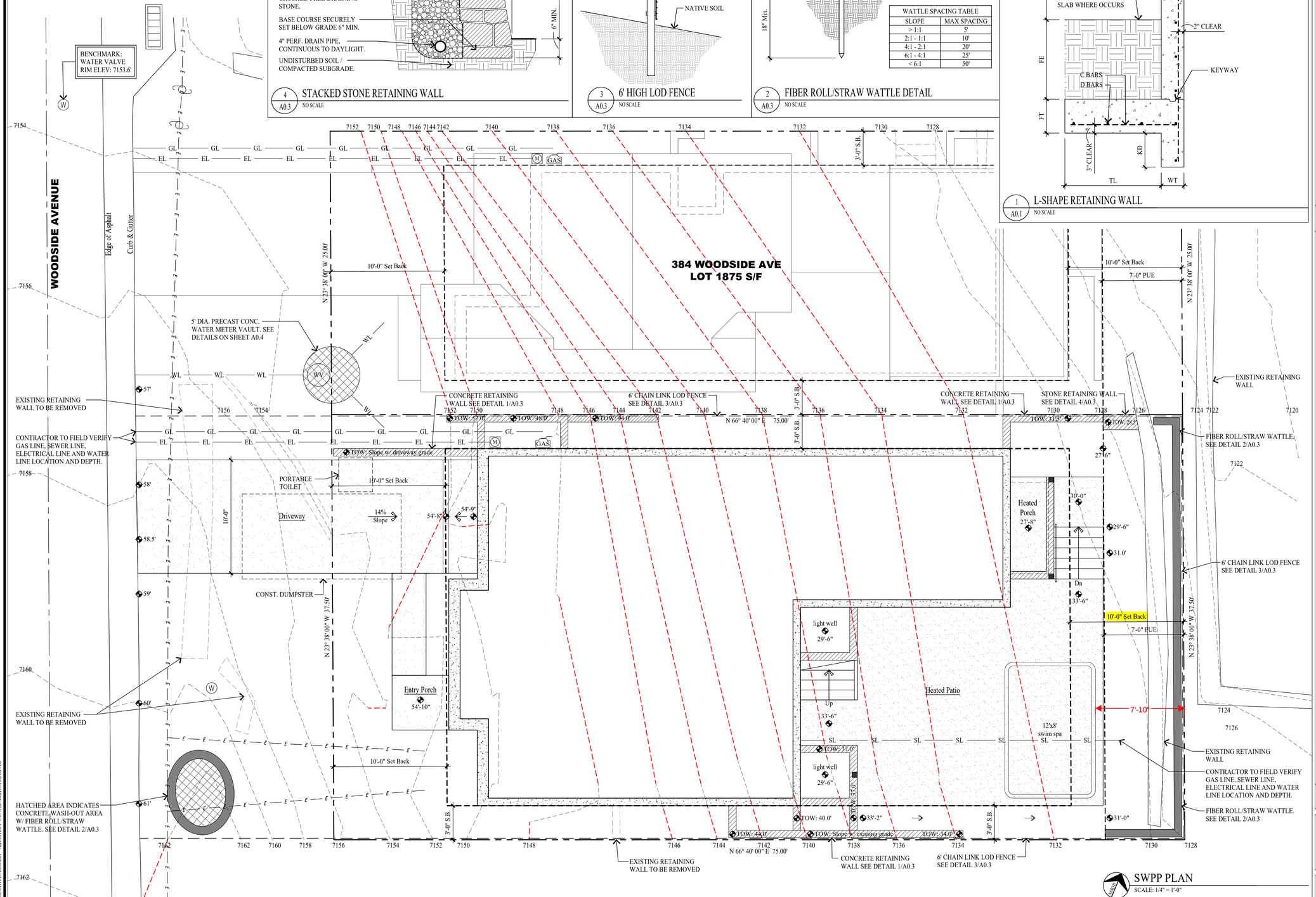
LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- EXISTING ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRICAL LINE

0 5' 10'
GRAPHIC SCALE

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

IMPERVIOUS AREA: 2086 S/F



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

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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

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

SHEET DESCRIPTION:
SWPP PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A0.3

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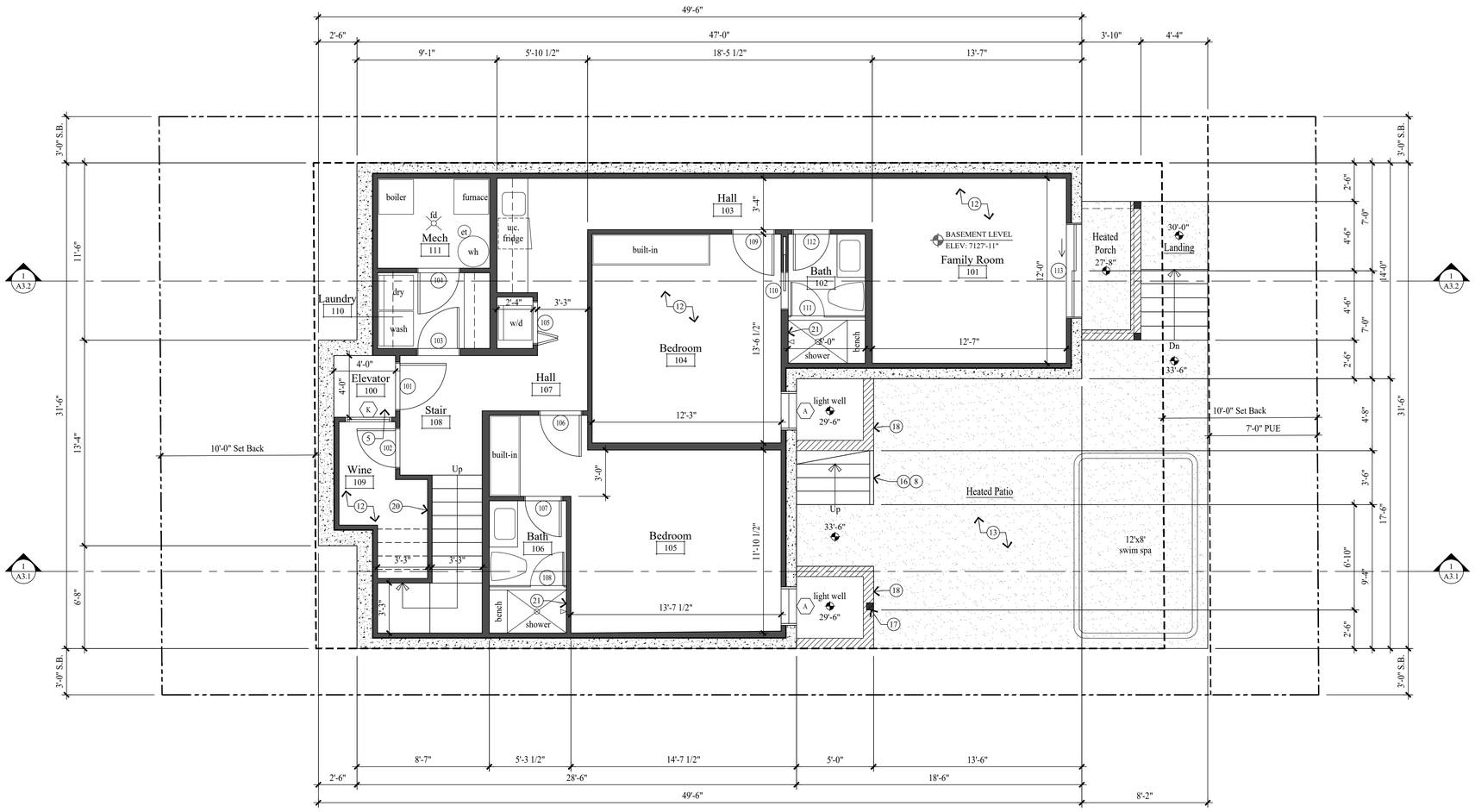

BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"

Total Living Area: 3892 s/f
Footprint: 1200 s/f
Living Area: 1190 s/f

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
6. ROOF / DECK DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
11. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
12. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN 25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. PATIO / DECK STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
17. 5x5 TS COLUMN - PAINT.
18. 6"-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
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21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
23. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
24. BOARD FORM CONCRETE RETAINING WALL.
25. PROPERTY LINE.
26. SET BACK / PUE LINE.

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

SHEET DESCRIPTION:
BASEMENT LEVEL PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.1

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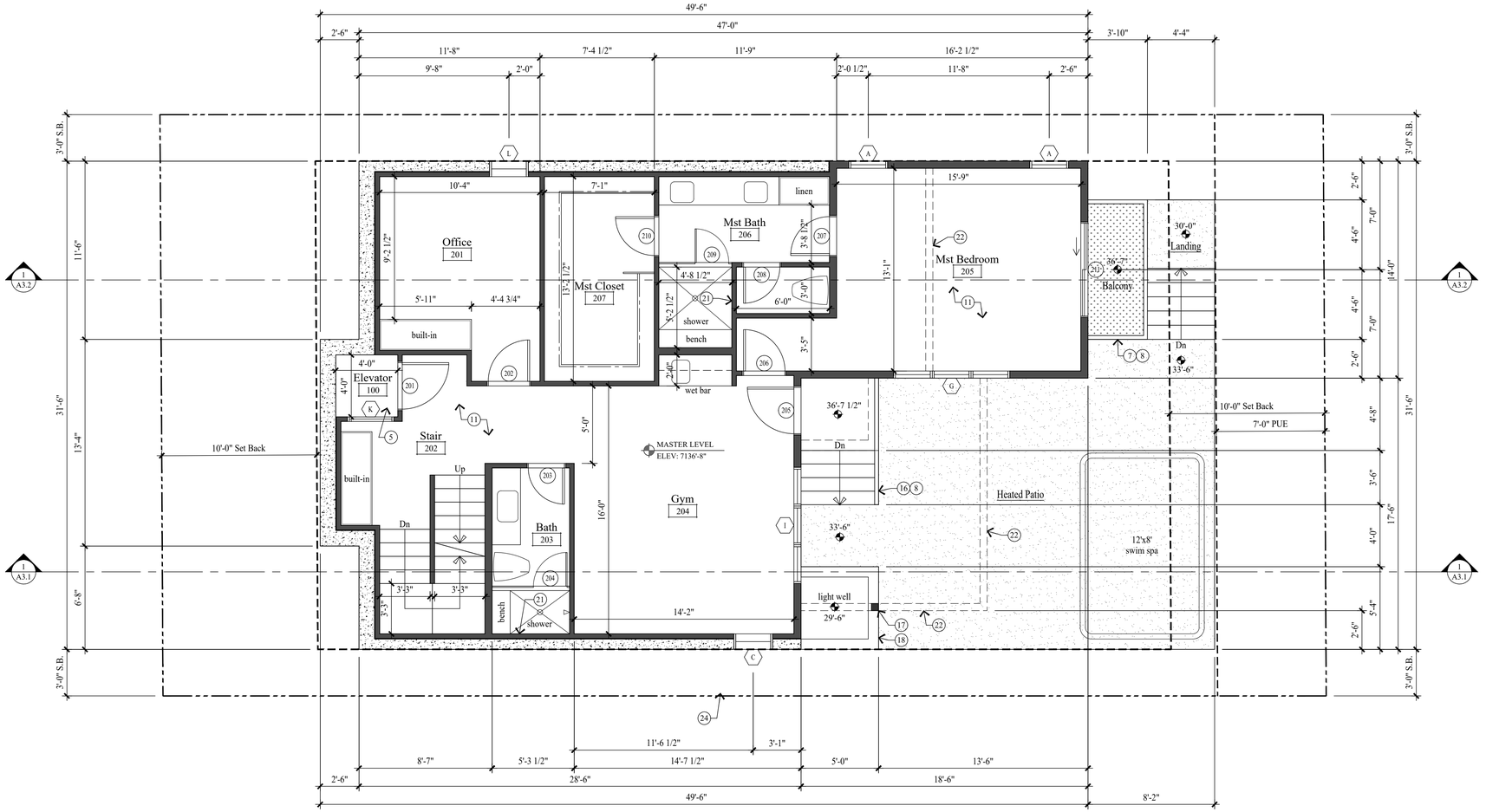

MASTER LEVEL PLAN

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

Living Area: 1190 s/f

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

SHEET DESCRIPTION:
MASTER LEVEL PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.2

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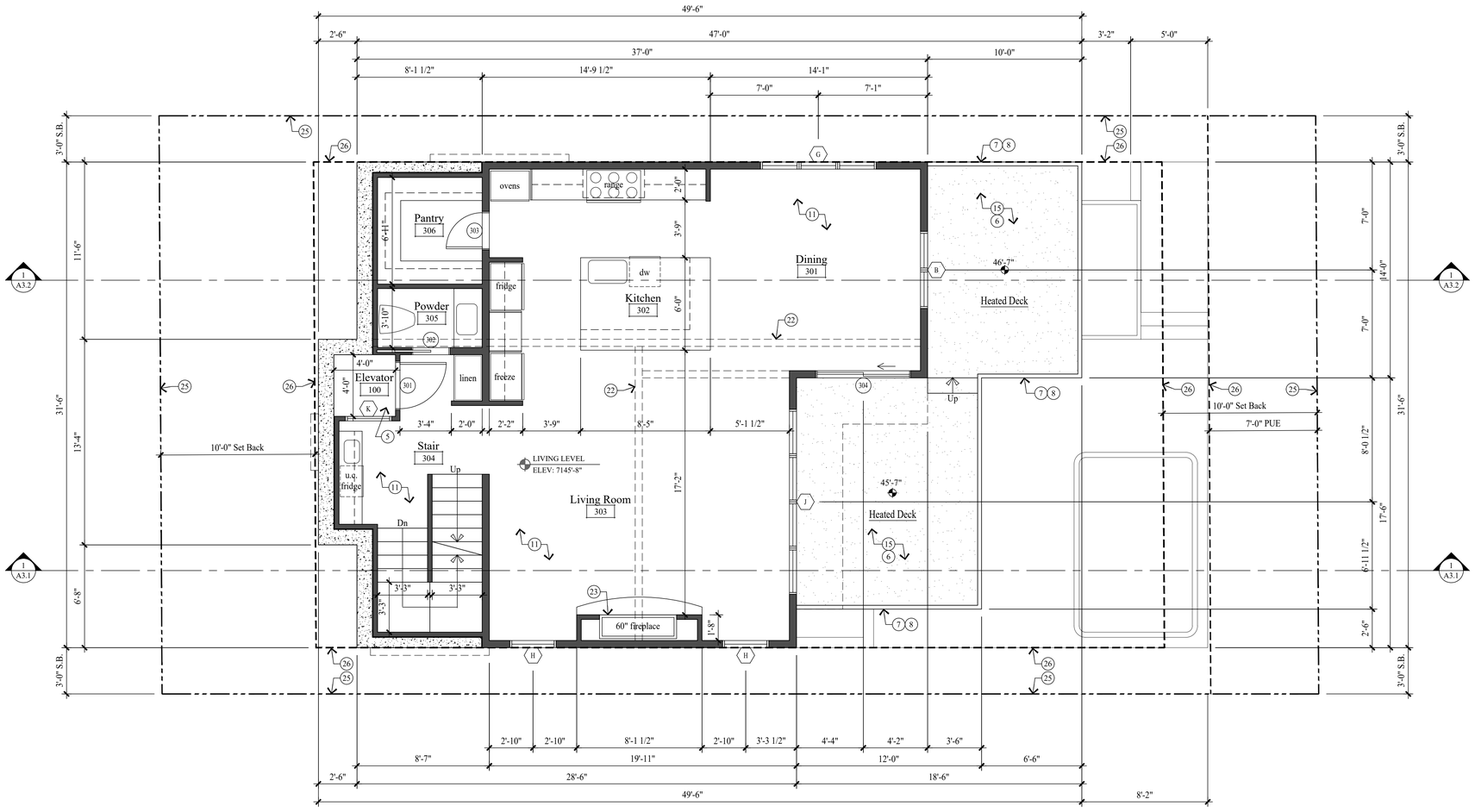

LIVING LEVEL PLAN

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

Living Area: 1050 s/f

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

PROJECT DESCRIPTION:

SHEET DESCRIPTION: LIVING LEVEL PLAN

REVISIONS:

DATE: DECEMBER 05, 2025

PROJECT NUMBER: 2506-01

SHEET NUMBER: A1.3

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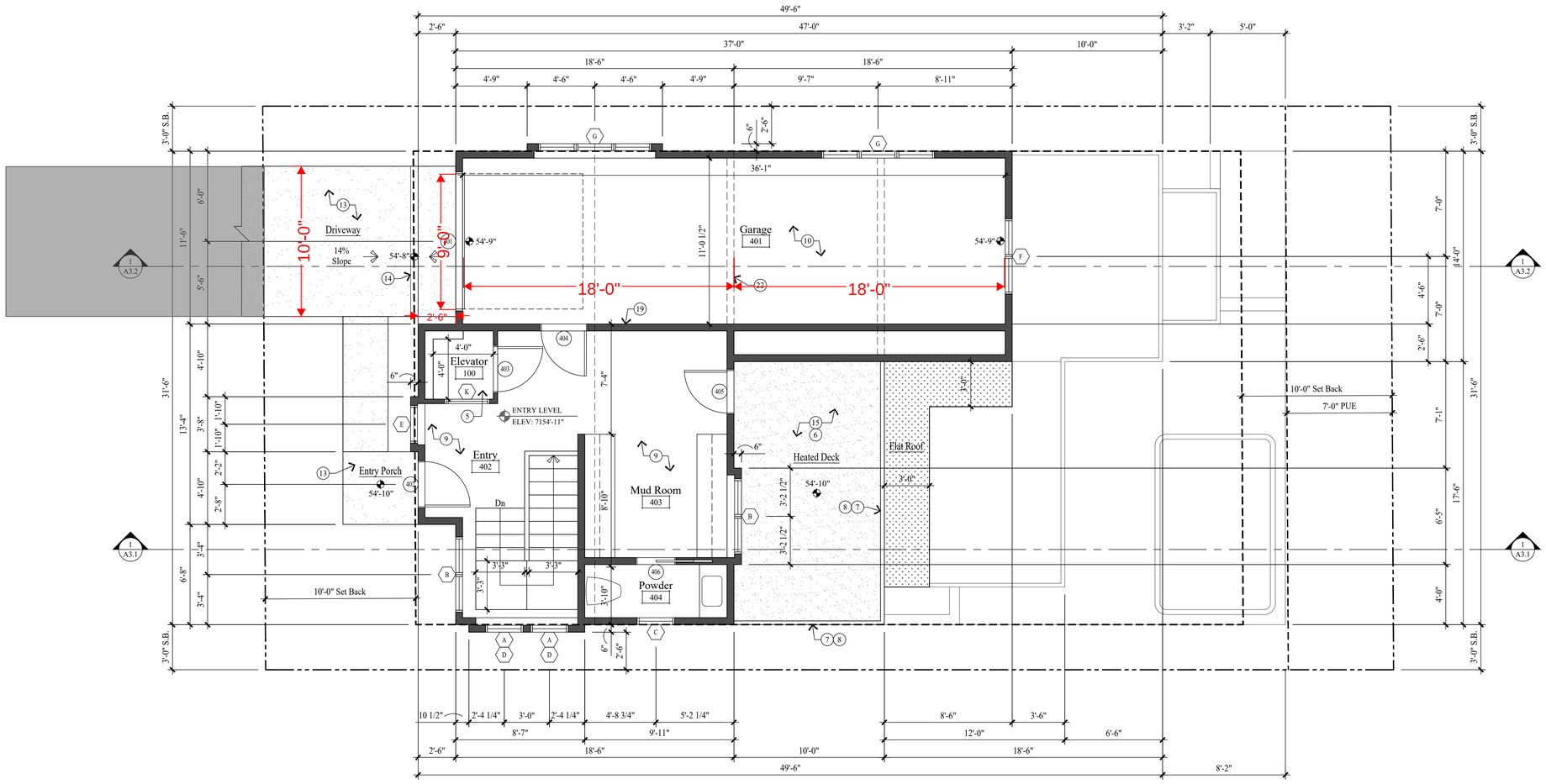

ENTRY/GARAGE LEVEL PLAN
SCALE: 1/4" = 1'-0"

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

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
6. ROOF / DECK DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
11. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
12. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. PATIO / DECK STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
17. 5x5 TS COLUMN - PAINT.
18. 6'-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
20. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
23. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
24. BOARD FORM CONCRETE RETAINING WALL.
25. PROPERTY LINE.
26. SET BACK / PUE LINE.

Jonathan DeGray
Architect
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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

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

SHEET DESCRIPTION:
ENTRY / GARAGE LEVEL PLAN

REVISIONS:

DATE:
DECEMBER 05, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.4

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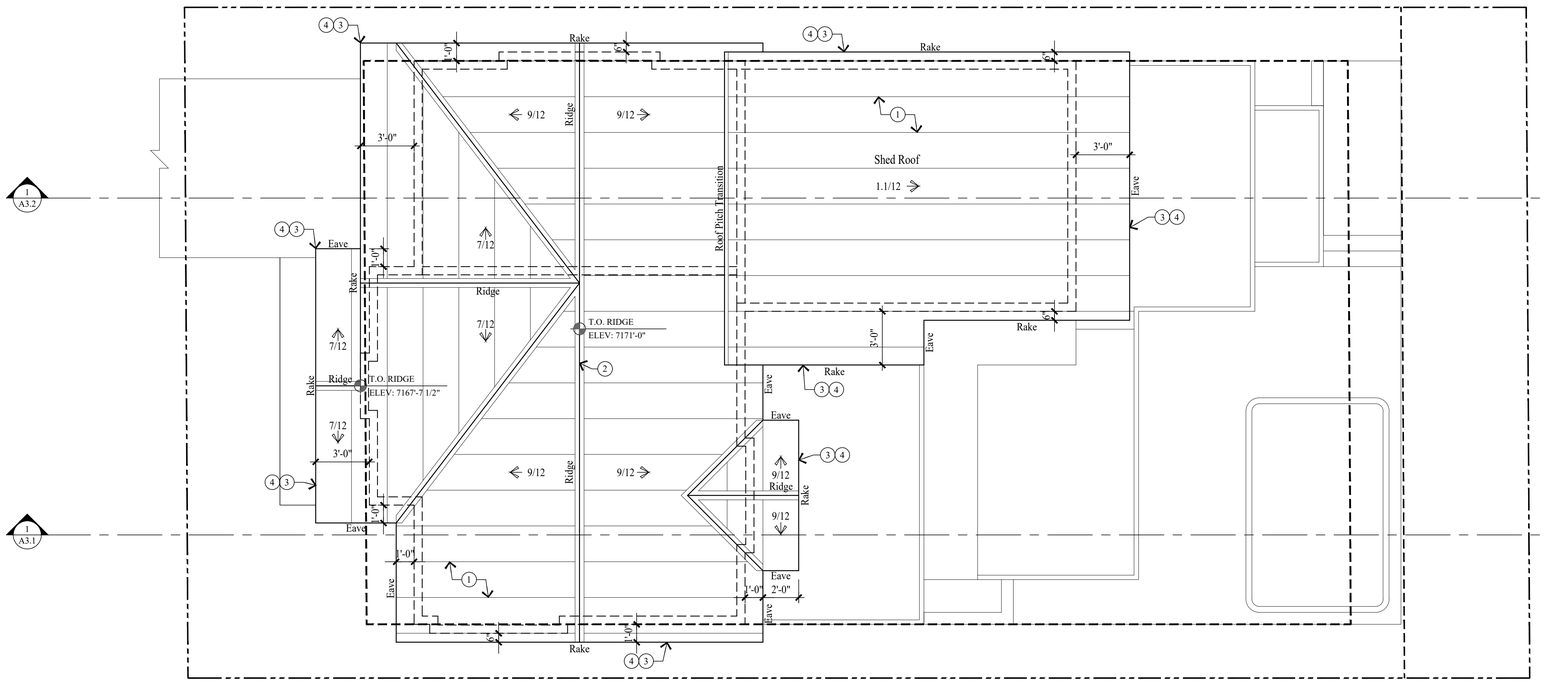

ROOF PLAN
SCALE: 1/4" = 1'-0"

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

NOTE:
EAST AND WEST ROOF OVER HANG TO BE 6" TYPICAL OVER HANG U.N.O.

NORTH AND SOUTH ROOF OVER HANG TO BE 2'-0" TYPICAL OVER HANG U.N.O.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

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KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2"x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
6. ROOF / DECK DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
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13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. PATIO / DECK STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
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18. 6'-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
368 WOODSIDE AVENUE, PARK CITY, UTAH 84060

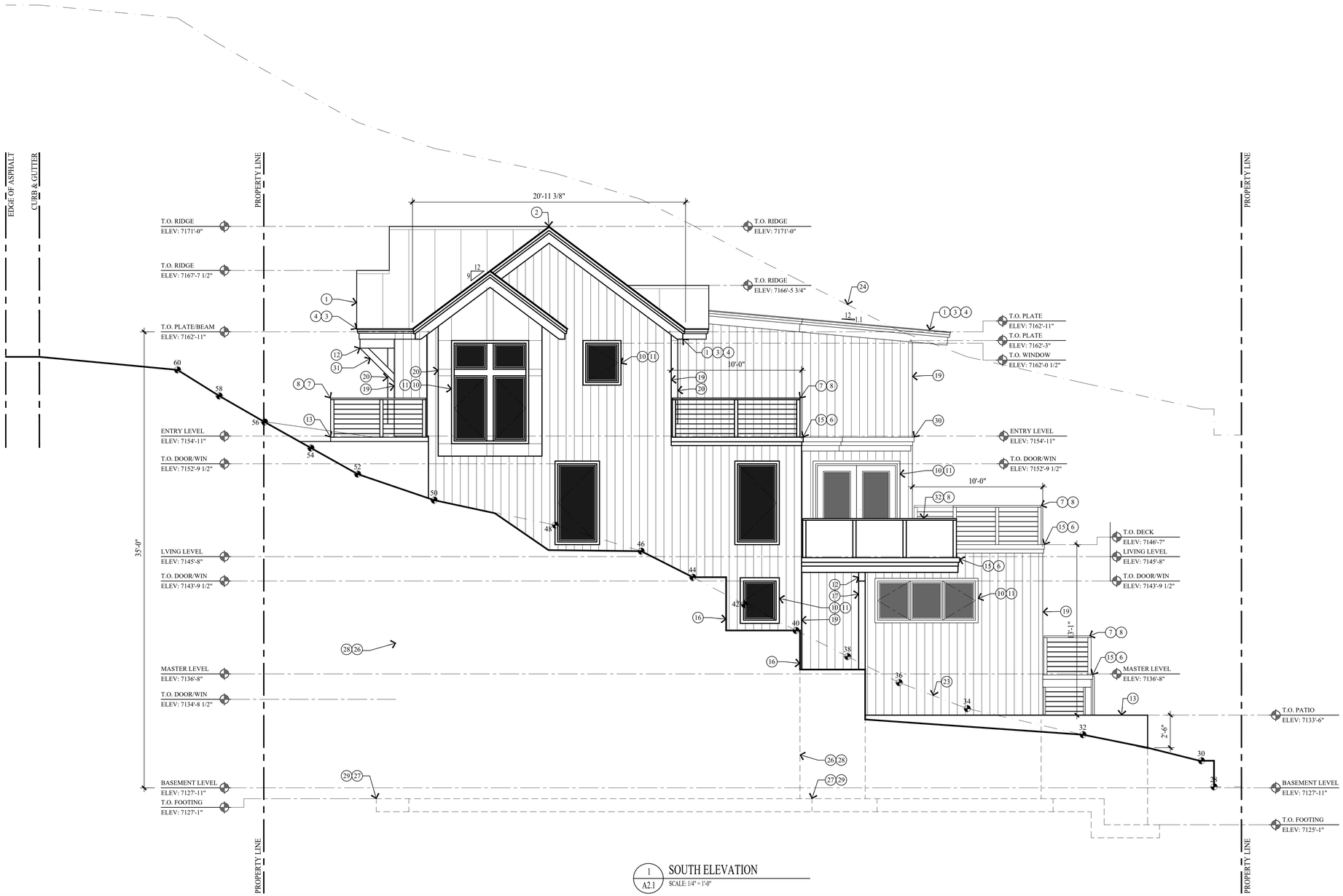
SHEET DESCRIPTION:
ROOF PLAN

REVISIONS:

DATE:
DECEMBER 05, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A1.5



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

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
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6. ROOF / DECK DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
11. WINDOW & DOOR TRIM @ METAL SIDING TO BE 1 1/2" METAL @ HEAD, JAMB & SILL. WINDOW & DOOR TRIM @ WOOD SIDING TO BE 2x3 WOOD HEAD, JAMB & SILL - STAIN/PAINT.
12. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK- 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. CONCRETE RETAINING WALL.
17. 5x5 TS COLUMN - PAINT.
18. 6'-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
20. NON-REFLECTIVE 16" VERTICAL METAL PANEL SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C. METAL SIDING @ (3) WINDOW BAYS TO BE FLAT METAL PANELS.
21. FLASHING AND COUNTER FLASHING - TYPICAL.
22. ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
23. EXISTING GRADE LINE.
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
26. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
27. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE.
29. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
30. HORIZONTAL ACCENT BAND TO MATCH FLAT HEATED DECK PROFILE: 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
31. 6x6 TIMBER KNEE BRACE - STAIN/PAINT.
32. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.

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

SHEET DESCRIPTION:
SOUTH ELEVATION

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A2.1

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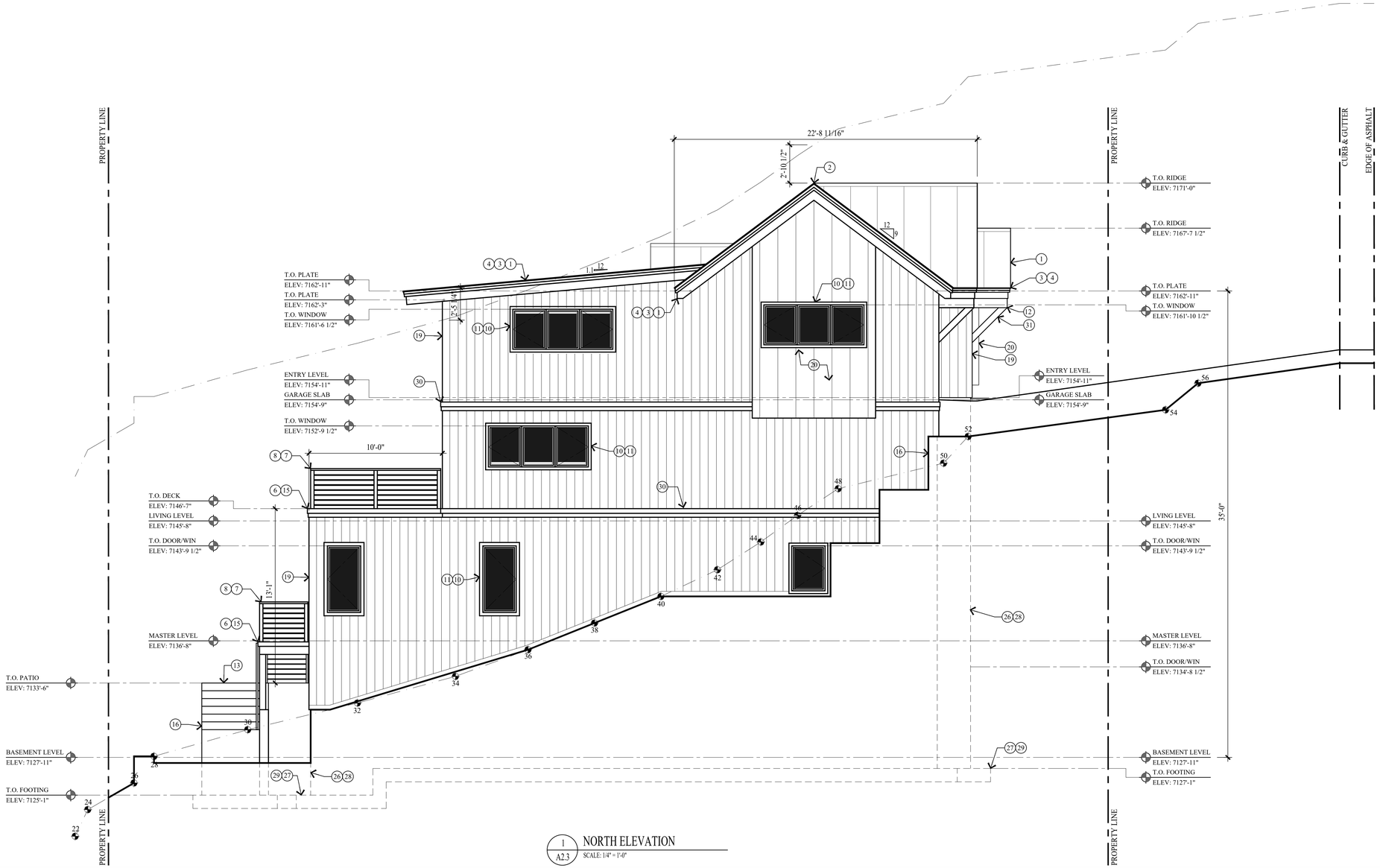

1 A2.3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. PATIO / DECK STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
6. ROOF / DECK DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE / WALL / SCUPPER LOCATIONS. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
11. WINDOW & DOOR TRIM @ METAL SIDING TO BE 1 1/2" METAL @ HEAD, JAMB & SILL. WINDOW & DOOR TRIM @ WOOD SIDING TO BE 2x3 WOOD HEAD, JAMB & SILL - STAIN/PAINT.
12. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK- 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. CONCRETE RETAINING WALL.
17. 5x5 TS COLUMN - PAINT.
18. 6'-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
20. NON-REFLECTIVE 16" VERTICAL METAL PANEL SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C. METAL SIDING @ (3) WINDOW BAYS TO BE FLAT METAL PANELS.
21. FLASHING AND COUNTER FLASHING - TYPICAL.
22. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
23. EXISTING GRADE LINE.
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
26. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
27. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE.
29. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
30. HORIZONTAL ACCENT BAND TO MATCH FLAT HEATED DECK PROFILE: 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
31. 6x6 TIMBER KNEE BRACE - STAIN/PAINT.

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

SHEET DESCRIPTION:
NORTH ELEVATION

REVISIONS:

DATE:
DECEMBER 09, 2025

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A2.3

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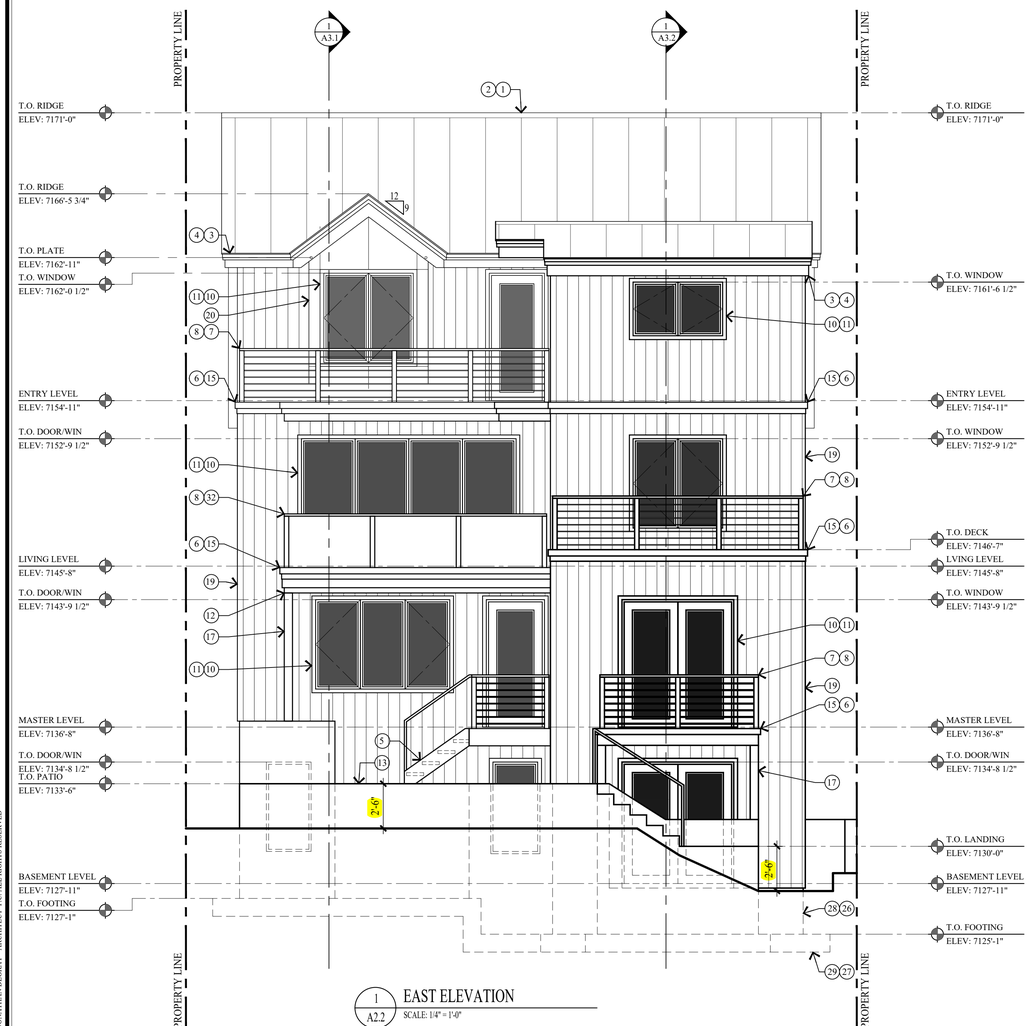
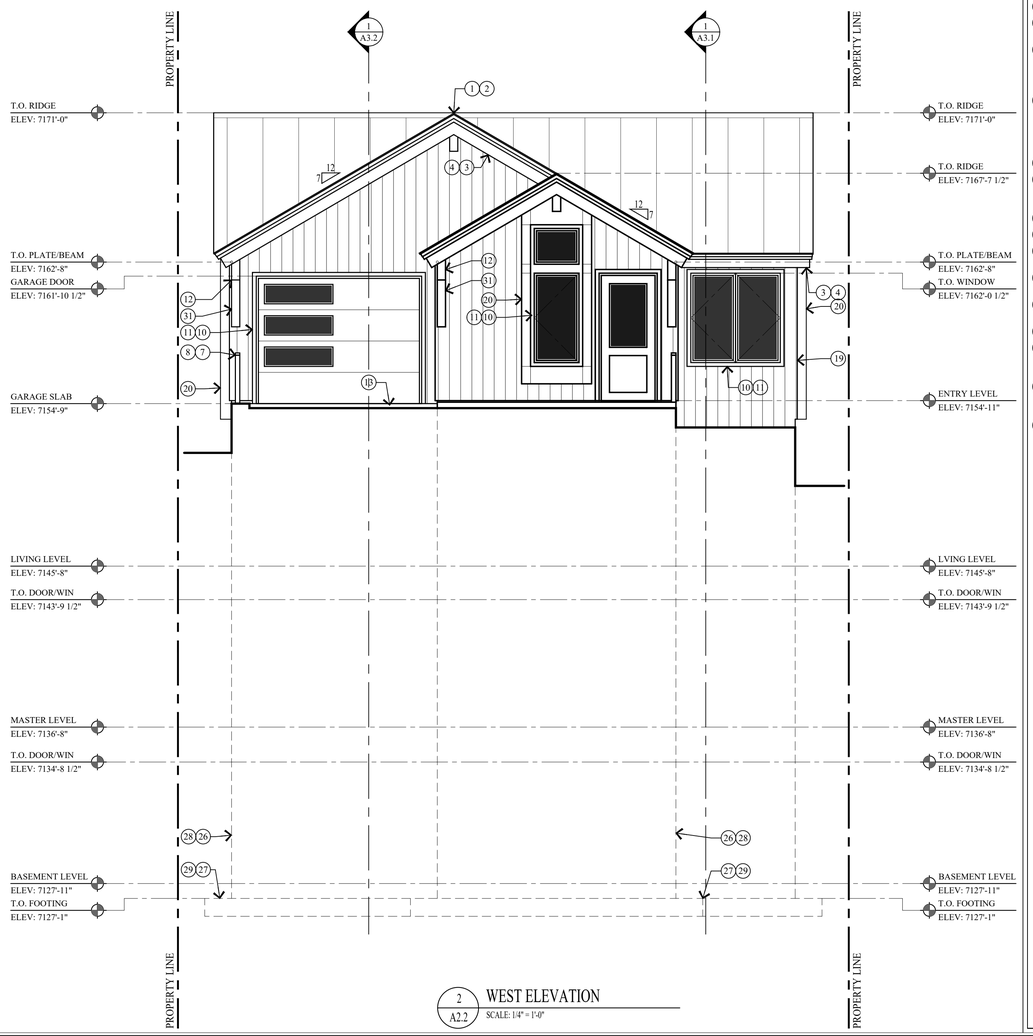


1 A2.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.2 WEST ELEVATION
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KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
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14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK- 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. CONCRETE RETAINING WALL.
17. 5x5 TS COLUMN - PAINT.
18. 6'-8" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 1x8 VERTICAL CEDAR SIDING - PAINT/STAINED OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
20. NON-REFLECTIVE 16" VERTICAL METAL PANEL SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C. METAL SIDING @ (3) WINDOW BAYS TO BE FLAT METAL PANELS.
21. FLASHING AND COUNTER FLASHING - TYPICAL.
22. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
23. EXISTING GRADE LINE.
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
26. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
27. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE.
29. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
30. HORIZONTAL ACCENT BAND TO MATCH FLAT HEATED DECK PROFILE: 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
31. 6x6 TIMBER KNEE BRACE - STAIN/PAINT.

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

SHEET DESCRIPTION:
WEST ELEVATION
EAST ELEVATION

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A2.2

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT'L	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING HEIGHT	CEILING MAT'L	REMARKS
BASEMENT LEVEL										
100	ELEVATOR	CONCRETE	WOOD	GYP	GYP	GYP	GYP	35'-4" / 38'-6"	GYP	5/8" TYPE X GYPSUM BOARD
101	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
102	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
103	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
104	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
105	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
106	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
107	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
108	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
109	WINE ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
110	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
111	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
MASTER LEVEL										
201	OFFICE	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
202	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
203	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
204	GYM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
205	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4" / 8'-6 1/2"	GYP	
206	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
207	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-7 3/4"	GYP	
LIVING LEVEL										
301	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-9 1/2" / 8'-1 3/4"	GYP	
302	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-9 1/2" / 8'-1 3/4"	GYP	
303	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-0 1/2" / 8'-1 3/4"	GYP	
304	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
305	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7'-9 1/2" F.V.	GYP	
306	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-9 1/2" F.V.	GYP	
ENTRY / GARAGE LEVEL										
401	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE X GYPSUM BOARD
402	ENTRY	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
403	MUD ROOM	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
404	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	

WINDOW SCHEDULE

MARK ⟨1⟩	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
B	5'-0"	5'-0"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" PICTURE MULLED - SEE ELEVATION
C	2'-6"	3'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
D	2'-6"	2'-0"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
E								
F	5'-0"	3'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 3'-0" CASEMENT MULLED - SEE ELEVATION
G	7'-6"	3'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 3'-0" CASEMENT MULLED - SEE ELEVATION
H	3'-0"	6'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
I	7'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
J	12'-0"	6'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(4) 3'-0" x 6'-0" CASEMENT MULLED - SEE ELEVATION
K	3'-0"	6'-0"	PICTURE	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED	CONTRACTOR TO FIELD VERIFY
L	2'-6"	3'-4"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS. OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308

5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.

6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE

MARK ⟨1⟩	TYPE	SIZE WIDTH	SIZE HEIGHT	THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
BASEMENT LEVEL										
101	STYLE & RAIL	3'-0"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
102	FRENCH	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
103	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
104	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
105	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	BIFOLD DOOR
106	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
107	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
108	SHOWER	2'-2"	6'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
109	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
110	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
111	SHOWER	2'-2"	6'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
112	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
113	PATIO	6'-0"	6'-8"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
MASTER LEVEL										
201	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
202	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
203	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
204	SHOWER	2'-2"	6'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
205	FRENCH	3'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
206	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
207	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
208	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
209	SHOWER	2'-2"	6'-0"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
210	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
211	PATIO	6'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
LIVING LEVEL										
301	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
302	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
303	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
304	PATIO	6'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
ENTRY / GARAGE LEVEL										
401	OVERHEAD DOOR	9'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER - TEMP GLASS
402	ENTRY	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
403	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
404	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
405	FRENCH	2'-10"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
406	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.

3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4

4. FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.

5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.

6. NO MORE THAN 30% OF GLASS IN GARAGE DOORS.

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

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2506-01

SHEET NUMBER:
A5.1

Planning Department
Staff Report

Subject: **384 Woodside Avenue**
Application: **PL-25-06388**
Author: **Elissa Martin, Planning Project Manager**
Date: **February 5, 2026**
Type of Item: **Historic District Design Review**

Recommendation

(I) Review the Historic District Design Review (HDDR) to construct a new Single-Family Dwelling at 384 Woodside Avenue, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Rob and Laura Beasley Represented by Jonathan DeGray
Location:	384 Woodside Avenue
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Director reviews and takes Final Action on HDDRs.[1]

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

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

Summary

384 Woodside Avenue is Lot B of the Wardell Replat First Amended Subdivision, in the Historic Residential-1 (HR-1) Zoning District. The Wardell Replat First Amended Subdivision was approved by the Planning Commission on April 2, 2025 (Meeting Packet, Item 6C; Minutes, p. 11).[2] The Applicant proposes to construct a new Single-Family Dwelling (SFD) on the Lot.

[1] LMC § 15-11-12
[2] The Plat has not yet been recorded, and this HDDR approval is conditioned upon the recordation of the Plat with Summit County.

Background

On November 12, 2025, the Planning Commission approved the 384 Woodside Steep Slope Conditional Use Permit (SSCUP) with a Building Height exception for the garage on a downhill Lot, according to the provisions in LMC § 15-2.2-5 (D)(4) (Agenda Packet, Item 5D, Minutes, p.7).

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

Figure 2: 384 Woodside Avenue proposed SFD within the Streetscape

Analysis

See Final Action Letter, Exhibit A for Analysis.

Department Review
The Planning Department and the Executive Department reviewed this report.

Notice
Staff published notice on the City's website and the Utah Public Notice website on January 21, 2026. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on January 22, 2026.[2]

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

Alternatives
The Planning Director may:

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

Exhibit
A: Draft Final Action Letter

Attachment 1: Approved Plans

[2] LMC § 15-1-21

Planning Department

February 5, 2026

Rob and Laura Beasley
CC: Jonathan DeGray

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address:	384 Woodside Avenue
Zoning District:	Historic Residential-1
Application:	Historic District Design Review
Project Number:	PL-25-06388
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	February 5, 2026
Project Summary:	The Applicant proposes to construct a new Single-Family Dwelling (SFD) on a non-Historic Site in the Historic Residential-1 (HR-1) Zoning District.

Action Taken

On February 5, 2026, the Planning Director conducted a public hearing and approved the Historic District Design Review (HDDR) for a new SFD at 384 Woodside Avenue, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On July, 8, 2025, The property owner submitted an HDDR application for 384 Woodside Avenue to construct a SFD in the HR-1 Zoning District on a non-Historic site.
2. The proposed SFD meets the HR-1 Zoning District Lot and Site Requirements, pursuant to LMC § 15-2.2-3, according to the following Findings:

Zoning Requirement	Analysis
LMC § 15-2.2-3(A)	COMPLIES**:** The SFD is proposed on a 1,875-square-foot Lot.

Minimum Lot Size for an SFD – 1,875 square feet	
Maximum Lot Size – 3,750 square feet	COMPLIES: The area of the Lot is under 3,750 square feet, at 1,875 square feet.
LMC § 15-2.2-3(B) Minimum Lot Width is 25 feet, measured 15' back from the Front Lot Line	COMPLIES: The Lot measures 25 feet in width.
LMC § 15-2.2-3(E) Maximum Building Footprint – 843.75 square feet[1]	COMPLIES: The proposed Structure has a Building Footprint of 842 square feet.
LMC § 15-2.2-3(F) Lots that are 75 feet in depth require 10-foot Front and Rear Setbacks[2]	COMPLIES: The Lot is 75 feet in depth. The proposed SFD and decks are set back 10 feet from the Front and Rear Lot lines.
LMC § 15-2.2-3(G)(1), Front Setback must be open and free of any Structure except: "Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Retaining Walls." "Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback." "Hard-surfaced driveways leading to a Garage"	COMPLIES: The Applicant proposes a retaining wall that encroaches into the Front Setback and does not exceed four feet in height. COMPLIES: The roof overhang extends two feet into the Front Setback. COMPLIES: The proposed driveway is within the Front Setback and leads to an approved garage (see below for additional Off-Street Parking requirements related to the driveway).
LMC § 15-2.2-3(H), the Rear Setback must be open and free of any Structure (except those elements listed in the above section).	COMPLIES: No Structures are proposed in the Rear Setback.
LMC § 15-13-2.2-3(I) Side Setbacks for Lots up to 25 feet in width require three-	COMPLIES: The SFD is set back three feet from the side Lot Lines

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

foot Setbacks on each side[3] Pursuant to LMC § 15-2.2-3(J), the Side Setback must be open and free of any Structure except:	
LMC § 15-4-2(A),"Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Setback or Side Setback."	COMPLIES: The Applicant proposes retaining walls that encroach into the Side Setback that do not exceed six feet in height.
"A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5')"	COMPLIES: The roof overhang extends one foot into the Side Setbacks on each side.
"Pathways or steps connecting to a City staircase or pathway"	There are existing steps on the property (in the Side Setback) that connect to existing steps in the 4th Street (unbuilt) Right-of-Way (ROW). The plans indicate the steps in the Side Setback are proposed to be removed. Condition of Approval 12 requires the existing steps in the unbuilt ROW be removed unless there is an approved encroachment agreement with the City.

3. To meet the minimum Off-Street Parking requirement of two Parking Spaces, pursuant to Off-Street Parking standards outlined in LMC § 15-3-6(A), the Applicant requested Planning Commission approval of a Building Height exception pursuant to LMC § 15-2.2-5 (D)(4) *Building Height Exceptions, Garage on Downhill Lot*.

[3] LMC § 15-2.2-3(I)

4. On November 12, 2025, the Planning Commission granted the exception and found the following:
    a) The site is limited in depth and contains Very Steep Slopes; additionally, the required Off-Street Parking is limited to the portion of the driveway that is outside the public ROW and the garage.
    b) The length of the driveway outside the public ROW is 18 feet, which will accommodate one Parking Space with the required dimension of 18 feet in depth, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*.
    c) The Applicant proposes a tandem parking configuration with the second required Parking Space in a single-car garage that has a Building Height of 32 feet, 2 inches from Existing Grade for the north gable end of the garage. The proposed garage would exceed the 27-foot Zone Height, by five feet, two inches.
    d) The Applicant's plans show the garage has a depth of 20 feet, which does not meet the HR-1 requirement of the Building Height Exception for Garages on a Downhill Lot, which states the depth of the garage shall not exceed the minimum depth for internal Parking Space(s), pursuant to LMC § 15-3-3(F), Parking Space Dimensions, which is 18 feet in depth.
        i. See Condition of Approval 10d.
5. The proposed SFD meets the HR-1 Zoning District Building Height requirements outlined in LMC § 15-2.2-5, with a Building Height Exception, pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*:
    a) While most of the Building, as measured from Existing Grade, meets the HR-1 Zone height of 27 feet, the Applicant requests a Building Height exception to allow a height of 32 feet, 2 inches from Existing Grade, for the north gable end of the garage, pursuant to LMC § 15-2.2-5(D)(4), which grants heights up to 35' to accommodate a single car wide garage in a Tandem Parking configuration, with Planning Commission approval.
    b) The interior height, as measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 35 feet 8 inches. The Applicant's proposed external Building Height, requested through a Building Height exception, results in the internal Building Height exceeding the HR-1 maximum 35-foot internal height requirement.
    c) The proposed SFD meets the requirement for a 10-foot horizontal step in the downhill façade.

d) The proposed Contributing Roof Form has a 7:12 roof pitch, consistent with the requirement to be between seven: twelve (7:12) and twelve: twelve (12:12) pitch. The rear of the Structure contains a shed roof.
e) The proposed Final Grade is within four feet of Existing Grade.

6. As conditioned, the proposed SFD complies with LMC § 15-13-8(A) *Regulations for New Residential Infill Construction in Historic Districts*, *Universal Regulations*:
    a. The proposed SFD is a simple building form, with unadorned materials and restrained ornamentation
    b. The proposed SFD does not directly imitate existing historic structures and is designed with a contemporary interpretation of the selected style of architecture.
    c. The proposed SFD is differentiated from historic structures in that it is a modern interpretation of historic structures, yet it is compatible with historic structures in materials, features, size, scale, proportion and massing. The SFD is proposed to be clad in horizontal wood siding and the overall Structure is broken into smaller modules with varied sloping roof forms that reflect the scale and massing of historic structures.
    d. The building is designed to step up the Steep Slope, with terraced retaining walls that minimize the appearance of large cuts and fill.
    e. The exterior elements are designed to be of human scale and are compatible with neighboring Historic Structures.
    f. The scale and height of the proposed Structure reflects the predominant pattern of the Streetscape.
7. As conditioned, the proposed SFD complies with LMC § 15-13-8(B) *Regulations for New Residential Infill Construction in Historic Districts, Specific Guidelines* as follows:

1. Site Design	
a) Building Setback and Orientation LMC § 15-13-8(B)(1)(a) states, "Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space."	Complies: The proposed SFD is sited such that it is consistent with the pattern of the surrounding Structures and Lot conditions, maintaining the minimum Setbacks required by the HR-1 Zoning District.
b) Topography and Grading: LMC § 15-13-8(B)(1)(b) states, "Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes."	Complies: The proposed Structure steps with the downhill slope of the site and while retaining walls will be required to accomplish the construction, the site is already disturbed from the existing home, and cuts in Existing Grade will be terraced.
c) Landscaping and Vegetation: "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." "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."	See Condition of Approval 7: Impacts to existing vegetation shall be minimized; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state. The Applicant's Landscape Plan shall detail areas viewable from the primary public right of way, where landscaping shall contribute to the character of the Historic District; existing landscape features that provide environmental sustainability benefits shall be respected and maintained. The proposed landscaping shall be at least 50% Water Wise and compliant with § 15-5-5(N). The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.
d) Retaining Walls - LMC § 15-13-8(B)(1)(d) states, "a site shall be contoured in a way that reduces the need for retaining walls."	Complies: The proposed development of an SFD on the Steep Slope requires retaining walls; the plans indicate the retaining walls are no more than four feet in height and cuts in the grade create terraced areas for landscaping to screen the retaining walls.

h) Parking Area & Driveways. LMC § 15-13-8(B)(1)(h)(7) requires a maximum 10-foot driveway width in Historic Districts.	Complies: The Applicant proposes a 10-foot-wide driveway. See the parking analysis above regarding Off-Street Parking requirements.
2. Primary Structures	
a) Mass, Scale, & Height	Complies: The SFD is compliant with Zoning District regulations regarding Building Footprint, Setbacks, height and massing and dwelling volume requirements of the Steep Slope Criteria. The height of the garage on the steep slope exceeds the HR-1 Zone Height of 27 feet; on November 12, 2025, the Planning Commission approved a building height exception pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot* (See Analysis in Finding of Fact 4 regarding Building Height). The proposed SFD includes variations in roof height to break up the form, mass and scale of the overall Structure. The primary façade, as viewed from the street, is one story in height and is compatible with the historic character area. The building mass is broken up into modules that relate to structures in the character area, and to the scale of historic buildings, to minimize the perceived mass of the Structure and to reflect the mass, scale and proportions of historic buildings within the Streetscape.
b) Foundation – LMC § 15-13-8(B)(2)(b) states, "No more than two (2) feet of the new foundation shall be	See Condition of Approval 10b: Two large areas on the North Elevation secondary façade exceed two feet of exposed

visible above final grade on secondary and tertiary facades."	foundation. The plans show the foundation is board formed concrete. No more than two feet of foundation shall be visible on the proposed SFD on the secondary and tertiary facades; additional wood siding material shall be added to the exposed foundation such that only two feet of the foundation is exposed.

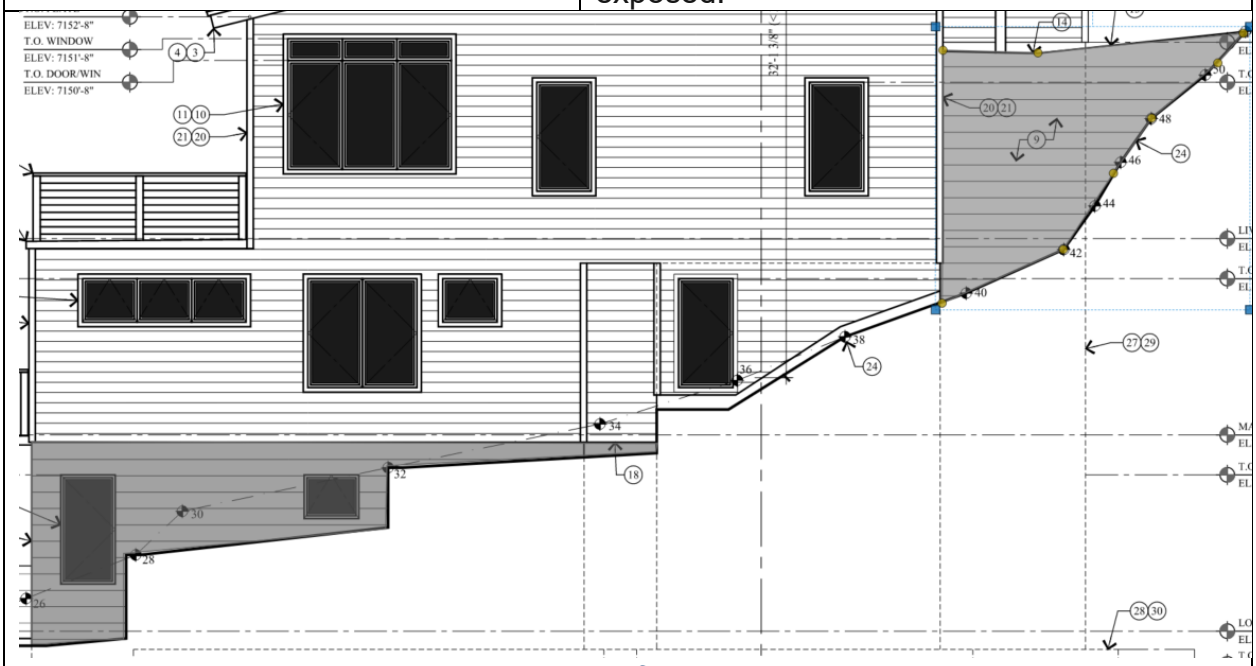


Figure 1: areas shaded in grey are exposed foundation

c) Doors -- LMC § 15-13-8(B)(2)(c) states, "All buildings that face the street shall have a well-defined primary entrance." “Doors shall be designed and finished with trim elements similar to those used historically.”	Complies: The front entrance is proud of the garage door by 6 feet 8 inches and is defined with a gabled roof over an entry porch. The proposed design and finish of the trim elements of the door are wood and insulated glass.
d) Windows -- LMC § 15-13-8(B)(2)(d) states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."	Complies as Conditioned: Most of the glazing proposed on the SFD reflects the historic 2:1 vertical orientation and solid-to-void ratio, with the exception of two windows, one on the tertiary and one on the secondary facade. Condition of Approval 10c: Windows on the

	secondary and tertiary façade shall be broken up to reflect the solid to void ratio of historic buildings and a 2:1 vertical orientation, as called out on the Plans (Attachment 1). The large expanse of glazing on the rear sliding doors that open to the rear deck on the Living Level, is located on the tertiary façade and is screened by a solid railing as opposed to an open railing. Accent windows which do not reflect a 2:1 ratio are located primarily on the secondary and tertiary façade.
e) Roofs - LMC § 15-2.2-5 requires a roof pitch of at least 7:12. LMC § 15-13-8(B)(2)(e), states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District."	Complies: The proposed gable and shed roof forms are compatible with surrounding Structures, and the contributing roof form has a roof pitch of 7:12.
3. LMC § 15-13-8(B)(3) Mechanical and Utility Systems and Service Equipment: “Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location.” “Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials”.	See Condition of Approval 15: All mechanical equipment shall be located on the tertiary façade, or on the secondary façade beyond the midpoint of the structure; visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design. Mechanical equipment shall be fully screened from adjacent properties and from cross-canyon vantage points.
4. Materials: a. “Building materials shall be	Complies: The proposed siding is cedar wood, painted opaque in a horizontal orientation,

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." b. "The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels."	which is compatible with the siding on historic structures.
5. Garages: LMC § 15-13-8(B)(6)(b) states, "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage."	Complies: The proposed single-car garage door is nine feet wide by nine feet tall and the glazing is no more than 30% of the total square footage of the garage door façade.

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 *Historic Residential – 1 (HR-1) District.*
3. The proposal complies with LMC Chapter 15-3 *Off-Street Parking.*
4. The proposal, as conditioned, complies with LMC § 15-13-8 *Regulations for New Residential Sites in the Historic District.*

Conditions of Approval

1. If the Applicant does not obtain a building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a

written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.

2. Final building plans and construction details shall reflect substantial compliance with the plans approved February 5, 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.
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 provide adequate snow storage for the new driveway on site and if the driveway is heated, Applicant shall obtain Engineering Department approval of an encroachment agreement for the portion of the heated driveway in the public right-of-way.
6. 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.
7. The Applicant shall replace any significant vegetation removed in an equivalent manner on site.
8. The Applicant shall submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
9. 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.
10. Prior to building permit submittal the plans shall be updated with the following changes:
    a. Proposed retaining walls must be clearly identified on the plans, showing height and material.
    b. No more than two feet of foundation shall be visible on the proposed SFD on the secondary and tertiary facades.
    c. The glazing on the tertiary and secondary facades shall be broken up to reflect the solid to void ratio of historic buildings, according to the redlines in Attachment 1 of this Final Action Letter.

d. The depth of the Garage shall be reduced to 18 feet, to comply the dimensions for an internal Parking Space, according to LMC § 15-3-3(F), Parking Space Dimensions, as required pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*.

11. Because the home is five feet or less from the property line, snow shed and Access Agreements will need to be made with neighboring properties.
12. The existing steps in the unbuilt public ROW shall be removed unless there is an approved encroachment agreement with the City.
13. Roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
14. Any changes to the proposed siding materials must be submitted to the Planning Department for review and approval during Building Permit stage.
15. All mechanical equipment shall be located on the tertiary façade, or on the secondary façade beyond the midpoint of the structure; visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design. Mechanical equipment shall be fully screened from adjacent properties and from cross-canyon vantage points.
16. Prior to submitting a building permit, the Applicant shall record the Wardell Replat First Amended Subdivision, approved by the Planning Commission on April 2, 2025 for the creation of two Lots.

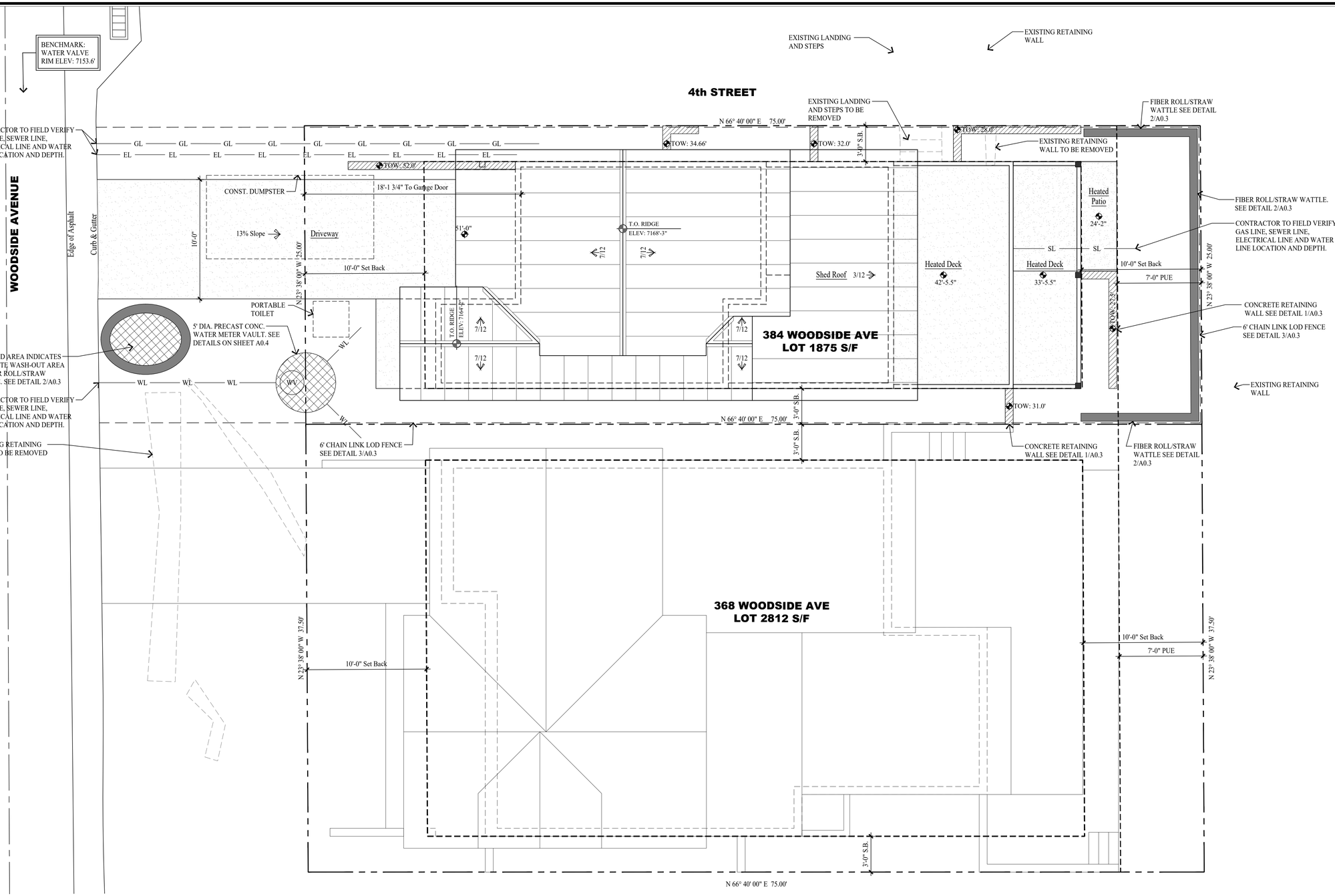
This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call the project planner at 435-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Rebecca Ward, Planning Director

CC: Elissa Martin

Attachment 1: Approved Plans with staff redlines



ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

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- SEWER MANHOLE LID
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0 5' 10'
GRAPHIC SCALE

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

IMPERVIOUS AREA: 1375 S/F

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

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

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A0.1

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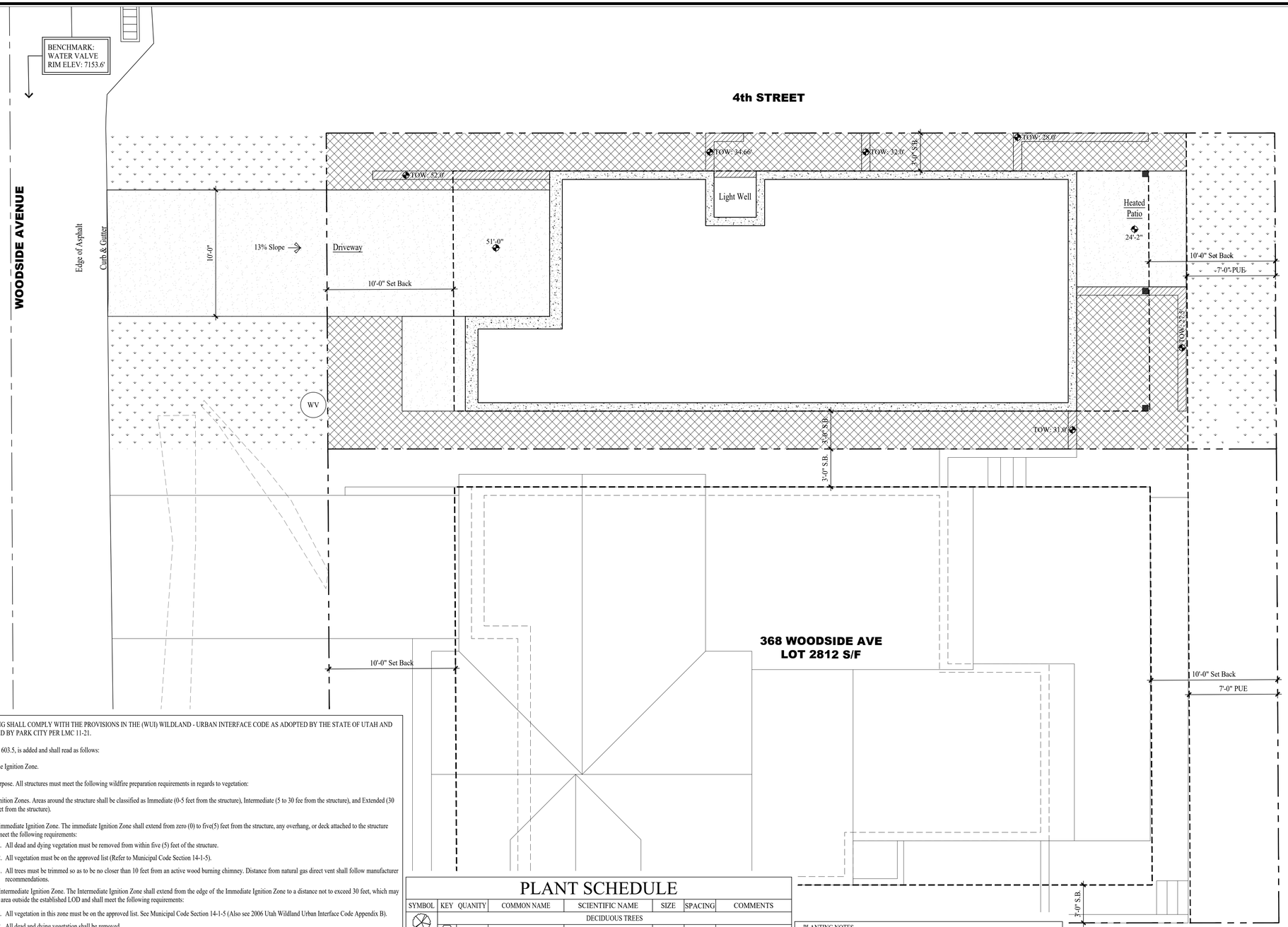

BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

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

603.5 Home Ignition Zone.

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

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

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

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

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

1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
2. All dead and dying vegetation shall be removed.
3. Grasses must be kept to a maximum of 4 inches in height above ground.
4. Vegetation under trees shall be removed so as to preclude the laddering effect of a ground fire from spreading into the tree crown.
5. Trees taller than 10 feet and less than 15 feet must have all branches removed from within four (4) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.
8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.

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

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

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

PLANT SCHEDULE

SYMBOL	KEY	QUANITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
				DECIDUOUS TREES			
	A	2	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	B	2	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	C	1	Flowering Crabapple	Malus Floribunda	3" Dia.	6'-8'	6'-10' Tall
				SHRUBS			
	D	8	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	E	8	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
	F	5	Honeysuckle	Diervilla Lonicera	5 Gal.		Spacing as noted on plan
				GROUND COVER and HYDROSEEDING			
	G	30	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	H	30	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	I	100 S/F	Wood Chips		Small		3" Thick Layer
	J	414 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX

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

PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.

NOTE:
THE LANDSCAPING SHALL HAVE AN IRRIGATION SYSTEM WITH A WATERSENSE LABELED SMART IRRIGATION CONTROLLER. PER LMC 15-5-5 (N).

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

GENERAL NOTES

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DISTURBED / GROUND COVER AREA: 514 S/F

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

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

SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A0.2

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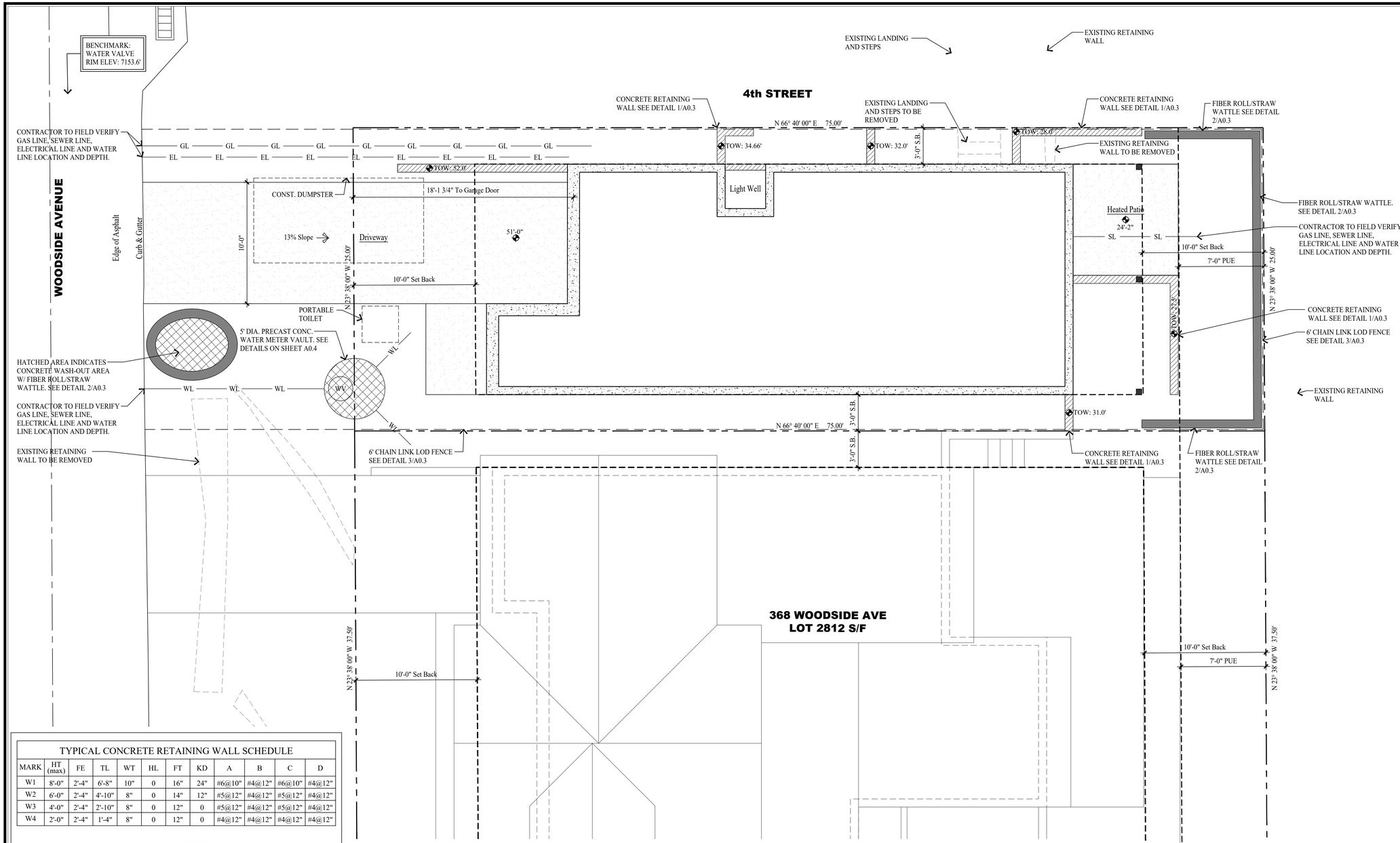
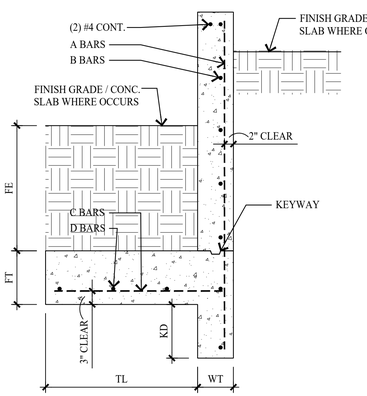
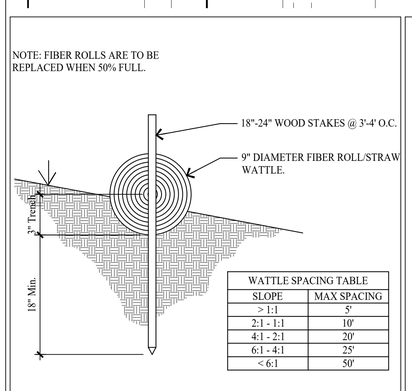


TYPICAL CONCRETE RETAINING WALL SCHEDULE

MARK	HT (max)	FE	TL	WT	HL	FT	KD	A	B	C	D
W1	8'-0"	2'-4"	6'-8"	10"	0	16"	24"	#6@10"	#4@12"	#6@10"	#4@12"
W2	6'-0"	2'-4"	4'-10"	8"	0	14"	12"	#5@12"	#4@12"	#5@12"	#4@12"
W3	4'-0"	2'-4"	2'-10"	8"	0	12"	0	#5@12"	#4@12"	#5@12"	#4@12"
W4	2'-0"	2'-4"	1'-4"	8"	0	12"	0	#4@12"	#4@12"	#4@12"	#4@12"

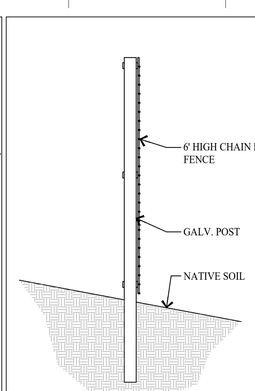


1 / A0.1 L-SHAPE RETAINING WALL
NO SCALE

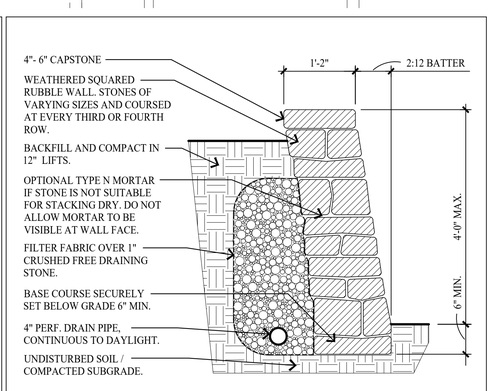


WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

2 / A0.3 FIBER ROLL/STRAW WATTLE DETAIL
NO SCALE



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



4 / A0.3 STACKED STONE RETAINING WALL
NO SCALE

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

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- EXISTING ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRICAL LINE

0 5' 10'
GRAPHIC SCALE

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

IMPERVIOUS AREA: 1375 S/F

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

SHEET DESCRIPTION:
SWPP PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2503-01

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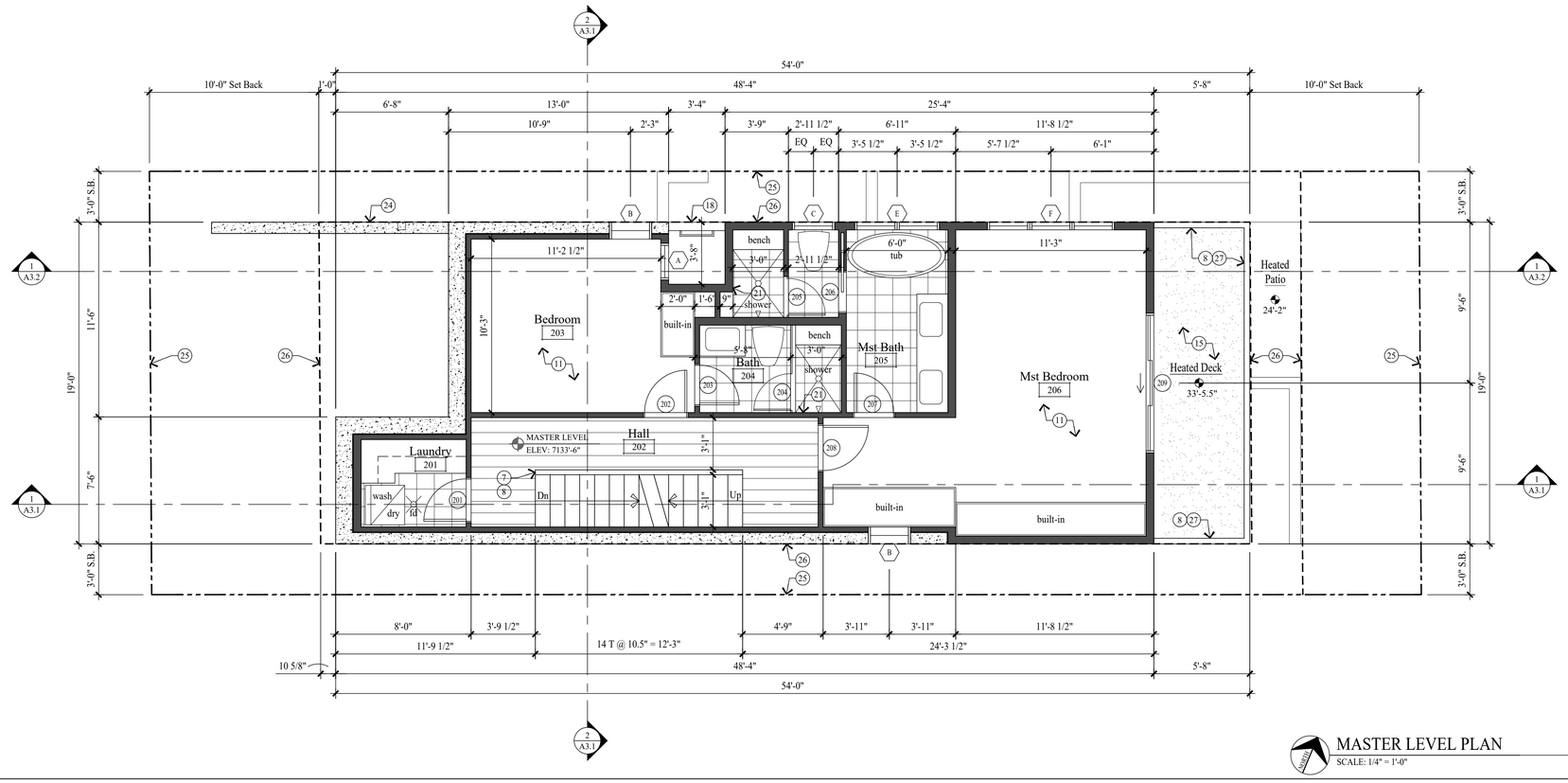
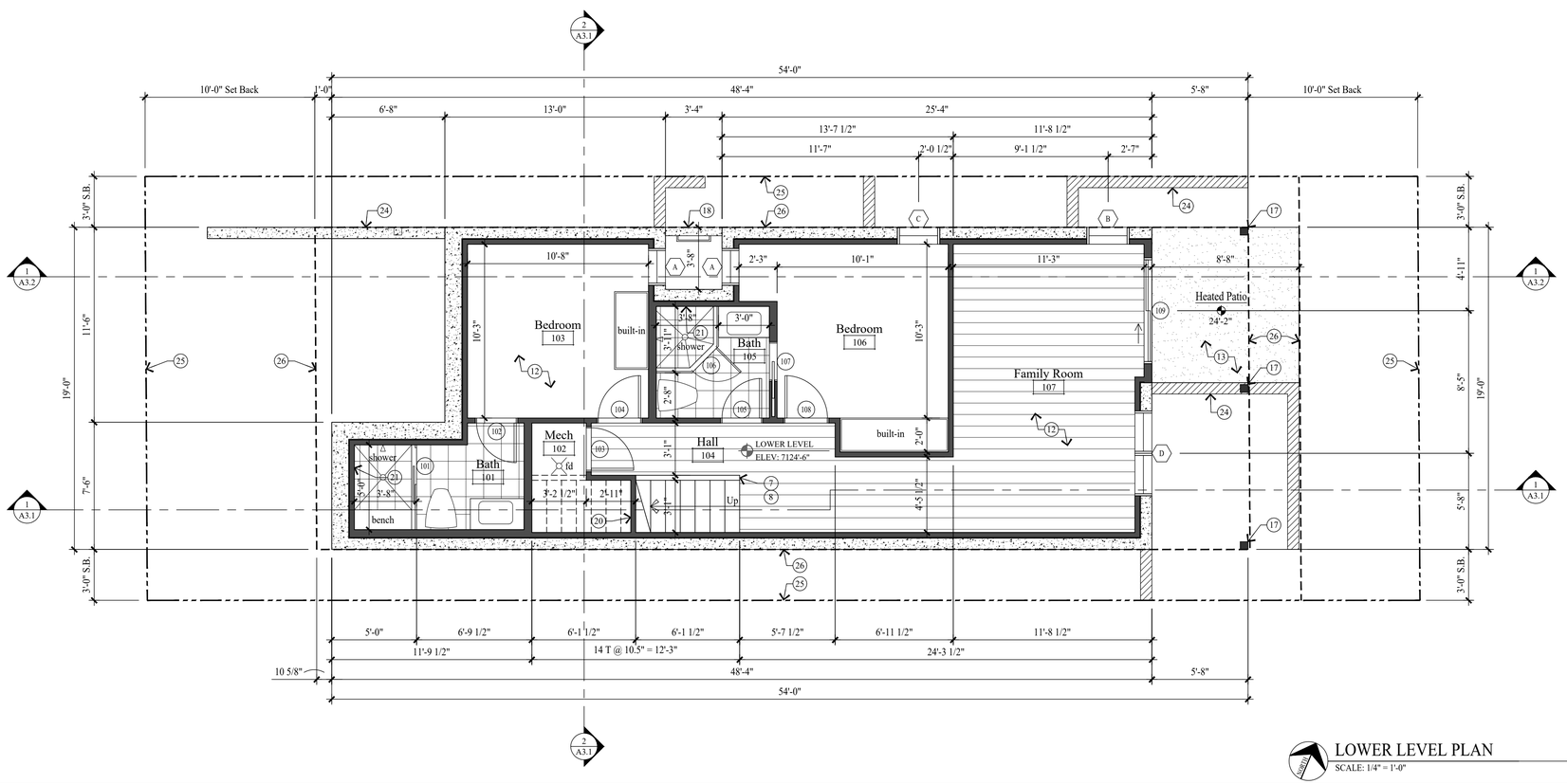
A0.3



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

Living Area: 829 s/f
Footprint: 842.0 s/f



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

Living Area: 829 s/f
Footprint: 842.0 s/f

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

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

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
6. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM, CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
11. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
12. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. 6x6 TIMBER COLUMN - STAIN/PAINT.
17. 5x5 TS COLUMN - PAINT.
18. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
20. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
23. 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
24. CONCRETE RETAINING WALL.
25. PROPERTY LINE.
26. SET BACK / PUE LINE.
27. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 4x4 VERTICAL TUBE STEEL POSTS.

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

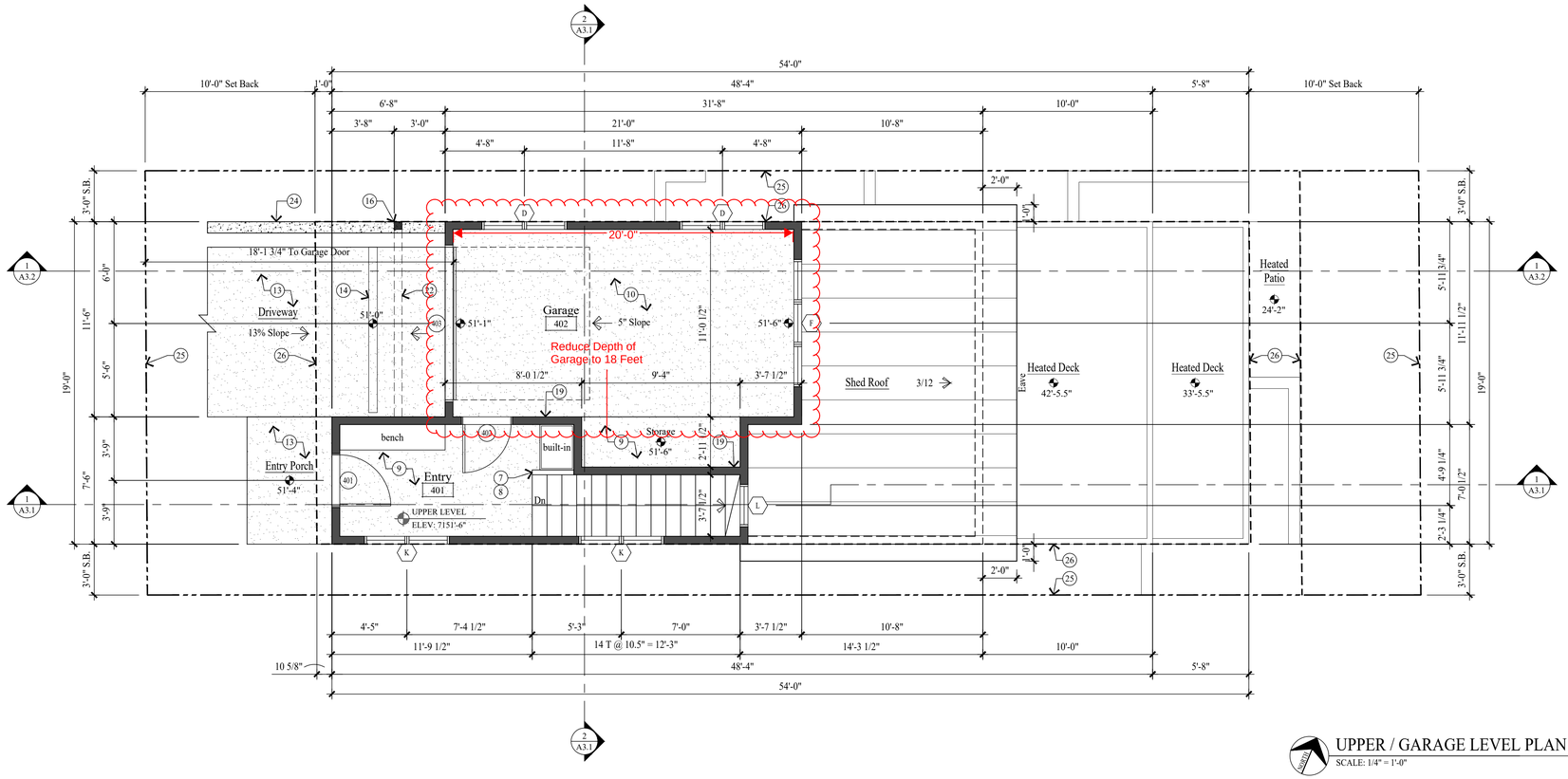
SHEET DESCRIPTION:
LOWER LEVEL PLAN
MASTER LEVEL PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A1.1

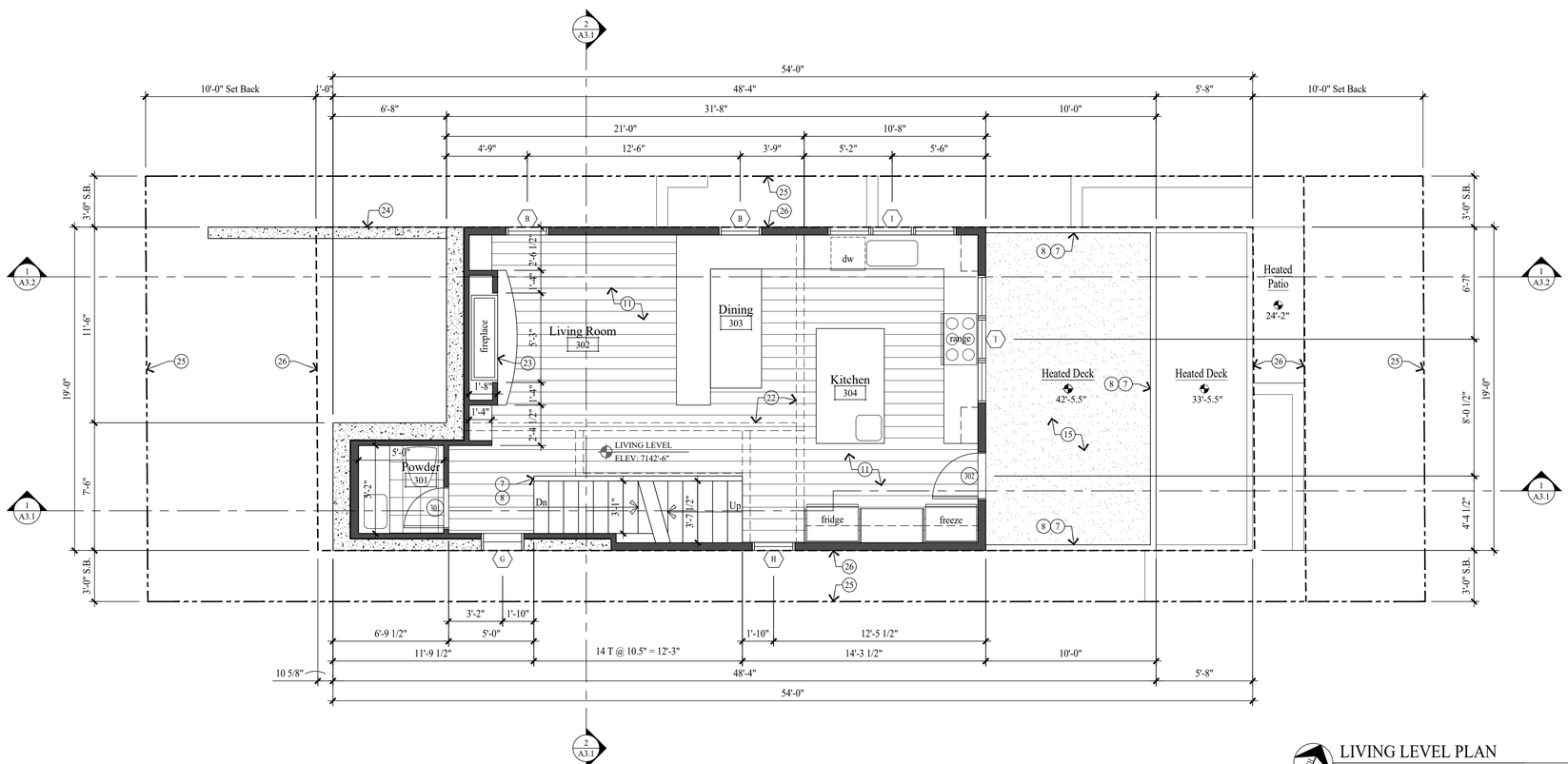


UPPER / GARAGE LEVEL PLAN

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

Living Area: 155 s/f

Garage Area: 272 s/f



LIVING LEVEL PLAN

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

Living Area: 652 s/f

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

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KEY NOTES

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2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
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8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
10. HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
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13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. 6x6 TIMBER COLUMN - STAIN/PAINT.
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PROJECT DESCRIPTION:

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

SHEET DESCRIPTION:

LIVING LEVEL PLAN
UPPER / GARAGE LEVEL PLAN

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A1.2

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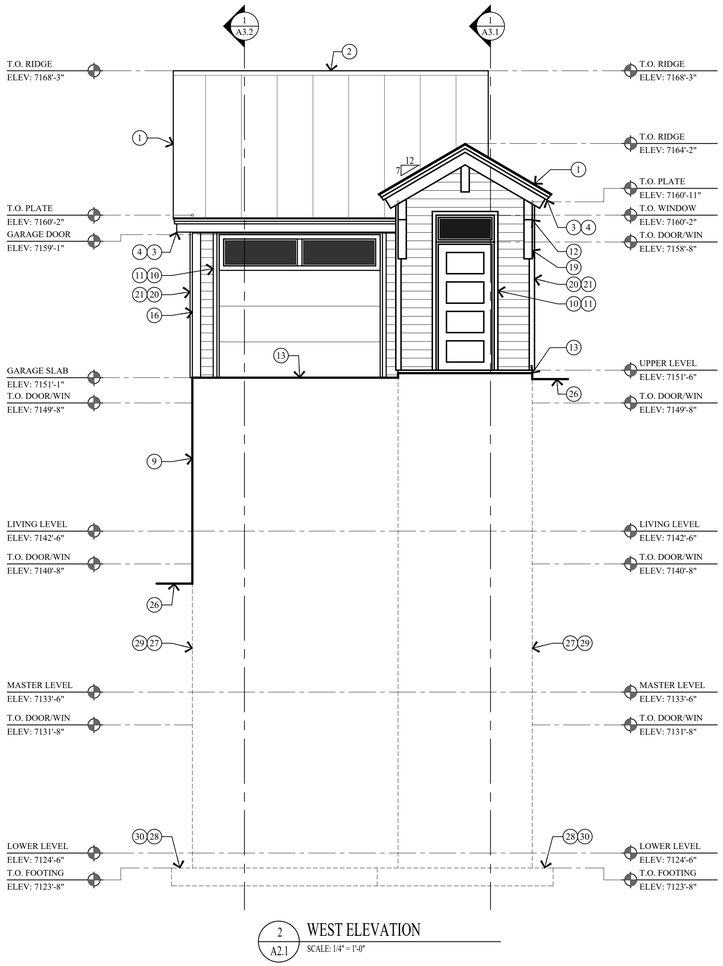
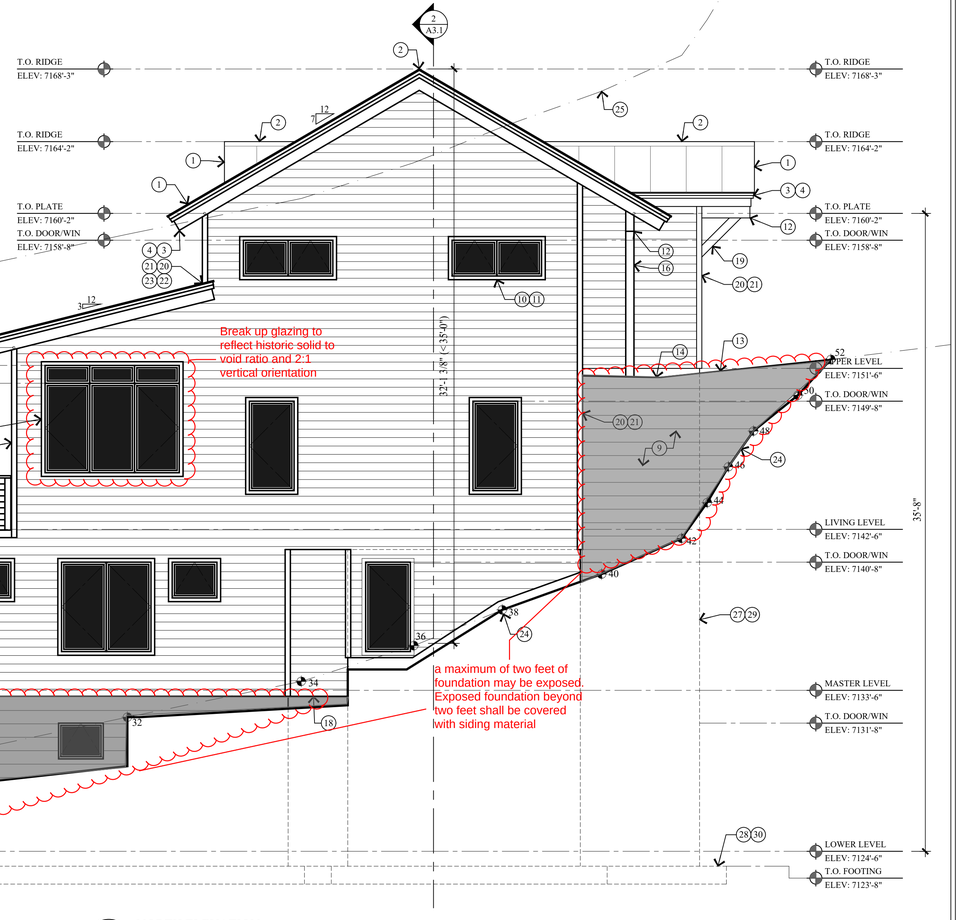


2 A2.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
6. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM, CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
11. WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
12. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. 6x6 TIMBER COLUMN - STAIN/PAINT.
17. 5x5 TS COLUMN - PAINT.
18. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 6x6 TIMBER KNEE BRACE - STAIN/PAINT.
20. 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
21. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4/A4.1.
22. FLASHING AND COUNTER FLASHING - TYPICAL.
23. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
24. EXISTING GRADE LINE.
25. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
26. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
27. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
29. DRAINAGE MATT ON WATERPROOF MEMBRANE.
30. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
31. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 4x4 VERTICAL TUBE STEEL POSTS.

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

SHEET DESCRIPTION:
NORTH AND WEST ELEVATIONS

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A2.1

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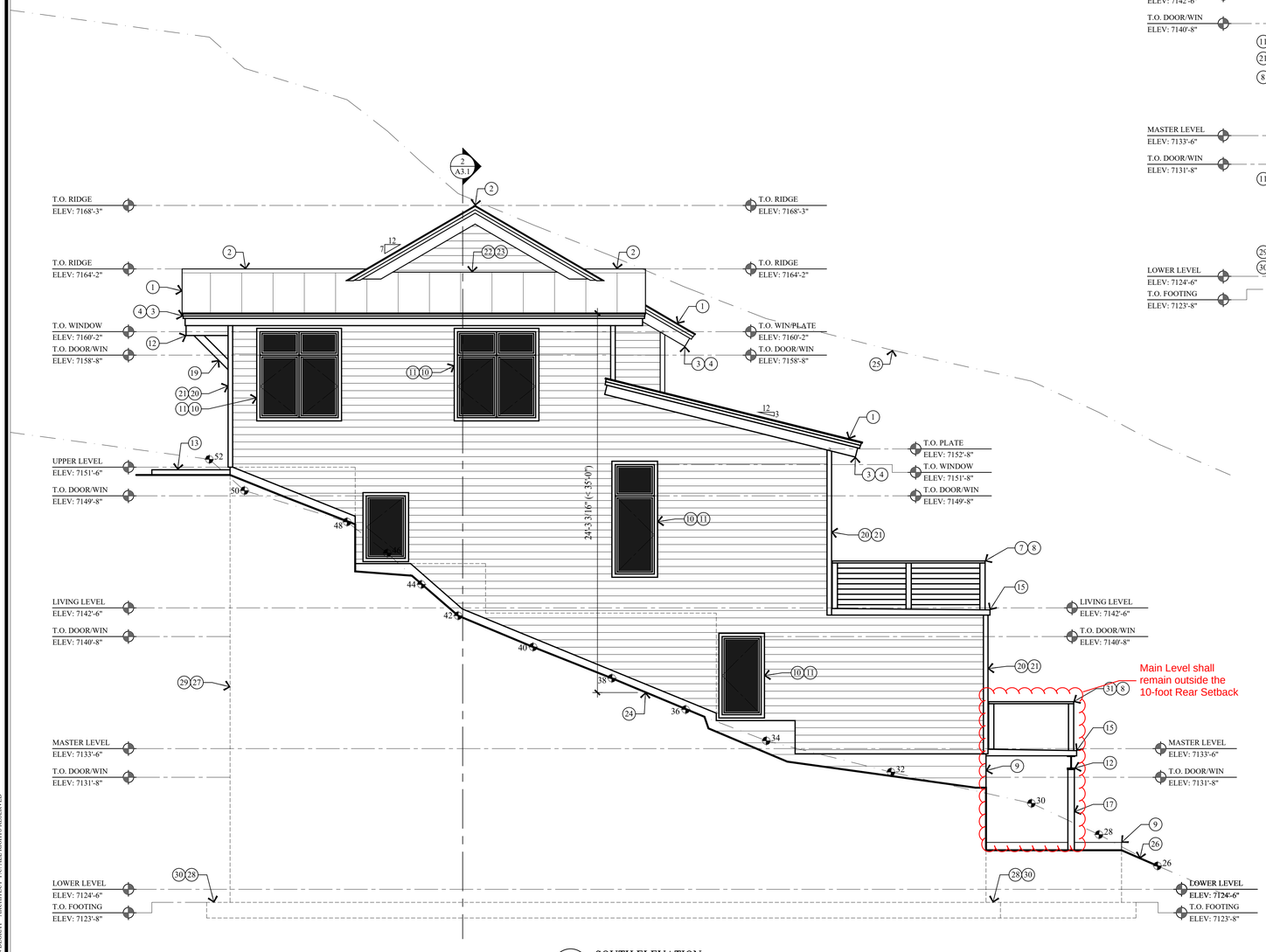
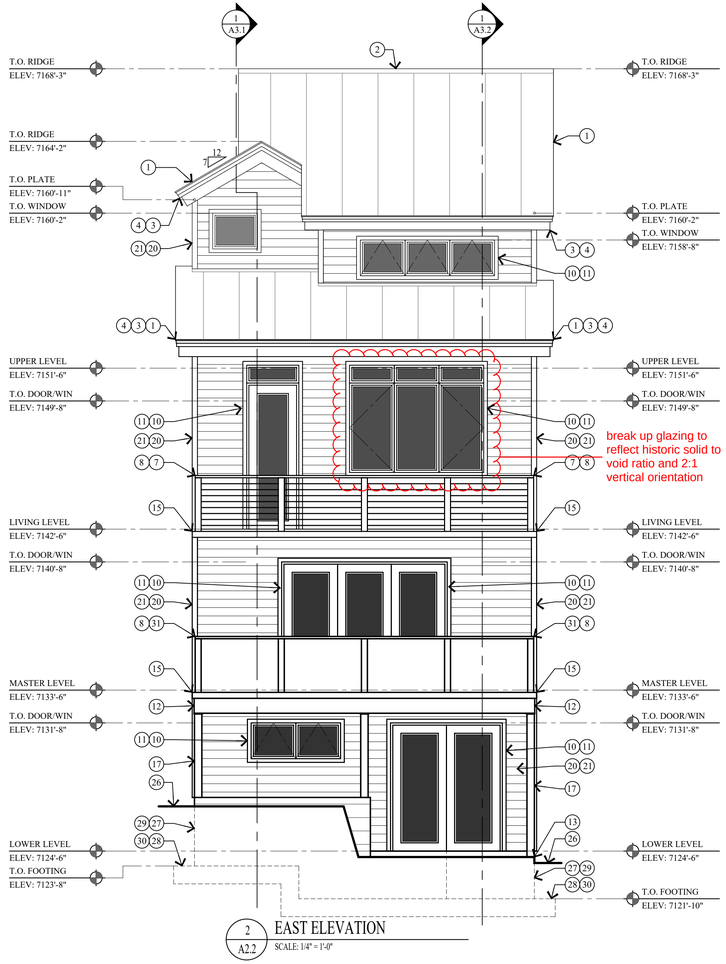


1 A2.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

KEY NOTES

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
6. ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM, CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
7. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
8. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
9. EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
10. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
11. WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
12. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
13. 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
14. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
15. HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
16. 6x6 TIMBER COLUMN - STAIN/PAINT.
17. 5x5 TS COLUMN - PAINT.
18. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
19. 6x6 TIMBER KNEE BRACE - STAIN/PAINT.
20. 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
21. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4/A4.1.
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23. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
24. EXISTING GRADE LINE.
25. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
26. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
27. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
29. DRAINAGE MATT ON WATERPROOF MEMBRANE.
30. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
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PROJECT DESCRIPTION:
BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SOUTH AND EAST ELEVATIONS

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A2.2

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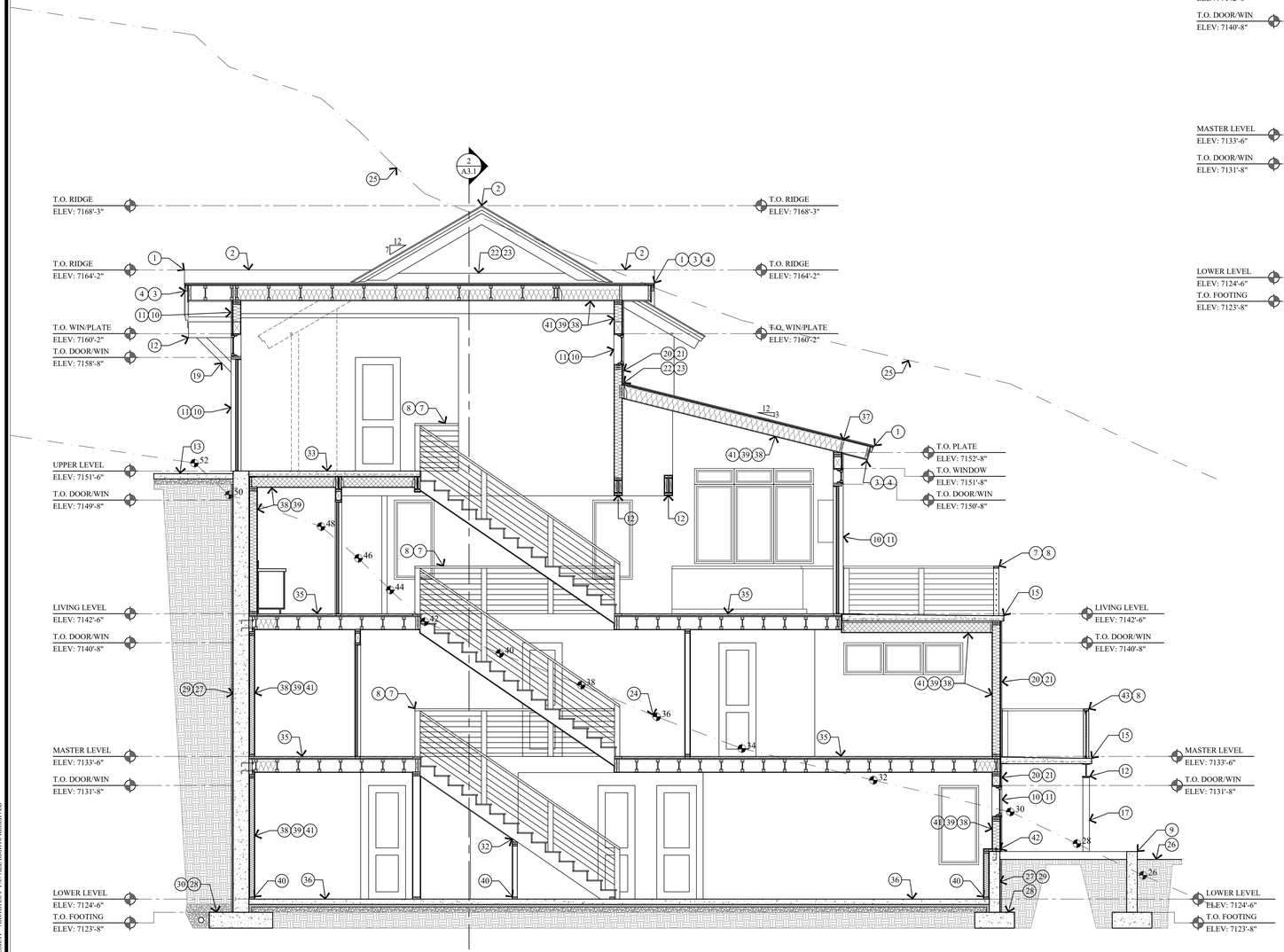
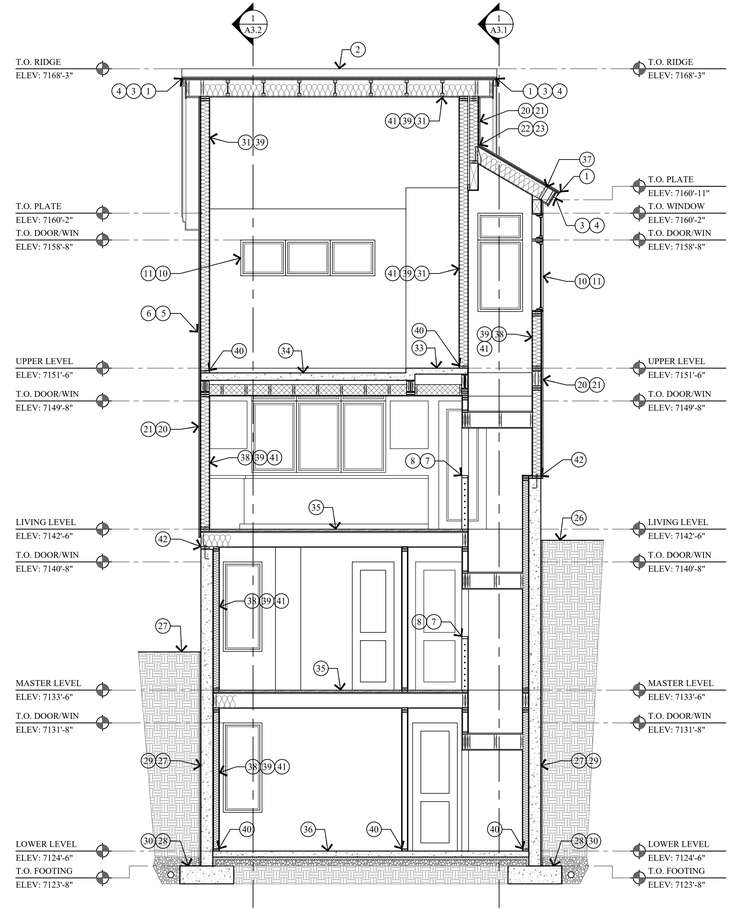


1 A3.1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A3.1

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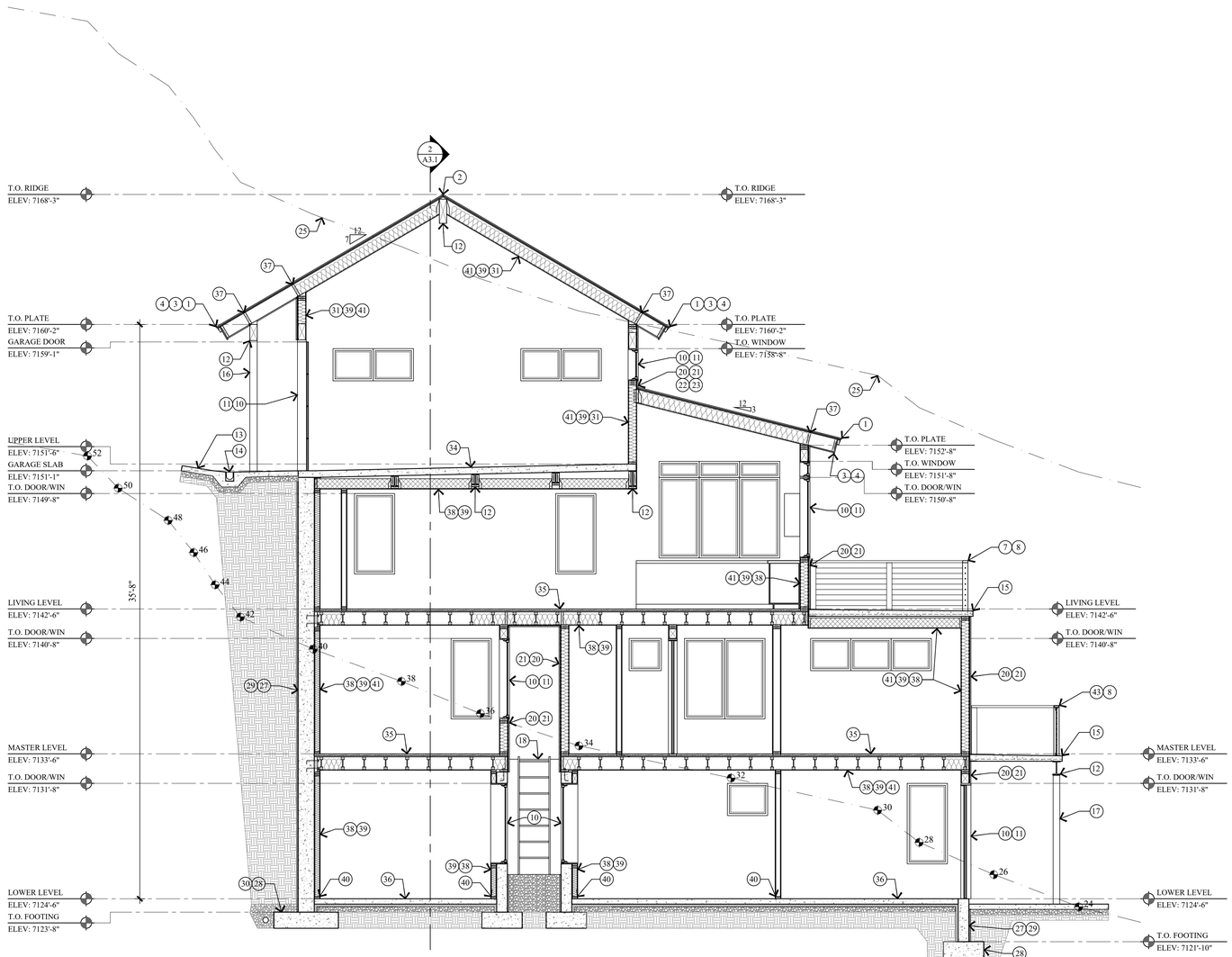

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HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTION

REVISIONS:

DATE:
JANUARY 12, 2026

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A3.2

ROOM FINISH SCHEDULE

ROOM		FLOOR		WALLS				CEILING		
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT	MAT'L	REMARKS
LOWER LEVEL										
101	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
102	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7-11 1/2" / VARIES	GYP	
103	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
104	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
105	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
106	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
107	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
MASTER LEVEL										
201	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
202	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
203	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
204	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
205	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
206	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 3/4" / 7'-9 1/2"	GYP	
LIVING LEVEL										
301	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
302	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
303	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
304	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
UPPER LEVEL										
401	ENTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
402	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE X GYPSUM BOARD

WINDOW SCHEDULE

MARK (X)	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	2'-2"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
B	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
C	2'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
D	5'-0"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 2'-0" AWNING MULLED - SEE ELEVATION
E	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
F	7'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 2'-0" AWNING MULLED - SEE ELEVATION
G	2'-6"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
H	2'-6"	7'-0"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	2'-6" x 5'-0" CASEMENT MULLED TO 2'-6" x 2'-0" TRANSOM - SEE ELEVATION
I	7'-6"	6'-0"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 5'-0" CASEMENT MULLED TO (3) 2'-6" x 1'-0" TRANSOM - SEE ELEVATION
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K	5'-0"	5'-6"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 4'-0" CASEMENT MULLED TO (2) 2'-6" x 1'-6" TRANSOM - SEE ELEVATION
L	2'-6"	2'-0"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS. OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308

5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.

6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE

MARK (1)	TYPE	SIZE			DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
		WIDTH	HEIGHT	THICK.						
LOWER LEVEL										
101	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
102	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
103	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
104	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
105	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
106	SHOWER	2'-0"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
107	STYLE & RAIL	2'-2"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
108	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
109	PATIO	6'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MAN'F'R	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
MASTER LEVEL										
201	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
202	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
203	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
204	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
205	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
206	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
207	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
208	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
209	PATIO	9'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MAN'F'R	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
LIVING LEVEL										
301	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
302	FRENCH	2'-8"	8'-0" / 1'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MAN'F'R	LOCKSET	8'-0" DOOR W/ TRANS. - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
UPPERLEVEL										
401	ENTRY	3'-0"	7'-0" / 1'-6"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	7'-0" DOOR W/ TRANS. - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
402	STYLE & RAIL	2'-10"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
403	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER - TEMP GLASS

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.

3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4

4. FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.

5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.

6. NO MORE THAN 30% OF GLASS IN GARAGE DOORS.

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384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

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DOOR, WINDOW AND ROOM SCHEDULES

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