



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
August 20, 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. **1010 Woodside Avenue and 1011 Park Avenue – Historic District Design Review** – The Applicant Proposes to Construct a Basement and Addition on a Landmark Historic Structure and to Construct a Detached Single Family Dwelling in the Historic Residential – 1 Zoning District. PL-26-06834
(A) Public Hearing; (B) Action
- 1.B. **1010 Woodside Avenue – Administrative Permit** – The Applicant Proposes to Construct a Basement Under a Landmark Historic Structure to Create an Accessory Apartment in the Historic Residential – 1 Zoning District. PL-26-06999
(A) Public Hearing; (B) Action
- 1.C. **9401, 9403, 9405, and 9575 Marsac Avenue – Extension of Subdivision Plat** – The Applicant Proposes a One-Year Extension to the Guardsman Subdivision Plat Approval by the Planning Commission on August 13, 2025. PL-26-07005
(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: 1010 Woodside Avenue (a Landmark Historic Site) and 1011 Park Avenue
Application: PL-26-06834
Author: Lillian Zollinger, Planner III
Date: August 20, 2026
Type of Item: Historic District Design Review

Recommendation

(I) Review the Historic District Design Review (HDDR) for the proposed basement addition and rehabilitation of the Landmark Historic Structure at 1010 Woodside Avenue and a new detached Single-Family Dwelling (SFD) at 1011 Park 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: INSAN, INC
Represented by Cole Knight, Elliott Workgroup

Location: 1010 Woodside Avenue, a Landmark Historic Site
1011 Park Avenue

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: The Planning Director reviews, conducts a public hearing, and takes Final Action on HDDRs.¹

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

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

Background

1010 Woodside Avenue is in the Historic Residential – 1 (HR-1) Zoning District and accessed from Woodside Avenue. The existing Single-Family Dwelling (SFD) is a

¹ LMC [§ 15-11-12](#)

[Landmark Historic Structure](#)² on Park City's Historic Sites Inventory and was built circa 1885.



Figure 1: 1010 Woodside Avenue, a Landmark Historic Structure, photo provided by the Applicant.

The Landmark Historic Structure encroaches slightly onto the adjacent property to the south, 1002 Woodside Avenue. In 2018, the property owners of 1010 and 1002 Woodside Avenue entered into an encroachment agreement for the Historic Structure (Summit County Recorder Entry No. [1088422](#); Exhibit B).

On May 13, 2026, the Planning Commission approved a Plat Amendment to combine 1010 Woodside Avenue and 1011 Park Avenue into one 3,750-square-foot Lot with frontage on both Park and Woodside Avenues ([Packet](#), Item 5.F; [Minutes](#), p. 28).³

² LMC [§ 15-11-10\(D\)\(1\)\(fv\)](#)

³ On September 29, 2025, the City issued Building Permit 25-1775 to demolish the non-Historic SFD at 1011 Park Avenue.



Figure 2: 1011 Park Avenue, currently a vacant lot, viewed from Park Avenue. Photo provided by the Applicant.



Figure 3: 1010 Woodside Avenue and 1011 Park Avenue shown in an excerpt from the Zoning Map, with the HR-1 Zoning District in light blue.

On July 1, 2026, the Historic Preservation Board approved the lifting of 1010 Woodside Avenue to construct a basement addition ([Packet](#), Item 7.C; [Audio](#)).

On August 12, 2026, the Planning Commission approved a Conditional Use Permit for the construction of the basement addition partially in the Side Setbacks and Woodside Avenue Front Setback and fully within the Applicant's property under the Landmark Historic Structure ([Packet](#), Item 5.C; [Audio](#)).

The Applicant proposes to convert the Landmark Historic Structure at 1010 Woodside Avenue to an Accessory Apartment for a new SFD at 1011 Park Avenue.

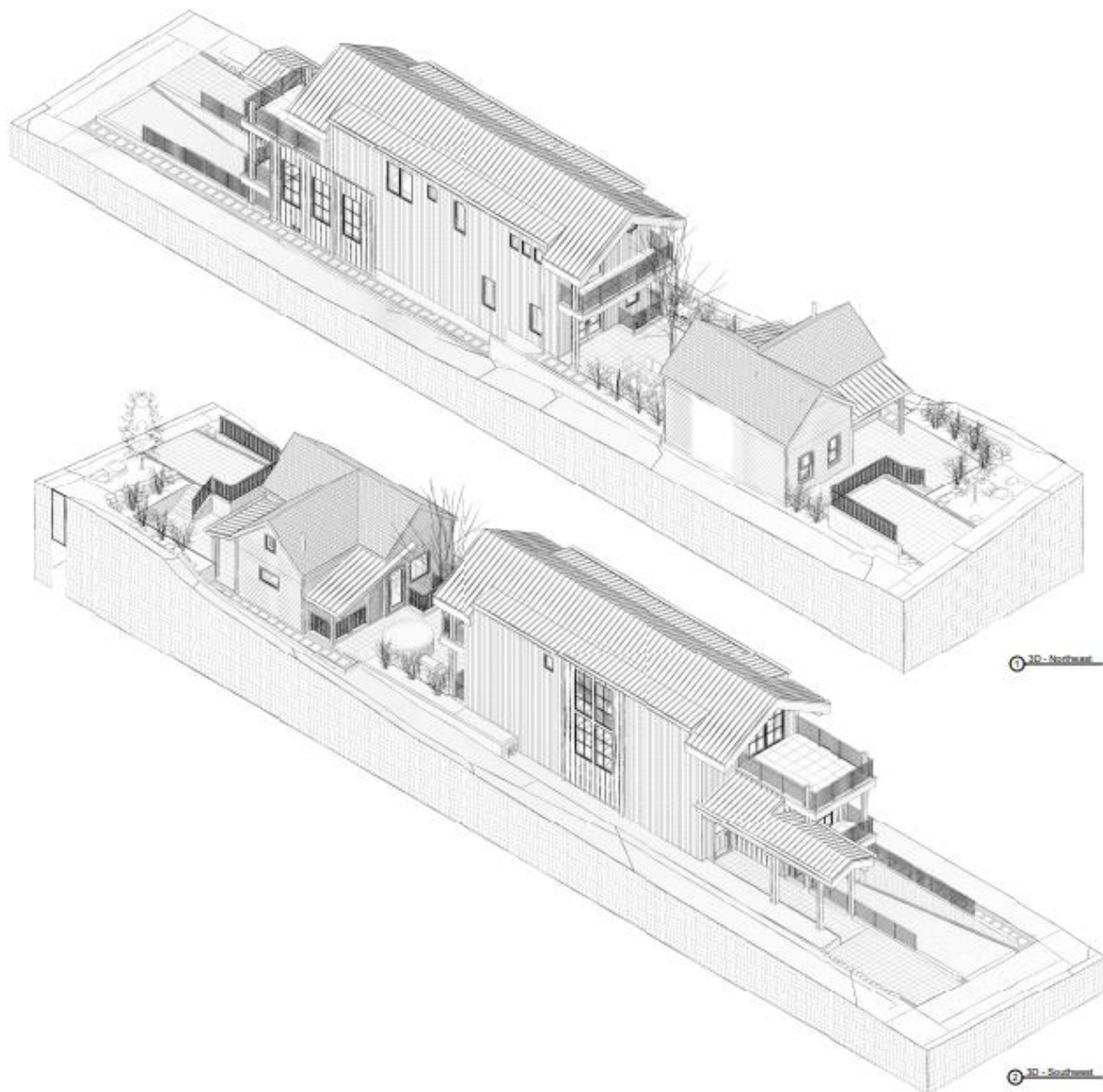


Figure 4: 3D renderings of the Landmark Historic Structure at 1010 Woodside Avenue and proposed SFD at 1011 Park Avenue.

Analysis

See Exhibit A, the Draft Final Action Letter for analysis.

Department Review

The Planning and Executive Departments 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 August 6, 2026. Staff mailed courtesy notice to property owners within 100 feet on August 6, 2026.⁴

Public Input

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

Alternatives

The Planning Director may:

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

Exhibits

A: Draft Final Action Letter

Attachment 1 - Proposed Plans

B: Summit County Recorder Entry No. 1088422

⁴ LMC [§ 15-1-21](#)



Planning Department

August 20, 2026

Cole Knight, Elliot Workgroup

CC: Bryan Whang

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 1010 Woodside Avenue, Landmark Historic Site
1011 Park Avenue

Zoning District: Historic Residential - 1

Application: Historic District Design Review

Project Number: PL-26-06834

Action: Approved with Conditions

Date of Final Action: August 20, 2026

Project Summary: The Applicant proposes a basement addition and rehabilitating the Landmark Historic Structure at 1010 Woodside Avenue as an Accessory Apartment to a new detached Single-Family Dwelling (SFD) at 1011 Park Avenue.

Action Taken

On August 20, 2026, the Planning Director conducted a public hearing and approved the Historic District Design Review for 1010 Woodside Avenue and 1011 Park Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 1010 Woodside Avenue is a Landmark Historic Site on Park City's Historic Sites Inventory and was constructed circa 1885.
2. The Landmark Historic Structure encroaches slightly onto the adjacent property to the south, 1002 Woodside Avenue. In 2018, the property owners of 1010 and 1002 Woodside Avenue entered into an encroachment agreement for the Historic Structure (Summit County Recorder Entry No. [1088422](#)).
3. 1010 Woodside Avenue is adjacent to 1011 Park Avenue.



Planning Department

4. 1011 Park Avenue is a vacant Lot.
5. On May 13, 2026, the Planning Commission approved a Plat Amendment to combine 1010 Woodside Avenue and 1011 Park Avenue into one 3,750-square-foot Lot.
6. On July 1, 2026, the Historic Preservation Board approved lifting 1010 Woodside Avenue to construct a basement addition under the Landmark Historic Structure.
7. On August 12, 2026, the Planning Commission approved construction of the basement addition partially in the Side Setbacks and Woodside Avenue Front Setback under the Landmark Historic Structure.
8. The Applicant proposes to convert 1010 Woodside Avenue to an Accessory Apartment, and to construct a new Single-Family Dwelling (SFD) at 1011 Park Avenue.
9. 1010 Woodside Avenue and 1011 Park Avenue are within the Historic Residential – 1 (HR-1) Zoning District.
10. Land Management Code (LMC) Chapter 15-2.2 outlines HR-1 Zoning District requirements.
 - a. LMC § 15-2.2-1 outlines that some of the purposes of the Historic Residential HR-1 Zoning District are to:
 - i. Preserve present land Uses and character of the Historic residential Areas of Park City.
 - ii. Encourage the preservation of Historic Buildings and/or Structures.
 - iii. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods.
 - b. LMC § 15-2.2-2 outlines that SFDs and Accessory Apartments are Allowed Uses in the HR-1 Zoning District.
 - i. The Applicant proposes constructing a new, detached SFD at 1011 Park Avenue.
 - ii. The Applicant proposes using the Landmark Historic Structure at 1010 Woodside Avenue as an Accessory Apartment to the new SFD at 1011 Park Avenue within the same Lot.
 1. LMC § 15-15-1 define an *Accessory Apartment* as “[a] self-contained Apartment, with cooking, sleeping, and sanitary facilities, created by adding on to or within a detached Single-Family Dwelling or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of



Planning Department

the Property and are an Accessory Use to the primary Dwelling.”

2. Pursuant to LMC § 15-2.2-2(A)(12), an Accessory Apartment is an Allowed Use in the HR-1 Zoning District but requires an Administrative Permit. See Condition of Approval 11.
- c. LMC § 15-2.2-3 outlines Lot and Site requirements for the HR-1 Zoning District:

Requirements	Analysis
Lot Size - The minimum Lot Area is 1,875 square feet and the maximum Lot area is 3,750 square feet for a SFD.	Complies: The Lot is 3,750 square feet.
Lot Width - The minimum Lot width is 25 feet.	Complies: The Lot is 25 feet wide.
Building Footprint - The maximum Building Footprint for a 3,750 square foot Lot is 1,519.	Complies: The Building Footprint of the Landmark Historic Structure (1010 Woodside Avenue) with a small proposed addition is 486 square feet. The proposed SFD is 1,032 square feet. The total combined Building Footprint is 1,518 square feet, which is compliant.
Front and Rear Setbacks - The minimum Front and Rear Setbacks for lots greater than 100 feet in depth are 15 feet each.	Complies: The Lot is 150 feet deep and fronts both Woodside Avenue and Park Avenue. Pursuant to LMC § 15-4-17, both sides along the Streets must have a 15-foot Front Setback. The Landmark Historic Structure (1010 Woodside Avenue) extends approximately five feet, six inches into the Front Setback. Pursuant to LMC § 15-2.2-4, the Historic Structure is a valid Non-Complying Structure. Pursuant to LMC § 15-2.2-4(A), the Planning Commission may grant an exception to the Front Setback to construct an addition to the Historic Structure. On August 12, 2026, the Planning Commission approved construction of the basement addition partially in Woodside Avenue (west) Front Setback under the



Planning Department

	Landmark Historic Structure. The basement addition will encroach into the Side Setbacks but will not cross property lines. LMC § 15-2.2-3(G)(1) allows for fences and retaining walls up to four feet in height in the Front Setback. The Applicant proposes two concrete retaining walls on either side of the driveway off Park Avenue and one concrete retaining wall off Woodside Avenue that do not exceed four feet in the Front Setback.
Side Setbacks - The minimum Side Setbacks for 25-foot-wide Lots are three feet each.	See Condition of Approval 12: The Lot is 25 feet wide and requires three-foot Side Setbacks. The Landmark Historic Structure (1010 Woodside Avenue) extends three feet into the south Side Setback, two feet into the north Side Setback, and approximately one foot onto 1002 Woodside Avenue. On March 23, 2018, the property owner of 1010 Woodside Avenue entered into an encroachment agreement with the property owner of 1002 Woodside Avenue for the Historic Structure (Summit County Recorder Entry No. 1088422). Pursuant to LMC § 15-2.2-4(A), the Planning Commission may grant an exception to the Side Setback to construct an addition to the Historic Structure. On August 12, 2026, the Planning Commission approved construction of the basement addition partially in the Side Setbacks under the Landmark Historic Structure. LMC § 15-2.2-4(J)(3) allows for egress window wells that do not exceed the minimum International Residential Code dimension requirements, for Sites with five-foot Side Setbacks or greater. The site has three-foot Side Setbacks and window wells are prohibited. The Applicant proposes an egress window well for the Historic Structure on the tertiary façade and partially in the south Side Setback. Condition of Approval 12 requires the window well to be removed from the Side Setback prior to building permit submittal. LMC § 15-2.2-4(J)(4) allows roof overhangs to extend up to one foot into a three-foot Side Setback. Condition of



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	Approval 12 requires that all roof overhangs be reduced to extend no more than one foot into the Side Setback prior to building permit submittal. LMC § 15-2.2-4(J)(6) allows for steps not more than 30 inches above Final Grade in the Side Setback. The Applicant proposes steps in the north Side Setback that do not exceed 30 inches above Final Grade and comply. LMC § 15-2.2-3(J)(7) allows for fences and retaining walls up to six feet in height in the Side Setback. The Applicant proposes two concrete retaining walls: one in the north Side Setback that does not exceed four feet in height that is approximately 40 feet long and one in the south Side Setback that is approximately 34 feet long.
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d. LMC § 15-2.2-5 outlines the Building Height requirements.

Requirements	Analysis
Building Height: The maximum height from Existing Grade is 27 feet. Final Grade must be within four vertical feet of Existing Grade.	Complies: LMC § 15-2.2-5 outlines that the maximum height is 27 feet above Existing Grade. The new SFD is proposed to be 26 feet, 9.5 inches above Existing Grade and complies. LMC § 15-4-7(A)(8)(d) outlines that the maximum height for Accessory Apartments is 18 feet above Existing Grade. The Applicant proposes to raise the Landmark Historic Structure seven inches to construct the basement, resulting in a final height of 17 feet, two inches above Existing Grade, which is compliant.
Interior Building Height: A Structure shall have a maximum 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.	Complies: The maximum interior height is 26 feet, eight inches.



Planning Department

Stepback: A ten--foot minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finished Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of 23 feet from where the Building Footprint meets the lowest point of existing Grade.	Complies: On the north elevation, the Structure steps back ten feet at 16 feet from Existing Grade.
Roof Form: The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way.	Complies: The Structure's Contributing Roof Form is 7:12 and occupies approximately 29 feet in depth.

11. LMC Chapter 15-3 outlines Off-Street Parking requirements.

- a. LMC § 15-3-3(F) requires parking spaces to be a minimum of nine feet wide by 18 feet long. LMC § 15-3-4(A) requires single-car garages to be 11 feet wide by 20 feet deep.
 - i. The two proposed parking spaces in the driveway accessed from Park Avenue are a minimum of nine feet wide by 18 feet long and comply.
 - ii. The proposed single-car garage is a minimum of 11 feet wide by 20 feet deep and complies.
- b. LMC § 15-3-6(A) requires two parking spaces for a SFD and LMC § 15-4-7 requires one parking space per bedroom for an Accessory Apartment. Pursuant to LMC § 15-2.2-4, "[a]dditions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment."
 - i. Three parking spaces are required for the site. The Applicant proposes three parking spaces off Park Avenue to satisfy the parking requirement for the SFD and Accessory Apartment. All three parking spaces will be accessed off Park Avenue. One parking space will be in the single-car garage, one parking space will be on the driveway, tandem behind the garage, and one parking space will be to the left of the garage on an impervious surface.
 - ii. Due to the Landmark Historic Structure's encroachment into the Front Setback, a code-compliant Parking Space cannot fit within the 1011 Woodside Avenue site.



Planning Department

12. LMC § 15-13-2 outlines design requirements for Historic Sites. The proposed changes to the Landmark Historic Structure at 1010 Woodside Avenue is outlined in the Table below:

1. Site Design	Analysis
a) Building Setbacks & Orientation - LMC § 15-13-2(B)(1)(a) states to, "[m]aintain the existing front and side yard setbacks of Historic Sites, and, "preserve the original location of the main entry of the historic structure, if extant."	Complies: The Applicant does not propose relocating the Historic Structure. The Applicant proposes removing the sunroom addition on the front façade that was non-original to the structure and to restore the front entry to its original form.
b) Topography and Grading – LMC § 15-13-2(B)(1)(b) states, "[m]aintain the natural topography and original grading of the site when and where feasible," and "[t]he historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa."	See Condition of Approval 8: The Applicant proposes to keep the topography and grading significantly the same and to permanently raise the Historic Structure seven inches to accommodate a basement and foundation. The Applicant proposes a heated paver patio area in front of the Historic Structure. Staff recommends Condition of Approval 8, wherein the Applicant shall update the plans to reduce the portion of built/paved area in front of the Historic Structure and increase landscaping to reflect site conditions historically.
c) Landscaping and Vegetation – LMC § 15-13-2(B)(1)(c) states, "[t]he character of a historic site shall not be significantly altered by substantially changing the proportion of built and/or paved area to open space," and, "[l]andscape plans shall balance water-efficient irrigation methods, drought-tolerant plants with existing plant material and site features that contribute to the historic character of the site. Where irrigation is necessary, systems that minimize	See Condition of Approval 8 and 9: The Applicant proposes to keep the topography and grading significantly the same and to permanently raise the Historic Structure seven inches to accommodate a basement and foundation. The Applicant proposes a heated paver patio area in front of the Historic Structure. Staff recommends Condition of Approval 8, wherein the Applicant shall update the plans to



Planning Department

water loss, such as drip irrigation, shall be used.”	reduce the portion of built/paved area in front of the Historic Structure and increase landscaping to reflect site conditions historically. Staff recommends Condition of Approval 9, wherein the final landscaping plan shall comply with LMC § 15-5-5(N) <i>Landscaping</i> requirements.
d) Retaining Walls – LMC § 15-13-2(B)(1)(d) states, “[n]ew retaining walls should be consistent with historic retaining walls in design, material, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.”	Complies: There are no historic retaining walls on site. The Applicant proposes one four-foot concrete retaining wall in the Front Setback.
e) Fencing	There are no historic fences on site, and the Applicant does not propose installing any new fences.
f) Gazebos, Pergolas, and Other Shade Structures	The Applicant does not propose installing any gazebos, pergolas, or other shade structures.
g) Parking Areas & Driveways	The Applicant does not propose a Parking Area or driveway off Woodside Avenue.
h) Paths, Steps, Handrails, & Railings (Not Associated with Porches) LMC § 15-13-2(B)(2)(h) states, “[n]ew handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.”	Complies: There are no historic steps, paths, or railings. The applicant proposes a new stairway leading from Woodside Avenue to the Historic Structure that will include concrete steps and metal railing.
2. Primary Structures	Analysis
a) Exterior Walls - LMC § 15-13-2(B)(2)(a) states, “[p]rimary and secondary facade components, such as window/door configuration, wall planes, recesses,	See Condition of Approval 10: The Applicant proposes to keep primary components in their original locations. The Applicant proposes to retain and restore as much Historic



Planning Department

bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade,” and, “[w]hen 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.”	Material as possible. The Applicant shall replace unrepairable materials with materials that match the historic in all respects.
b) Foundation - LMC § 15-13-2(B)(2)(b) states: • “A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation. • A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6”) of the new foundation shall be visible above final grade on the primary and secondary facades. • Re-grade the site 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.”	See Conditions of Approval 5, 6, and 7: The Applicant proposes to permanently lift the Historic Structure seven inches to allow for a new foundation and basement addition. The Applicant proposes to return the site to the original grade and for no more than two inches of foundation to be visible.
c) Doors - LMC § 15-13-2(B)(2)(c) states: • “Maintain and preserve historic door openings, doors, door surrounds, and decorative door features. • Replacement doors shall exactly match the historic door in size, material, profile, and style.	Complies: All doors on the Historic Structure are non-original and the Applicant proposes replacing the existing doors with the style seen historically. The Applicant proposes adding a rear door where the non-historic additions previously existed on the tertiary façade.



Planning Department

• New door openings may be considered on secondary facades. A new opening shall be similar in location, size, and type to those seen on the historic structure.”	
d) Windows – LMC § 15-13-2(B)(2)(d) states: • “Maintain and preserve historic window openings, windows, window surrounds, and decorative window features. • 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. • 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. • 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.”	See Condition of Approval 14: All windows on the Historic Structure are non-original, and the Applicant proposes replacing the existing windows with aluminum clad wood windows. On July 1, 2026, the Historic Preservation Board approved the Material Deconstruction of 1010 Woodside Avenue, with the condition that the Applicant shall restore the front window within the porch area to a 2:1 ratio as seen in the 1940s tax photo, unless, as the Applicant completes exploratory interior demolition, the historic openings on the front façade within the porch area indicate original door and/or window to be confirmed by the Planning Department.
e) Gutters and Downspouts – LMC § 15-13-2(B)(2)(e) states, “[a]void removing or obstructing a historic building’s elements and	Complies: The Applicant proposes metal half round gutters on the Historic Structure.



Planning Department

materials when installing gutters and downspouts," and, "[w]hen new gutters are needed, the most appropriate design for hanging gutters is half round. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the right-of-way."	
f) Chimneys and Stovepipes	The Applicant proposes to remove a non-historic chimney and does not propose to construct a new chimney.
g) Porches – LMC § 15-13-2(B)(2)(g) states: • "Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs. • Repair deteriorated historic elements of the porch. Replacement porch elements are allowed only when it can be shown that the historic elements are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material. • Substitute decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material—	See Condition of Approval: The Applicant proposes to remove the existing, non-historic sunroom addition and to restore the front porch to its original condition. The Applicant proposes using heated pavers on the front porch. Staff recommends Condition of Approval 15, wherein the replacement porch shall be made of wood or other decking material that meets the requirements outlined in LMC § 15-13-2(B)(2)(g).



Planning Department

expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—have been proven to not damage or cause the deterioration of adjacent historic material. • It may be appropriate, in some cases, to reconstruct historic porches. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.”	
h) Architectural Features – LMC § 15-13-2(B)(2)(h) states outlines preserving and maintaining and repairing rather than replacing historic architectural features.	See Condition of Approval 10: The Applicant shall retain all historic architectural features and replace in kind and material if deteriorated.
3. Mechanical and Utility Systems and Service Equipment LMC § 15-13-2(B)(3)(a) states, “[m]echanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location.”	Complies: The Applicant proposes mechanical equipment on the tertiary façade, behind the Historic Structure, outside the Setbacks, and screened with vegetation.
4. Additions to Primary Structures – LMC § 15-13-2(B)(4)(a) states, “[a]dditions should be visually subordinate to historic buildings when	Complies: The Applicant proposes a basement addition and a 25-square-foot rear addition. Neither addition is visible from the Right-of-Way (ROW),



Planning Department

viewed from the primary public right-of-way.” LMC § 15-13-2(B)(4)(b) states, “[a] transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure,” and “[w]hen an addition to a historic structure is less than 50% of the historic structure’s footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall be required.” LMC § 15-13-2(B)(4)(c) states, “[a]dditions shall complement the visual and physical qualities of the historic building. An addition shall not be designed to be an exact copy of the existing style or imply an earlier period or more ornate style than that of the historic building,” and “[t]he addition shall be a contemporary interpretation of the historic structure’s architecture style. The addition shall not be designed to contrast starkly with the historic structure; an acceptable design shall be compatible in mass, scale, fenestration patterns, and design details. It shall not detract from the Historic District’s or Structure’s historic character.”	and both are subordinate to the Historic Structure. The rear addition is not more than 50% of the Historic Structure’s building footprint and does not require a transitional element. The Applicant proposes using metal siding in a similar historic style, but with a thinner dimension on the addition to differentiate the new construction from the Historic Structure.
5. Garages	The Applicant does not propose an attached or detached garage for the Historic Structure.
6. Decks	The Applicant does not propose any decks on the Historic Structure.
7. Balconies & Roof Decks	The Applicant does not propose any



Planning Department

	balconies or roof decks on the Historic Structure.
8. Historic Accessory Buildings	There are no Historic Accessory Buildings on Site.
9. New Accessory Buildings	The Applicant does not propose any new Accessory Buildings.

13. LMC § 15-13-8(B) outlines design requirements for New Infill Construction. The proposed SFD at 1011 Park Avenue is outlined in the Table below:

1. Site	Analysis
a) Building Setbacks & Orientation - LMC § 15-13-8(B)(1)(a) states: • “Lot coverage of new buildings shall be compatible with the surrounding Historic Sites. • 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. • New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area.”	Complies: The 150-foot-long Lot has greater Setbacks than the adjacent lots and is set back further from the street; however, the proposed SFD entrance is oriented toward the street and has a defined entrance.
b) Topography and Grading – LMC § 15-13-7(B)(1)(b) states, “[t]he natural topography and original grading of a site shall be maintained when feasible.”	See Condition of Approval 16: The proposed Final Grade is within four feet of the Existing Grade around the entire structure, with the exceptions of the garage entrance and the south side retaining wall. Condition of Approval 16 requires that the Applicant update the plans to show Final Grade within four feet of Existing Grade prior to building permit submittal.
c) Landscaping and Vegetation – LMC § 15-13-8(B)(1)(c) states,	See Condition of Approval 9:



Planning Department

“[l]andscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District.”	Condition of Approval 9 requires the final landscaping plan to comply with LMC § 15-5-5(N) <i>Landscaping</i> requirements.
d) Retaining Walls – LMC § 15-13-8(B)(1)(d) states, “[n]ew retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other traditional materials are recommended over concrete block, asphalt, or other modern concrete treatments,” and, “[t]raditional height and setback of retaining walls along the street shall be maintained.”	Complies: The Applicant proposes two concrete retaining walls: one in the north Side Setback that does not exceed four feet in height that is approximately 40 feet long and one in the south Side Setback that is approximately 34 feet long.
e) Fencing	The Applicant does not propose installing any fences.
f) Paths, Steps, Handrails, & Railings (Not Associated with Porches) LMC § 15-13-8(B)(2)(f) states, “[n]ew paths and walkways should have a modest, unobtrusive appearance in order to support the sense of a natural setting.”	Complies: The proposed northern paver path is unobtrusive, simple, and subordinate to the new structure. The proposed metal railings are simple and compatible with the Historic District.
g) Gazebos, Pergolas, and Other Shade Structures	The Applicant does not propose installing any gazebos, pergolas, or other shade structures.
h) Parking Areas & Driveways LMC § 15-13-8(B)(2)(h) states: • “Parking areas and vehicular access shall be visually subordinate to character-defining Streetscape or character area elements. • The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways,	Complies: Pursuant to LMC § 15-3-6(A), three parking spaces are required for the site. The Applicant proposes three parking spaces accessed off Park Avenue to satisfy the parking requirement for the SFD and Accessory Apartment. One parking space will be in the single-car garage, one parking space is tandem in front of the garage, and one parking space is to the left of the



Planning Department

walkways, paths, and structures in comprehensive, complimentary and integrated design. • Landscape separations shall be provided between parking areas, drives, service areas, and public use areas, like walkways, plazas, and vehicular access points. • New driveways shall not exceed ten (10) feet in width. • Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. Permeable paving may not be appropriate for all driveways and parking areas."	garage on an impervious surface. The proposed driveway is ten feet wide and compliant. The Applicant proposes a small landscape buffer between the driveway and parking area.
2. Primary Structures	Analysis
a) Mass, Scale, and Height - LMC § 15-13-8(B)(2)(a) states: • "The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area. • Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged. • Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area. • Building features such as upper story windows, porches, and first floor bays shall be aligned with	Complies: As outlined above, the new SFD complies with the HR-1 Zoning height requirements. The proposed mass is like surrounding structures and utilizes similar traditional building forms. The proposed porches are in similar dimensions to those found throughout the neighborhood.



Planning Department

similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.”	
b) Foundation - LMC § 15-13-8(B)(2)(b) states: • “Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground. • A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than eight inches (8”) of the new foundation shall be visible above Final grade on the primary façade No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.”	Complies: The Applicant proposes a concrete foundation not visible on the front façade, and no more than two feet of the foundation is visible on the secondary and tertiary facades.
c) Doors - LMC § 15-13-8(B)(2)(c) states: • “The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance. • New doors shall be similar in location, size, and material to	Complies: The proposed front door is a traditional form and compatible with the Historic District. The Applicant proposes a covered walkway to create a defined primary entrance.



Planning Department

those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.”	
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. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected. • Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District. • The placement and grouping of windows shall be similar to those seen historically. • Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged.	Condition of Approval 17: The proposed windows do not follow the 2:1 ratio. Staff recommends Condition of Approval 17, wherein the Applicant shall update the windows to meet the 2:1 vertical ratio requirements outlined in LMC § 15-13-8(B)(2)(d).



Planning Department

Windows with traditional depth and trim are preferred. • The number of different window sizes and styles on a building or structure shall be limited. • Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.	
e) Roofs – LMC § 15-13-8(B)(2)(e) states, “[r]oofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.”	Complies: Most of the roof forms are gable and the main roof form has a 7:12 pitch compatible with those seen on historic structures.
f) Dormers	The Applicant does not propose any dormers.
g) Gutters and Downspouts – LMC § 15-13-8(B)(2)(g) states, “[d]ownspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.”	Complies: The Applicant proposes metal half-round gutters minimized from the public ROW.
h) Chimneys and Stovepipes	The Applicant does not propose to construct a chimney on the SFD.
i) Porches – LMC § 15-13-2(B)(2)(i) states: • “Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend	Complies: The proposed porches partially extend across the façade, are subordinate to the structure and help define the front. The proposed metal railings are simple in design and are square in design.



Planning Department

partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided. • Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the s. • The height of porch decks shall be similar to those found on historic building(s) in the Historic District. • Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements. • Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of four inches and a maximum of eight inches square.	
j) Architectural Features	The Applicant does not propose ornamental trim or decorations.
3. Mechanical and Utility Systems and Service Equipment LMC § 15-13-8(B)(3)(a) states, "[m]echanical and/or utility equipment, including heating and air conditioning	Complies: The Applicant proposes mechanical equipment on the tertiary façade, behind the new SFD, outside the Setbacks, and screened with vegetation.



Planning Department

units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the structure if feasible and visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design.”	
4. Materials LMC § 15-13-8(B)(4) states “[b]uilding 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,” and, “[t]he 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 Applicant proposes six-inch vertical wood siding, accent metal siding, and a metal roof.
5. Paint and Color LMC § 15-13-8(B)(5) states: • “Paint color is not regulated by the Regulations. • Wood siding that is not painted, shall be finished with a durable stain or treatment that complements and does not distract from adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department	Complies: The Applicant proposes wood siding that will be painted or stained.



Planning Department

for wood finishes and treatments that are compatible with the Historic Districts. • Rustic, unfinished wood siding is generally not appropriate on primary Structures[.]”	
6. Garages LMC § 15-13-8(B)(6)(c) states: • A basement garage shall not extend beyond the exterior wall planes of a structure’s primary or secondary facades. • The vertical façade of a basement garage that is visible from the primary public right-of-way shall be visually minimized. It is preferred that the garage opening be set back from the wall plane of the primary structure in order to diminish the presence of the garage. • A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a basement garage addition. • Single-width car wide tandem garages are recommended.	Complies: The proposed basement-level, single-car garage does not extend beyond the exterior wall plan of the structure’s primary or secondary façade and is partially sunk into the lot, which aids in minimizing the view from the ROW. The proposed garage door is eight feet wide by seven feet tall.
7. Decks	The Applicant does not propose any decks.
8. Balconies & Roof Decks	The Applicant does not propose any balconies or roof decks.
9. New Accessory Structures	The Applicant does not propose any new Accessory Structures.
10. Additions to Existing Non-Historic Structures	There are no existing non-historic structures on site.
11. Reconstruction of Non-Surviving Structures	The Applicant does not propose to reconstruct any non-surviving structures.

14. The Development Review Committee reviewed the proposal on July 21, 2026, and confirmed the proposal complies with their required standards.



Planning Department

15. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 6, 2026. Staff mailed courtesy notice to property owners within 100 feet on August 6, 2026.

Conclusions of Law

1. The proposal, as conditioned, complies with LMC Chapter 15-2 *Historic Residential – 1 Zoning District*.
2. The proposal, as conditioned, complies with LMC Chapter 15-3 *Off-Street Parking*.
3. The basement addition and the rehabilitation of the Landmark Historic Structure at 1010 Woodside Avenue, as conditioned, complies with LMC § 15-13-2 *Regulations For Historic Residential Sites*.
4. The new SFD at 1011 Park Avenue, as conditioned, complies with LMC § 15-13-8 *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed August 20, 2026, by the Planning Director for both the Landmark Historic Structure at 1010 Woodside Avenue and new detached SFD at 1011 Park Avenue. Any changes, modifications, or deviations from the approved plans 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 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. If the Applicant does not obtain a building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
5. The basement addition shall not raise the historic structure more than seven inches above Final Grade from its Existing Grade. 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.



Planning Department

6. The Historic Site shall be returned to Existing Grade following the construction of a foundation. Generally, no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
7. The site shall be regraded so that all water drains away from the Structure and foundation.
8. The Applicant shall update the plans to reduce the portion of built/paved patio area in front of the Historic Structure and increase landscaping to reflect site conditions historically prior to submitting for a building permit.
9. The Applicant shall update the landscape plan, prior to submitting for a building permit to comply with LMC § 15-5-5(N), wherein the final landscape plan shall show gravel or rocks less than four inches in diameter a minimum of five feet of away the Right-of-Way, total rock coverage not exceeding 20% of the landscaped area, total lawn coverage not exceeding 20% of the landscaped area, and vegetation that complies with Wildland Urban Interface requirements outlined in the Municipal Code of Park City Chapter 11-21.
10. Historic materials in good or salvageable condition shall be preserved or repaired rather than replaced. Historic materials that are unsalvageable shall be replaced in compliance with LMC § 15-13-2.
11. The Applicant shall obtain approval for the Accessory Apartment from the Planning Director and record the "Notice to Purchaser" deed restriction with the County Recorder prior to building permit submittal.
12. The Applicant shall update the plans to remove the window well from the south Side Setback and to reduce all roof overhangs to extend a maximum of one foot into the three-foot Side Setbacks.
13. 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 application.
14. The Applicant shall restore the front window within the porch area to a 2:1 ratio as seen in the 1940s tax photo, unless, as the Applicant completes exploratory interior demolition, the historic openings on the front façade within the porch area indicate original door and/or window to be confirmed by the Planning Department.
15. The Applicant shall update the proposed front porch materials to be made of wood or other decking material that meets the requirements outlined in LMC § 15-13-2(B)(2)(g).



Planning Department

16. Prior to building permit submittal, the plans shall be updated to show Final Grade within four feet of Existing Grade.
17. Prior to building permit submittal, the Applicant shall update the front facade glazing to comply with solid to void ratio requirements outlined in LMC § 15-13-8(B)(2)(d).
18. At the time of the Building Permit submittal, an Access Agreement with the property owner of 1002 Woodside Avenue will be required through the Building Department at the time of Building Permit submittal because the proposed construction is within five feet of the adjacent property, unless otherwise approved by the Building Department.
19. If the SFD at 1011 Park Avenue is a Nightly Rental, the lease provisions shall require that parking associated with the Nightly Rental be limited to no more than two on-site and shall allocate instructions for the parking of the Accessory Apartment tenant.
20. The garage of the SFD at 1011 Park Avenue shall be maintained for vehicle parking and transition of the garage to storage or another use that would obstruct use for parking is prohibited.
21. Nightly Rental of the Accessory Apartment is prohibited. The Accessory Apartment shall be rented for a term of no less than 90 days. Prior to building permit issuance, the Applicant shall record with Summit County a Deed Restriction that meets the requirements of LMC § 15-4-7(A)(5) *Deed Restriction* in a form approved by the City Attorney's Office.
22. The Applicant shall record the 1010 Woodside and 1011 Park Avenue Plat with Summit County prior to building permit submittal for either the SFD at 1011 Park Avenue or the 1010 Woodside Avenue Landmark Historic Structure construction to create a 3,750-square-foot Lot.
23. The proposed parking space in front of the Landmark Historic Structure at 1010 Woodside Avenue that encroaches into the City Right-of-Way must be removed from the proposed plans prior to Building Permit submittal. Three parking spaces shall be provided on the Park Avenue side, with one space for the use of the Accessory Apartment at 1010 Woodside Avenue.
24. Prior to building permit submittal, the front covered entryway on the SFD shall be modified to comply with LMC § 15-13-8, wherein entry elements shall not be over-scaled or monumental and shall be compatible with neighboring Historic Structures (per LMC § 15-13-8(A)(6) and LMC § 15-13-8(b)(2)(i)).



Planning Department

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 385-481-2038 or email lillian.zollinger@parkcity.gov.

Sincerely,

Rebecca Ward
Planning Director

CC: Lillian Zollinger, Project Planner

Attachment 1 – Proposed Plans

DRAFT

Bryan Whang

Whang Properties

1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
HDDR Drawings
HDDR Drawings

08.07.2026

EWG Project # 2026-07

PROJECT CONTACT INFORMATION

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BUILDER	INTERIOR DESIGN
Name Address City, State Zip 000.000.000 Contact: Person	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Cole Knight
STRUCTURAL ENGINEER	LANDSCAPE ARCHITECTURE
Name Address City, State Zip 000.000.000 Contact: Person	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Cole Knight
CIVIL ENGINEER	MECHANICAL ENGINEER
Name Address City, State Zip 000.000.000 Contact: Person	Name Address City, State Zip 000.000.000 Contact: Person
PLUMBING ENGINEER	ELECTRICAL ENGINEER
Name Address City, State Zip 000.000.000 Contact: Person	Name Address City, State Zip 000.000.000 Contact: Person

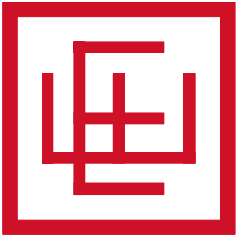
SERVICE CONTACTS

DEFERRED SUBMITTALS

HDDR DRAWING INDEX	
Sheet Number	Sheet Name
GENERAL DRAWINGS	
G-0.001	HDDR Cover Sheet
G-005	Existing Photographs & Proposed Renderings - Woodside
G-006	Existing Photographs & Proposed Renderings - Park Ave
G-007	Contemporary Precedent Exhibits
G-008	Historic Precedent Exhibits
G-009	Area Plans
ARCHITECTURAL SITE DRAWINGS	
AS-0.000	Architectural Site Plan (Existing)
AS-0.001	Architectural Site Plan (Proposed)
ARCHITECTURAL DRAWINGS	
X-100	3D -Existing
X-101	Plans -Existing -L0 & L1
X-102	Plans -Existing -L2 & Roof
X-201	Elevations -Existing
X-301	Sections -Existing
A-0.001	3D - Proposed
A-1.100	L0 & L1 Floor Plans - Apartment
A-1.102	Roof Plan - Apartment
A-1.201	Elevations - Apartment
A-1.301	Building Sections - Apartment
A-2.100	L0 Floor Plan - House
A-2.101	L1 Floor Plan - House
A-2.102	L2 Floor Plan - House
A-2.103	Roof Plan - House
A-2.201	Elevations - House - East & North
A-2.202	Elevations - House - West & South
A-2.301	Building Sections - House

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HDDR Drawings

HDDR Drawings

08.07.2026

Bryan Whang
Whang Properties

1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
HDDR Drawings

Rev.	Date	Description
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ISSUE DATE: 08.07.2026
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CHECKED BY: EWG
DESIGNED BY: CK, EWG
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SHEET TITLE

HDDR Cover Sheet

G-0.001



Existing Site Photo 01 - Park Ave.



Existing Site Photo 02 - Park Ave.



Existing Site Photo 03 - Park Ave.



Proposed Site Rendering 01 - Park Ave.

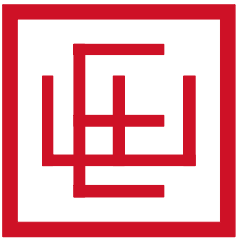


Proposed Site Rendering 02 - Park Ave.



Proposed Site Rendering 03 - Park Ave.

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Bryan Whang
Whang Properties

1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
HDDR Drawings

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Existing Photographs &
Proposed Renderings -
Woodside

G-005



Existing Site Photo 01 - Park Ave.



Existing Site Photo 02 - Park Ave.



Existing Site Photo 03 - Park Ave.



Proposed Site Rendering 01 - Park Ave.

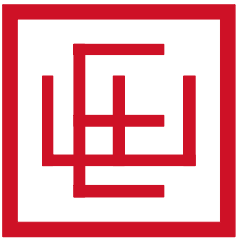


Proposed Site Rendering 02 - Park Ave.



Proposed Site Rendering 03 - Park Ave.

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Bryan Whang
Whang Properties

1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
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Existing Photographs &
Proposed Renderings -
Woodside

G-005



Existing Site Photo 01 - Park Ave.



Contextual Rendering 01 - Park Ave. - Summer



Contextual Rendering 01 - Park Ave. - Winter



Existing Site Photo 02 - Park Ave.

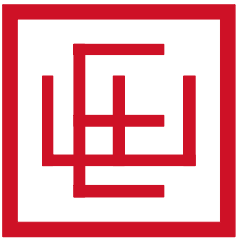


Contextual Rendering 02 - Park Ave. - Summer



Contextual Rendering 01 - Park Ave. - Winter

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Bryan Whang
Whang Properties

1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
HDDR Drawings

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SHEET TITLE

Existing Photographs &
Proposed Renderings - Park
Ave

G-006

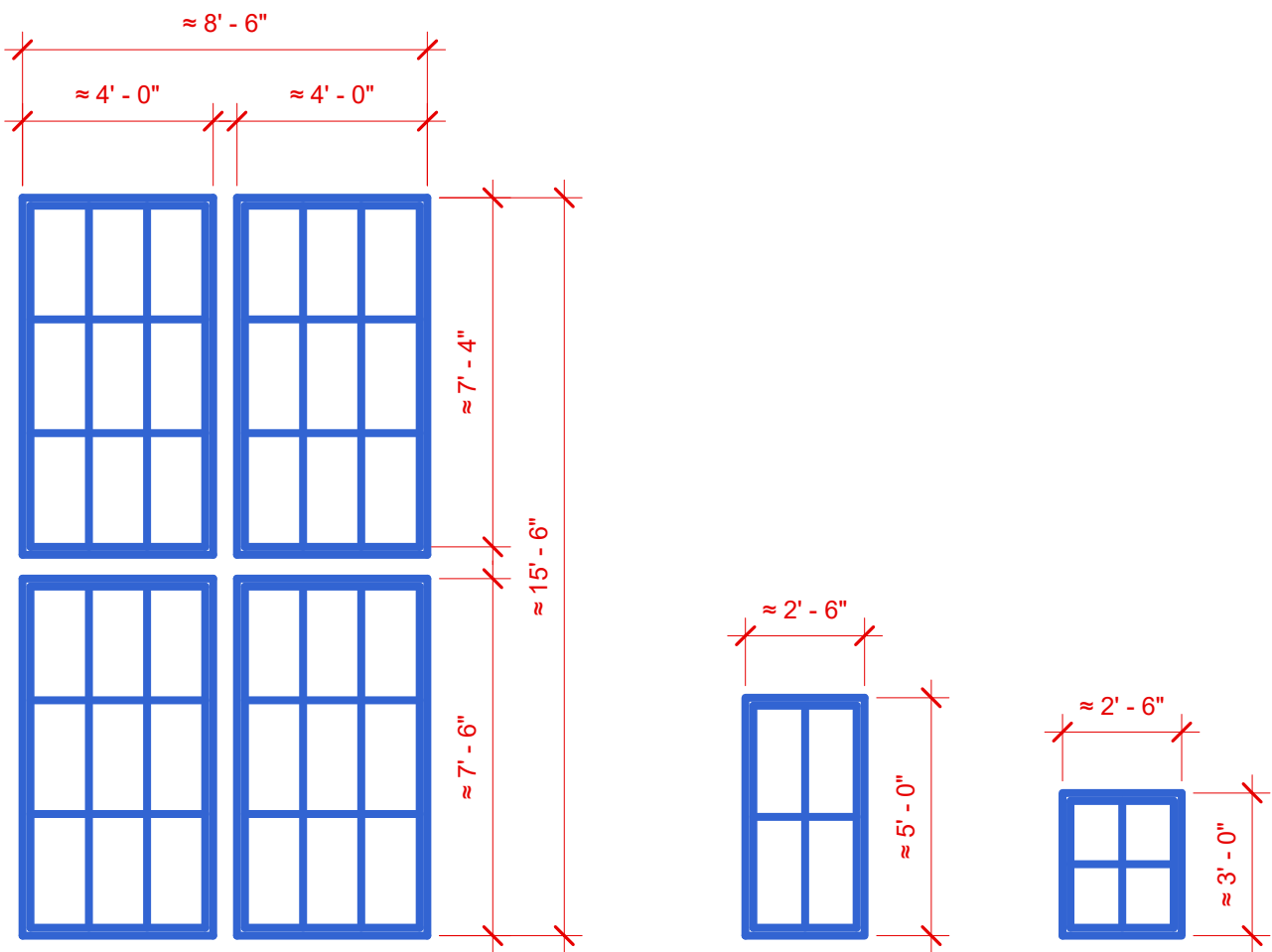
Below are exhibits of a house located at 961 Park Avenue, completed in the spring of 2026, and the proposed house located at 1011 Park Avenue. These exhibits have been included in this drawing set for the purposes of comparing the proposed house to a recently completed house in the same area of the HR-1 district of Park City in order help illustrate the proposed design's compliance with Park City's Land Management Code.



961 Park Ave - 10th Street Facade



961 Park Ave - Park Ave Facade



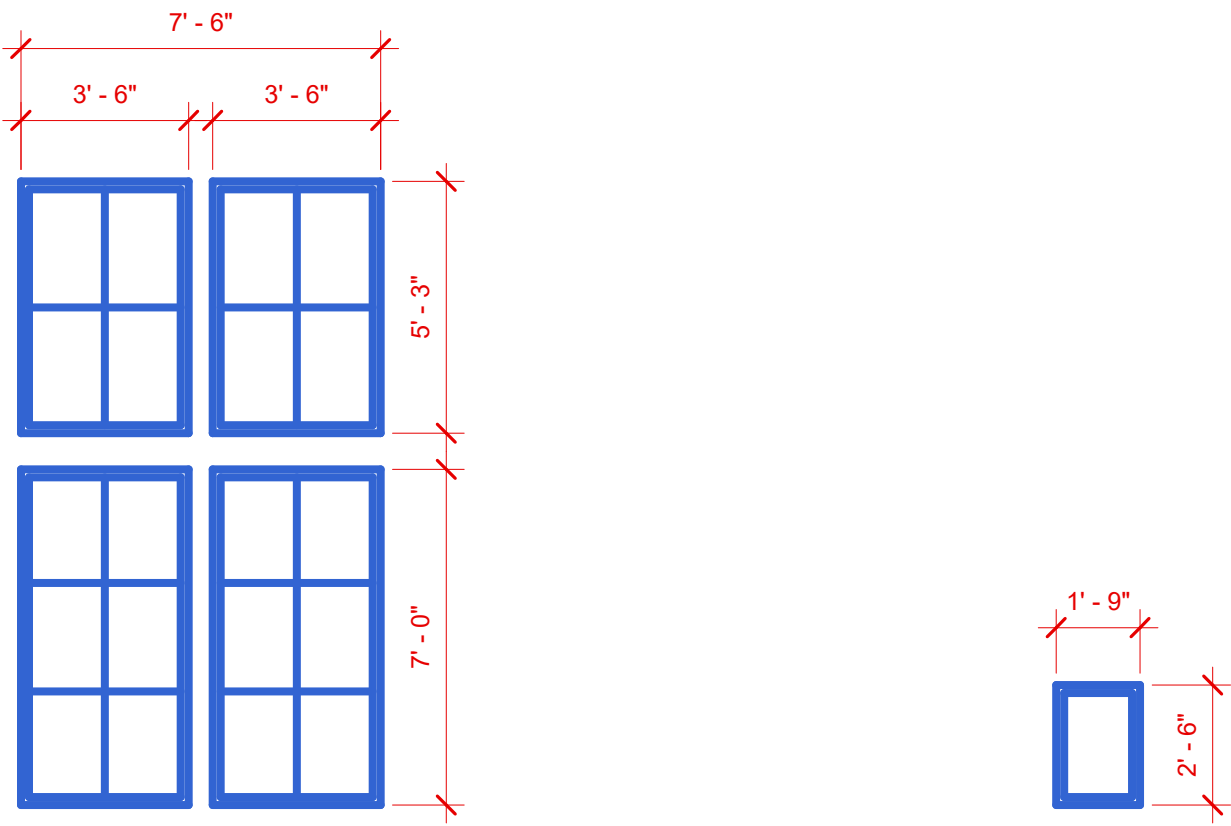
961 Park Ave Windows
SCALE: 1/4" = 1'-0"



Proposed House - South
SCALE: 3/16" = 1'-0"

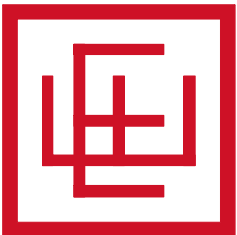


Proposed House - East
SCALE: 3/16" = 1'-0"



Proposed House Windows
SCALE: 1/4" = 1'-0"

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Bryan Whang

Whang Properties

1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
HDDR Drawings

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SHEET TITLE

Contemporary Precedent
Exhibits

G-007

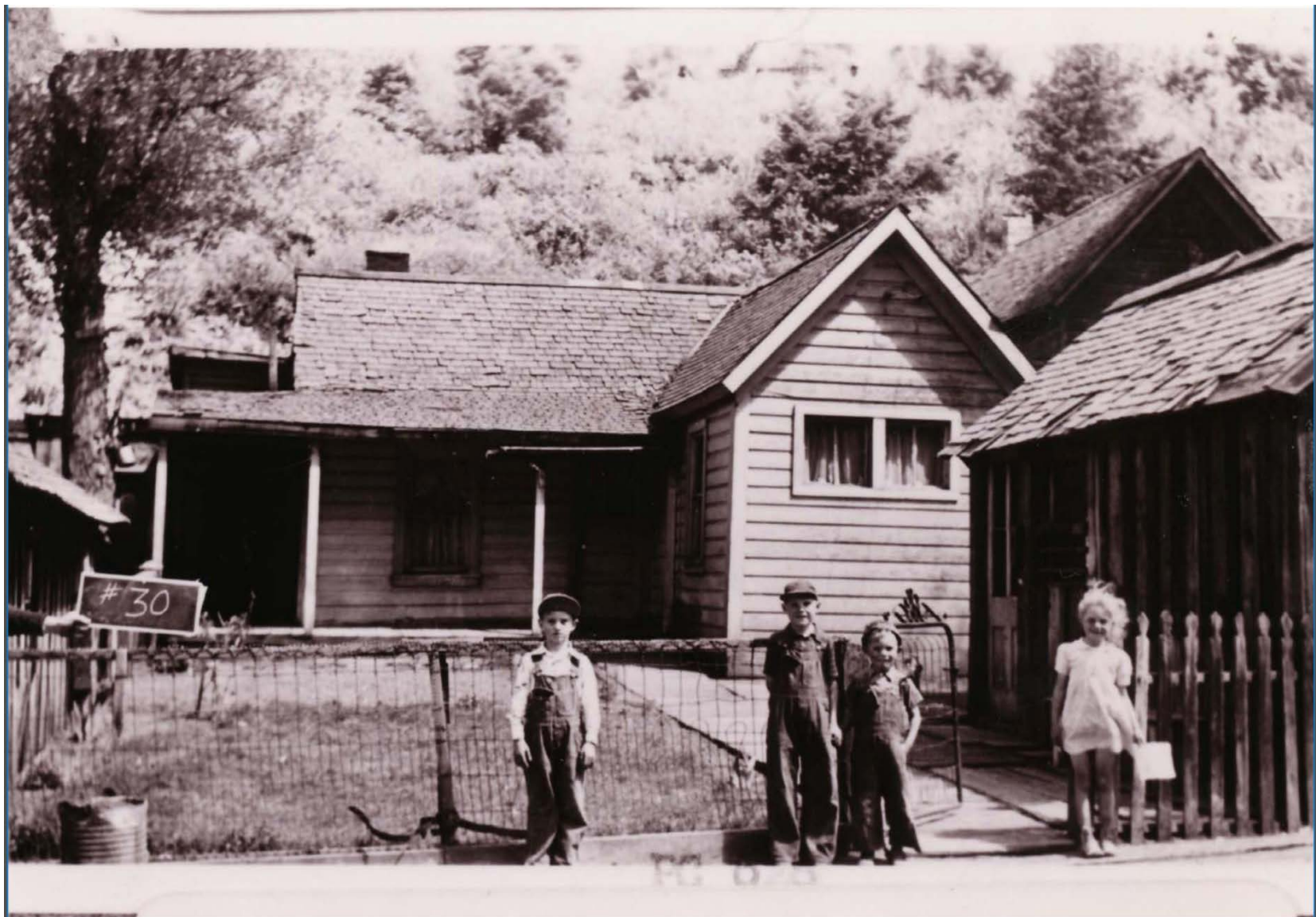
Below are photographs of homes in Park City's HR-1 district which were built during Park City's historic mining era and were classified as either Landmark or Significant sites. These buildings showcase a small sample of the broad variety of window sizes, proportions, and patterns which were used during Park City's historic mining era residential construction period. These photos have been included in this drawing set to serve as historic precedents for the small secondary windows present on the proposed design for the main house which fronts onto Park Avenue which do not conform to the common 2:1 window proportion for houses built during the historic mining era.



1045 Woodside Ave - Settlement Era - Significant Site



139 Park Ave - Settlement Era - Landmark Site



243 Daly Ave - Mature Mining Era - Landmark Site



81 Daly Ave. - Mature Mining Era - Significant Site

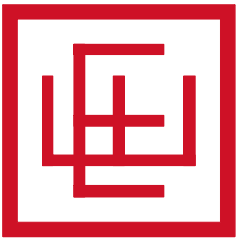


539 Park Ave - Mature Mining Era - Landmark Site



539 Park Ave - Mature Mining Era - Landmark Site

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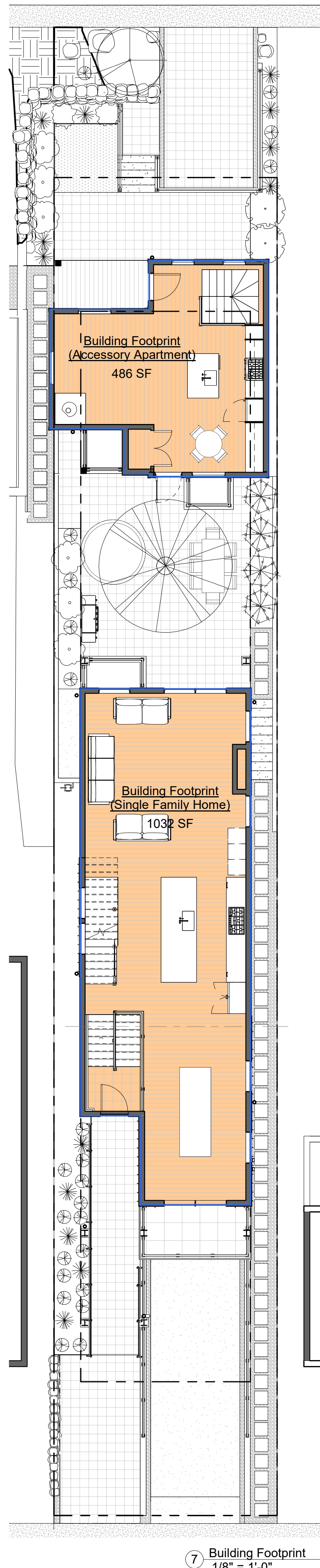
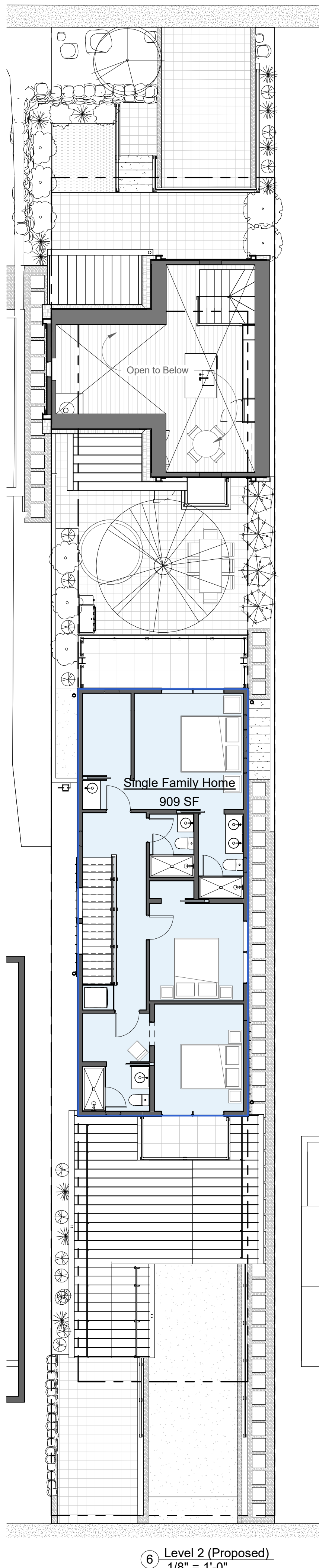
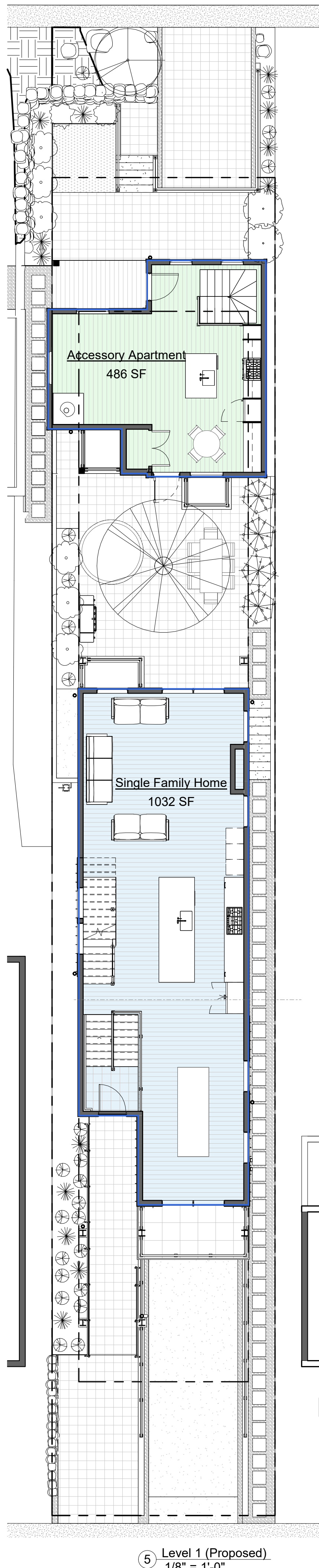
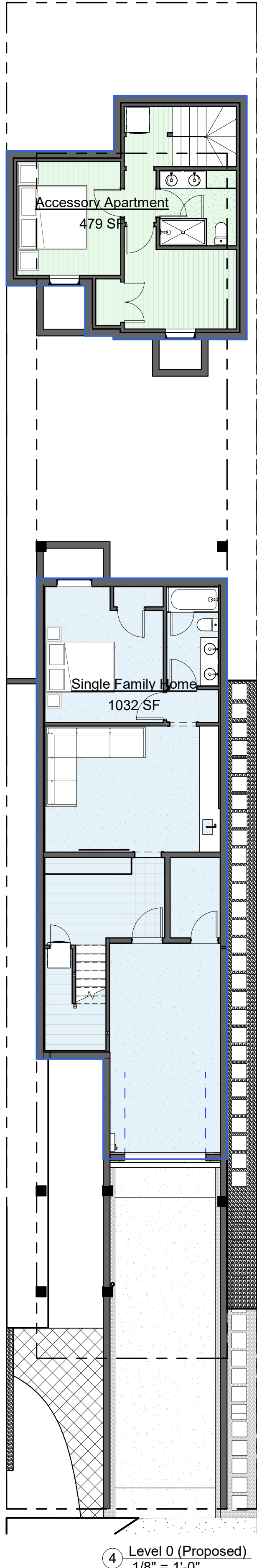
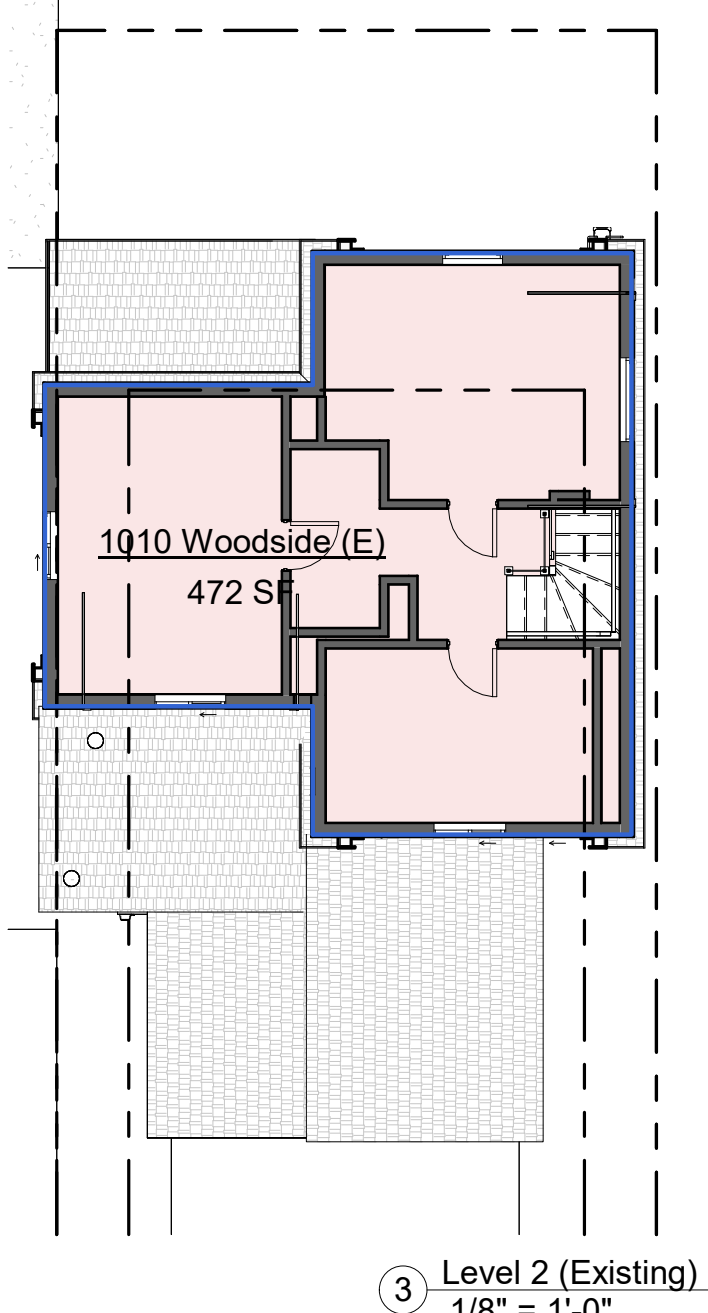
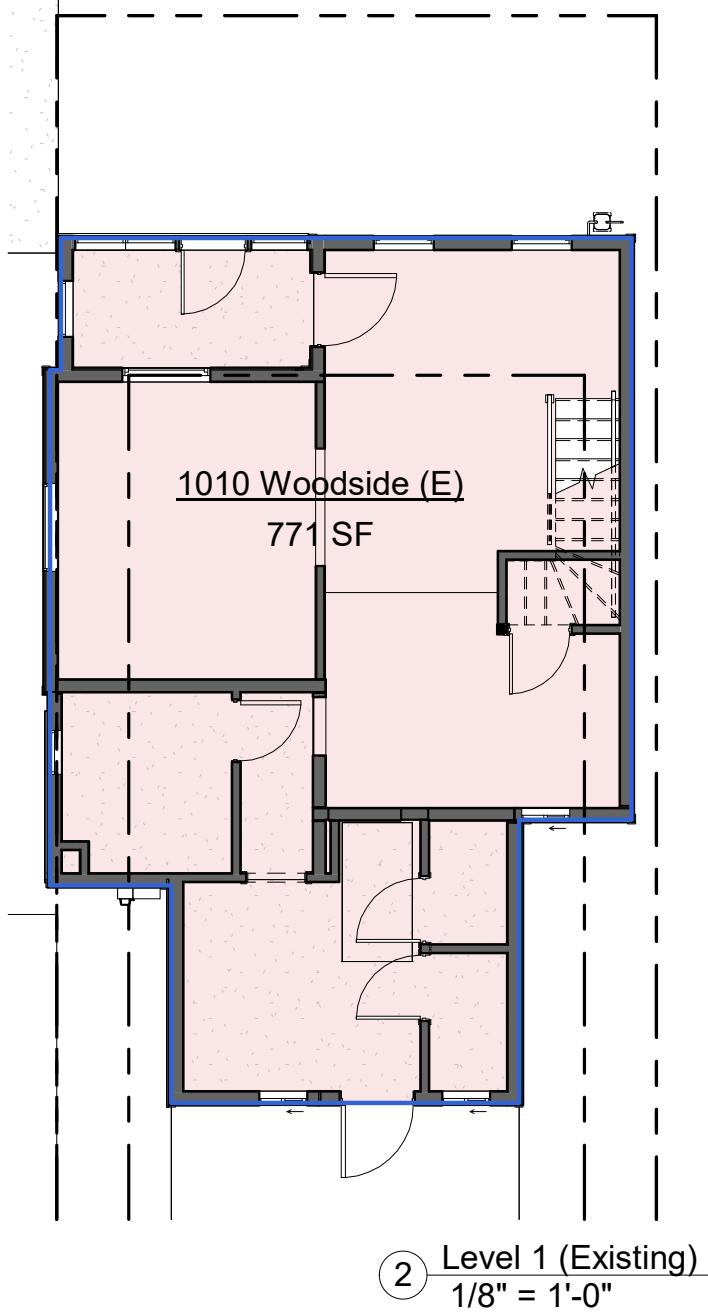
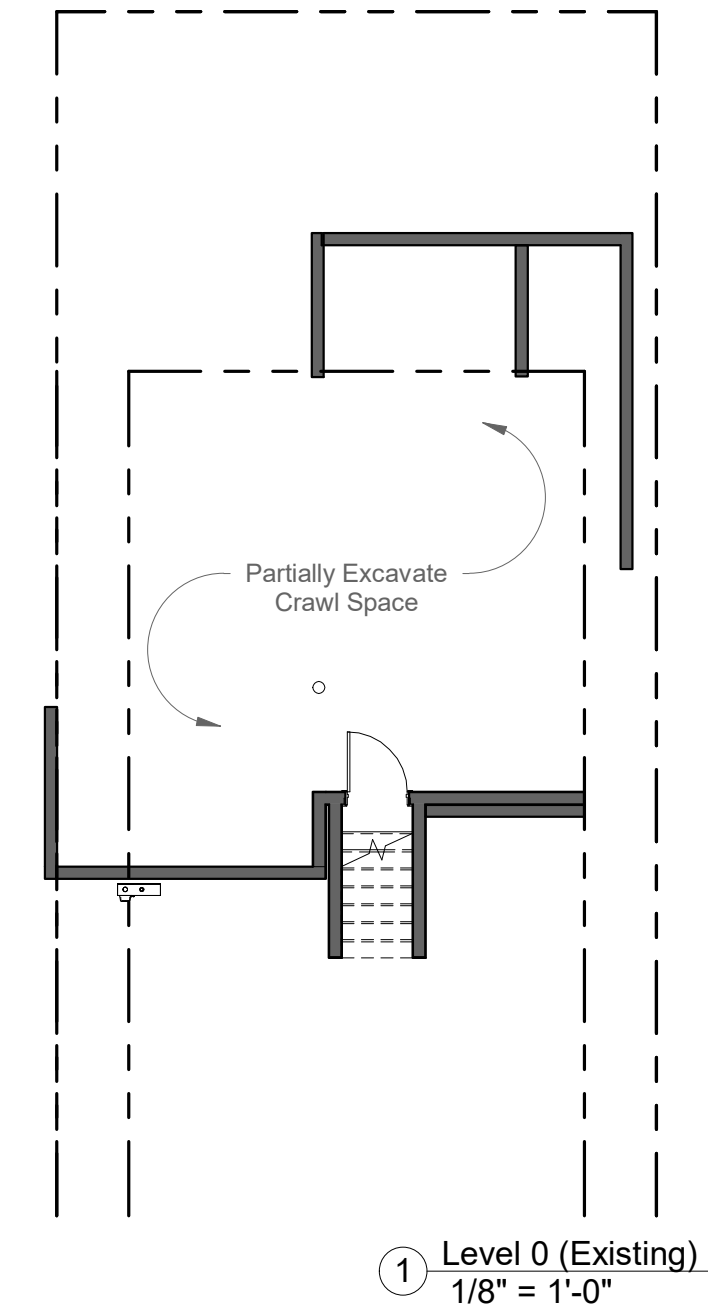
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SHEET TITLE

Historic Precedent Exhibits

G-008



Building Area Schedule - Existing		
Area	Level	Name
771 SF	Level 1 - House	1010 Woodside (E)
472 SF	Level 2 - House	1010 Woodside (E)
1243 SF		

Building Area Schedule - Proposed		
Area	Level	Name
479 SF	Level 0 - House	Accessory Apartment
486 SF	Level 1 - House	Accessory Apartment
965 SF		

1032 SF	Level 0 - House	Single Family Home
1032 SF	Level 1 - House	Single Family Home
909 SF	Level 2 - House	Single Family Home
2973 SF		
3938 SF		

Building Footprint Schedule	
Footprint	Name
486 SF	Building Footprint (Accessory Apartment)
1032 SF	Building Footprint (Single Family Home)
1518 SF	

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Whang Properties

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1011 Park Ave
Park City, UT 84060
HDDR Drawings

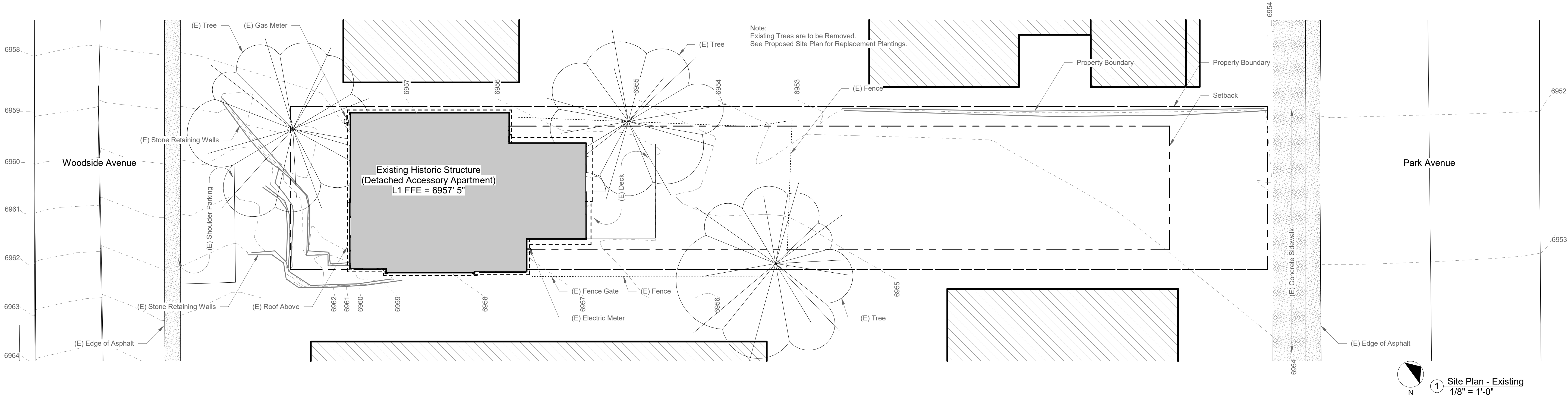
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Area Plans

G-009



1 Site Plan - Existing
1/8" = 1'-0"

Notes

1. Concrete Foundations Terminate @ Level 1 Datum Elevation for Apartment & House.
2. Refer to Site Survey for Reference Information.
4. Coordinate Service Line Locations with Service Providers.
5. Ensure Service Line Installation Complies with All Governing Codes, and Service Provider Requirements.
6. Where Downspouts Tie Into Foundation Drainage System, Provide Debris Strainers.
7. All Exterior Lighting Must be Dark Sky Compliant.
8. Before Digging or Trenching, Locate Underground Utilities.

Datum Reference

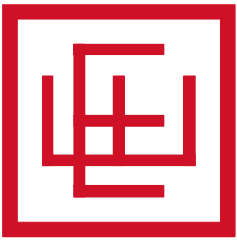
Architectural Elevation 100'-0" = Civil Elevation 6957'-5"

Legend

- Top of Wall Elevation Marker
- Finish Floor Surface, Finish Grade, & Bottom of Wall Elevation Marker
- Existing Topography Line (Major)
- Existing Topography Line (Minor)
- Proposed Topography Line (Major)
- Proposed Topography Line (Minor)
- Existing Fence
- Existing Topo Height
- ReGraded Topo Height
- Property Line

- Foundation Drain System

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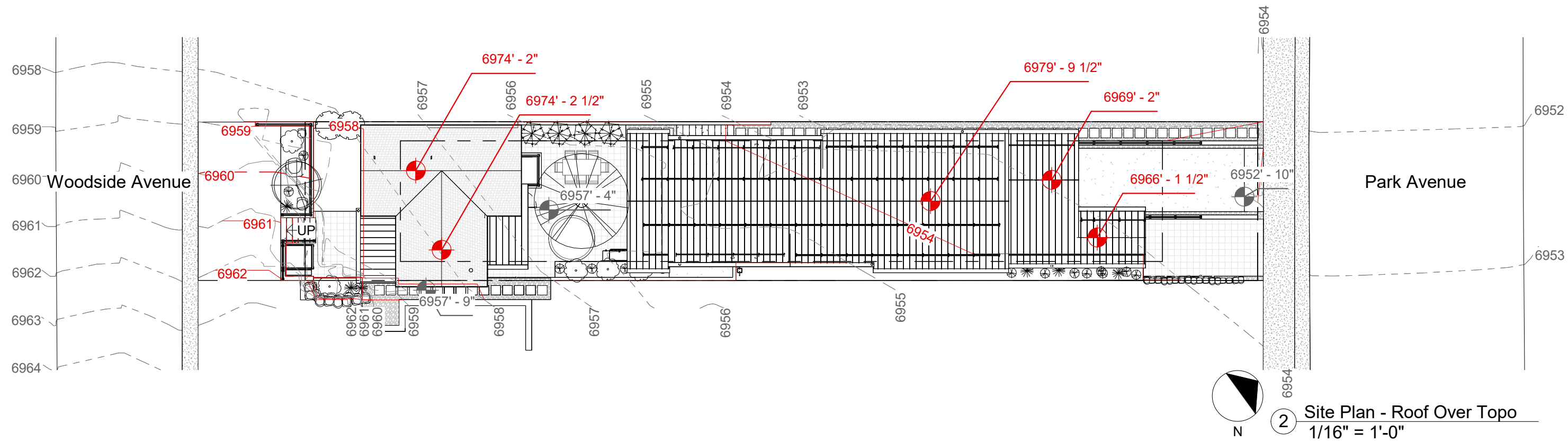
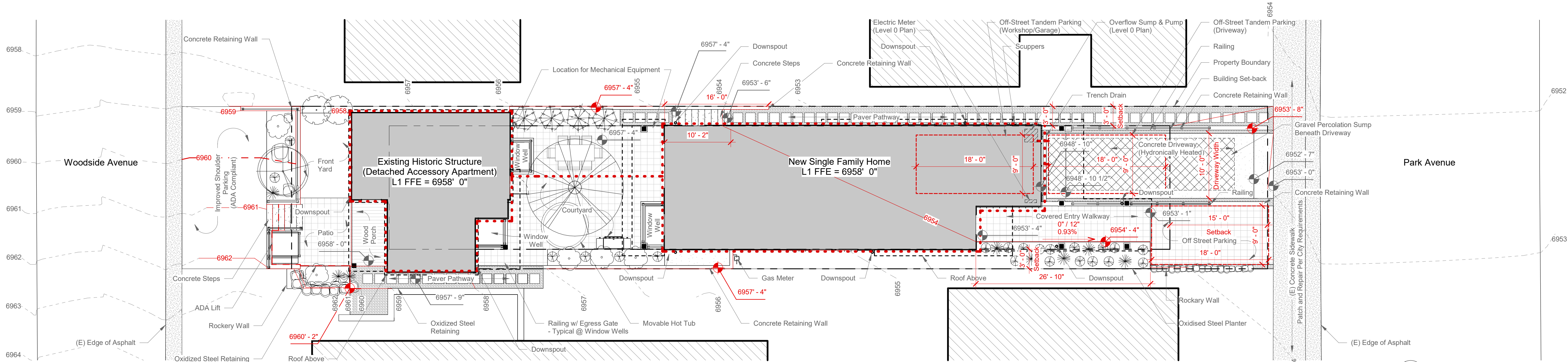
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SHEET TITLE

Architectural Site Plan
(Existing)

AS-0.000



Notes

1. Concrete Foundations Terminate @ Level 1 Datum Elevation for Apartment & House.
2. Refer to Site Survey for Reference Information.
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5. Ensure Service Line Installation Complies with All Governing Codes, and Service Provider Requirements.
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8. Before Digging or Trenching, Locate Underground Utilities.

Datum Reference

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Legend

- Top of Wall Elevation Marker
- Finish Floor Surface, Finish Grade, & Bottom of Wall Elevation Marker
- Existing Topography Line (Major)
- Existing Topography Line (Minor)
- Proposed Topography Line (Major)
- Proposed Topography Line (Minor)
- Existing Fence
- Existing Topo Height
- ReGraded Topo Height
- Property Line

Foundation Drain System

Planting Legend

TREES

- Norway Maple (Hybrid) - Pacific Sunset
- Aspen - Quaking Aspen

SHRUBS

- Barberry - Rose Glow
- Rose - Moondance Foribunda
- Lilac - Miss Kim Dwarf

Pavers

Landscape Pavers are to be Hydronically Heated Unless Noted Otherwise

PLANTS

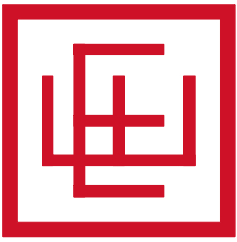
- Little Blue Stem - Prairie Winds - Prairie Blues
- Assorted Perennial Groundcover Plants (Use Shade Tolerant Mix as Appropriate)
- Black Scallop Bugleweed - Emerald Blue Phlox - Snow in Summer
- Creeping Thyme - Orchid Frost Lamium

Landscape Rocks

- Barberry - Orange Rocket
- Granite - Assorted Sizes

Pea Gravel

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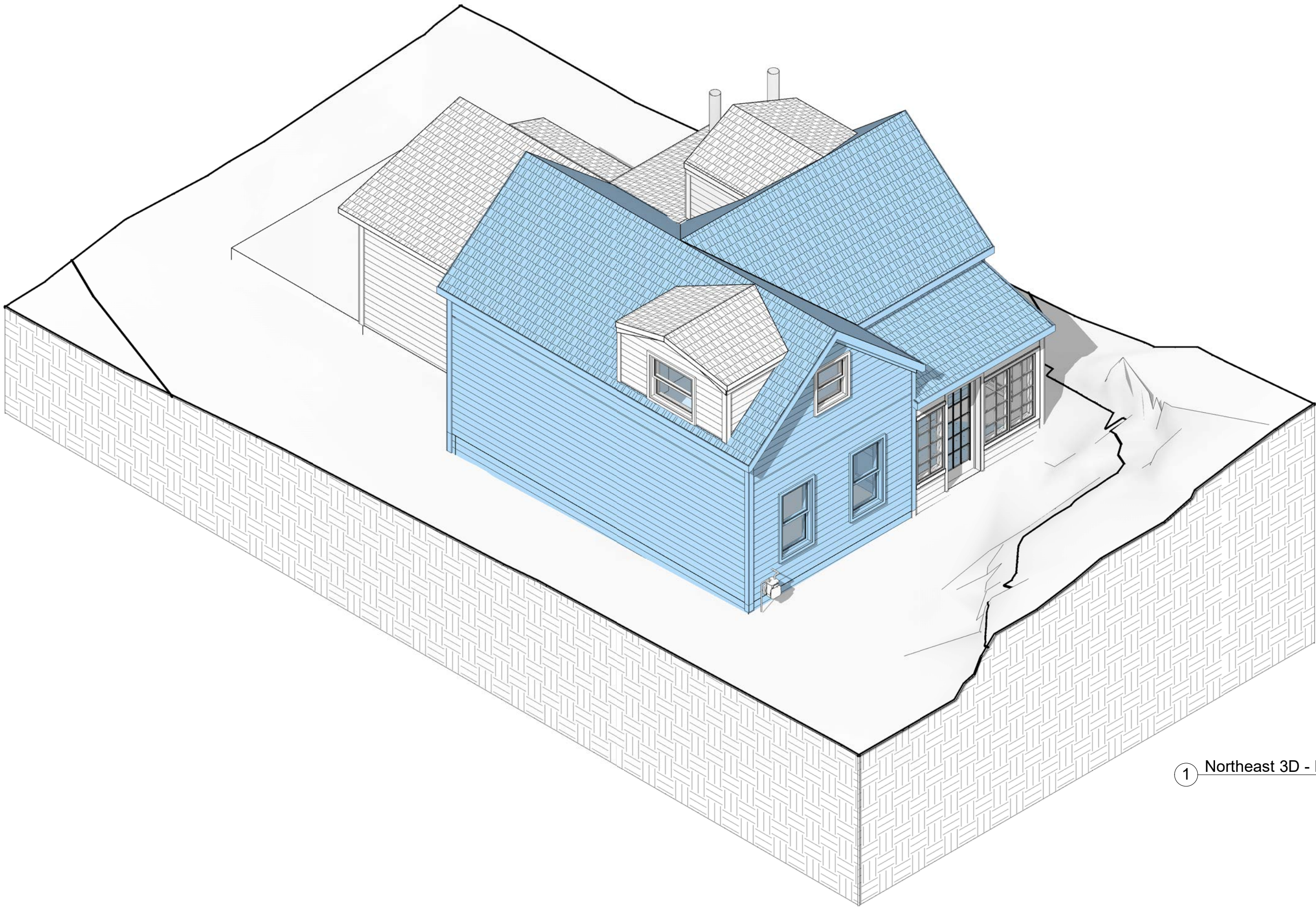
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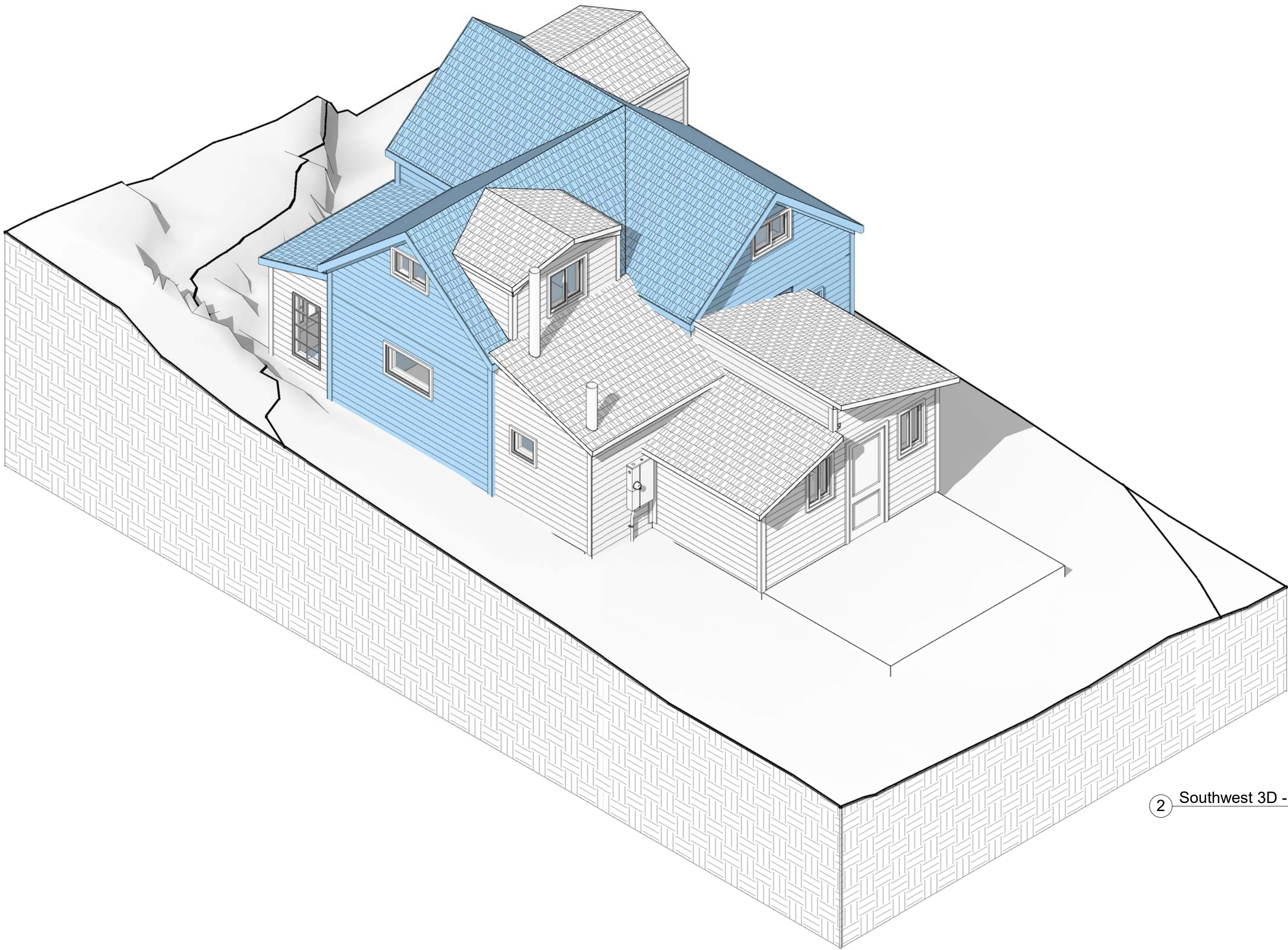
SHEET TITLE

Architectural Site Plan
(Proposed)

AS-0.001



1 Northeast 3D - Existing

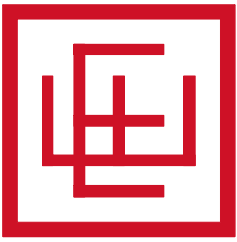


2 Southwest 3D - Existing

Historic Significance Legend

	Original
	Original
	Addition
	Addition

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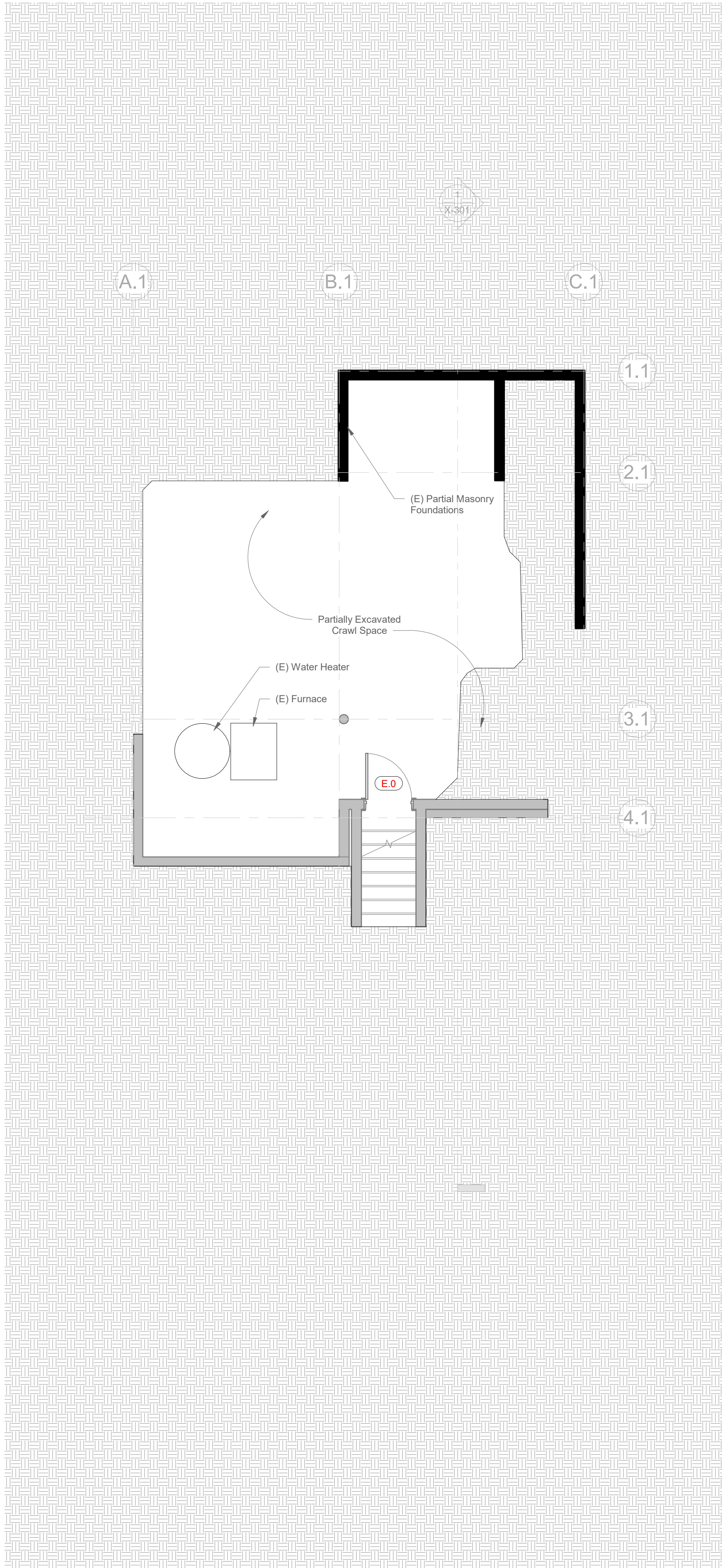
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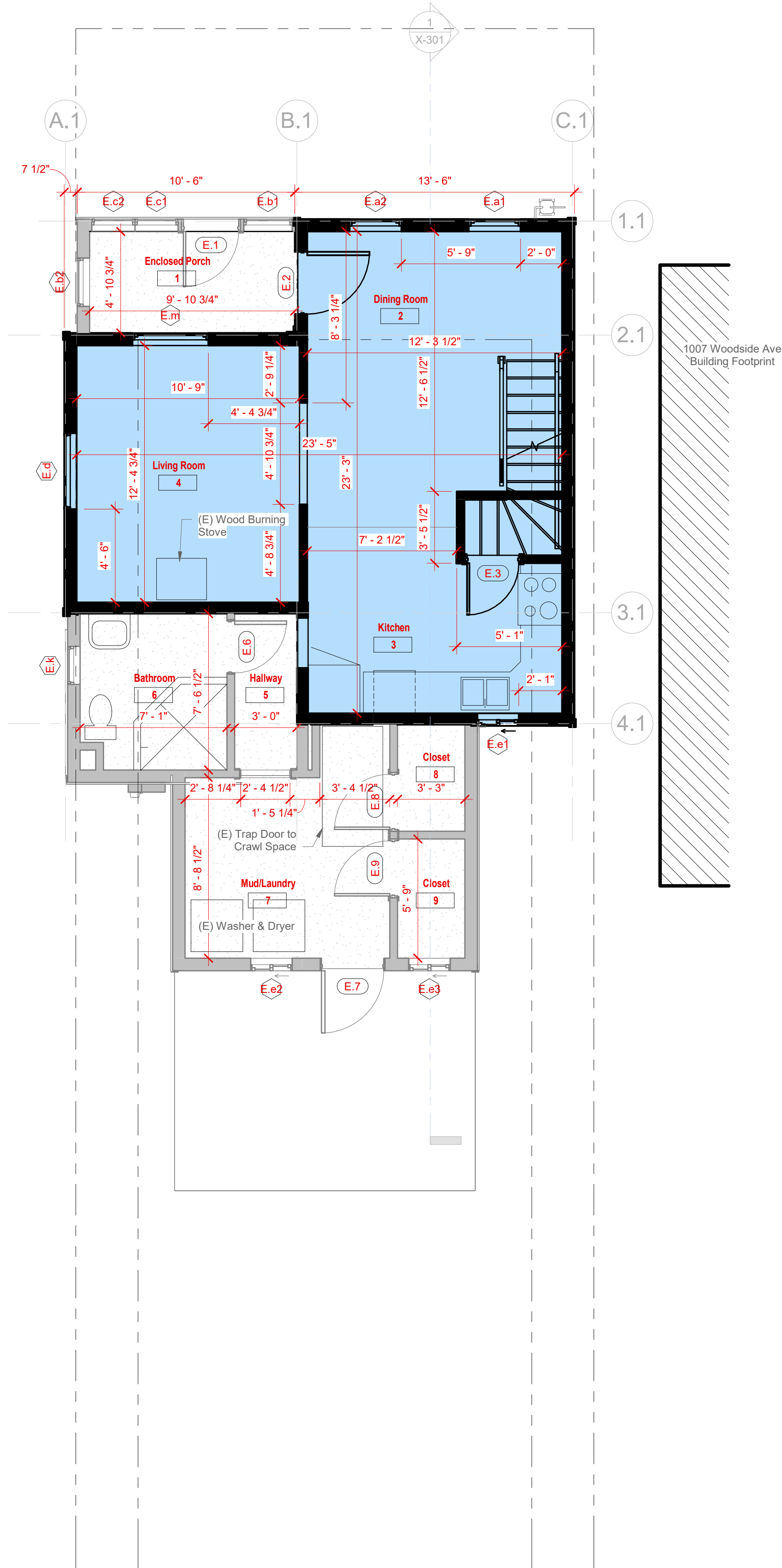
SHEET TITLE

3D - Existing

X-100



① Level 0 - Existing
1/4" = 1'-0"

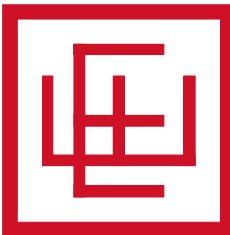


② Level 1 - Existing
1/4" = 1'-0"

Historic Significance Legend

Blue outline	Original
Black outline	Original
White outline	Addition
Grey outline	Addition

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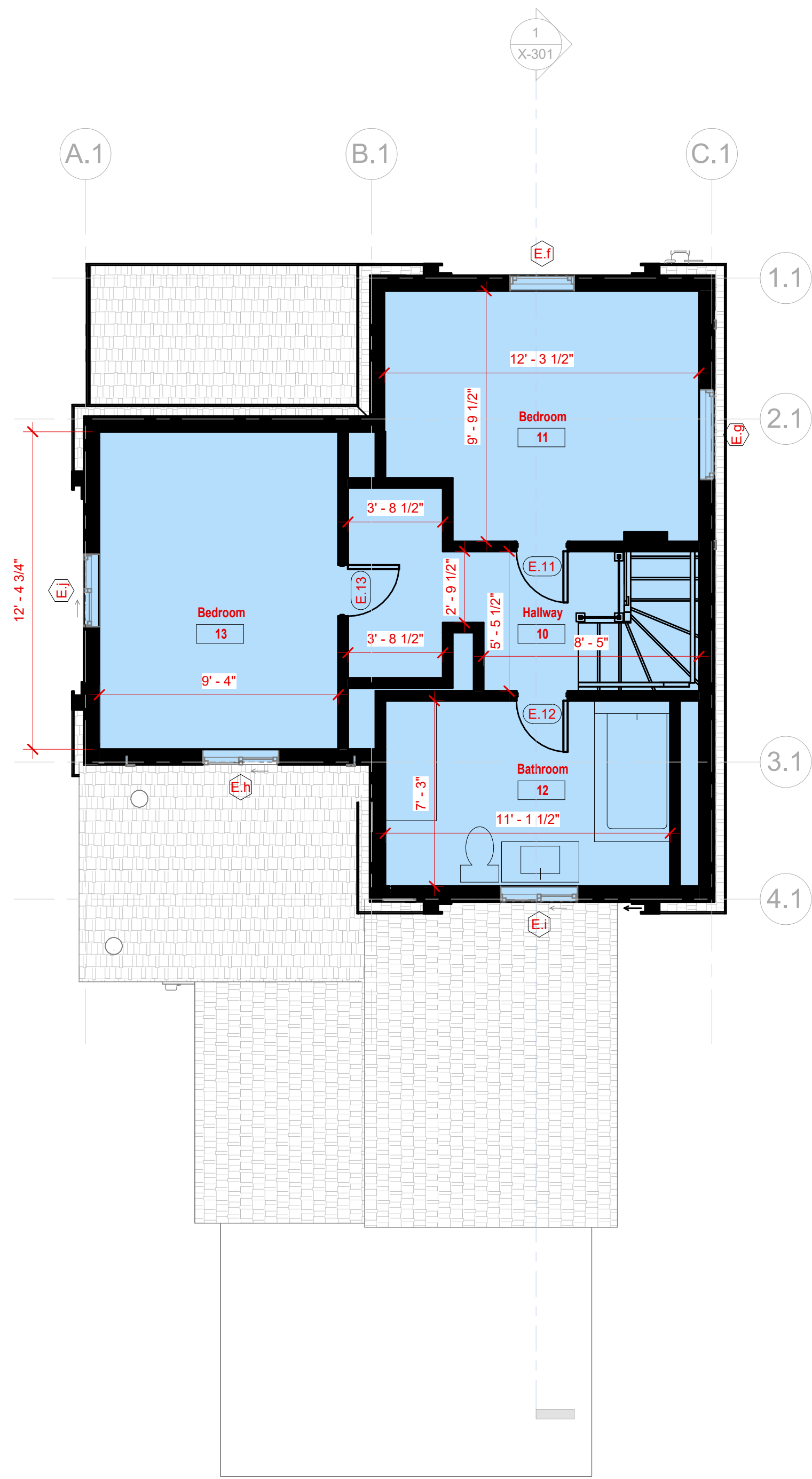
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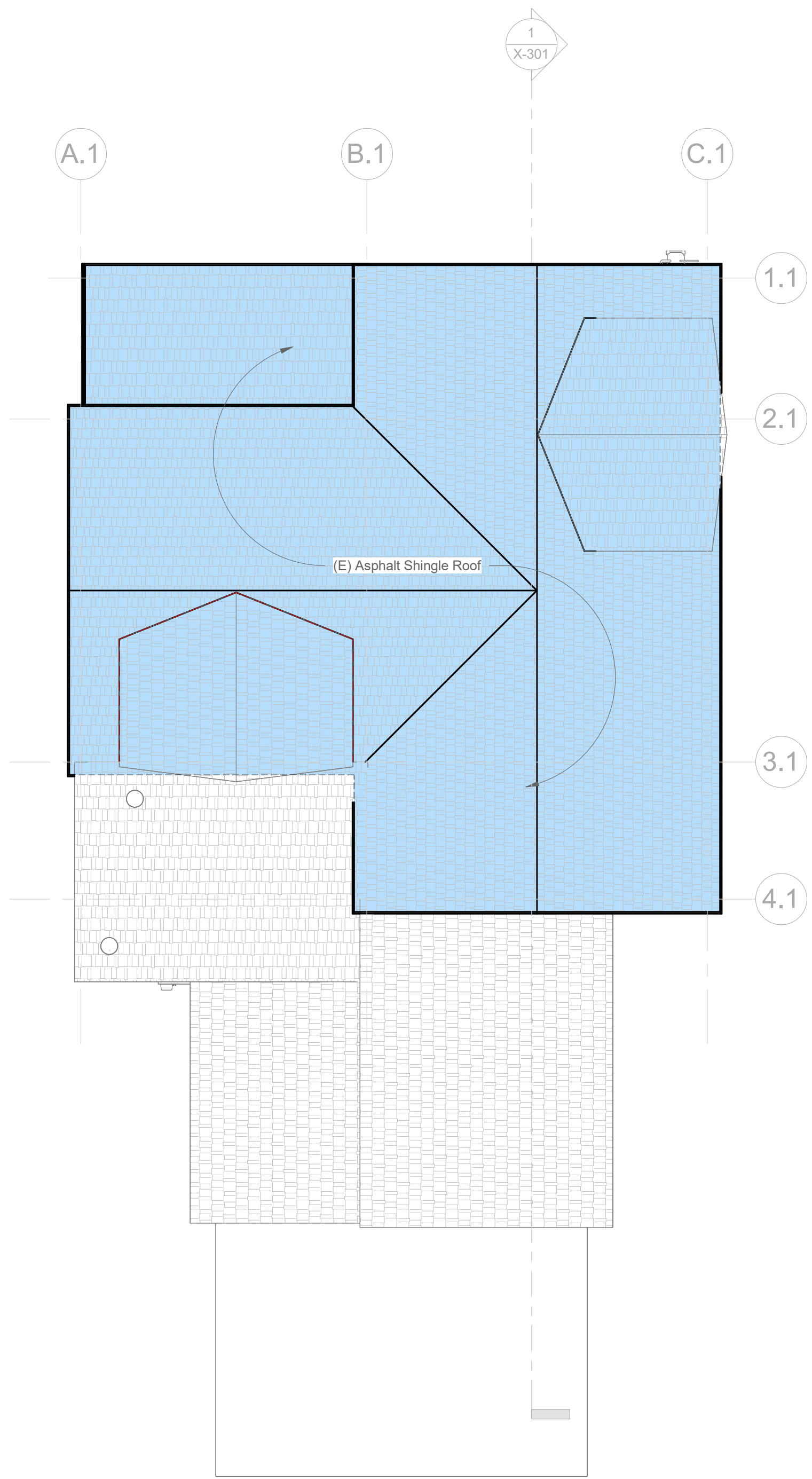
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Plans - Existing - L0 & L1

X-101



① Level 2 - Existing
1/4" = 1'-0"

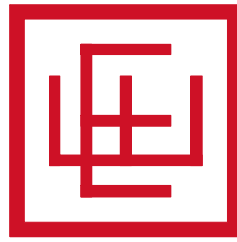


② Roof - Existing
1/4" = 1'-0"

Historic Significance Legend

	Original
	Original
	Addition
	Addition

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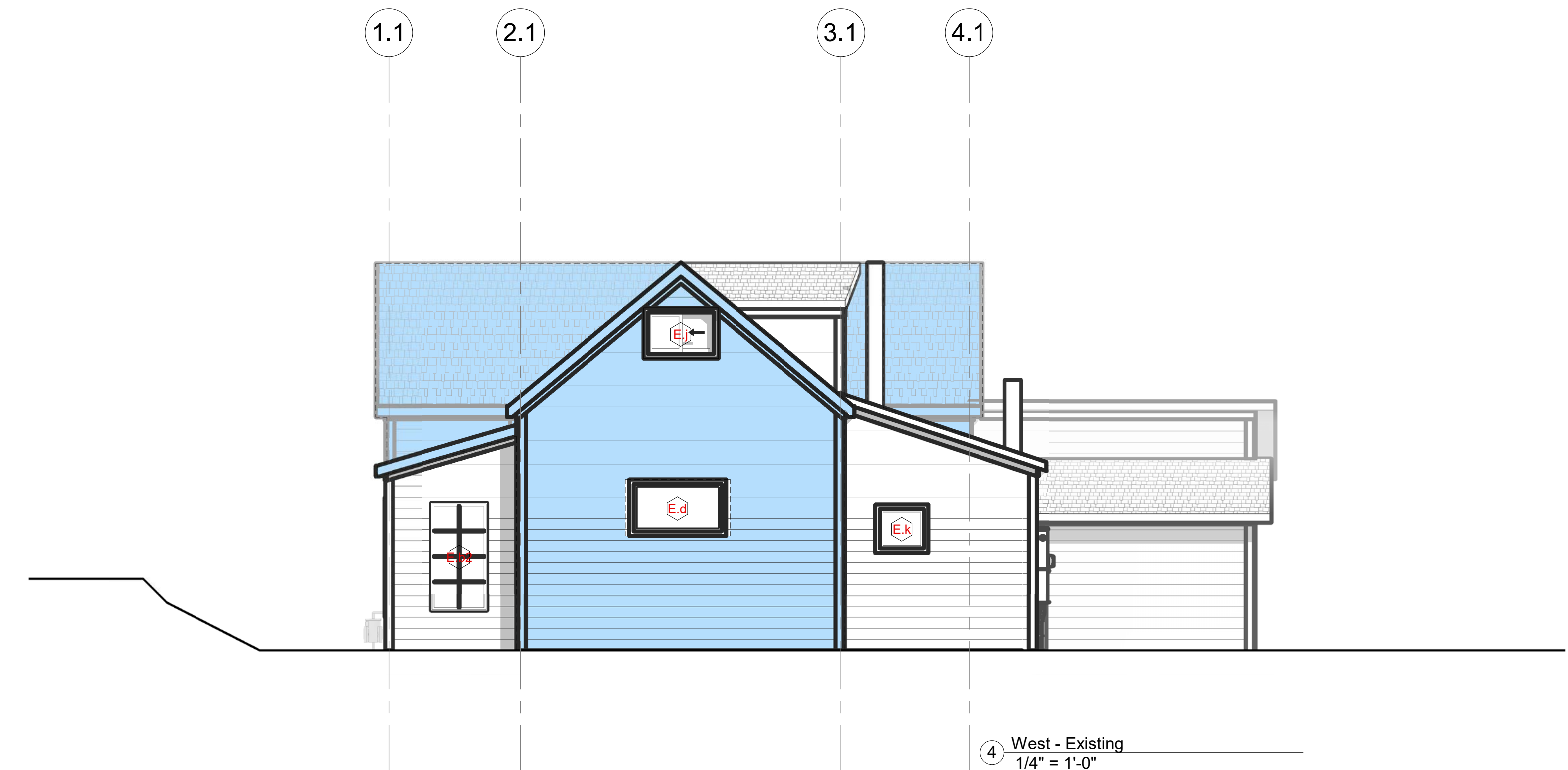
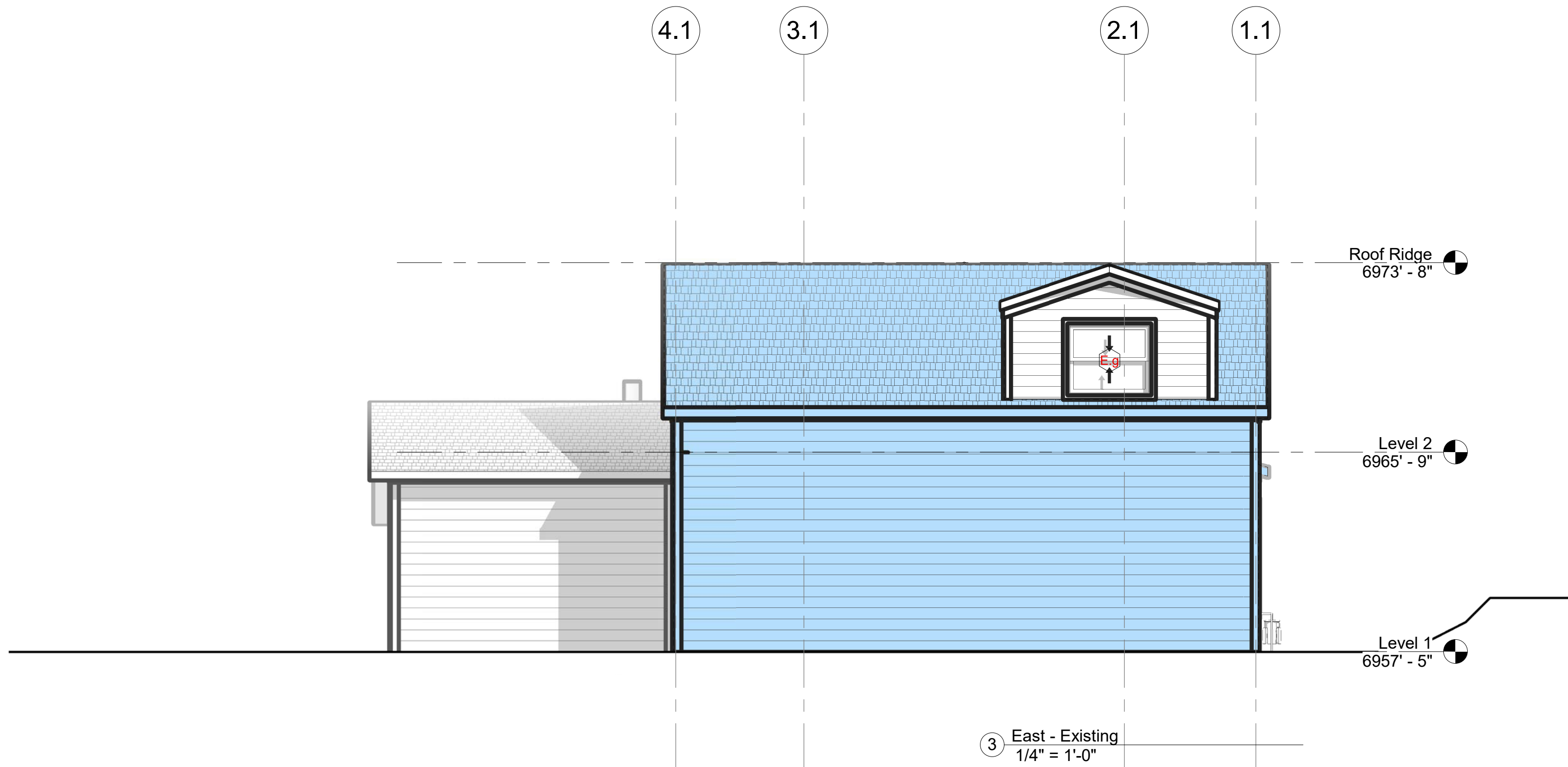
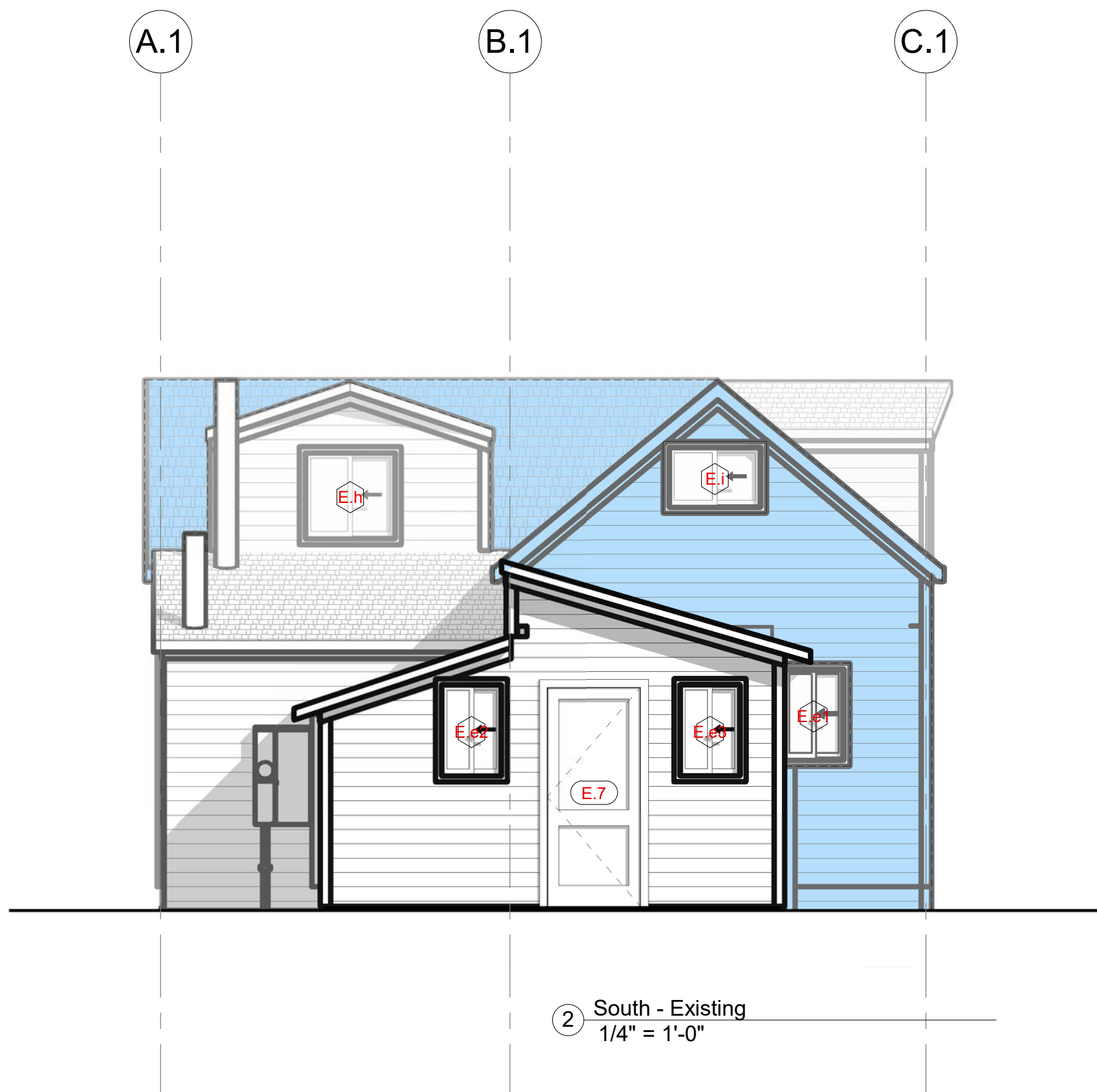
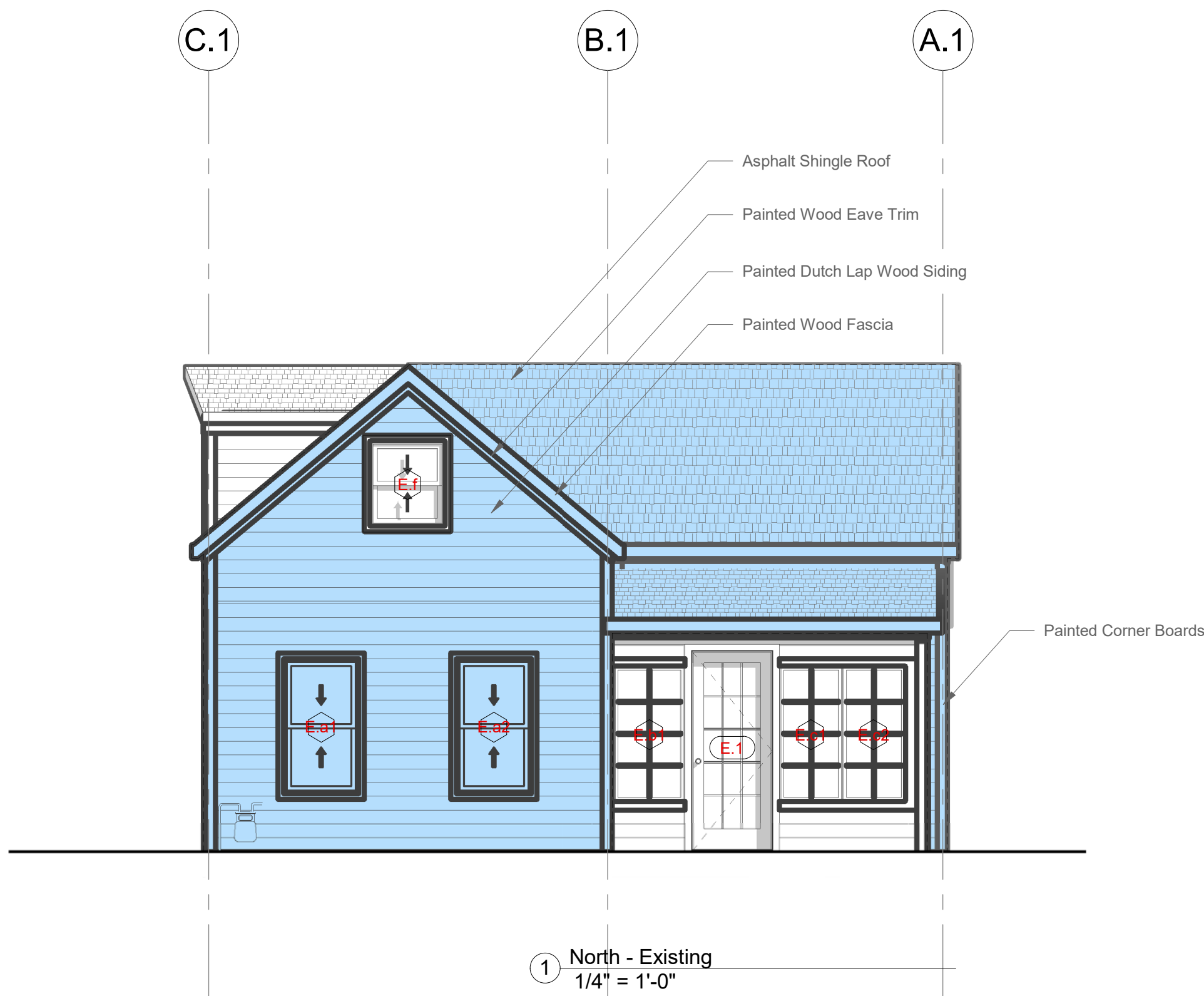
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Plans - Existing - L2 & Roof

X-102

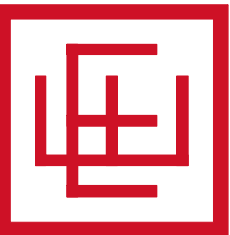
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Historic Significance Legend

	Original
	Original
	Addition
	Addition

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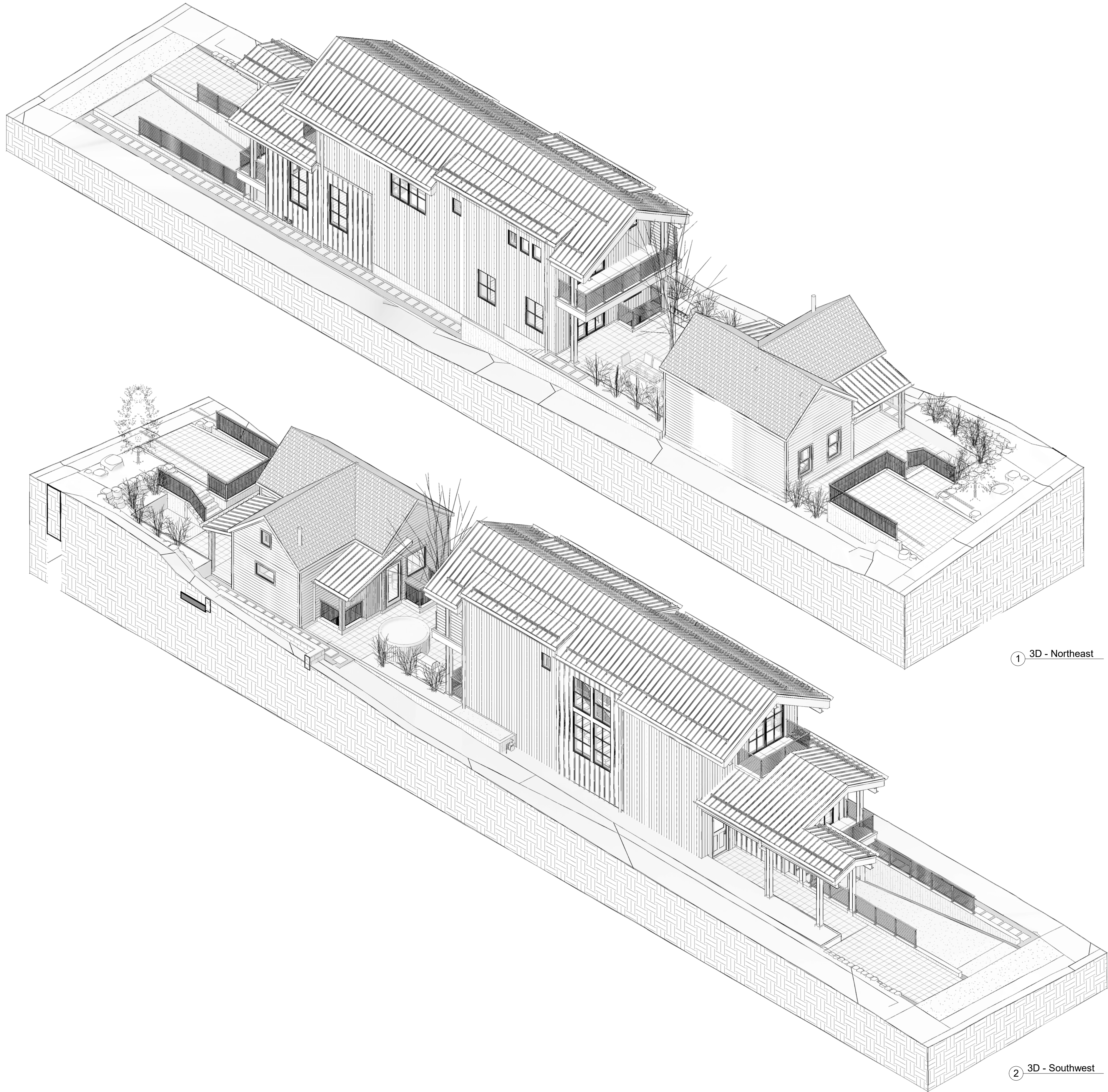
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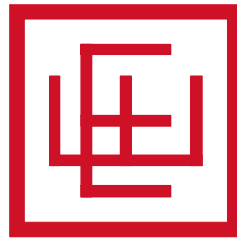
Elevations - Existing

X-201

*Millwork, Plumbing, & Appliances
Not Shown in Section*



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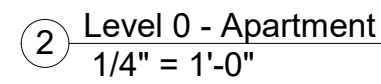
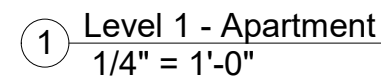
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3D - Proposed

A-0.001

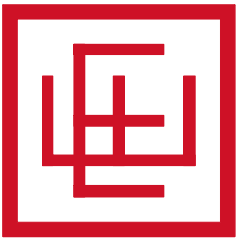


Plan Legend

-  Top of Roof Ridge, Finish Wall, & Finish Parapet Elevation Marker
-  Top of Finish Floor

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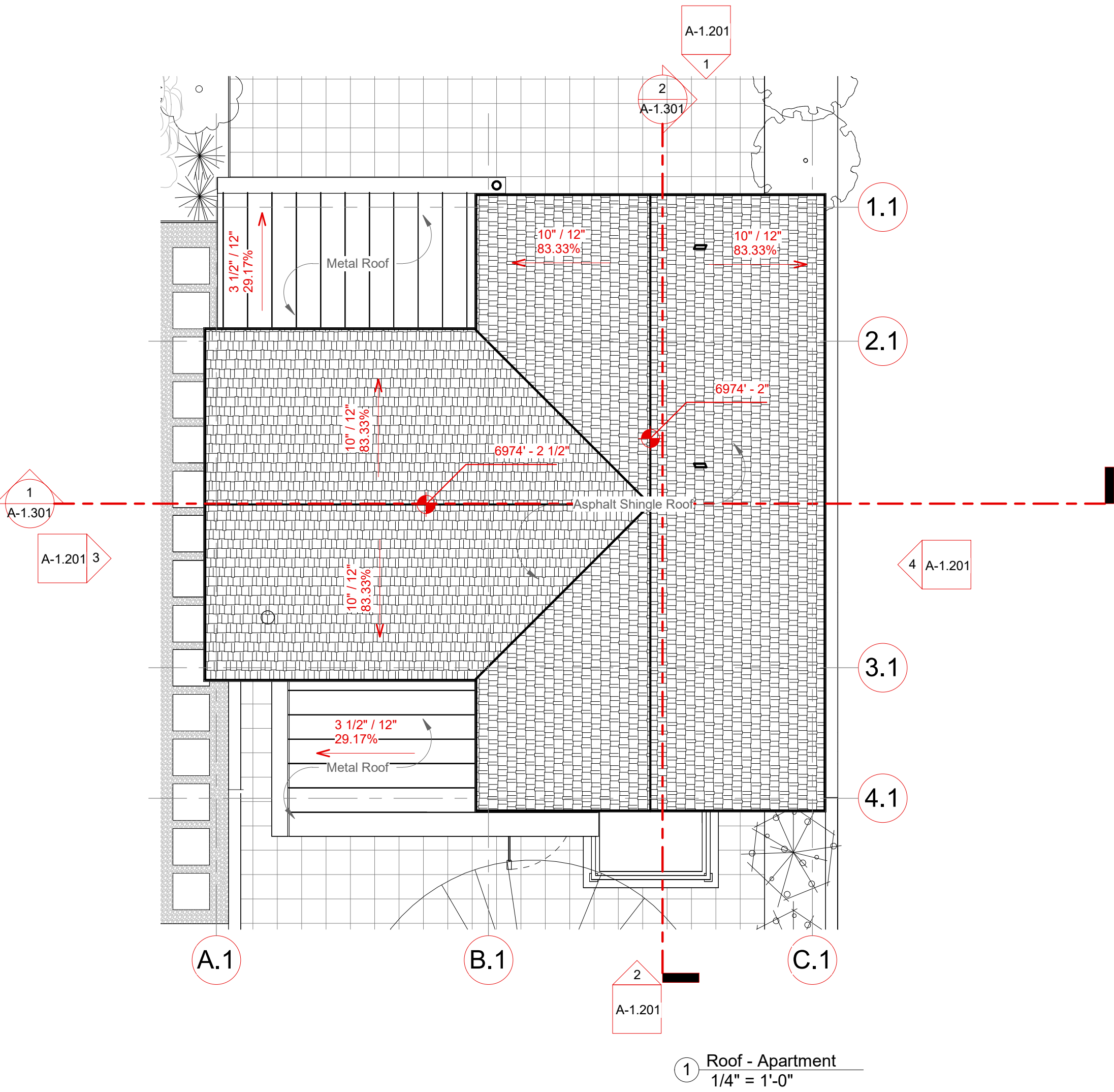
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SHEET TITLE

L0 & L1 Floor Plans - Apartment

A-1.100

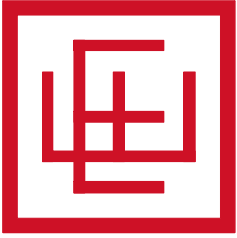
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Roof Notes

1. See Roof Types for General Assemby & Membrane Specifications.
2. All Flat and Gable Roofs are to be Unvented, and Air Sealed at the Perimeter of Exterior Wall Framing Below. See Envelope Details for More Information. Smart Vapor Barriers are to be Applied to the Interior Side of Batt Roof Insulation to Allow Roof Assemblies to Dry to the Interior Side.
3. All Gutters and Downspouts are to be Installed with Continuous Heat Cable, Where Downspouts Tie into Foundation Drainage System, Install Debris Strainers on All Foundation Drain Inlets, Where Downspouts Tie into Foundation Drainage System, Extend Heat Cable 42" Min. Beneath Grade, Where Outlets Terminate Above Grade, Extend Heat Cable 18" Min. Beyond End of Downspout, with Splash Blocks Beneath. See Elevations for Vertical Downspout Layouts.
4. See Finish Schedules for Finish Material Information. Final Colors & Materials are to be Approved by Owner / Architect Prior to Installation.
5. Field Coordinate Direct Vent Fireplace Flue.
6. All Vents, Flues & Exhaust Pipes Penetrating Roof Should be Ganged Together When Possible. Reference Roof Plan for Preferred Roof Penetration Area. Minimize Roof Penetrations. Use Wall Vents on the Level 2 West Exterior Wall When Possible. Reference Elevations. Coordinate Roof & Wall Penetration Types & Locations with Architect.
7. Note: All Roofs are to Receive Snow Retention Systems.

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SHEET TITLE
Roof Plan - Apartment

A-1.102

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

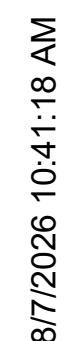
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	Line of (E) Grade & Offset (27' Offset for House, 18' Offset for Detached Apartment) • Line of (E) Grade & Offset Represented Along C.L. of Line of Building on North & South Elevations. • Line of (E) Grade & Offset Represented @ Plane of Drawing Projection on East & West Elevations. • Line of (E) Grade & Offset Represented @ Plane of Section Cut on Section Drawings.
	Elevation Marker

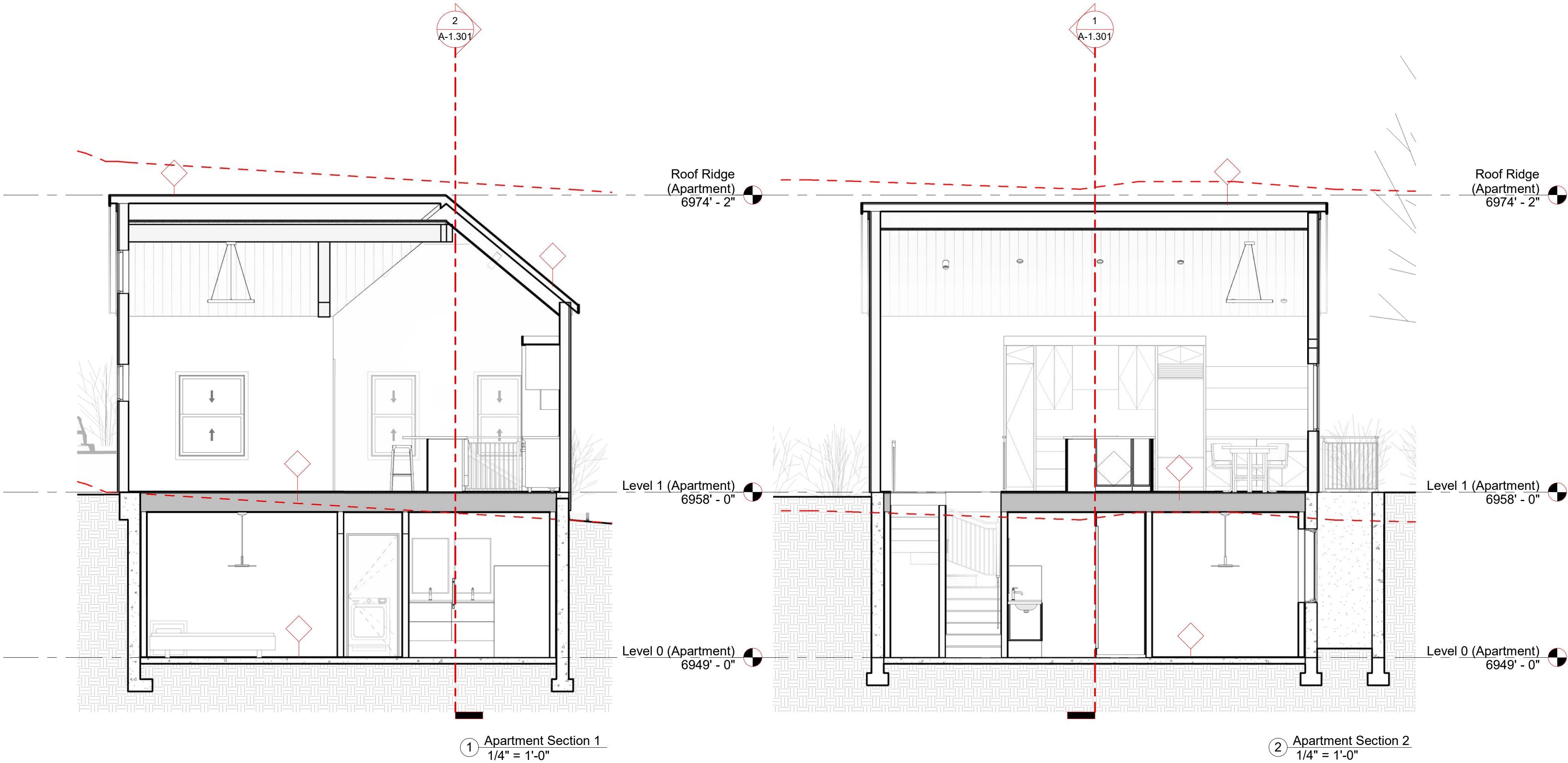
	Existing Historic (Original)
	Existing Historic (Not Original)
	Restored to Historic (Original)
	Non-Historic New Construction

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HDDR Drawings

Elevations - Apartment

Page 50 of 136





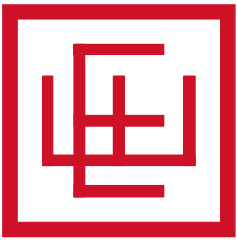
General Notes - Elevations / Sections

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

Elevation / Section Legend

	Line of Finished Grade - Represented @ Plane of Drawing Projection on Elevations. - Represented @ Plane of Section Cut on Section Drawings.
	Line of (E) Grade & Offset (27' Offset for House, 18' Offset for Detached Apartment) • Line of (E) Grade & Offset Represented Along C.L. of Line of Building on North & South Elevations. • Line of (E) Grade & Offset Represented @ Plane of Drawing Projection on East & West Elevations. • Line of (E) Grade & Offset Represented @ Plane of Section Cut on Section Drawings.
	Elevation Marker

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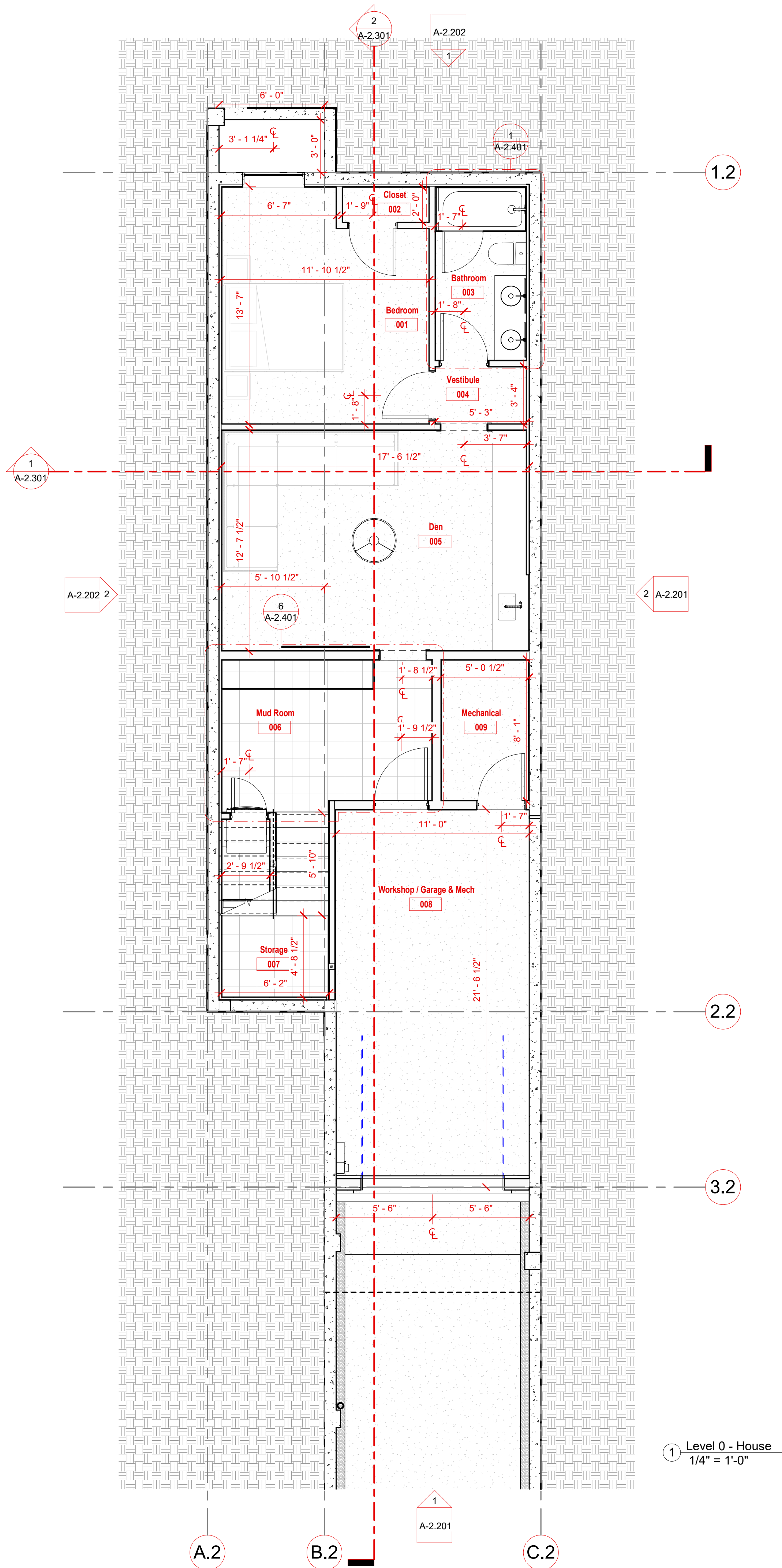
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SHEET TITLE
Building Sections - Apartment

A-1.301

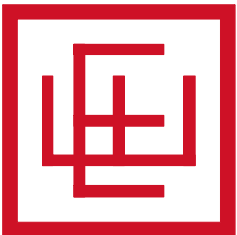


Plan Notes

Plan Legend

- Top of Roof Ridge, Finish Wall, & Finish Parapet
Elevation Marker
- Top of Finish Floor

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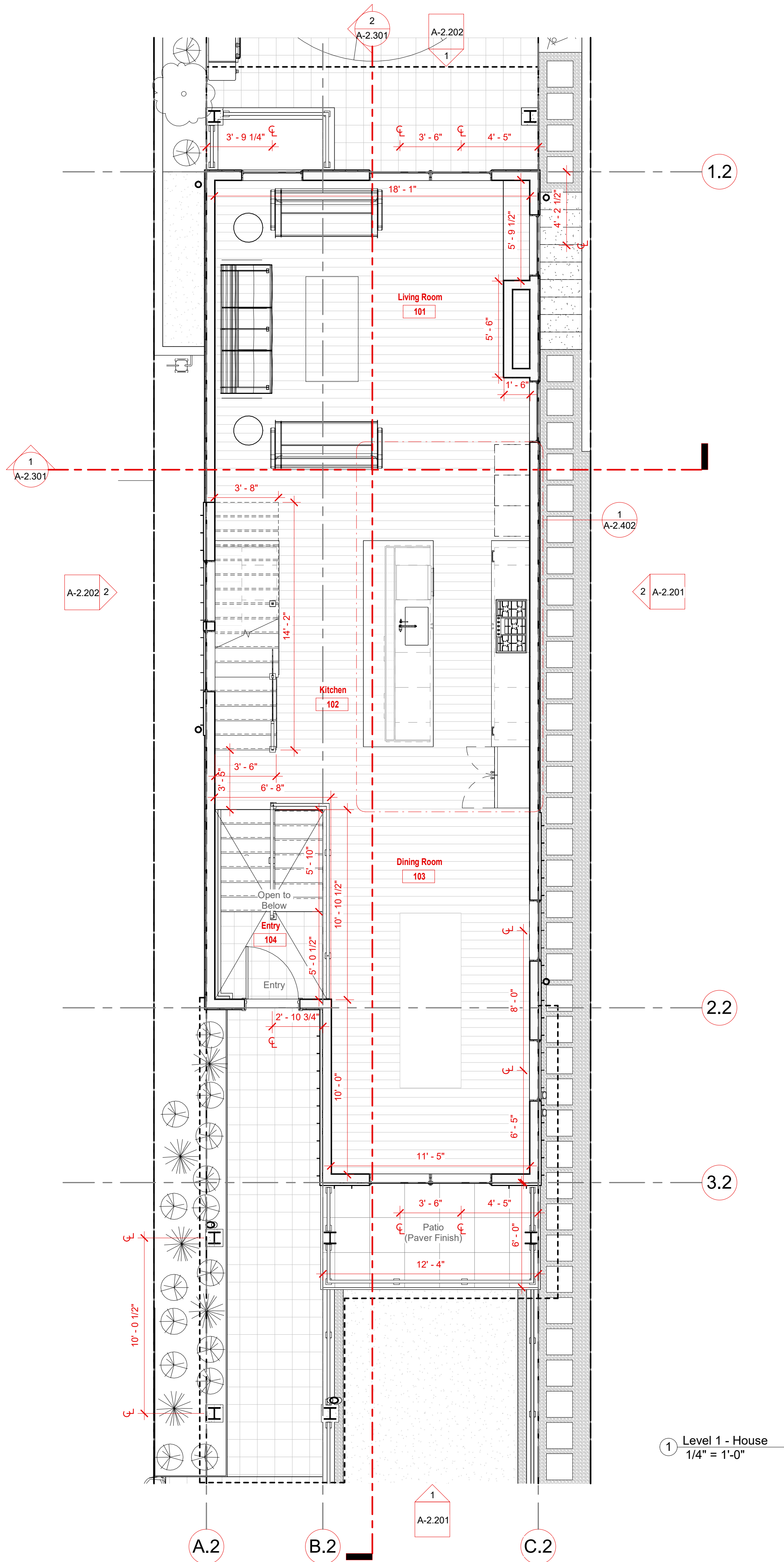
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SHEET TITLE

L0 Floor Plan - House

A-2.100

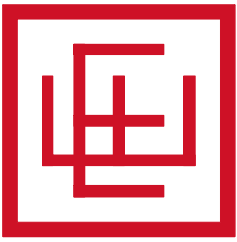


Plan Notes

Plan Legend

- Top of Roof Ridge, Finish Wall, & Finish Parapet Elevation Marker
- Top of Finish Floor

ELLIOTT WORKGROUP
ARCHITECTURE LLC
1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com



Bryan Whang
Whang Properties

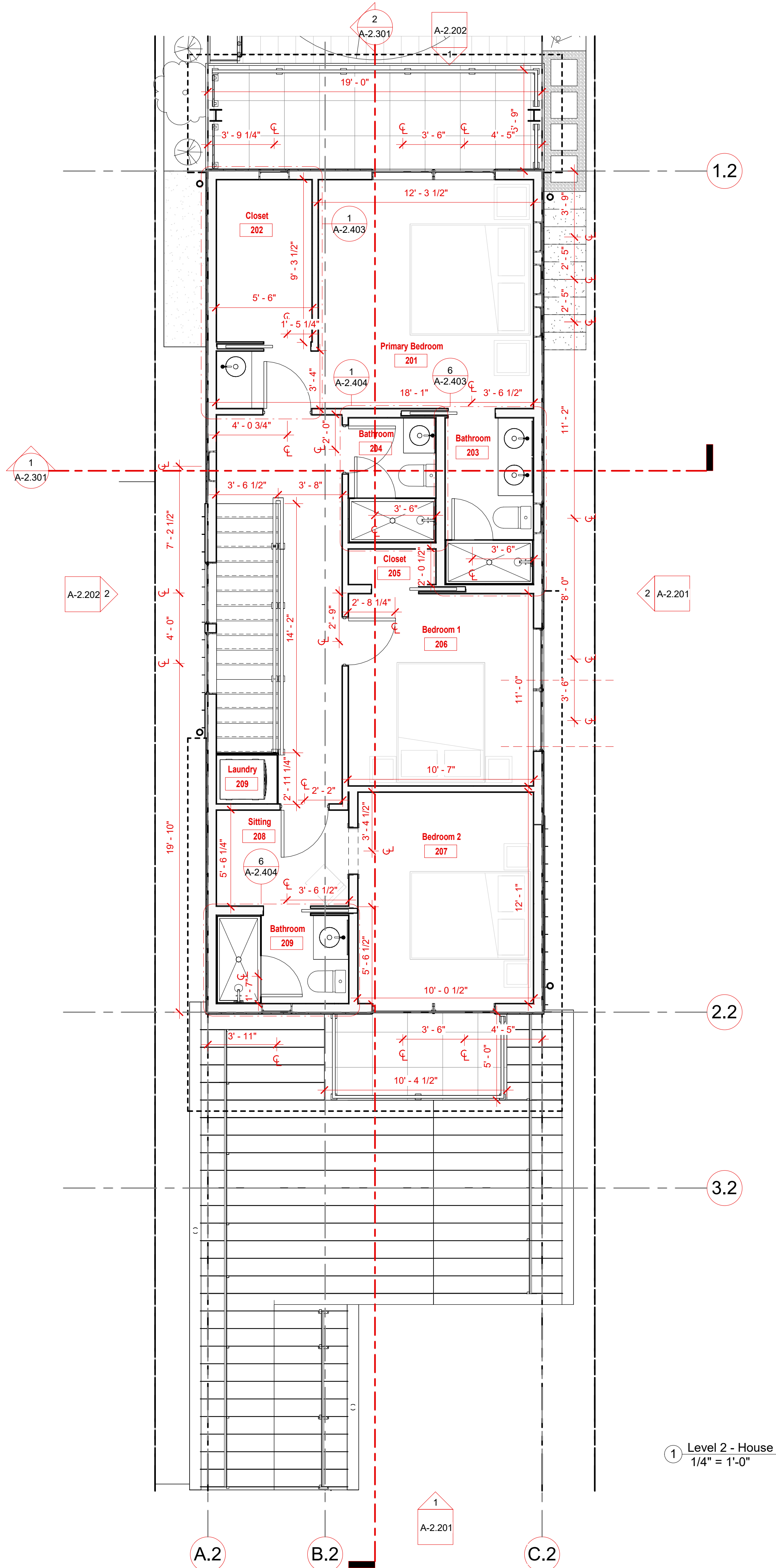
1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
HDDR Drawings

Rev.	Date	Description
ISSUE DATE: 08.07.2026		
OWNER PROJECT NO: .		
CONTRACT NO: .		
DRAWN BY: CK		
CHECKED BY: EWG		
DESIGNED BY: CK, EWG		
EWG PROJECT NO: 2026-07		
COPYRIGHT: Elliott Workgroup Architecture, LLC, 2018		

SHEET TITLE

L1 Floor Plan - House

A-2.101

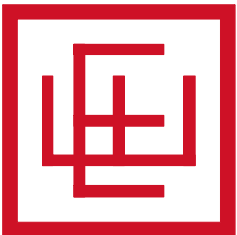


Plan Notes

Plan Legend

- Top of Roof Ridge, Finish Wall, & Finish Parapet Elevation Marker
- Top of Finish Floor

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1011 Park Ave
Park City, UT 84060
HDDR Drawings

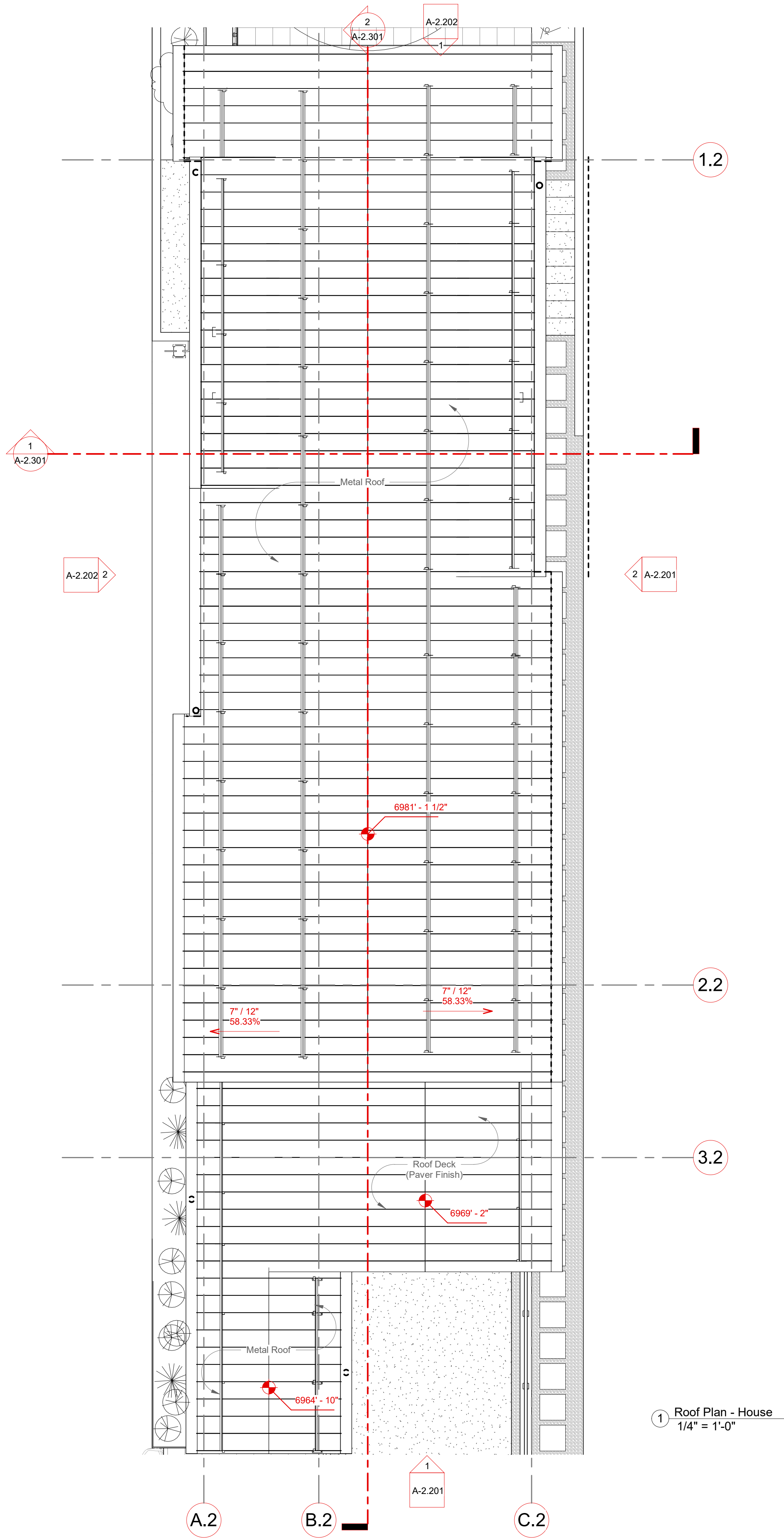
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DESIGNED BY: CK, EWG
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SHEET TITLE

L2 Floor Plan - House

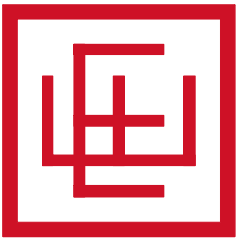
A-2.102



Roof Notes

1. See Roof Types for General Assembly & Membrane Specifications.
2. All Flat and Gable Roofs are to be Unvented, and Air Sealed at the Perimeter of Exterior Wall Framing Below. See Envelope Details for More Information. Smart Vapor Barriers are to be Applied to the Interior Side of Batt Roof Insulation to Allow Roof Assemblies to Dry to the Interior Side.
3. All Gutters and Downspouts are to be Installed with Continuous Heat Cable, Where Downspouts Tie into Foundation Drainage System, Install Debris Strainers on All Foundation Drain Inlets, Where Downspouts Tie into Foundation Drainage System, Extend Heat Cable 42" Min. Beneath Grade, Where Outlets Terminate Above Grade, Extend Heat Cable 18" Min. Beyond End of Downspout, with Splash Blocks Beneath. See Elevations for Vertical Downspout Layouts.
4. See Finish Schedules for Finish Material Information. Final Colors & Materials are to be Approved by Owner / Architect Prior to Installation.
5. Field Coordinate Direct Vent Fireplace Flue.
6. All Vents, Flues & Exhaust Pipes Penetrating Roof Should be Ganged Together When Possible. Reference Roof Plan for Preferred Roof Penetration Area. Minimize Roof Penetrations. Use Wall Vents on the Level 2 West Exterior Wall When Possible. Reference Elevations. Coordinate Roof & Wall Penetration Types & Locations with Architect.
7. Note: All Roofs are to Receive Snow Retention Systems.

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1011 Park Ave
Park City, UT 84060
HDDR Drawings

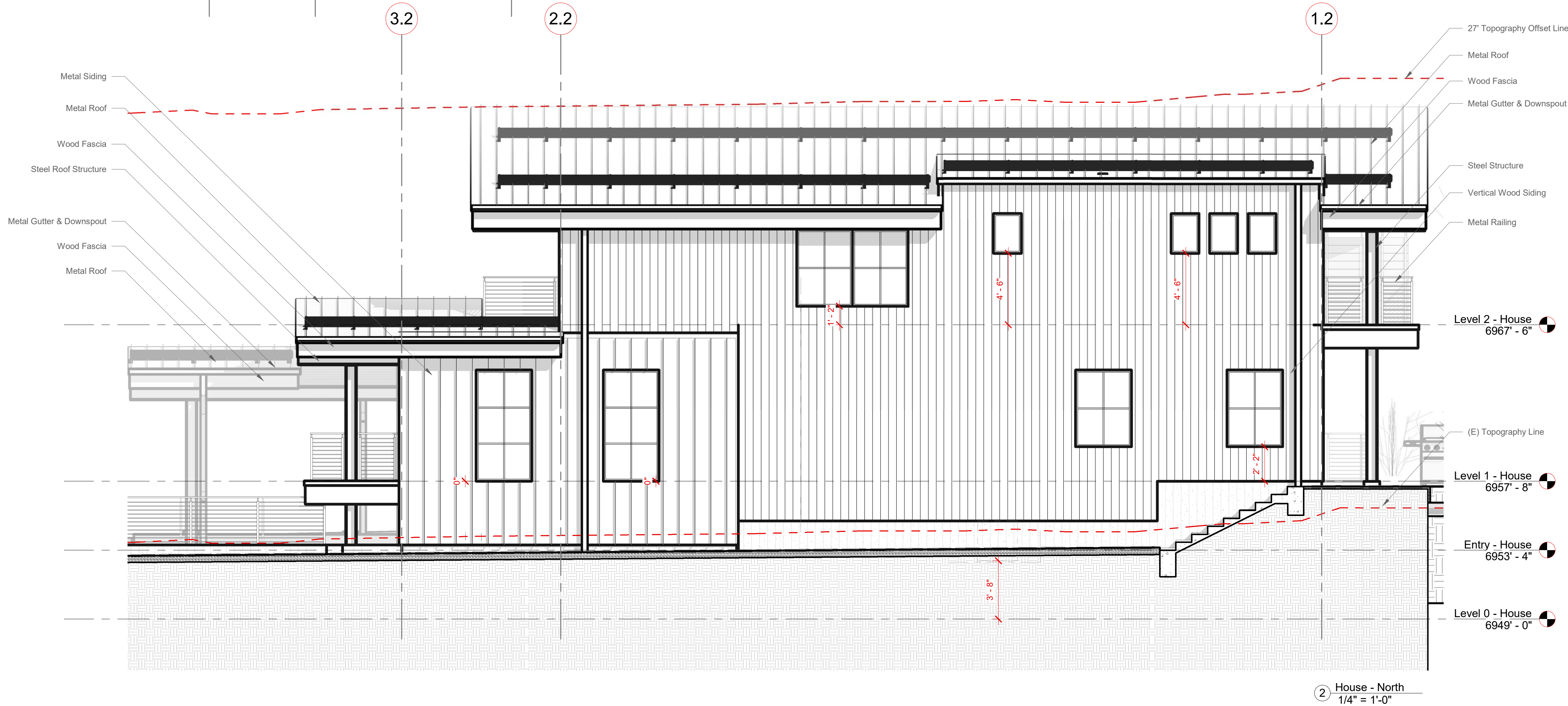
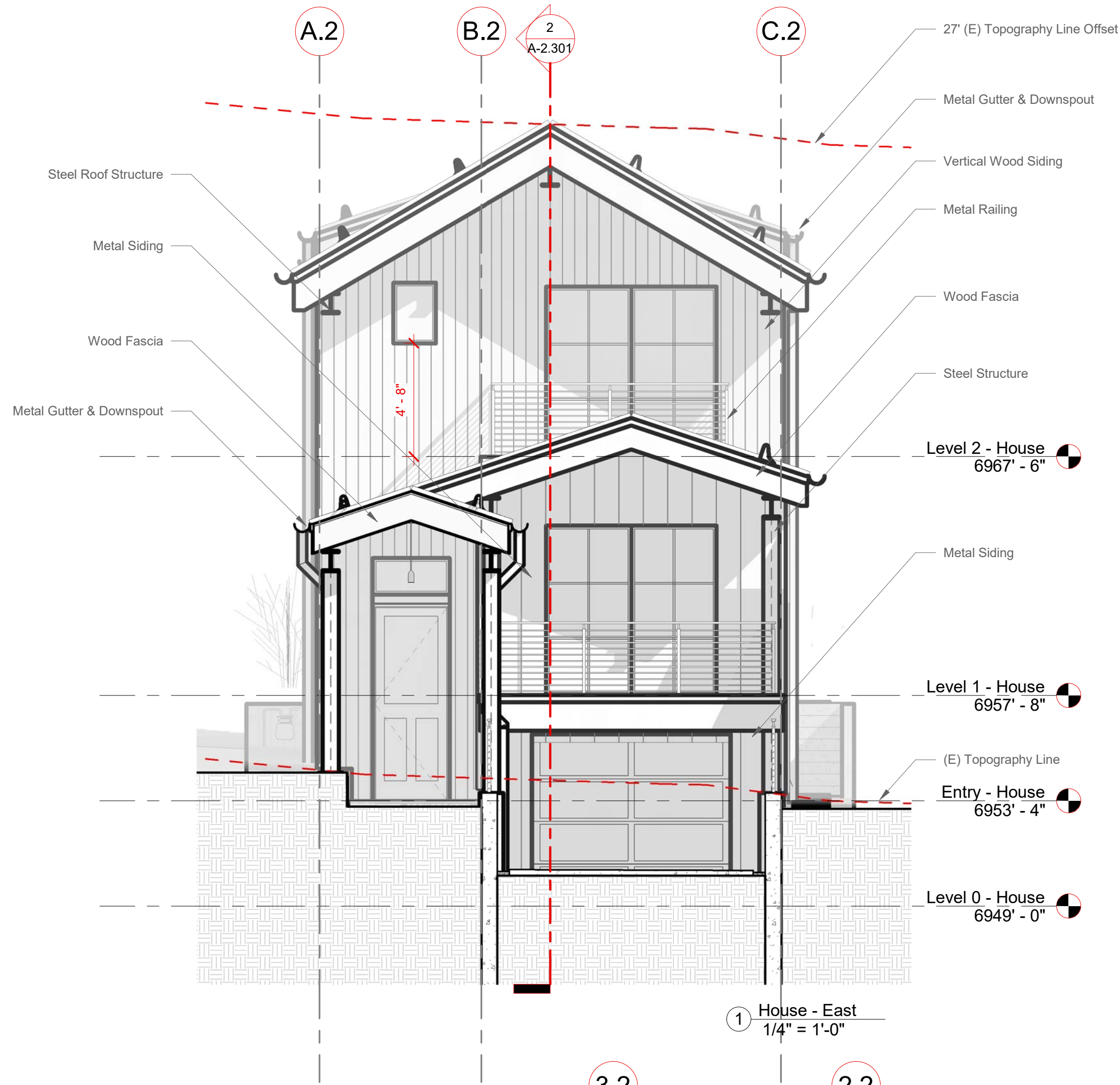
Rev.	Date	Description
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ISSUE DATE: 08.07.2026
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CONTRACT NO: .
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DESIGNED BY: CK, EWG
EWG PROJECT NO: 2026-07
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SHEET TITLE
Roof Plan - House

A-2.103

Autodesk Docs://2026-07 1010 Woodside & 1011 Park Ave/1011 Park Ave.rvt 8/7/2026 10:41:29 AM



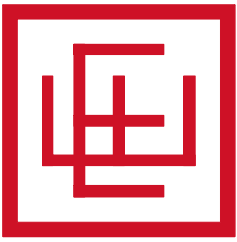
General Notes - Elevations / Sections

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

Elevation / Section Legend

	Line of Finished Grade - Represented @ Plane of Drawing Projection on Elevations. - Represented @ Plane of Section Cut on Section Drawings.
	Line of (E) Grade & Offset (27' Offset for House, 18' Offset for Detached Apartment) • Line of (E) Grade & Offset Represented Along C.L. of Line of Building on North & South Elevations. • Line of (E) Grade & Offset Represented @ Plane of Drawing Projection on East & West Elevations. • Line of (E) Grade & Offset Represented @ Plane of Section Cut on Section Drawings.
	Elevation Marker

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1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
HDDR Drawings

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CHECKED BY: EWG		
DESIGNED BY: CK, EWG		
EWG PROJECT NO: 2026-07		
COPYRIGHT: Elliott Workgroup Architecture, LLC, 2018		
SHEET TITLE		

Elevations - House - East & North

A-2.201

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

	Line of Finished Grade • Represented @ Plane of Drawing Projection on Elevations. • Represented @ Plane of Section Cut on Section Drawings.
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	Elevation Marker

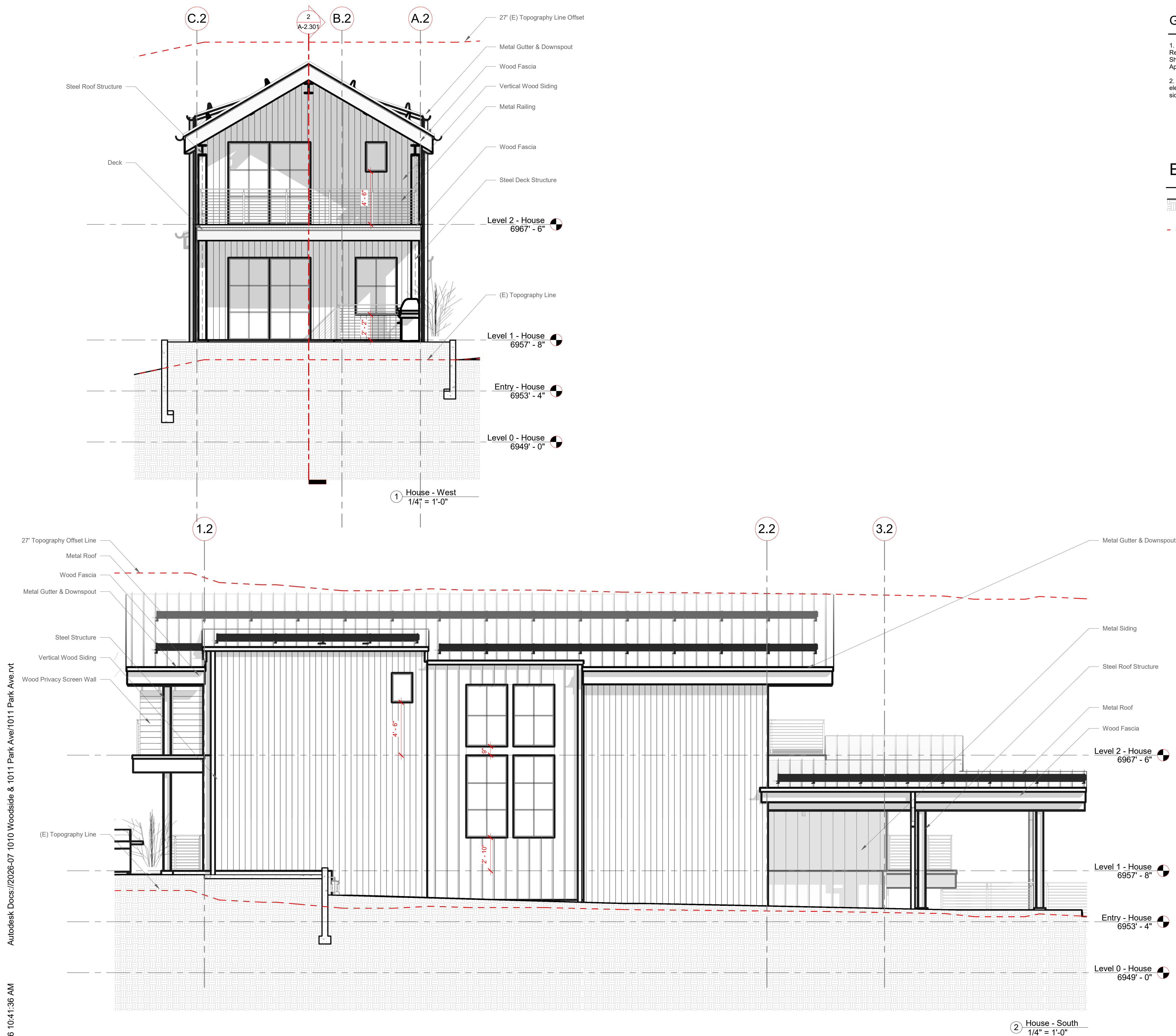
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ARCHITECTURE LLC**

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DESIGNED BY:	CK, EWG	
EWG PROJECT NO:	2026-07	
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SHEET TITLE		

A-2.202



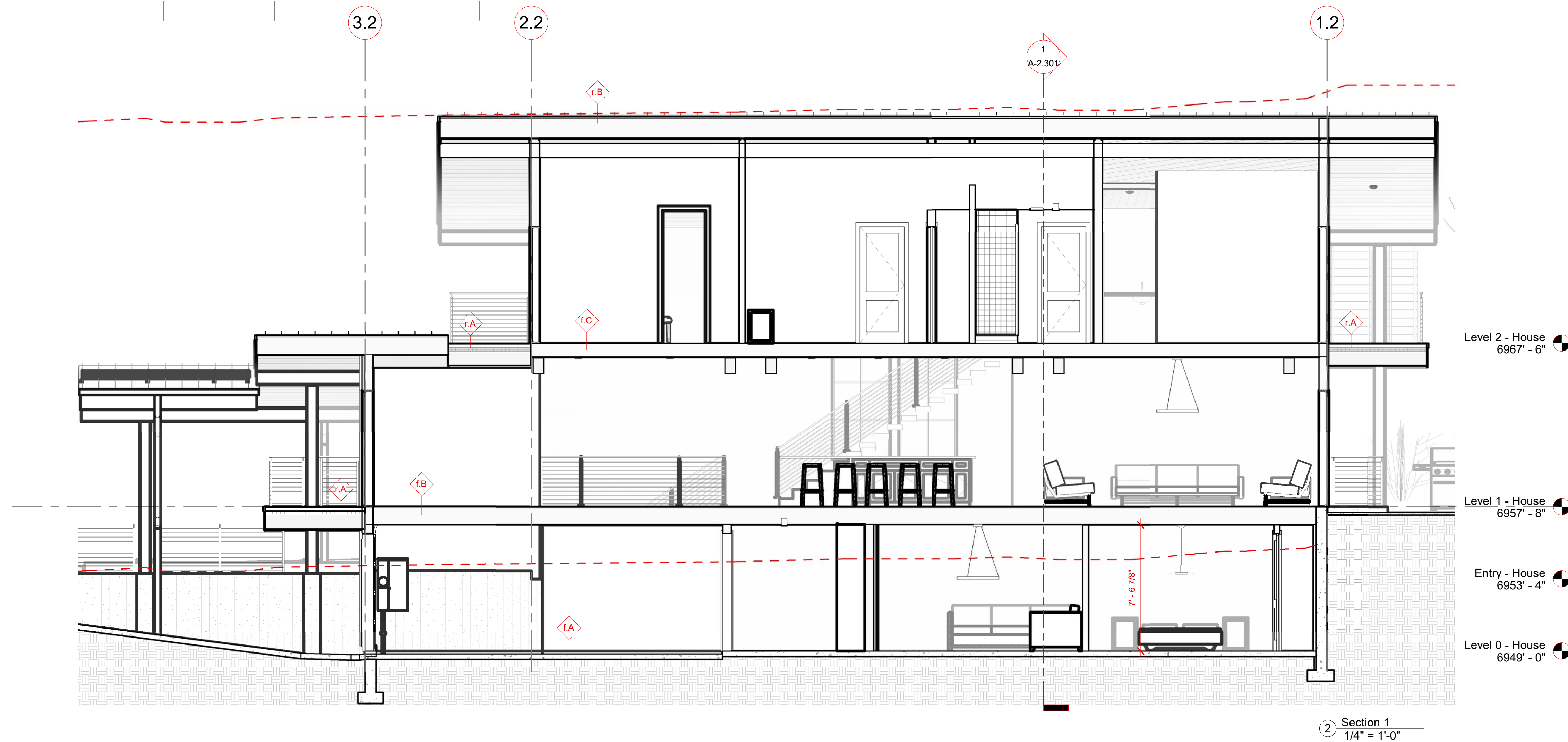
1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

	Line of Finished Grade - Represented @ Plane of Drawing Projection on Elevations. - Represented @ Plane of Section Cut on Section Drawings.
	Line of (E) Grade & Offset (27' Offset for House, 18' Offset for Detached Apartment) • Line of (E) Grade & Offset Represented Along C.L. of Line of Building on North & South Elevations. • Line of (E) Grade & Offset Represented @ Plane of Drawing Projection on East & West Elevations. • Line of (E) Grade & Offset Represented @ Plane of Section Cut on Section Drawings.
	Elevation Marker

Bryan Whang
Whang Properties
1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
HDDR Drawings

Building Sections - House

A-2.301



ENCROACHMENT AGREEMENT

THIS AGREEMENT made the 23 day of March, 2018, between Richard Robison, who is the owner of 1002 Woodside Ave, Park City, UT (Lot #s 31 & 32 Block 4), and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Encumbered Property") and Insan Woodside LLC, who is the owner of 1010 Woodside Ave, Park City, UT (Lot # 30 Block 4) and more particularly described on **Exhibit B** attached hereto and incorporated herein by reference (the "Encroaching Property").

WITNESSETH

WHEREAS, Richard Robison is the owner of the Encumbered Property;

WHEREAS, Insan Woodside LLC is the owner of the Encroaching Property;

WHEREAS, a survey of the Encumbered Property prepared by Chad Anderson of Element Land Surveying and dated 6/1/17 (a copy of which is attached hereto and incorporated by reference as **Exhibit C**) depicts the boundary lines for the Encumbered Property and the Encroaching Property (the "Survey"). The southeastern portion of the home located on the Encroaching Property encroaches onto the Encumbered Property as more particularly shown on the Survey. The parties believe this encroachment is within the margin of error for the Survey;

NOW THEREFORE, for valuable consideration the receipt and sufficiency of which is hereby acknowledged the parties agree as follows:

1. Richard Robison hereby grants to Insan Woodside LLC permission for the home on the Encroaching Property to remain so situate for as long as it shall stand in good and living condition.
2. Insan Woodside LLC hereby expressly understands and agrees that the home on the Encroaching Property encroaches on the Encumbered Property and that the home encroachment may remain so long as it shall stand in good and living condition.
3. This Encroachment Agreement is appurtenant to and shall run with the land and be binding upon the heirs, successors and assigns of the parties unless terminated in a writing signed by the parties.
4. The parties agree to the recording of this agreement in the Summit County, Utah Recorder's Office.
5. In the event the home on the Encroaching Property is ever demolished, the parties agree to sign and record a Termination of Encroachment Agreement.

ENTRY NO. 01088422

03/23/2018 11:23:35 AM B: 2454 P: 1880

Agreement PAGE 1/4

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 17.00 BY RICHARD ROBINSON



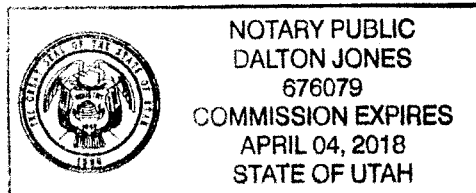
IN WITNESS WHEREOF, the parties have duly executed this agreement the day and year first above written.

[Signature] [Signature]

State of Utah)
) ss.:
County of Summit)

On the 23 day of March, 2018 before me, the undersigned, personally appeared RICHARD ROBISON personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public



State of Utah)
) ss.:
County of Summit)

On the 23 day of March, 2018 before me, the undersigned, personally appeared RYAN WHANG personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

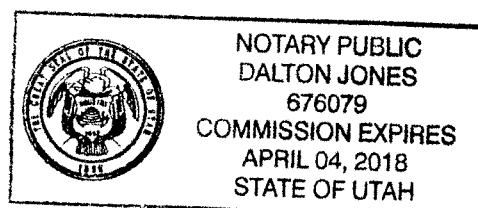


Exhibit A

1002 Woodside Avenue

All of Lots 31 and 32, Block 4, Snyder's Addition to Park City, according to the Official Plat thereof on file and of record in the Summit County Recorder's Office.

SA - 44

Exhibit B

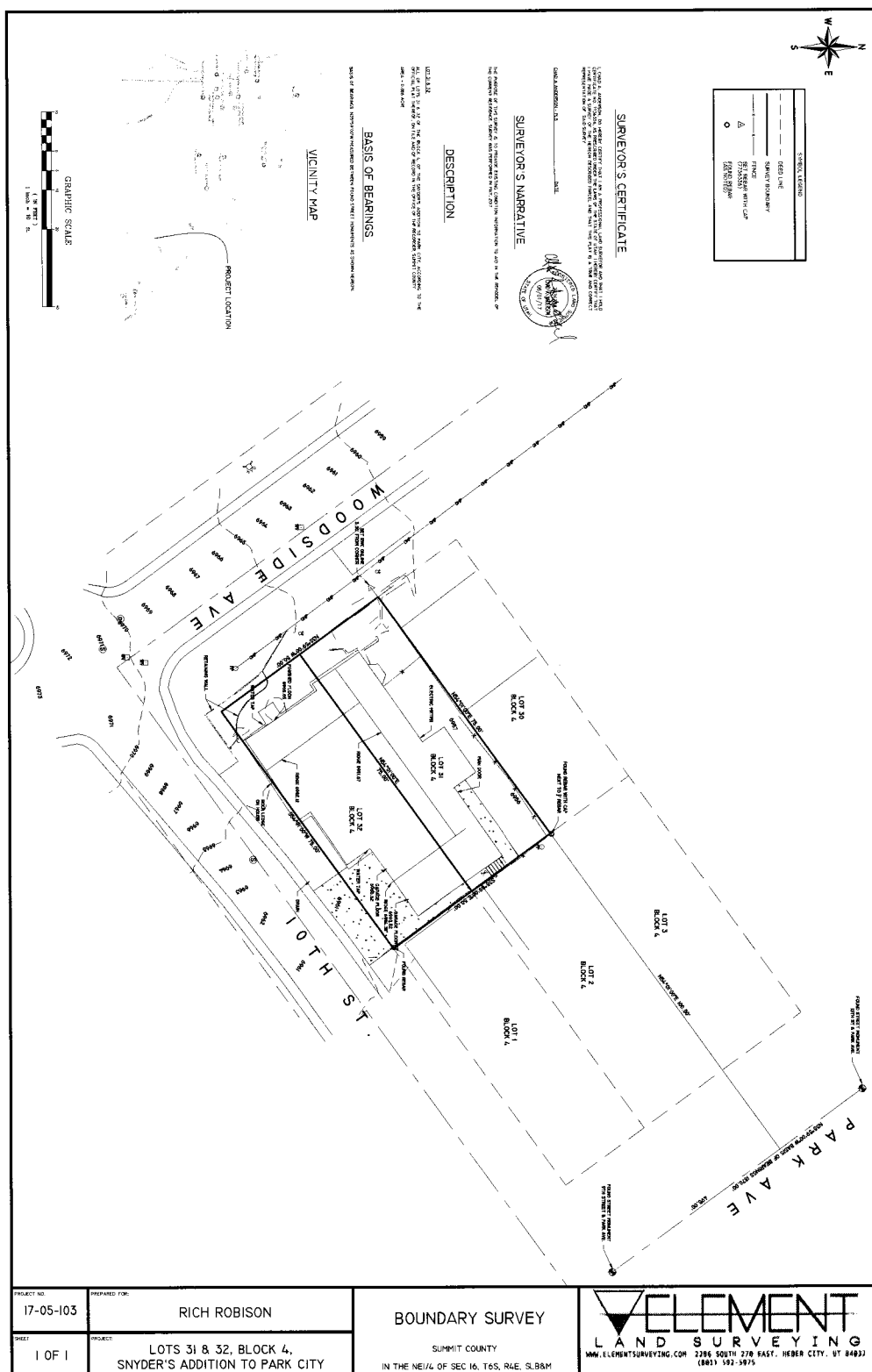
1010 Woodside Avenue

All of Lots 30, Block 4, Snyder's Addition to Park City, according to the Official Plat thereof on file and of record in the Summit County Recorder's Office.

Together with an Easement and Right of Way over the North 3 feet of Lot 31, Block 4, Snyders Addition to Park City as granted by that certain Warranty Deed, dated September 26, 1972 and recorded November 2, 1972 as Entry No. 117434 in Book M42 at Page 162 of Official Records and also as recited in that certain Warranty Deed dated January 27, 1989 and recorded January 30, 1989 as Entry No. 303752 in Book 509 at Page 730 of Official Records.

SA - 43

Exhibit C



Planning Department Staff Report



Subject: 1010 Woodside Avenue (a Landmark Historic Site) and 1011 Park Avenue
Application: PL-26-06999
Author: Lillian Zollinger, Planner III
Date: August 20, 2026
Type of Item: Administrative Permit – Accessory Apartment

Recommendation

(I) Review the Administrative Permit for an Accessory Apartment at 1010 Woodside Avenue, a Landmark Historic Structure, (II) conduct a public hearing, and (III) consider approving the Administrative Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: INSAN, INC
Represented by Cole Knight, Elliott Workgroup

Location: 1010 Woodside Avenue, a Landmark Historic Site
1011 Park Avenue

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: The Planning Director reviews, conducts a public hearing, and takes Final Action on Administrative Permits.¹

HR-1 Historic Residential – 1
LMC Land Management Code
SFD Single-Family Dwelling

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

Background

1010 Woodside Avenue is in the Historic Residential – 1 (HR-1) Zoning District and accessed from Woodside Avenue. The existing Single-Family Dwelling (SFD) is a [Landmark Historic Structure](#)² on Park City's Historic Sites Inventory and was built circa 1885.

¹ LMC [§ 15-1-8\(E\)](#)

² LMC [§ 15-11-10\(D\)\(1\)\(fv\)](#)



Figure 1: 1010 Woodside Avenue, a Landmark Historic Structure, photo provided by the Applicant.

The Landmark Historic Structure encroaches slightly onto the adjacent property to the south, 1002 Woodside Avenue. In 2018, the property owners of 1010 and 1002 Woodside Avenue entered into an encroachment agreement for the Historic Structure (Summit County Recorder Entry No. [1088422](#); Exhibit D).

The Applicant proposes to construct a basement under the Landmark Historic Structure within the 1010 Woodside Avenue property boundary and to convert the Landmark Historic Structure to an Accessory Apartment for a new SFD at 1011 Park Avenue.



Figure 2: 1011 Park Avenue, currently a vacant lot, viewed from Park Avenue. Photo provided by the Applicant.



Figure 3: 1010 Woodside Avenue and 1011 Park Avenue shown in an excerpt from the Zoning Map, with the HR-1 Zoning District in light blue.

On May 13, 2026, the Planning Commission approved a Plat Amendment to combine 1010 Woodside Avenue and 1011 Park Avenue into one 3,750-square-foot Lot with frontage on both Park and Woodside Avenues ([Packet](#), Item 5.F; [Minutes](#), p. 28).³

On July 1, 2026, the Historic Preservation Board approved lifting 1010 Woodside Avenue to construct a basement addition ([Packet](#), Item 7.C; [Audio](#)).

On August 12, 2026, the Planning Commission approved a Conditional Use Permit for the construction of a basement addition partially in the Side Setbacks and Woodside Avenue Front Setback under the Landmark Historic Structure ([Packet](#), Item 5.C; [Audio](#)).

Analysis

See Exhibit A, the Draft Final Action Letter for analysis.

Department Review

The Planning and Executive Departments 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 August 6, 2026. Staff mailed courtesy notice to adjacent property owners on August 6, 2026.⁴

Public Input

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

Alternatives

The Planning Director may:

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

Exhibits

A: Draft Final Action Letter

Attachment 1 - Proposed Plans

B: Applicant's Narrative

C: Accessory Apartment Deed Restriction Template

D: Summit County Recorder Entry No. 1088422

³ On September 29, 2025, the City issued Building Permit 25-1775 to demolish the non-Historic SFD at 1011 Park Avenue.

⁴ LMC [§ 15-1-21](#)



Planning Department

August 20, 2026

Cole Knight, Elliot Workgroup

CC: Bryan Whang

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 1010 Woodside Avenue, Landmark Historic Site
1011 Park Avenue

Zoning District: Historic Residential - 1

Application: Administrative Permit

Project Number: PL-26-06999

Action: Approved with Conditions

Date of Final Action: August 20, 2026

Project Summary: The Applicant proposes an Accessory Apartment at 1010 Woodside Avenue for a new Single-Family Dwelling at 1011 Park Avenue.

Action Taken

On August 20, 2026, the Planning Director conducted a public hearing and approved the Administrative Permit for 1010 Woodside Avenue and 1011 Park Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 1010 Woodside Avenue is a Landmark Historic Site on Park City's Historic Sites Inventory and was constructed circa 1885.
2. The Landmark Historic Structure encroaches slightly onto the adjacent property to the south, 1002 Woodside Avenue. In 2018, the property owners of 1010 and 1002 Woodside Avenue entered into an encroachment agreement for the Historic Structure (Summit County Recorder Entry No. 1088422).
3. 1010 Woodside Avenue is adjacent to 1011 Park Avenue.
4. 1011 Park Avenue is vacant.



Planning Department

5. On May 13, 2026, the Planning Commission approved a Plat Amendment to combine 1010 Woodside Avenue and 1011 Park Avenue into one 3,750-square-foot Lot.
6. On July 1, 2026, the Historic Preservation Board approved lifting 1010 Woodside Avenue to construct a basement addition under the Landmark Historic Structure.
7. On August 12, 2026, the Planning Commission approved construction of the basement addition partially within the Side Setbacks and Woodside Avenue Front Setback fully within the Applicant's property boundary and under the Landmark Historic Structure.
8. The Applicant proposes to convert 1010 Woodside Avenue to an Accessory Apartment, and to construct a new Single-Family Dwelling (SFD) at 1011 Park Avenue.
9. 1010 Woodside Avenue and 1011 Park Avenue are within the Historic Residential – 1 (HR-1) Zoning District.
10. Land Management Code (LMC) Chapter 15-2.2 outlines HR-1 Zoning District requirements.
 - a. LMC § 15-2.2-2 states Accessory Apartments are Allowed Uses in the HR-1 Zoning District, subject to an Administrative Permit.
 - i. The Applicant proposes constructing a new, detached SFD at 1011 Park Avenue.
 - ii. The Applicant proposes using the Landmark Historic Structure at 1010 Woodside Avenue as an Accessory Apartment to the proposed SFD at 1011 Park Avenue on the same Lot.
 1. LMC § 15-15-1 defines an *Accessory Apartment* as “[a] self-contained Apartment, with cooking, sleeping, and sanitary facilities, created by adding on to or within a detached Single-Family Dwelling or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of the Property and are an Accessory Use to the primary Dwelling.”
11. LMC § 15-4-7 outlines Accessory Apartment requirements.
 - a. Accessory Apartments shall be no more than 1/3 of the Single-Family Dwelling (SFD) and are limited to a maximum floor area of 1,000 square feet and minimum of 280 square feet.



Planning Department

- i. The proposed SFD floor area is 2,973 square feet. The proposed floor area of the Accessory Apartment is 965 square feet, 32.46% of the total floor area of the SFD.
- b. Accessory Apartments shall have no more than two bedrooms.
 - i. The Accessory Apartment has one bedroom.
- c. One Parking Space per bedroom must be provided in addition to the existing requirement for the primary residence.
 - i. The Accessory Apartment has one bedroom, requiring one Parking Space. Pursuant to LMC § 15-3-6(A), SFDs require two parking spaces.
 - 1. The SFD has a single-car garage, one tandem parking space behind the garage, and one parking space adjacent to the driveway, a total of three proposed spaces, all accessed off Park Avenue.
 - ii. LMC § 15-3-4(A) requires single-car garages be 11 feet wide by 20 feet deep.
 - 1. The new SFD single-car garage is 11 feet wide by 21 feet deep.
 - iii. LMC § 15-3-9(F)(1) requires Parking Spaces to be nine feet wide by 18 feet deep.
 - 1. The two Parking Spaces within the property are proposed to be a minimum of nine feet wide by 18 feet deep.
 - iv. LMC § 15-4-7(A)(2)(c) allows for one tandem Parking Space for an Accessory Apartment proposed in any residential Historic Zoning District when the Applicant secures an Administrative Permit and the Planning Department makes the following findings:
 - 1. Tandem Parking will not create undue hardship for the neighborhood.
 - 2. Other parking options are less desirable than the proposed tandem space.
 - 3. Reasonable efforts, such as automatic garage door openers, lease provisions, and/or limitation of garage storage, have been made to encourage the Use of all Off-Street parking.
 - v. Historically, parking for 1010 Woodside Avenue has been partially within the Woodside Avenue Right-of-Way. Subject to approval of an encroachment agreement by the Engineering Department, this



Planning Department

parking may be retained but may not satisfy the required parking for the site.

- vi. LMC § 15-3-2(B)(1)(g)(4) states off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure. Parking is satisfied from Park Avenue, without a driveway or parking space in the front yard of the Landmark Historic Site.
- vii. LMC § 15-3-2(B)(1)(g)(7) recommends shared driveways when feasible.
- viii. The Applicant designed the SFD accessed from Park Avenue to allow for three on-site parking spaces – one in an enclosed garage, two in the driveway.
- ix. Condition of Approval 2 addresses parking if the SFD is used as a Nightly Rental to clarify parking access for the tenants of the Accessory Apartment.
- x. Condition of Approval 3 requires the Applicant to maintain the garage for vehicle parking and prohibits transition of the garage to storage or other use that would obstruct use for parking.
- d. A Deed Restriction for the property is required, prohibiting Nightly Rental of the Accessory Apartment and establishing a minimum 90-day rental term.
 - i. See Condition of Approval 4.
- e. Nightly Rental of the Accessory Apartment is prohibited.
- f. Notification to the Homeowner Association is required if applicable. This Lot is not within an HOA.
- g. The minimum Lot size for a detached Accessory Apartment is 3,750 square feet. Once the approved plat amendment is recorded, the Lot will be 3,750 square feet. See Condition of Approval 5.
 - i. Detached Accessory Apartments shall comply with Zoning District Setbacks for Single-Family Dwellings.
 - 1. Pursuant to LMC § 15-2.2-4, Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. LMC § 15-2.2-4 outlines exceptions to additions on Historic Structures under a Conditional Use Permit review. On August 20, 2026, the Planning Commission reviewed a Conditional Use Permit and approved the construction of a



Planning Department

basement addition partially within the Front and Side Setbacks. The Historic Structure meets all other Setback requirements outlined in LMC § 15-2.2-3.

- ii. Detached Accessory Apartments shall comply with the Area of Disturbance, Limits of Disturbance, and any other regulation indicated on the recorded plat that is more restrictive than the underlying Zoning District.
 - 1. The proposal complies with the Plat requirements.
- iii. Detached Accessory Apartments shall not exceed a maximum height of eighteen feet (18') from Existing Grade.
 - 1. The Applicant proposes to raise the Landmark Historic Structure seven inches to construct the basement, creating a final height of 17 feet, two inches above Existing Grade, which is compliant.

- 12. The Development Review Committee reviewed the proposal on July 21, 2026, and confirmed the proposal complies with their required standards.
- 13. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 6, 2026. Staff mailed courtesy notice to adjacent property owners on August 6, 2026.

Conclusions of Law

- 1. The Accessory Apartment, as conditioned, complies with LMC Chapter 15-2.1 *Historic Residential – 1 Zoning District*.
- 2. The Accessory Apartment, as conditioned, complies with LMC Chapter 15-3 *Off-Street Parking*.
- 3. The Accessory Apartment, as conditioned, complies with LMC § 15-4-7 *Accessory Apartments*.

Conditions of Approval

- 1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed August 20, 2026, by the Planning Director. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
- 2. If the SFD at 1011 Park Avenue is a Nightly Rental, the lease provisions shall require that parking associated with the Nightly Rental be limited to no more than



Planning Department

two on-site and shall allocate instructions for the parking of the Accessory Apartment tenant.

3. The garage of the SFD at 1011 Park Avenue shall be maintained for vehicle parking and transition of the garage to storage or another use that would obstruct use for parking is prohibited.
4. Nightly Rental of the Accessory Apartment is prohibited. The Accessory Apartment shall be rented for a term of no less than 90 days. Prior to building permit issuance, the Applicant shall record with Summit County a Deed Restriction that meets the requirements of LMC § 15-4-7(A)(5) *Deed Restriction* in a form approved by the City Attorney's Office.
5. The Applicant shall record the 1010 Woodside and 1011 Park Avenue Plat with Summit County prior to building permit submittal for either the SFD at 1011 Park Avenue or the 1010 Woodside Avenue Landmark Historic Structure construction to create a 3,750-square-foot Lot.

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 385-481-2038 or email lillian.zollinger@parkcity.gov.

Sincerely,

Rebecca Ward
Planning Director

CC: Lillian Zollinger, Project Planner

Attachment 1 – Proposed Plans

Bryan Whang

Whang Properties

1010 Woodside Ave

1011 Park Ave

Park City, UT 84060

HDDR Drawings

HDDR Drawings

08.07.2026

EWG Project # 2026-07

PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
JSW Capital LLC PO Box 657 Venice CA 90294 435-602-0748 Contact: Bryan Whang	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Cole Knight
BUILDER	INTERIOR DESIGN
Name Address City, State Zip 000.000.000 Contact: Person	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Cole Knight
STRUCTURAL ENGINEER	LANDSCAPE ARCHITECTURE
Name Address City, State Zip 000.000.000 Contact: Person	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Cole Knight
CIVIL ENGINEER	MECHANICAL ENGINEER
Name Address City, State Zip 000.000.000 Contact: Person	Name Address City, State Zip 000.000.000 Contact: Person
PLUMBING ENGINEER	ELECTRICAL ENGINEER
Name Address City, State Zip 000.000.000 Contact: Person	Name Address City, State Zip 000.000.000 Contact: Person

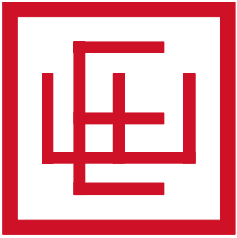
SERVICE CONTACTS

DEFERRED SUBMITTALS

HDDR DRAWING INDEX	
Sheet Number	Sheet Name
GENERAL DRAWINGS	
G-0.001	HDDR Cover Sheet
G-005	Existing Photographs & Proposed Renderings - Woodside
G-006	Existing Photographs & Proposed Renderings - Park Ave
G-007	Contemporary Precedent Exhibits
G-008	Historic Precedent Exhibits
G-009	Area Plans
ARCHITECTURAL SITE DRAWINGS	
AS-0.000	Architectural Site Plan (Existing)
AS-0.001	Architectural Site Plan (Proposed)
ARCHITECTURAL DRAWINGS	
X-100	3D -Existing
X-101	Plans -Existing -L0 & L1
X-102	Plans -Existing -L2 & Roof
X-201	Elevations -Existing
X-301	Sections -Existing
A-0.001	3D - Proposed
A-1.100	L0 & L1 Floor Plans - Apartment
A-1.102	Roof Plan - Apartment
A-1.201	Elevations - Apartment
A-1.301	Building Sections - Apartment
A-2.100	L0 Floor Plan - House
A-2.101	L1 Floor Plan - House
A-2.102	L2 Floor Plan - House
A-2.103	Roof Plan - House
A-2.201	Elevations - House - East & North
A-2.202	Elevations - House - West & South
A-2.301	Building Sections - House

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HDDR Drawings

HDDR Drawings

08.07.2026

Bryan Whang

Whang Properties

1010 Woodside Ave

1011 Park Ave

Park City, UT 84060

HDDR Drawings

Rev.	Date	Description
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DESIGNED BY: CK, EWG

EWG PROJECT NO: 2026-07

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SHEET TITLE

HDDR Cover Sheet

G-0.001



Existing Site Photo 01 - Park Ave.



Existing Site Photo 02 - Park Ave.



Existing Site Photo 03 - Park Ave.



Proposed Site Rendering 01 - Park Ave.

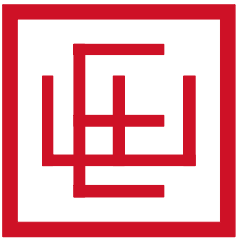


Proposed Site Rendering 02 - Park Ave.



Proposed Site Rendering 03 - Park Ave.

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Bryan Whang
Whang Properties

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1011 Park Ave
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HDDR Drawings

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SHEET	TITLE
	Existing Photographs & Proposed Renderings - Woodside

G-005



Existing Site Photo 01 - Park Ave.



Existing Site Photo 02 - Park Ave.



Existing Site Photo 03 - Park Ave.



Proposed Site Rendering 01 - Park Ave.

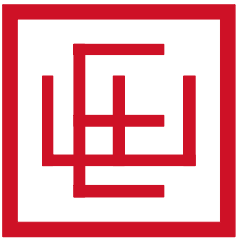


Proposed Site Rendering 02 - Park Ave.



Proposed Site Rendering 03 - Park Ave.

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Existing Photographs &
Proposed Renderings -
Woodside

G-005



Existing Site Photo 01 - Park Ave.



Contextual Rendering 01 - Park Ave. - Summer



Contextual Rendering 01 - Park Ave. - Winter



Existing Site Photo 02 - Park Ave.

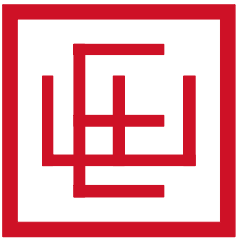


Contextual Rendering 02 - Park Ave. - Summer



Contextual Rendering 01 - Park Ave. - Winter

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SHEET TITLE

Existing Photographs &
Proposed Renderings - Park
Ave

G-006

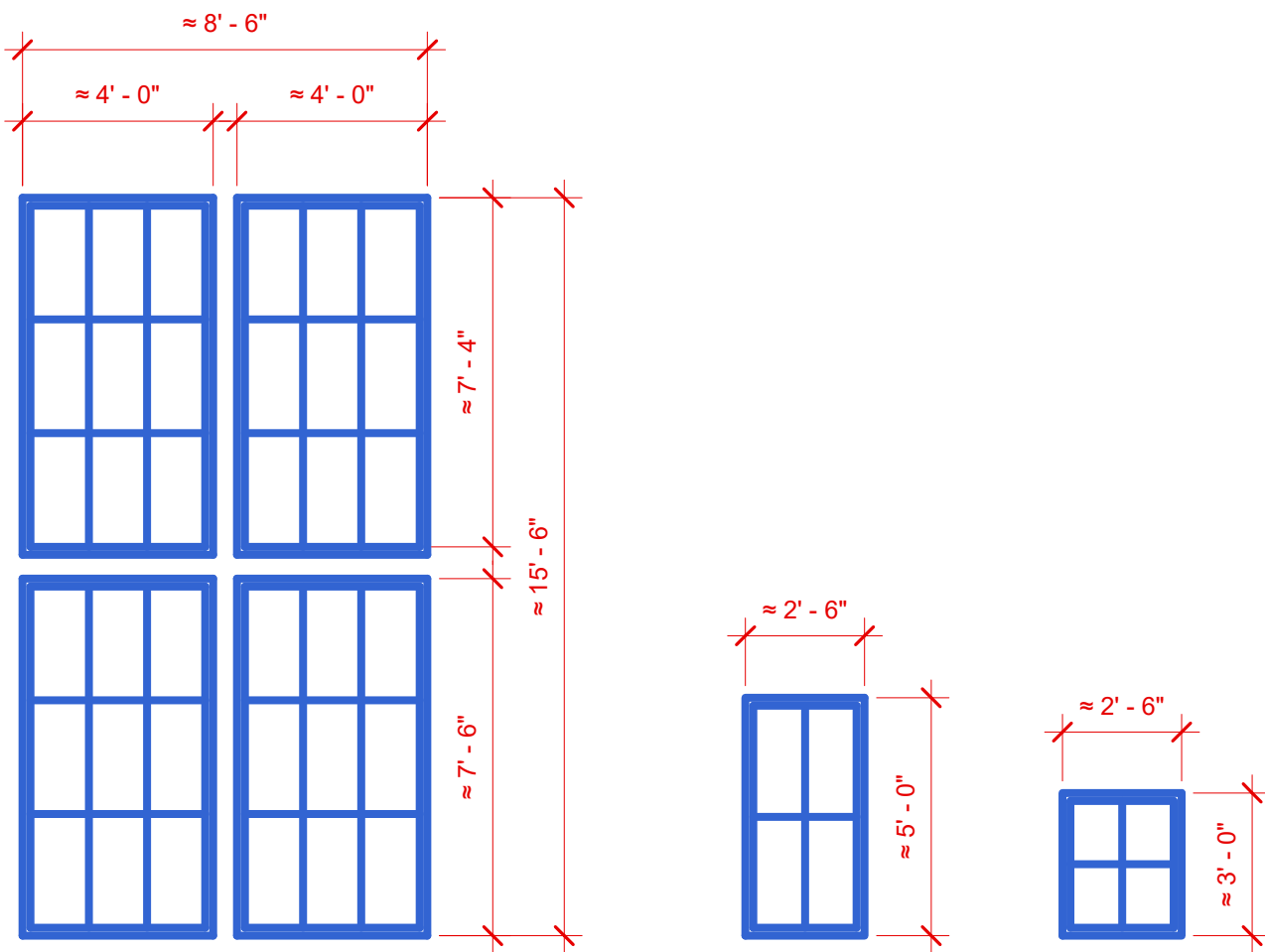
Below are exhibits of a house located at 961 Park Avenue, completed in the spring of 2026, and the proposed house located at 1011 Park Avenue. These exhibits have been included in this drawing set for the purposes of comparing the proposed house to a recently completed house in the same area of the HR-1 district of Park City in order help illustrate the proposed design's compliance with Park City's Land Management Code.



961 Park Ave - 10th Street Facade



961 Park Ave - Park Ave Facade



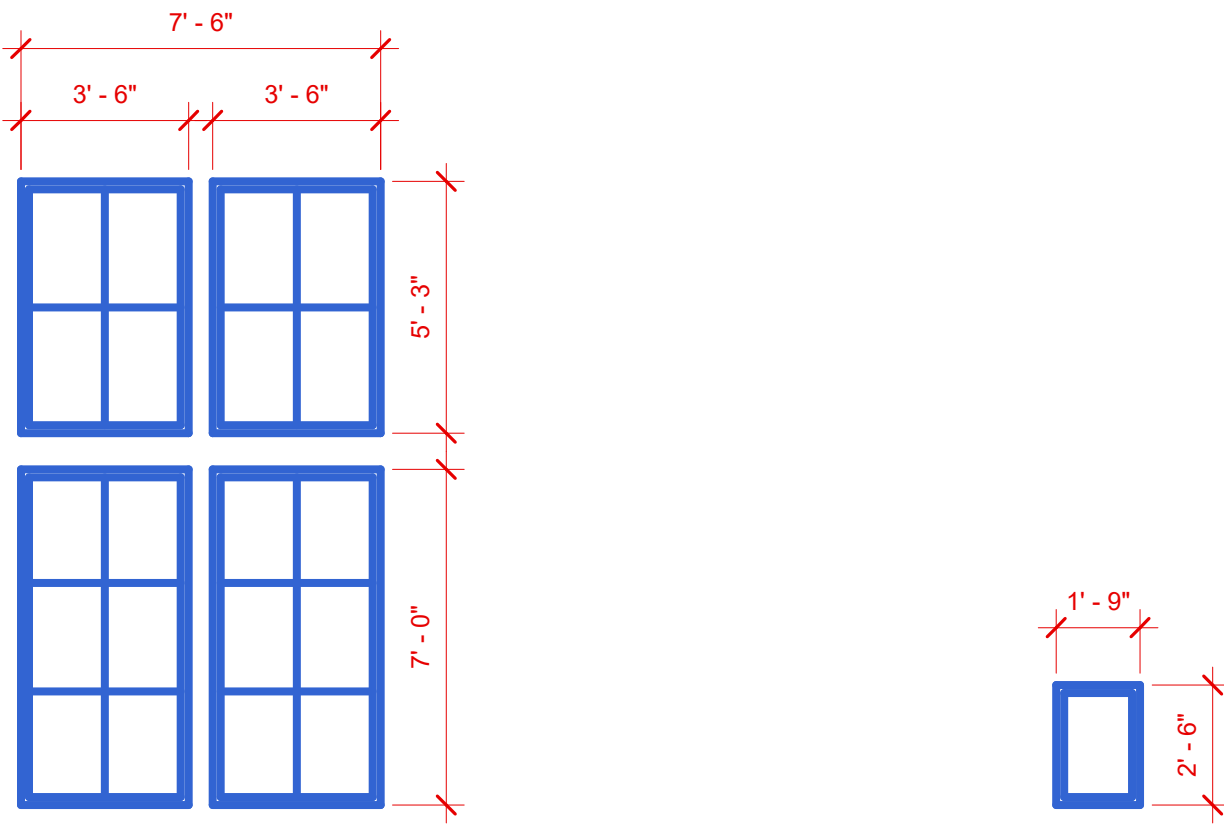
961 Park Ave Windows
SCALE: 1/4" = 1'-0"



Proposed House - South
SCALE: 3/16" = 1'-0"



Proposed House - East
SCALE: 3/16" = 1'-0"



Proposed House Windows
SCALE: 1/4" = 1'-0"

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Bryan Whang

Whang Properties

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1011 Park Ave
Park City, UT 84060
HDDR Drawings

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SHEET TITLE

Contemporary Precedent
Exhibits

G-007

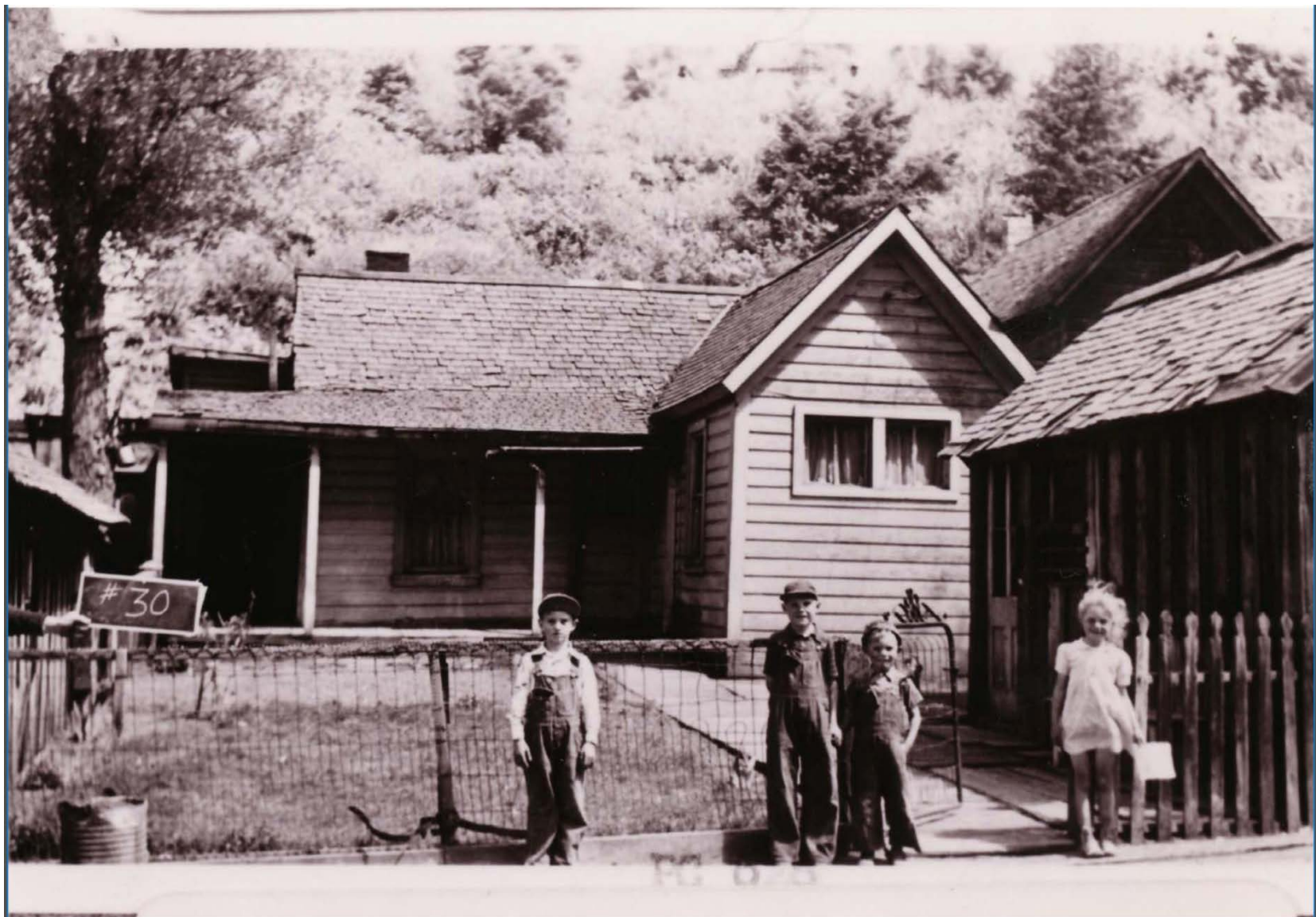
Below are photographs of homes in Park City's HR-1 district which were built during Park City's historic mining era and were classified as either Landmark or Significant sites. These buildings showcase a small sample of the broad variety of window sizes, proportions, and patterns which were used during Park City's historic mining era residential construction period. These photos have been included in this drawing set to serve as historic precedents for the small secondary windows present on the proposed design for the main house which fronts onto Park Avenue which do not conform to the common 2:1 window proportion for houses built during the historic mining era.



1045 Woodside Ave - Settlement Era - Significant Site



139 Park Ave - Settlement Era - Landmark Site



243 Daly Ave - Mature Mining Era - Landmark Site



81 Daly Ave. - Mature Mining Era - Significant Site

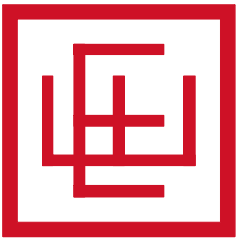


539 Park Ave - Mature Mining Era - Landmark Site



539 Park Ave - Mature Mining Era - Landmark Site

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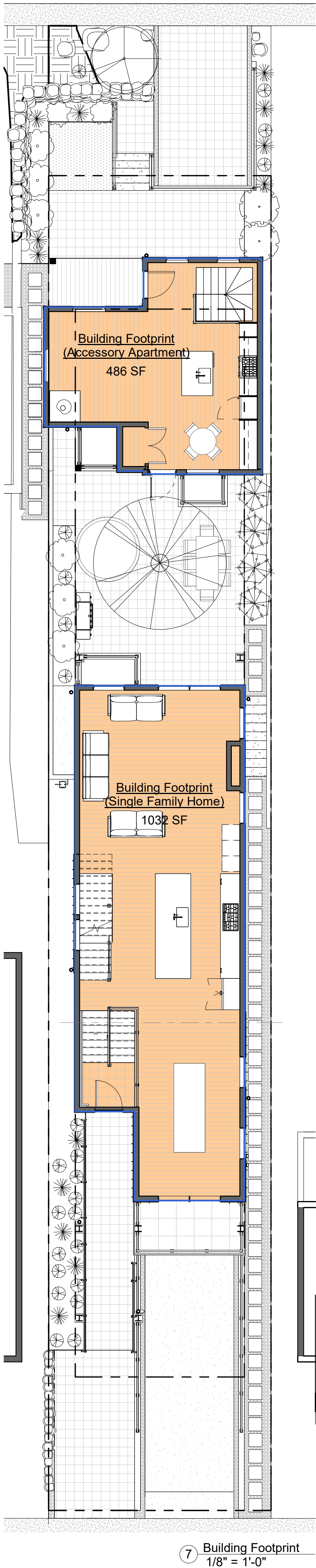
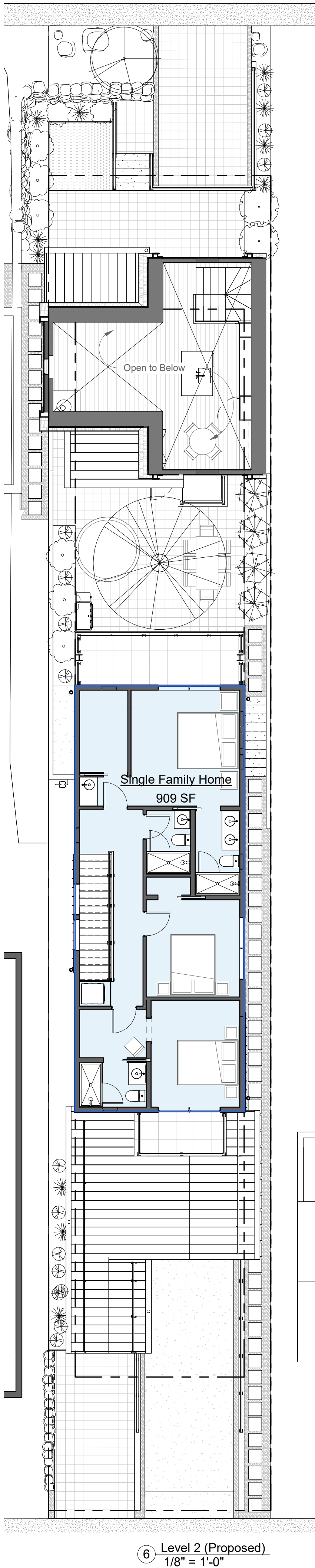
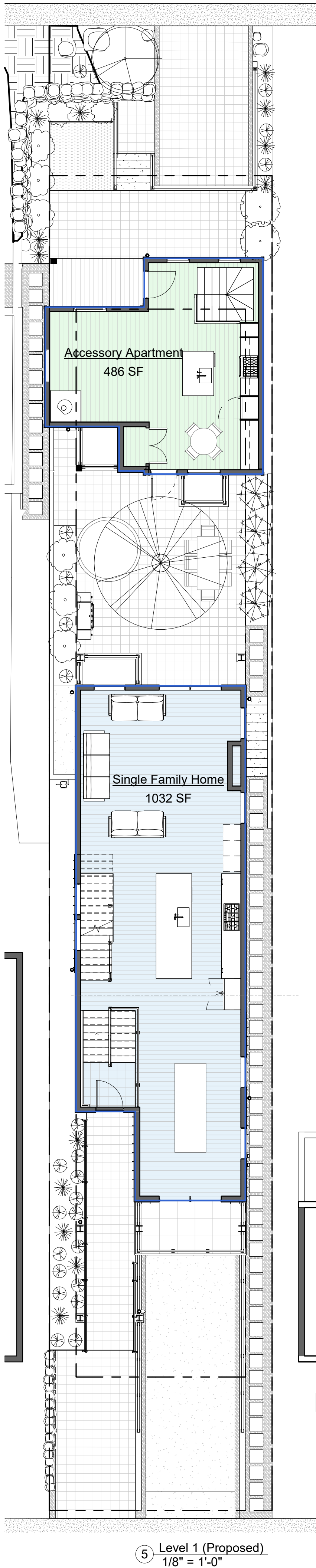
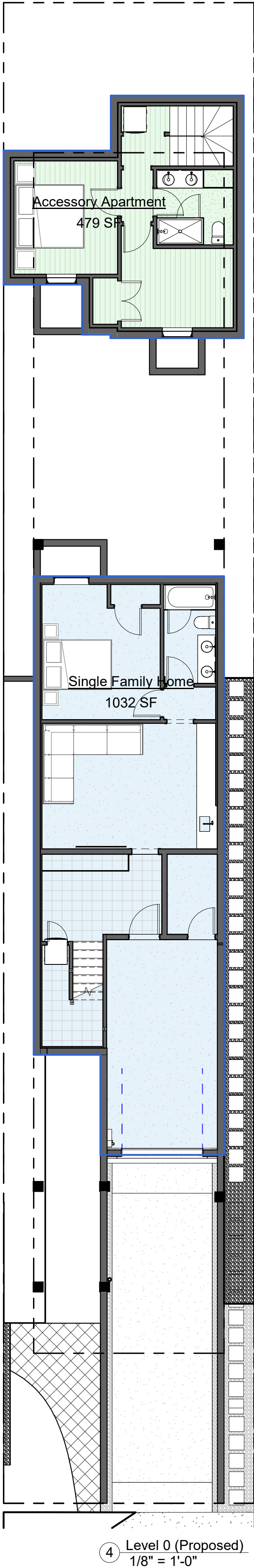
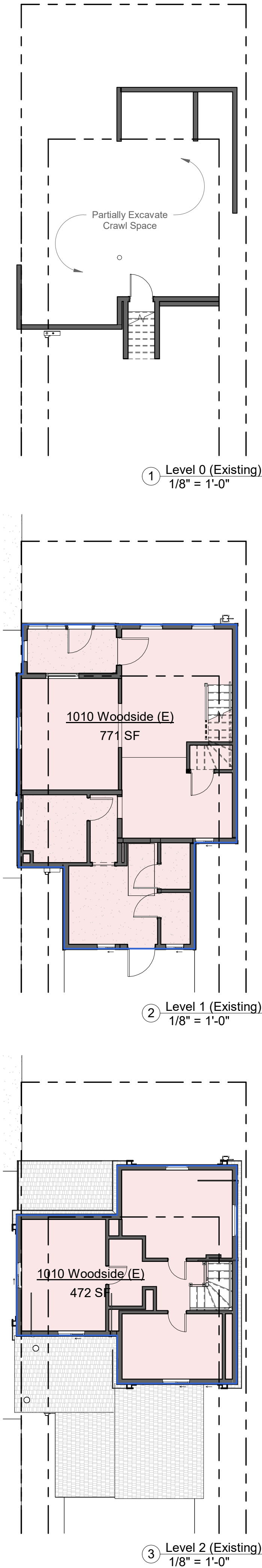
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SHEET TITLE

Historic Precedent Exhibits

G-008



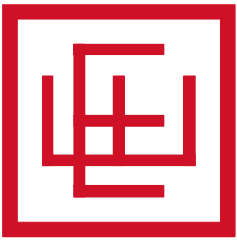
Building Area Schedule - Existing		
Area	Level	Name
771 SF	Level 1 - House	1010 Woodside (E)
472 SF	Level 2 - House	1010 Woodside (E)
1243 SF		

Building Area Schedule - Proposed		
Area	Level	Name
479 SF	Level 0 - House	Accessory Apartment
486 SF	Level 1 - House	Accessory Apartment
965 SF		

1032 SF	Level 0 - House	Single Family Home
1032 SF	Level 1 - House	Single Family Home
909 SF	Level 2 - House	Single Family Home
2973 SF		
3938 SF		

Building Footprint Schedule	
Footprint	Name
486 SF	Building Footprint (Accessory Apartment)
1032 SF	Building Footprint (Single Family Home)
1518 SF	

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Whang Properties

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HDDR Drawings

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SHEET TITLE

Area Plans

G-009



3. Concrete Foundations Terminate @ Level 1 Datum Elevation for Apartment & House.
2. Refer to Site Survey for Reference Information.
4. Coordinate Service Line Locations with Service Providers.
5. Ensure Service Line Installation Complies with All Governing Codes, and Service Provider Requirements.
6. Where Downspouts Tie Into Foundation Drainage System, Provide Debris Strainers.
7. All Exterior Lighting Must be Dark Sky Compliant.
8. Before Digging or Trenching, Locate Underground Utilities.

Datum Reference

Architectural Elevation 100'-0" = Civil Elevation 6957'-5"

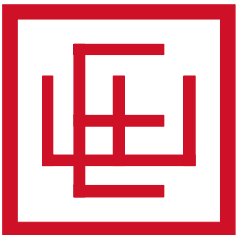
Legend

-
- Top of Wall Elevation Marker
- Finish Floor Surface, Finish Grade, & Bottom of Wall Elevation Marker
- Existing Topography Line (Major)
- Existing Topography Line (Minor)
- Proposed Topography Line (Major)
- Proposed Topography Line (Minor)
- Existing Fence
- 6957 Existing Topo Height
- 6957 ReGraded Topo Height
- Property Line

● ● ● ● ● Foundation Drain System

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Bryan Whang

Whang Properties

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1011 Park Ave
Park City, UT 84060
HDDR Drawings

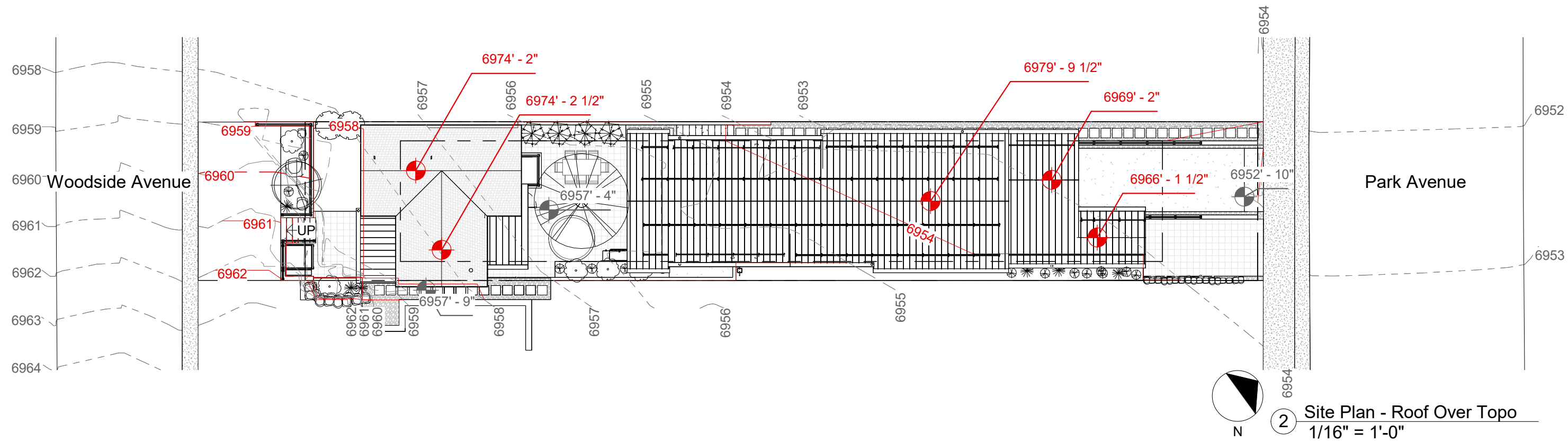
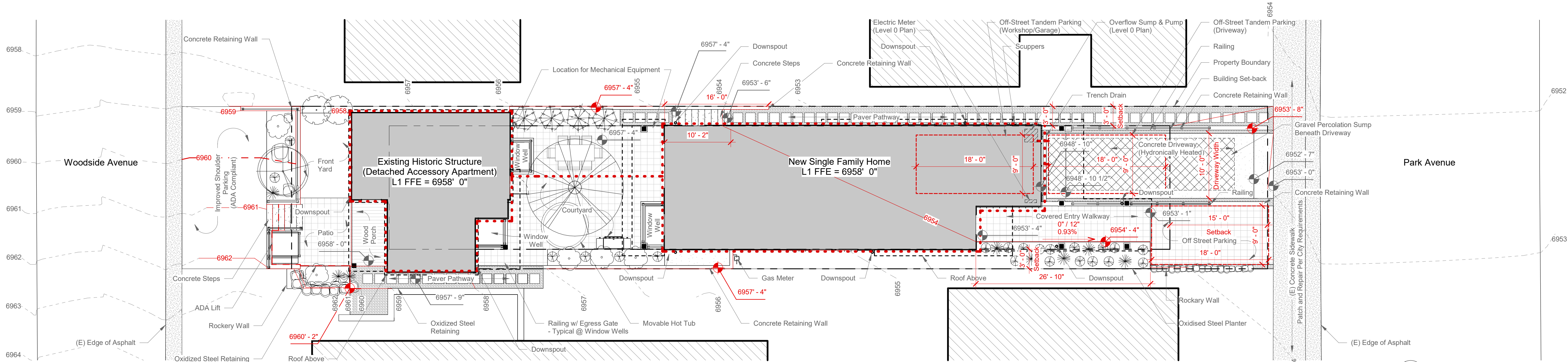
Rev.	Date	Description
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SHEET TITLE

Architectural Site Plan (Existing)

AS-0.000



Notes

1. Concrete Foundations Terminate @ Level 1 Datum Elevation for Apartment & House.
2. Refer to Site Survey for Reference Information.
4. Coordinate Service Line Locations with Service Providers.
5. Ensure Service Line Installation Complies with All Governing Codes, and Service Provider Requirements.
6. Where Downspouts Tie Into Foundation Drainage System, Provide Debris Strainers.
7. All Exterior Lighting Must be Dark Sky Compliant.
8. Before Digging or Trenching, Locate Underground Utilities.

Datum Reference

Architectural Elevation 100'-0" = Civil Elevation 6957'-5"

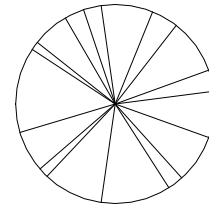
Legend

- Top of Wall Elevation Marker
- Finish Floor Surface, Finish Grade, & Bottom of Wall Elevation Marker
- Existing Topography Line (Major)
- Existing Topography Line (Minor)
- Proposed Topography Line (Major)
- Proposed Topography Line (Minor)
- Existing Fence
- Existing Topo Height
- ReGraded Topo Height
- Property Line

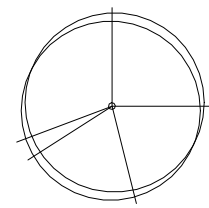
Foundation Drain System

Planting Legend

TREES



Norway Maple (Hybrid)
- Pacific Sunset



Aspen
- Quaking Aspen

PLANTS

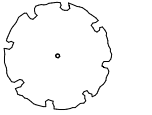


Little Blue Stem
- Prairie Winds
- Prairie Blues



Assorted Perennial Groundcover Plants
(Use Shade Tolerant Mix as Appropriate)
- Black Scallop Bugleweed
- Emerald Blue Phlox
- Snow in Summer
- Creeping Thyme
- Orchid Frost Lamium

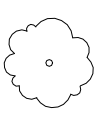
SHRUBS



Barberry
- Rose Glow



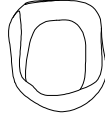
Rose
- Moondance Foribunda



Lilac
- Miss Kim Dwarf



Barberry
- Orange Rocket



Granite
- Assorted Sizes

Landscape Rocks

Pavers



Landscape Pavers
are to be Hydronically
Heated Unless Noted
Otherwise

Grass



Pea Gravel



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Whang Properties

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HDDR Drawings

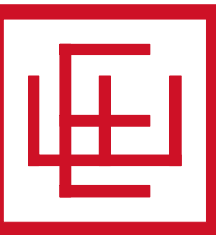
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SHEET TITLE

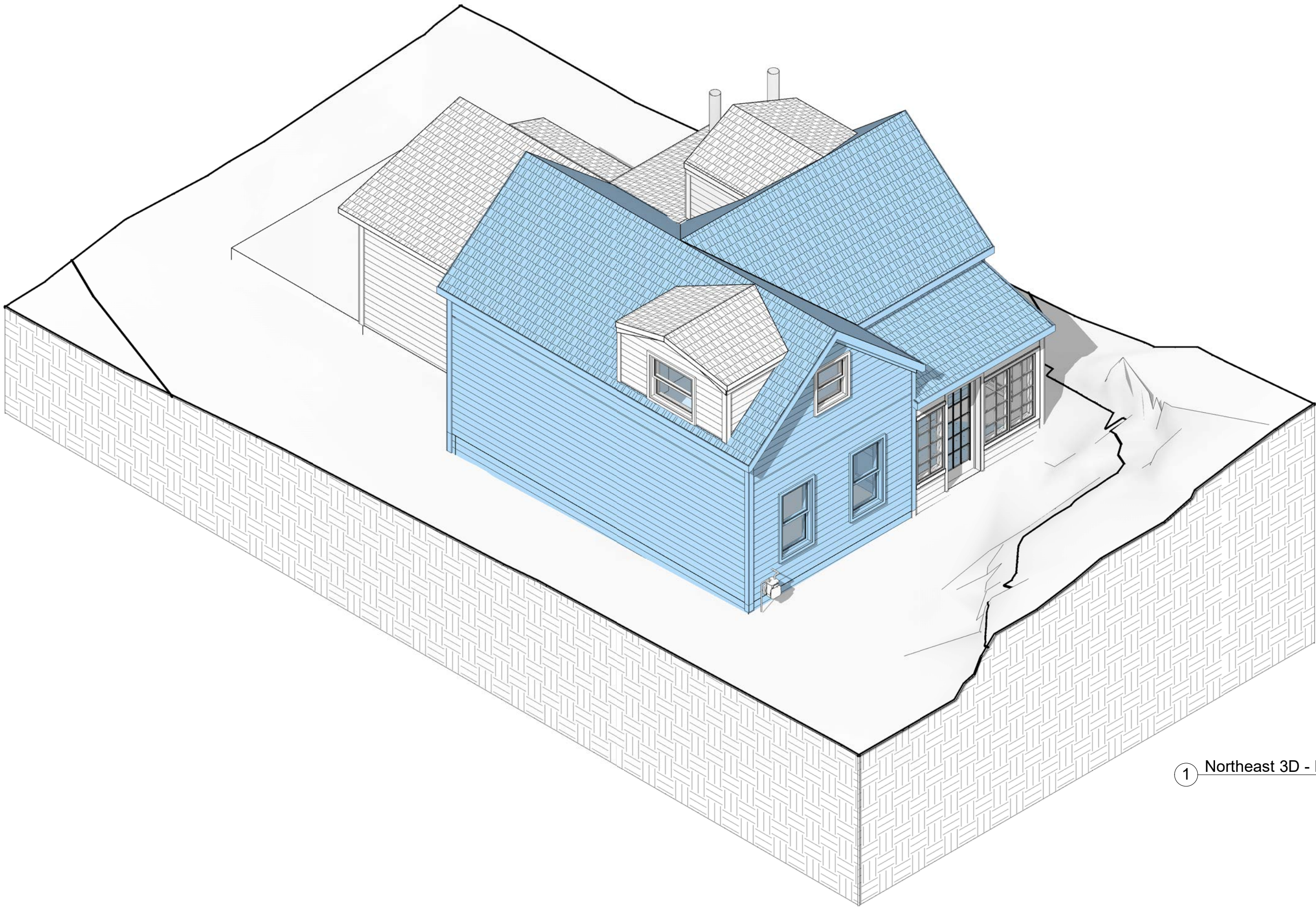
Architectural Site Plan
(Proposed)

AS-0.001



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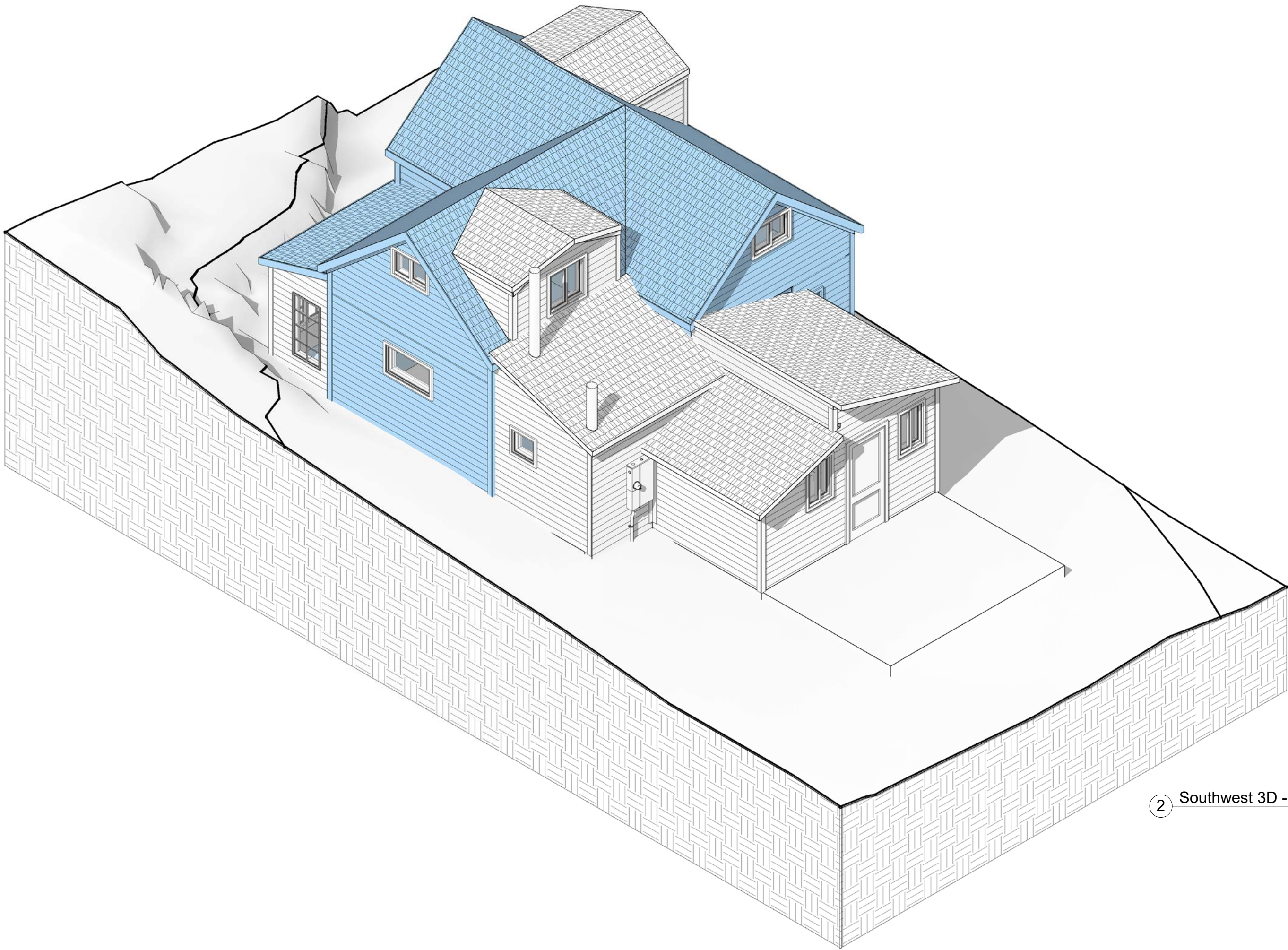
ELLIOTT WORKGROUP



Historic Significance Legend

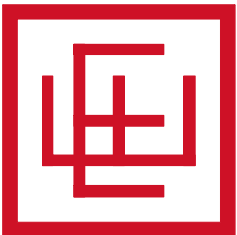
- Original
- Original
- Addition
- Addition

1 Northeast 3D - Existing



2 Southwest 3D - Existing

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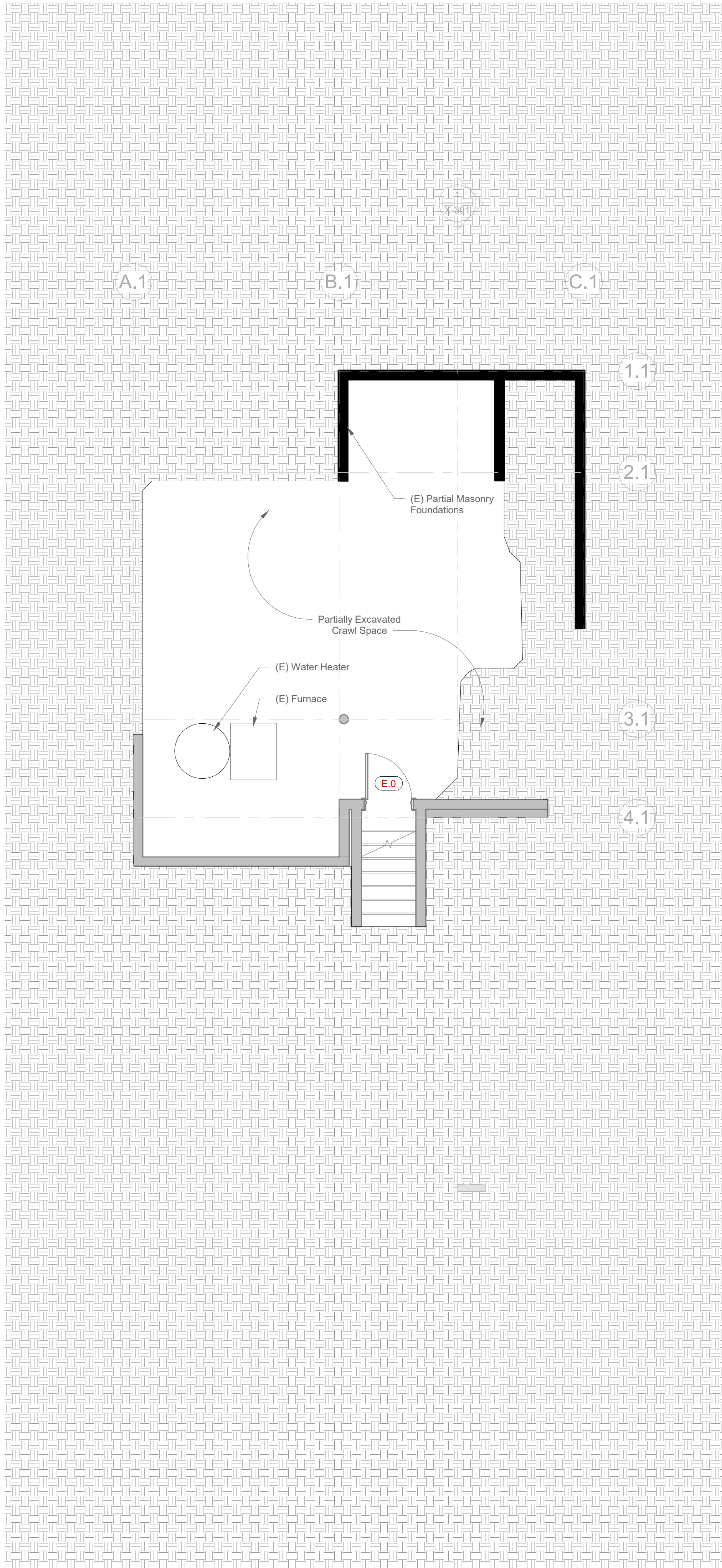
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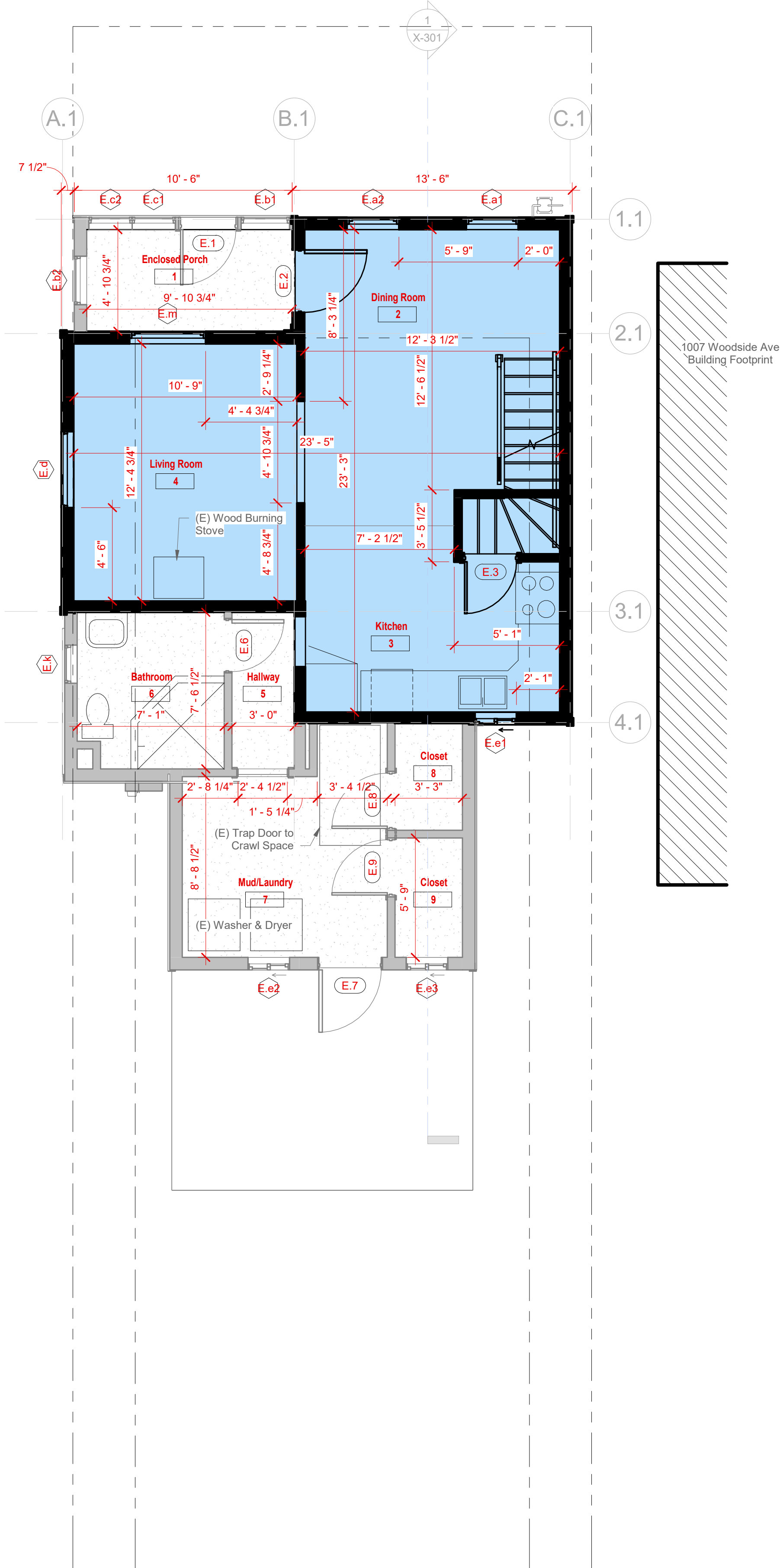
SHEET TITLE

3D - Existing

X-100



① Level 0 - Existing
1/4" = 1'-0"

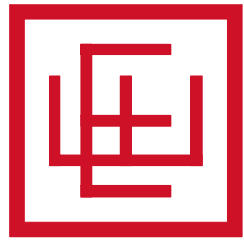


② Level 1 - Existing
1/4" = 1'-0"

Historic Significance Legend

	Original
	Original
	Addition
	Addition

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Whang Properties

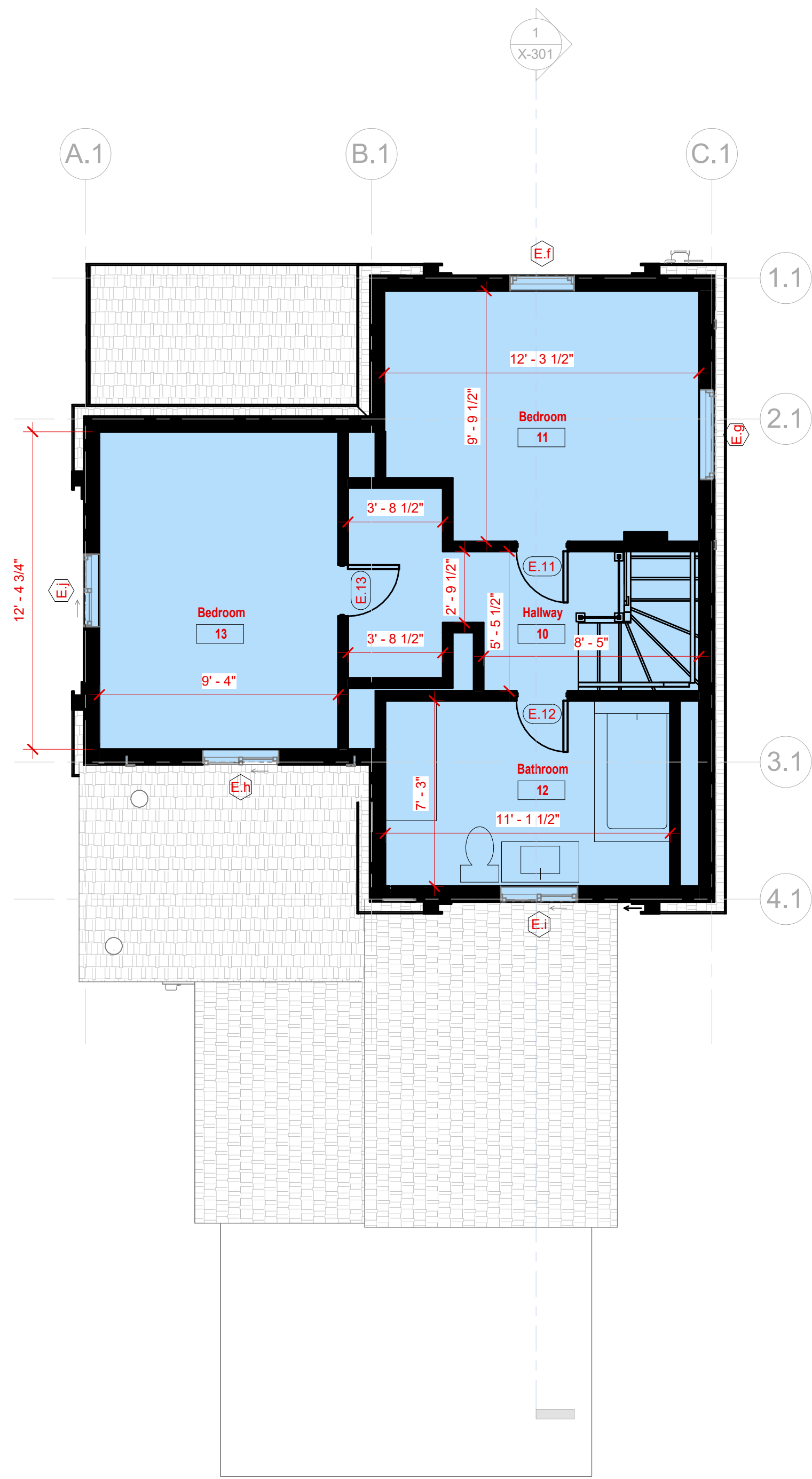
1010 Woodside Ave
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HDDR Drawings

Rev.	Date	Description
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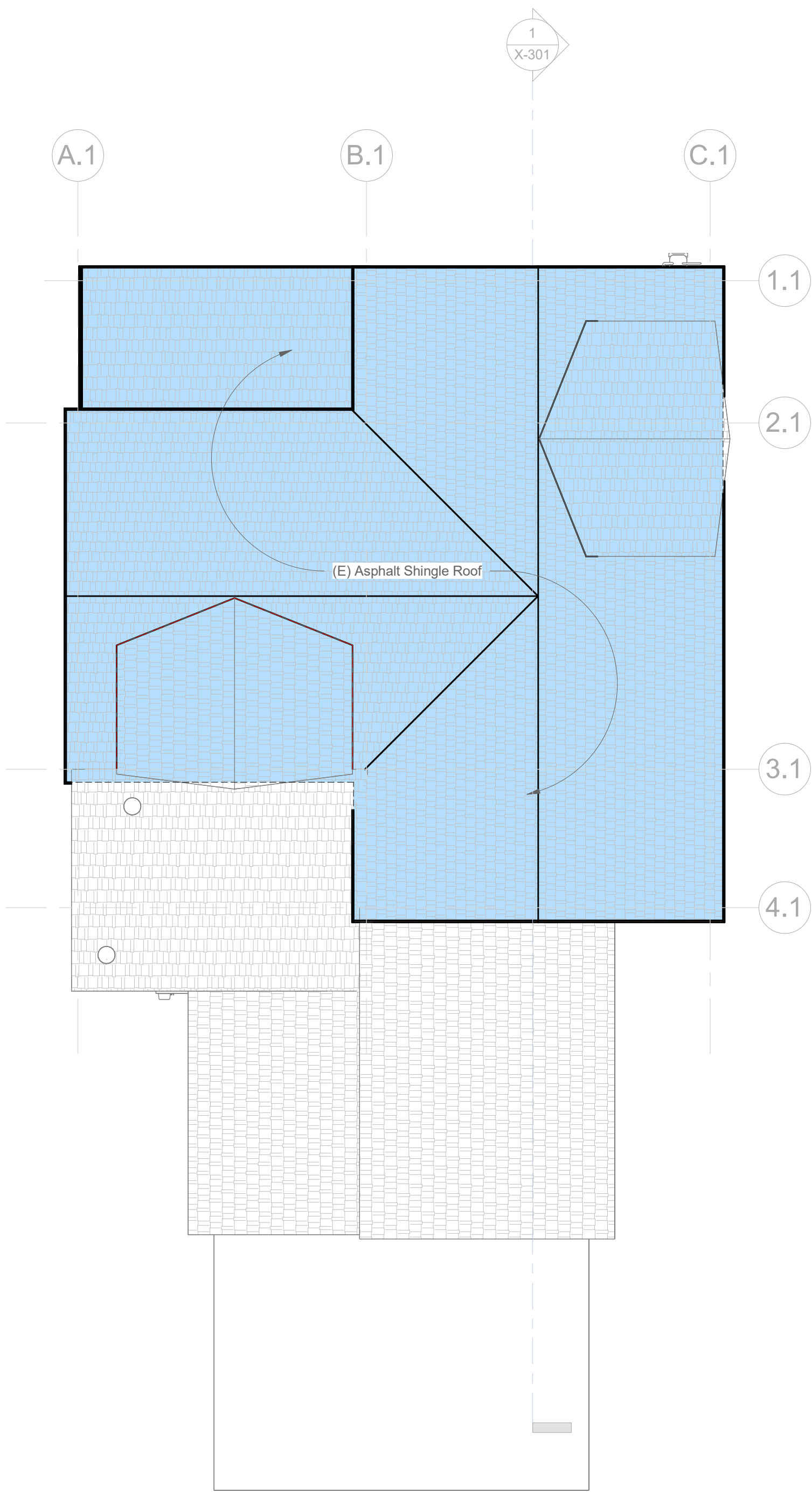
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DESIGNED BY: EWG
EWG PROJECT NO: 2026-07
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SHEET TITLE
Plans - Existing - L0 & L1

X-101



① Level 2 - Existing
1/4" = 1'-0"

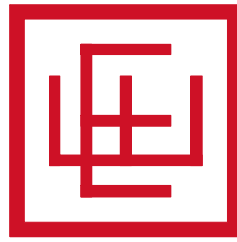


② Roof - Existing
1/4" = 1'-0"

Historic Significance Legend

	Original
	Original
	Addition
	Addition

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HDDR Drawings

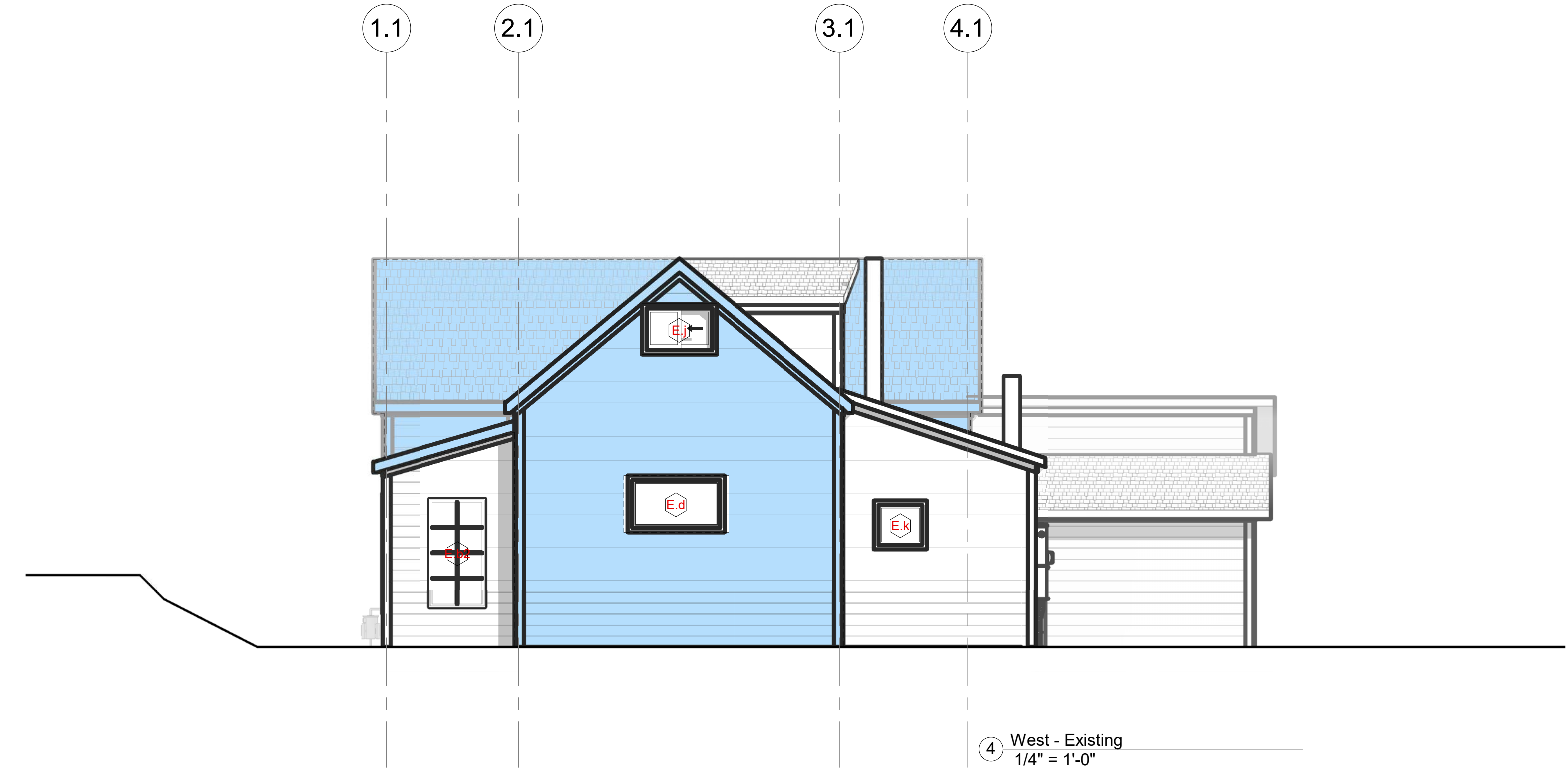
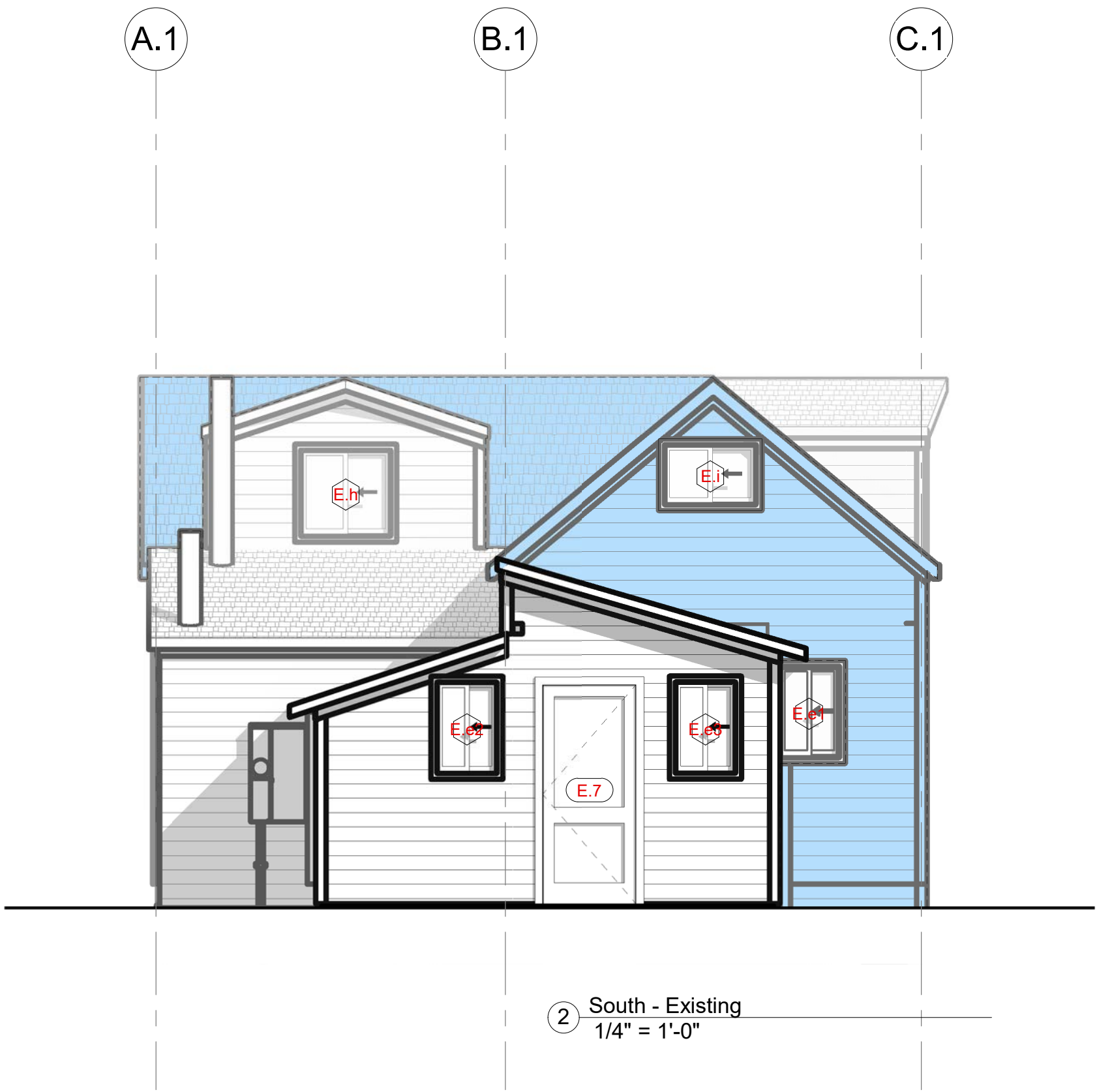
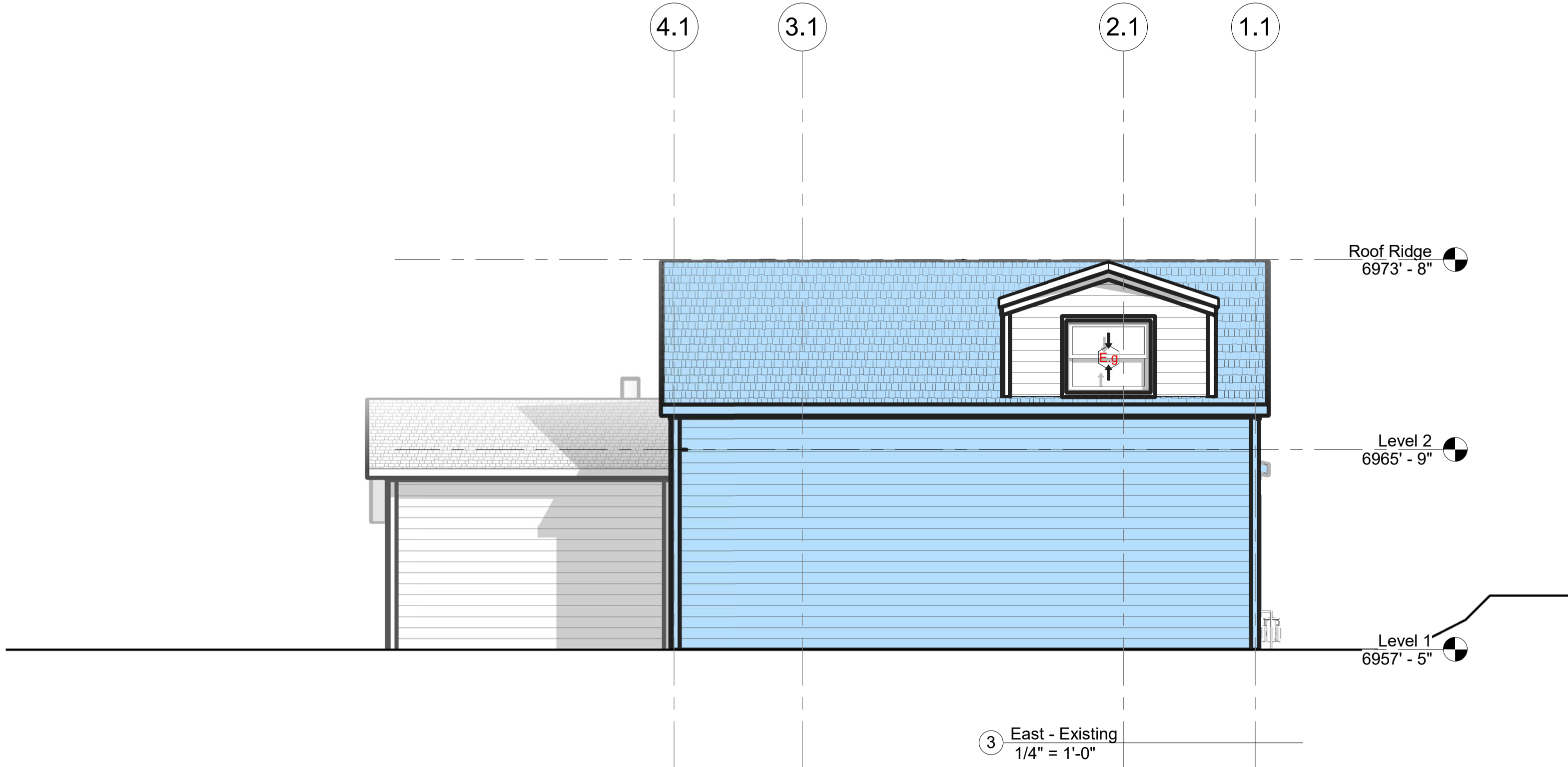
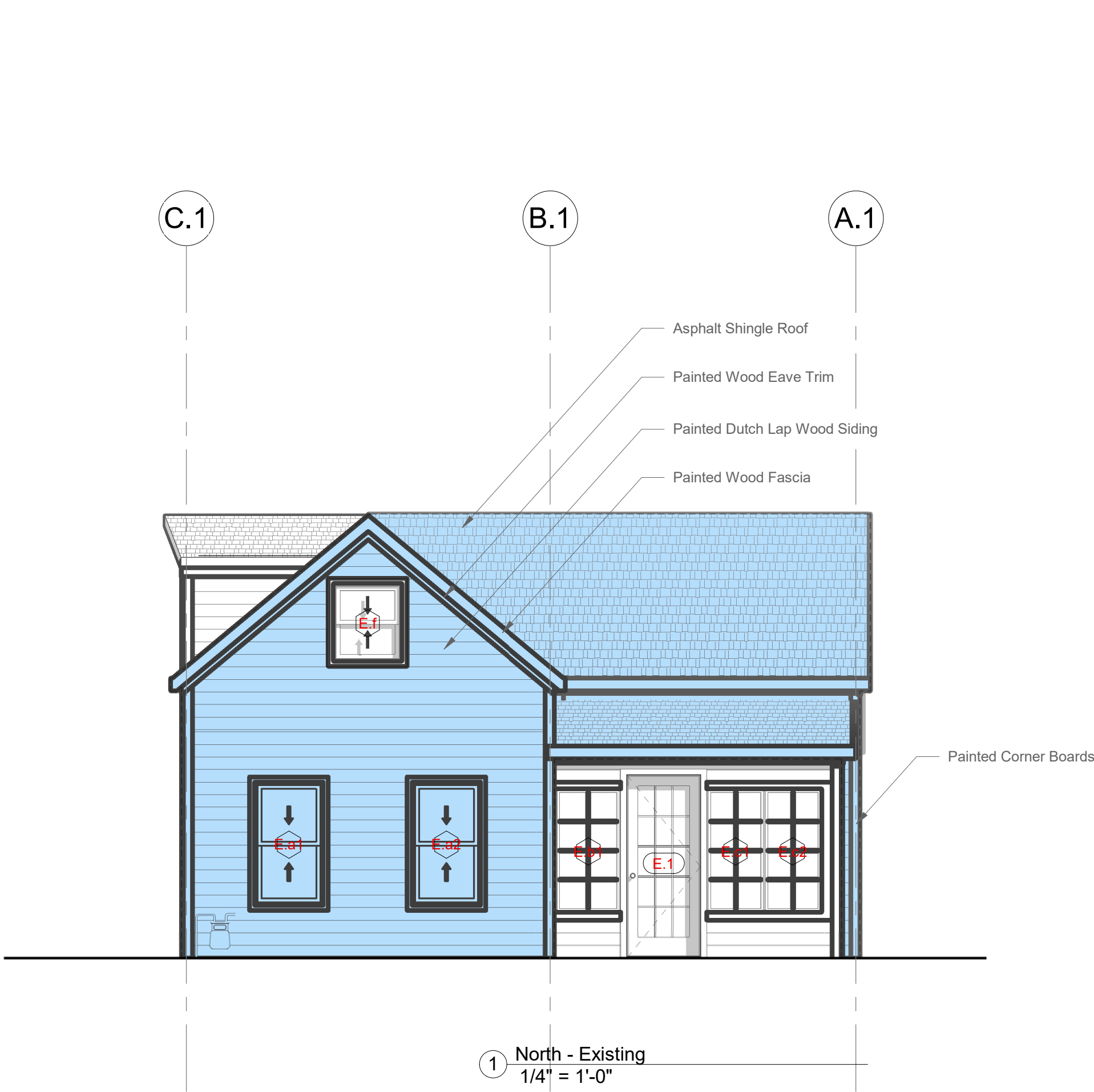
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SHEET TITLE

Plans - Existing - L2 & Roof

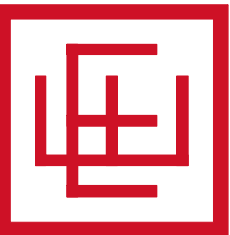
X-102



Historic Significance Legend

	Original
	Original
	Addition
	Addition

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Bryan Whang

Whang Properties

1010 Woodside Ave
1011 Park Ave
Park City, UT 84060
HDDR Drawings

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Elevations - Existing

X-201

Original

Original

Addition

Addition



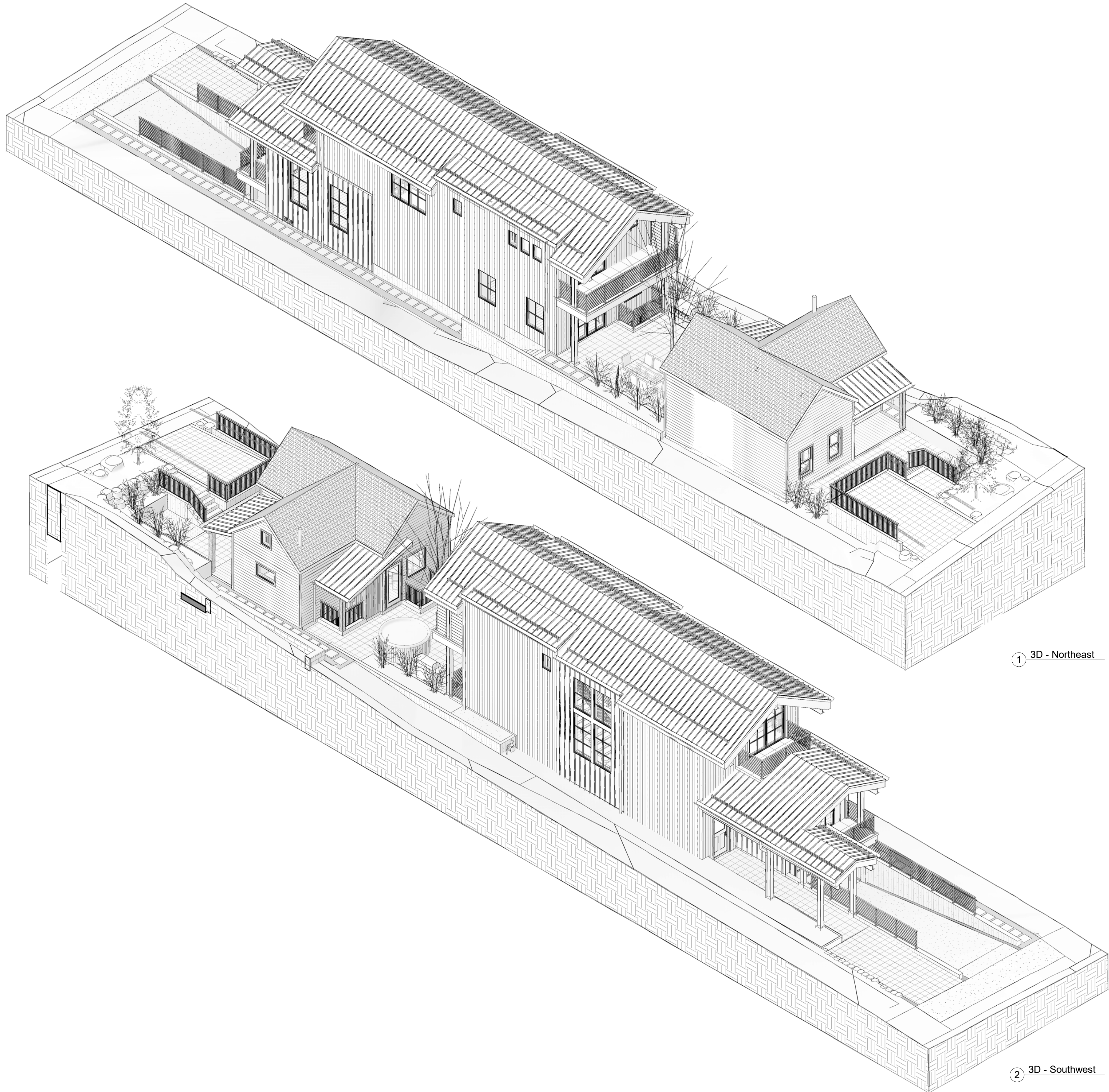
HDDR Drawings

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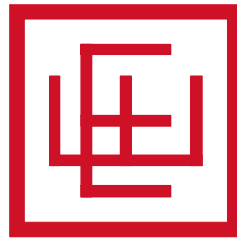
SHEET TITLE

X-301

*Millwork, Plumbing, & Appliances
Not Shown in Section*



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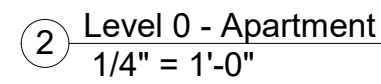
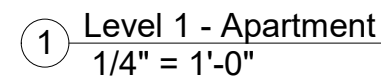
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SHEET TITLE

3D - Proposed

A-0.001



Plan Legend

-  Top of Roof Ridge, Finish Wall, & Finish Parapet Elevation Marker
-  Top of Finish Floor

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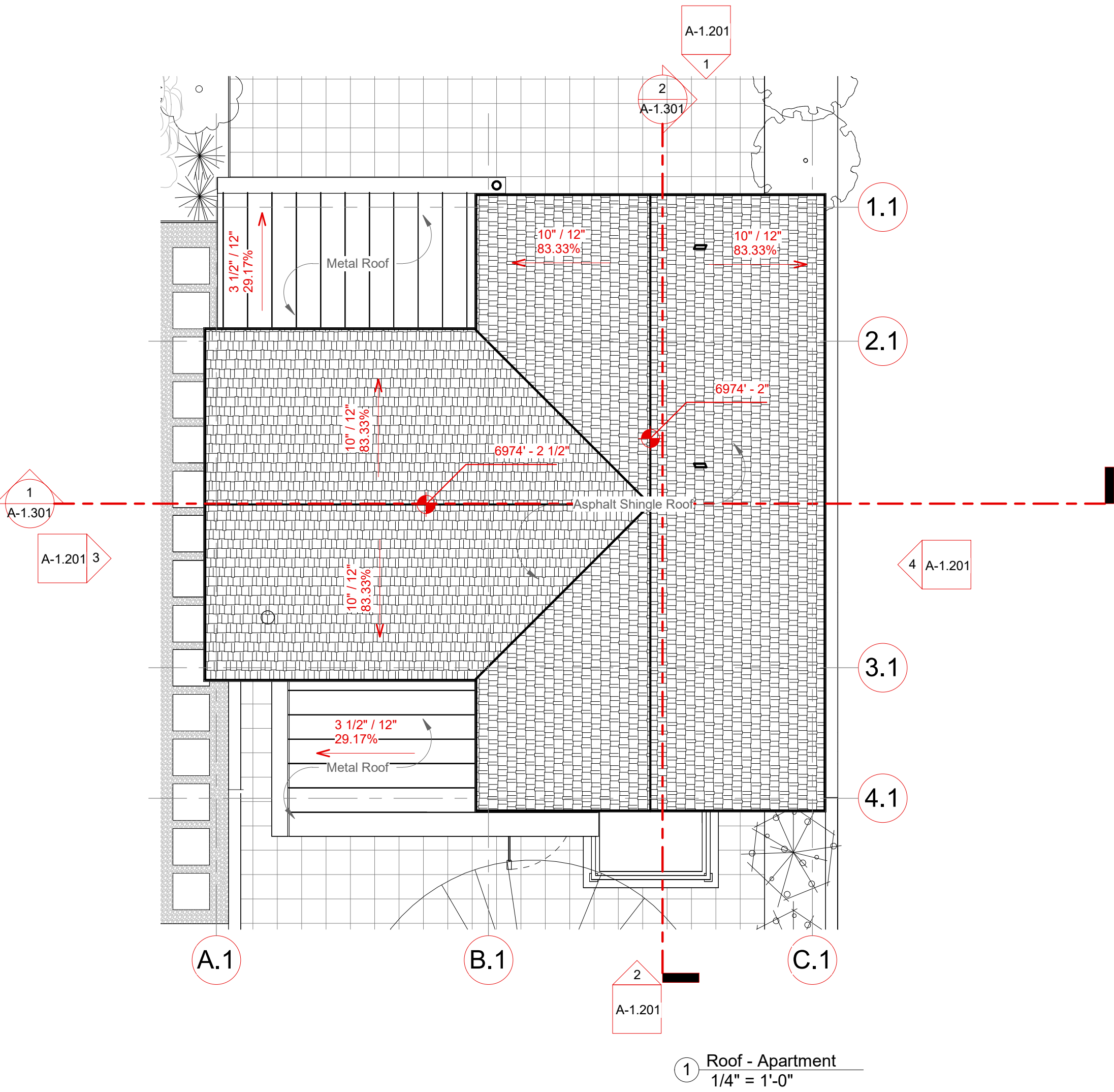
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SHEET TITLE

L0 & L1 Floor Plans - Apartment

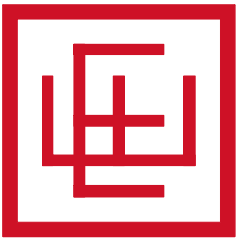
A-1.100



Roof Notes

1. See Roof Types for General Assembly & Membrane Specifications.
2. All Flat and Gable Roofs are to be Unvented, and Air Sealed at the Perimeter of Exterior Wall Framing Below. See Envelope Details for More Information. Smart Vapor Barriers are to be Applied to the Interior Side of Batt Roof Insulation to Allow Roof Assemblies to Dry to the Interior Side.
3. All Gutters and Downspouts are to be Installed with Continuous Heat Cable, Where Downspouts Tie into Foundation Drainage System, Install Debris Strainers on All Foundation Drain Inlets, Where Downspouts Tie into Foundation Drainage System, Extend Heat Cable 42" Min. Beneath Grade, Where Outlets Terminate Above Grade, Extend Heat Cable 18" Min. Beyond End of Downspout, with Splash Blocks Beneath. See Elevations for Vertical Downspout Layouts.
4. See Finish Schedules for Finish Material Information. Final Colors & Materials are to be Approved by Owner / Architect Prior to Installation.
5. Field Coordinate Direct Vent Fireplace Flue.
6. All Vents, Flues & Exhaust Pipes Penetrating Roof Should be Ganged Together When Possible. Reference Roof Plan for Preferred Roof Penetration Area. Minimize Roof Penetrations. Use Wall Vents on the Level 2 West Exterior Wall When Possible. Reference Elevations. Coordinate Roof & Wall Penetration Types & Locations with Architect.
7. Note: All Roofs are to Receive Snow Retention Systems.

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SHEET TITLE

Roof Plan - Apartment

A-1.102

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

	Line of Finished Grade - Represented @ Plane of Drawing Projection on Elevations. - Represented @ Plane of Section Cut on Section Drawings. Line of (E) Grade & Offset (27' Offset for House, 18' Offset for Detached Apartment) • Line of (E) Grade & Offset Represented Along C.L. of Line of Building on North & South Elevations. • Line of (E) Grade & Offset Represented @ Plane of Drawing Projection on East & West Elevations. • Line of (E) Grade & Offset Represented @ Plane of Section Cut on Section Drawings. Elevation Marker
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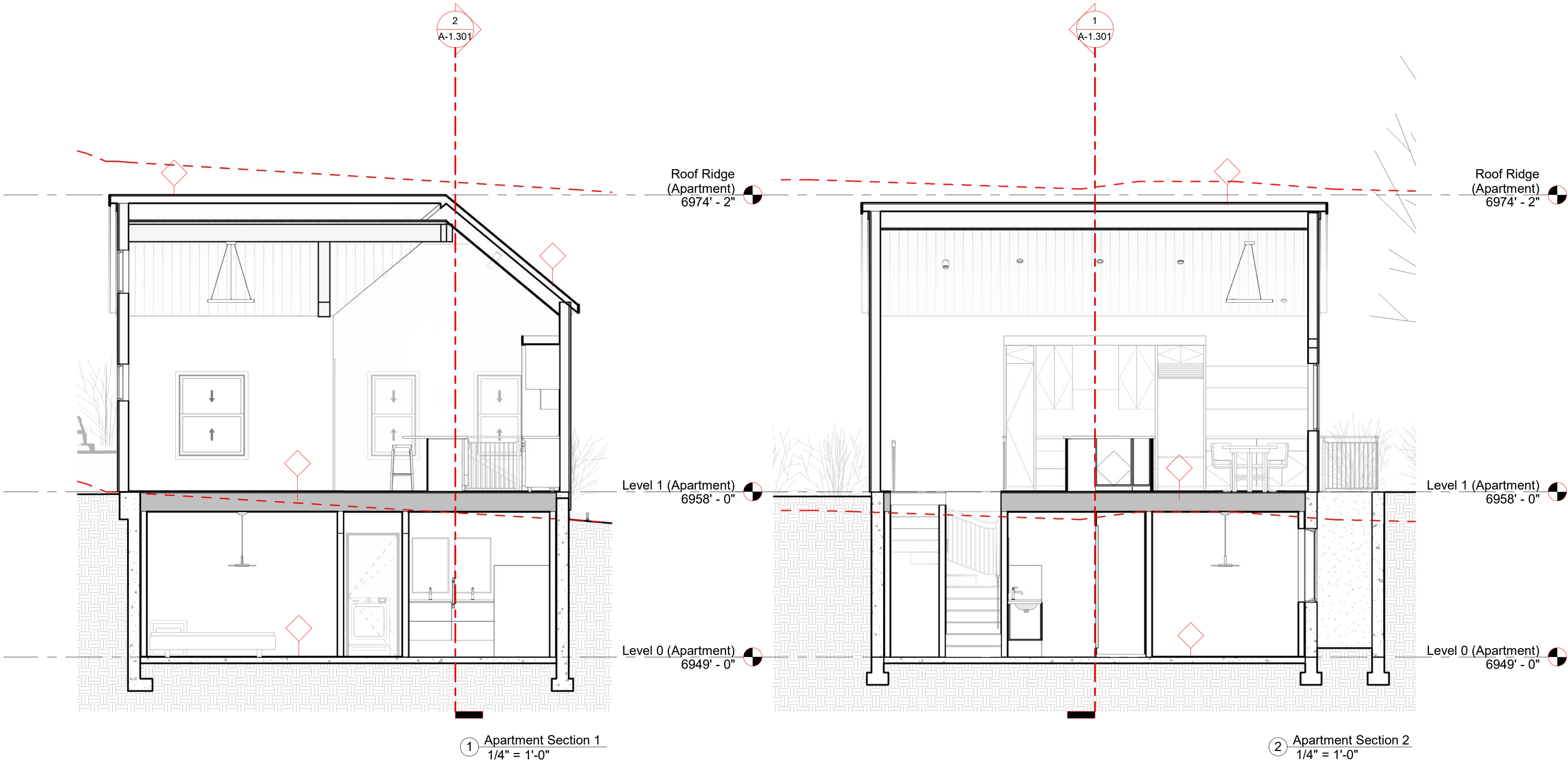
	Existing Historic (Original)
	Existing Historic (Not Original)
	Restored to Historic (Original)
	Non-Historic New Construction

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HDDR Drawings

Elevations - Apartment

A-1.201





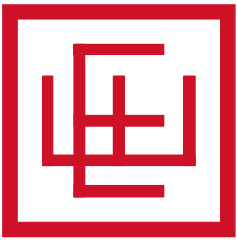
General Notes - Elevations / Sections

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
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Elevation / Section Legend

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	Elevation Marker

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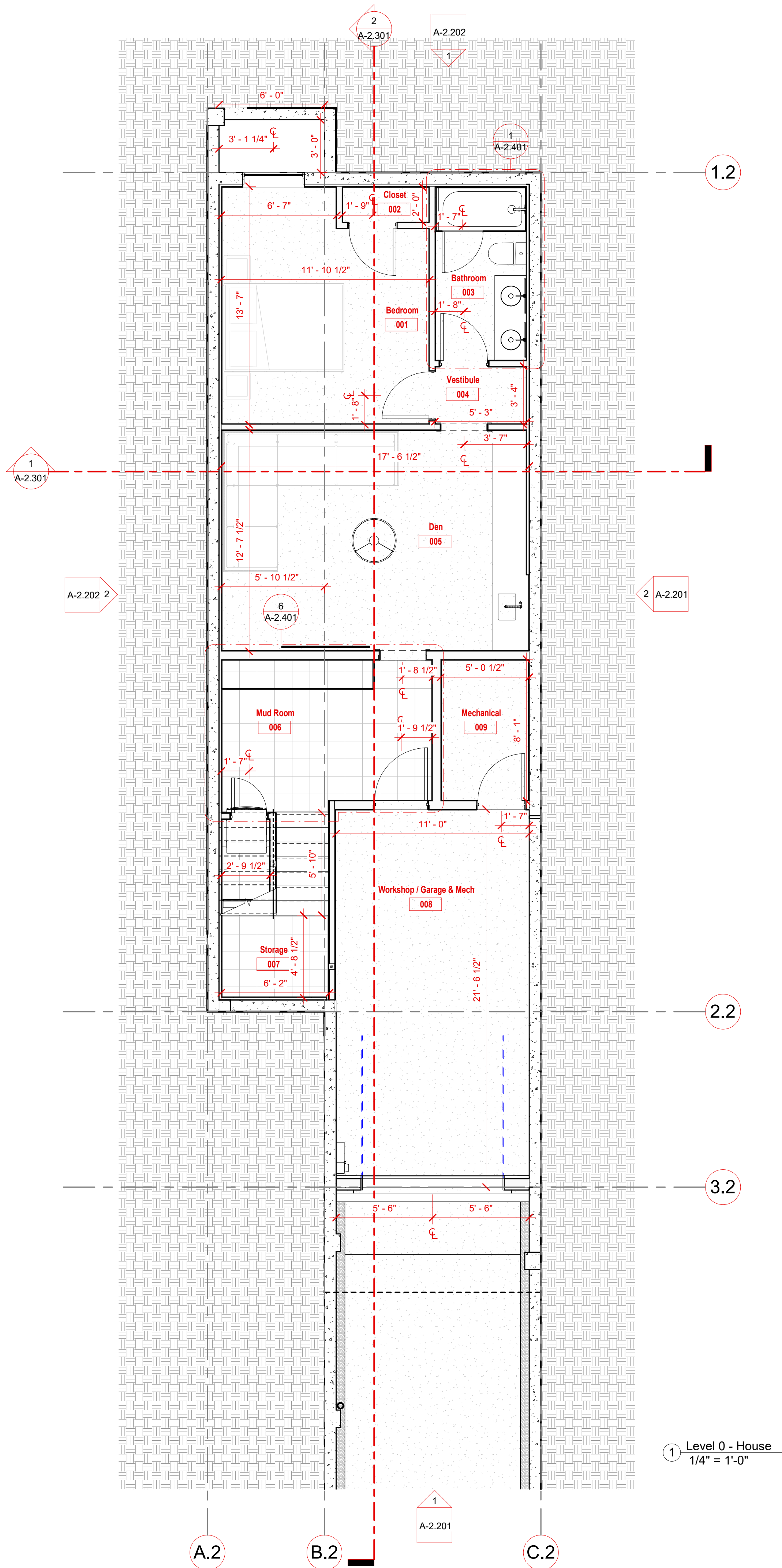


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HDDR Drawings

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SHEET TITLE		
Building Sections - Apartment		

A-1.301



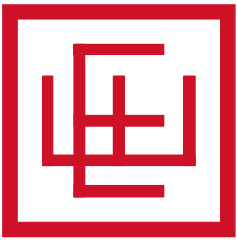
1 Level 0 - House
1/4" = 1'-0"

Plan Notes

Plan Legend

- Top of Roof Ridge, Finish Wall, & Finish Parapet
Elevation Marker
- Top of Finish Floor

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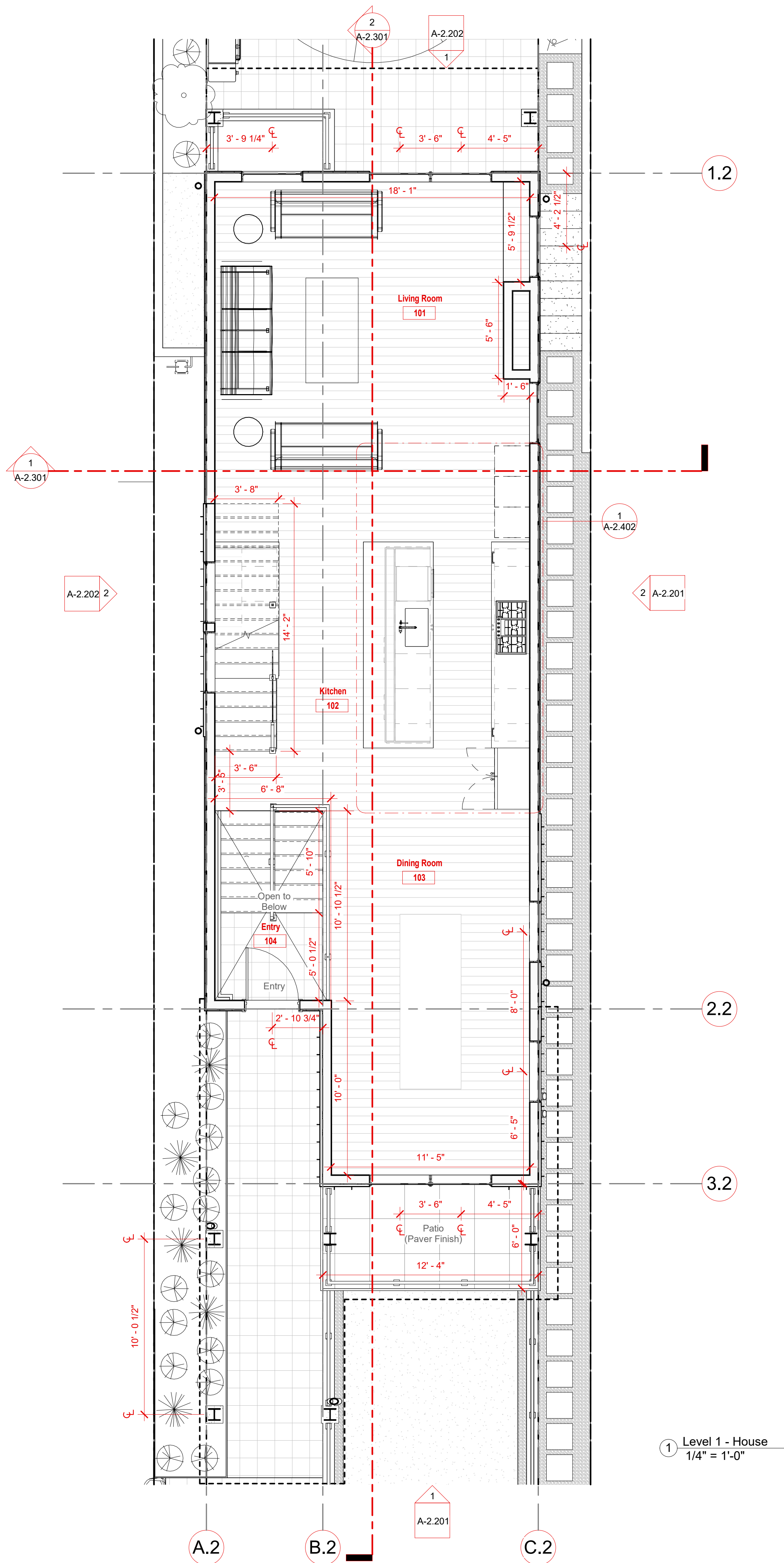
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SHEET TITLE

L0 Floor Plan - House

A-2.100

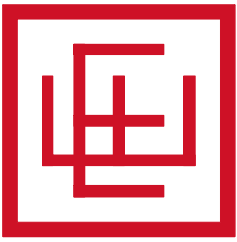


Plan Notes

Plan Legend

- Top of Roof Ridge, Finish Wall, & Finish Parapet Elevation Marker
- Top of Finish Floor

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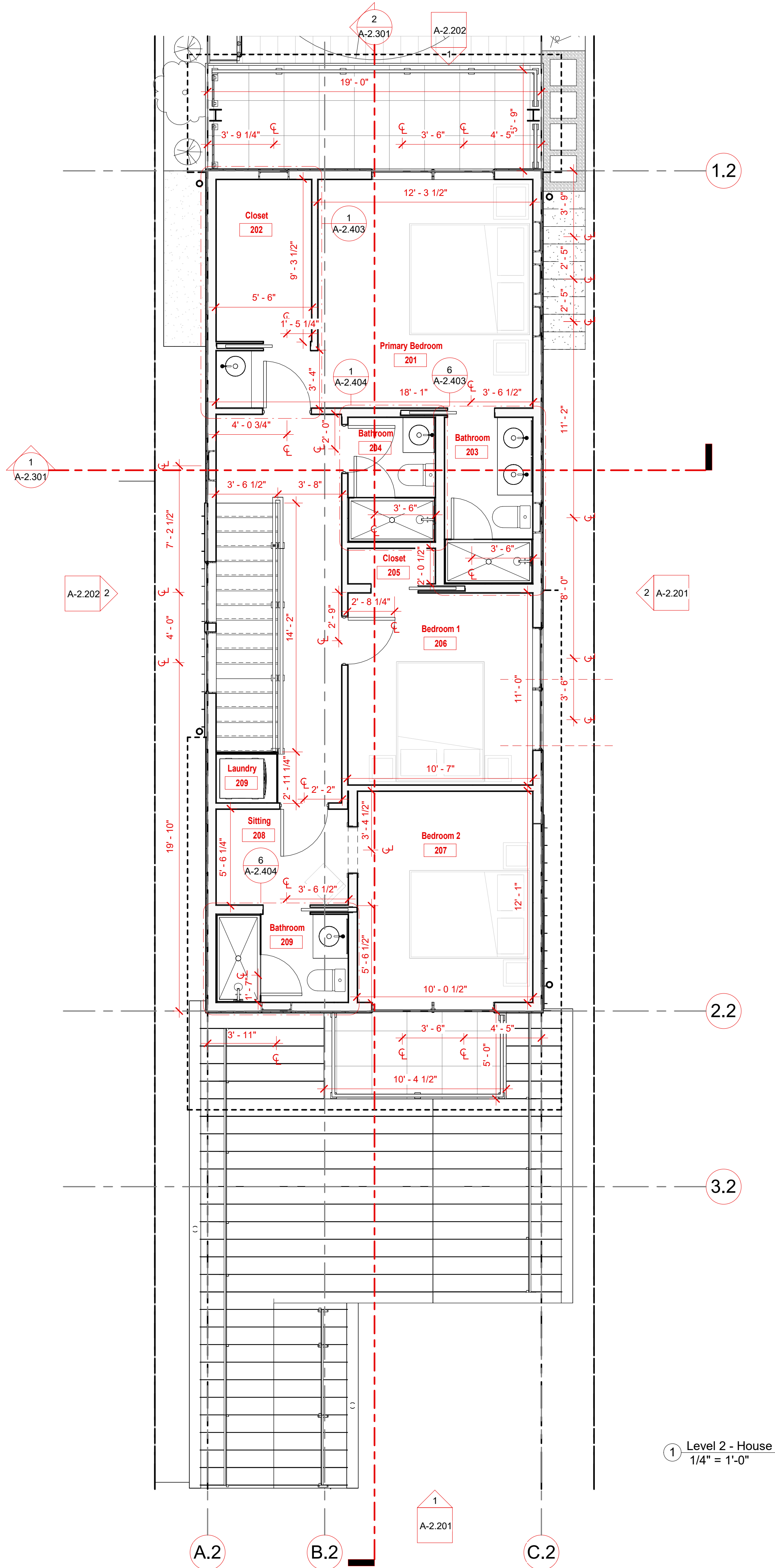
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SHEET TITLE

L1 Floor Plan - House

A-2.101

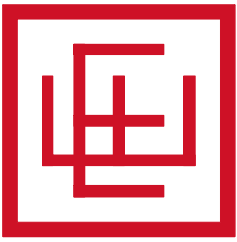


Plan Notes

Plan Legend

- Top of Roof Ridge, Finish Wall, & Finish Parapet Elevation Marker
- Top of Finish Floor

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SHEET TITLE

L2 Floor Plan - House

A-2.102

1. See Roof Types for General Assembly & Membrane Specifications.
2. All Flat and Gable Roofs are to be Unvented, and Air Sealed at the Perimeter of Exterior Wall Framing Below. See Envelope Details for More Information. Smart Vapor Barriers are to be Applied to the Interior Side of Batt Roof Insulation to Allow Roof Assemblies to Dry to the Interior Side.
3. All Gutters and Downspouts are to be Installed with Continuous Heat Cable. Where Downspouts Tie into Foundation Drainage System, Install Debris Strainers on All Foundation Drain Inlets. Where Downspouts Tie into Foundation Drainage System, Extend Heat Cable 42" Min. Beneath Grade. Where Outlets Terminate Above Grade, Extend Heat Cable 18" Min. Beyond End of Downspout, with Splash Blocks Between. See Elevations for Vertical Downspout Layouts.
4. See Finish Schedules for Finish Material Information. Final Colors & Materials are to be Approved by Owner / Architect Prior to Installation.
5. Field Coordinate Direct Vent Fireplace Flue.
6. All Vents, Flues & Exhaust Pipes Penetrating Roof Should be Ganged Together When Possible. Reference Roof Plans for Preferred Roof Penetration Area. Minimize Roof Penetration. Use Wall Vents on the Level 2 West Exterior Wall When Possible. Reference Elevations. Coordinate Roof & Wall Penetration Types & Locations with Architect.
7. Note: All Roofs are to Receive Snow Retention Systems.

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HDDR Drawings

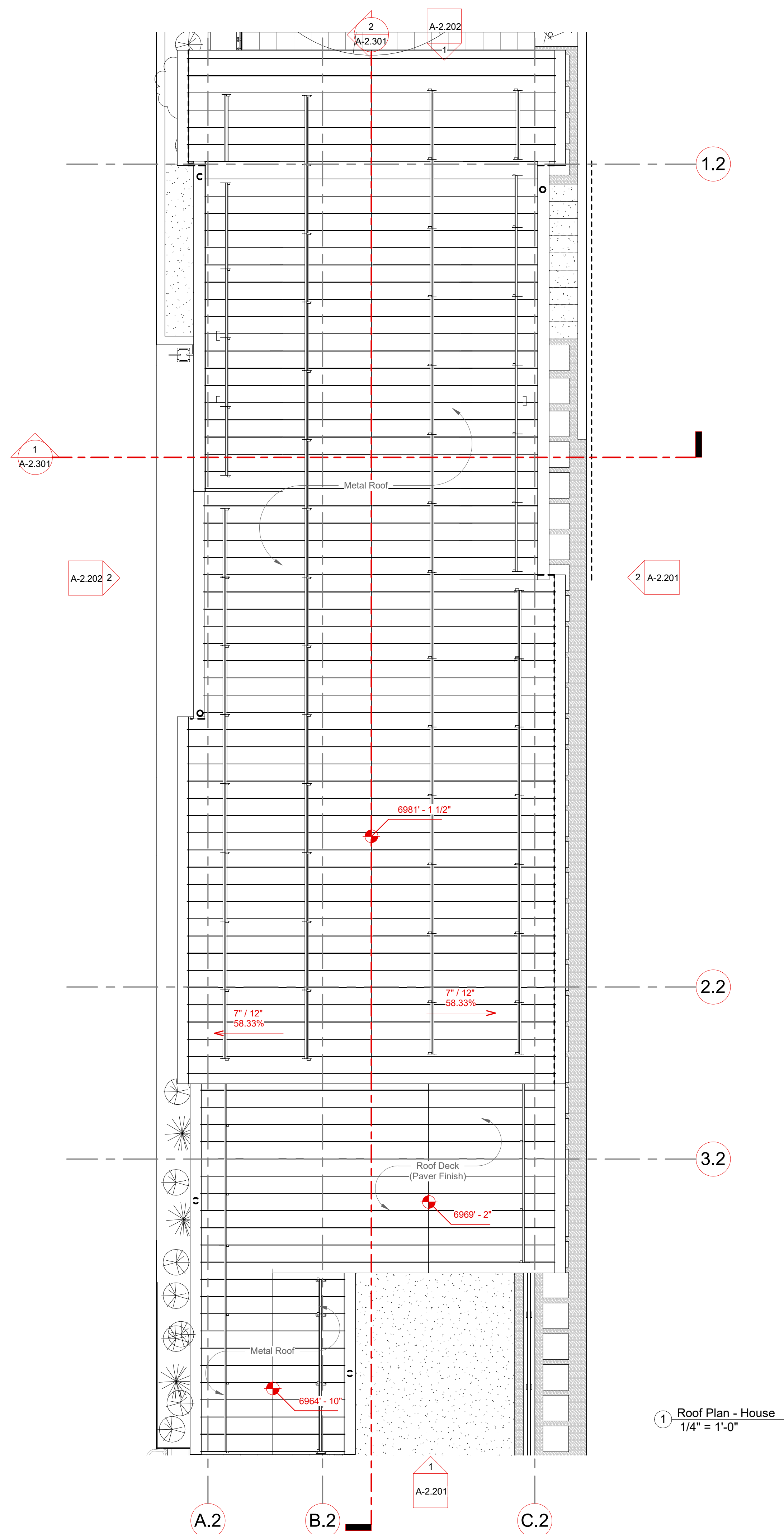
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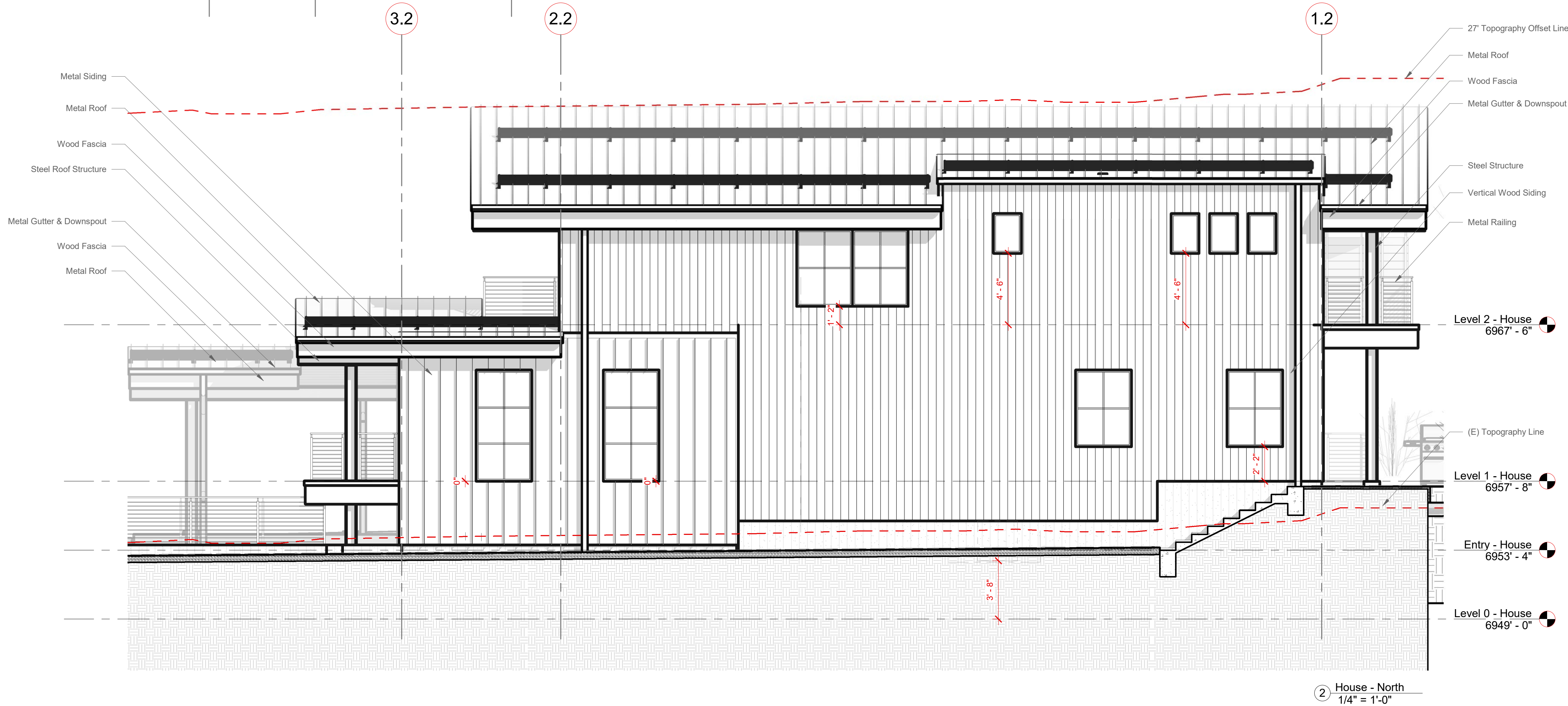
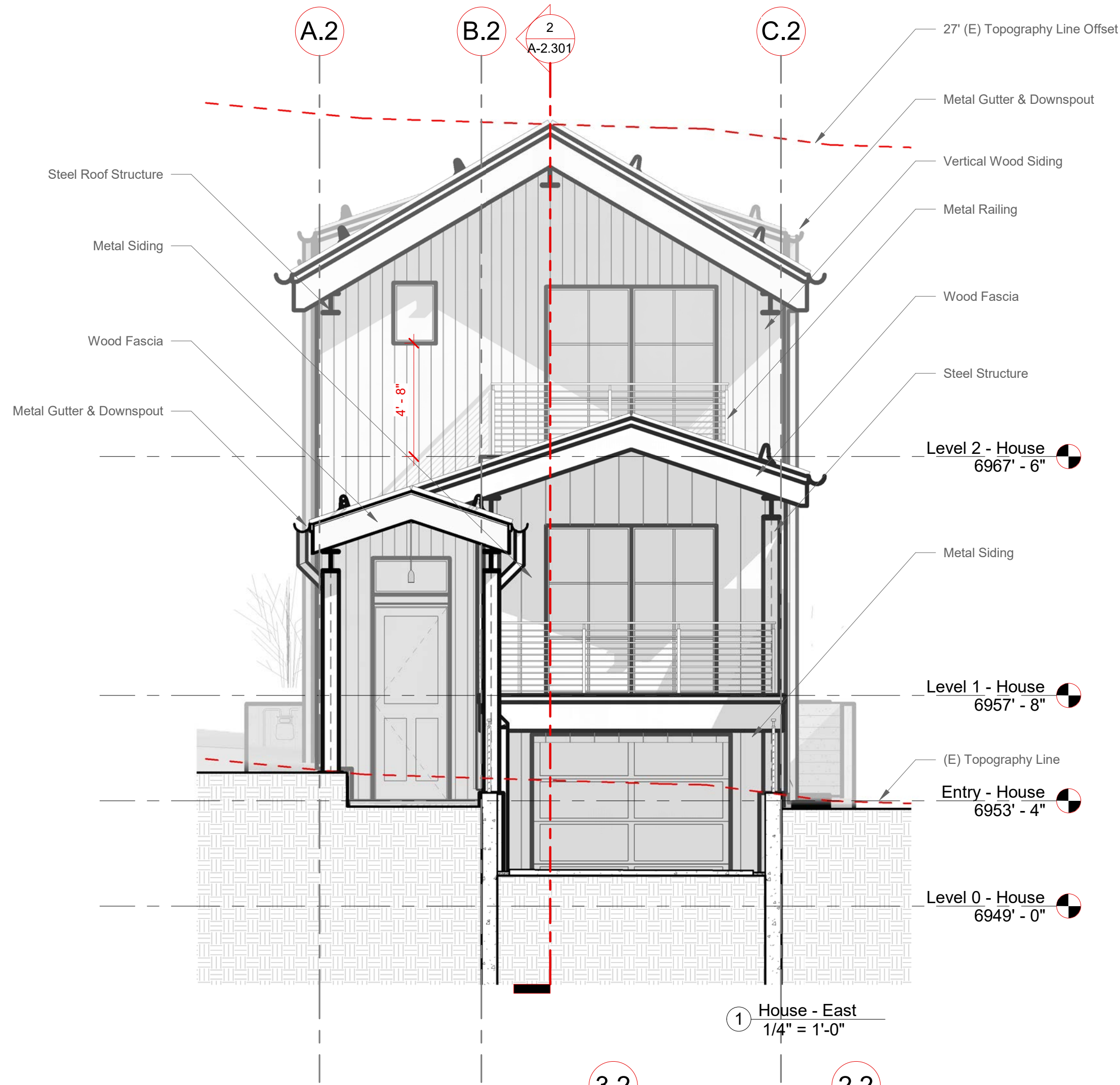
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Roof Plan - House

A-2.103





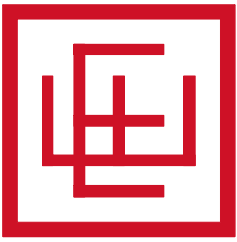
General Notes - Elevations / Sections

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

Elevation / Section Legend

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	Line of (E) Grade & Offset (27' Offset for House, 18' Offset for Detached Apartment) • Line of (E) Grade & Offset Represented Along C.L. of Line of Building on North & South Elevations. • Line of (E) Grade & Offset Represented @ Plane of Drawing Projection on East & West Elevations. • Line of (E) Grade & Offset Represented @ Plane of Section Cut on Section Drawings.
	Elevation Marker

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Elevations - House - East & North

A-2.201

1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
2. Were existing exterior wood cladding elements are degraded beyond repair, new wood cladding elements of matching profiles and dimensions will replace existing (fascias, window trim elements, siding, etc.).

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	Elevation Marker

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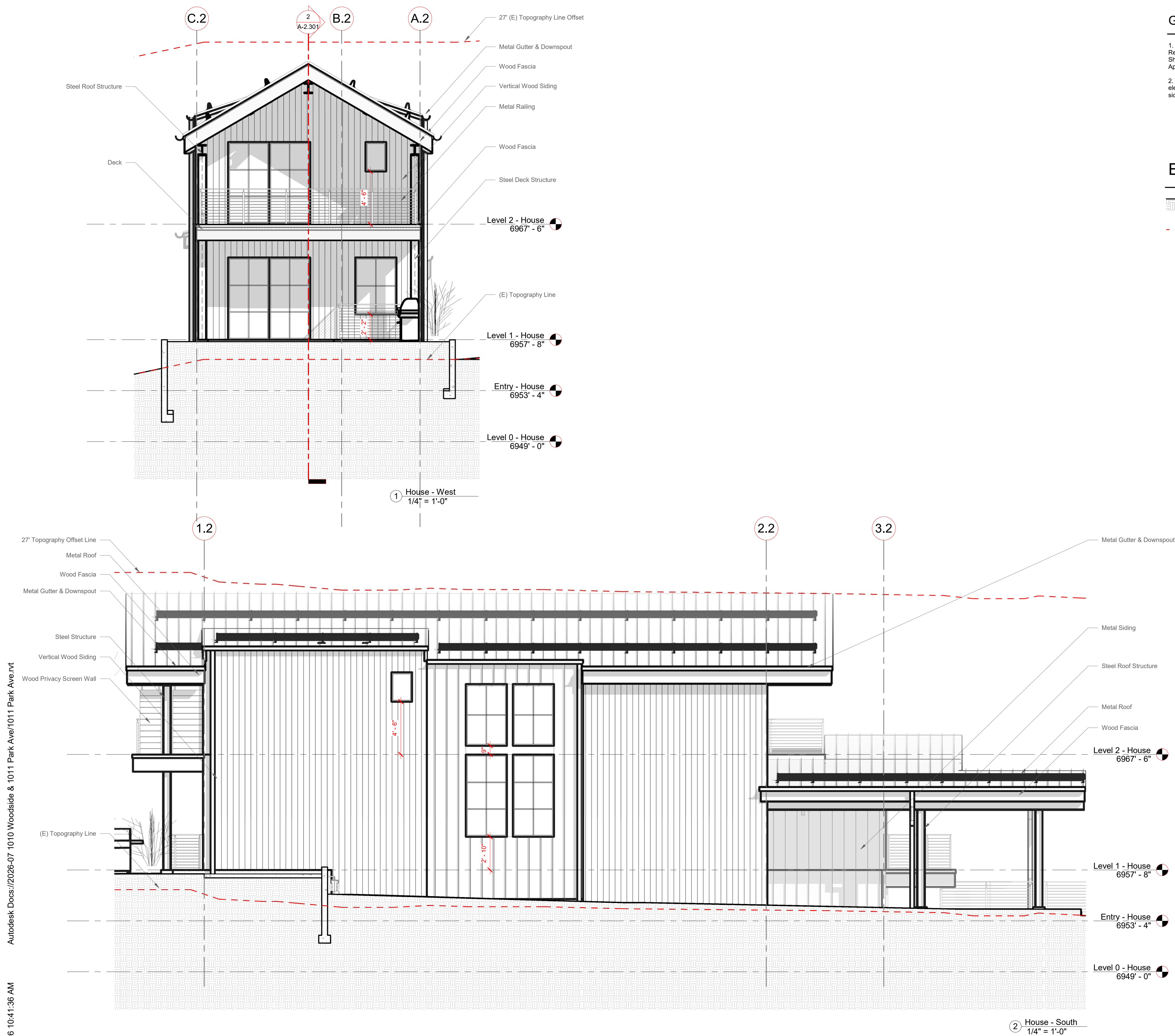
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Elevations - House - West & South

A-2.202



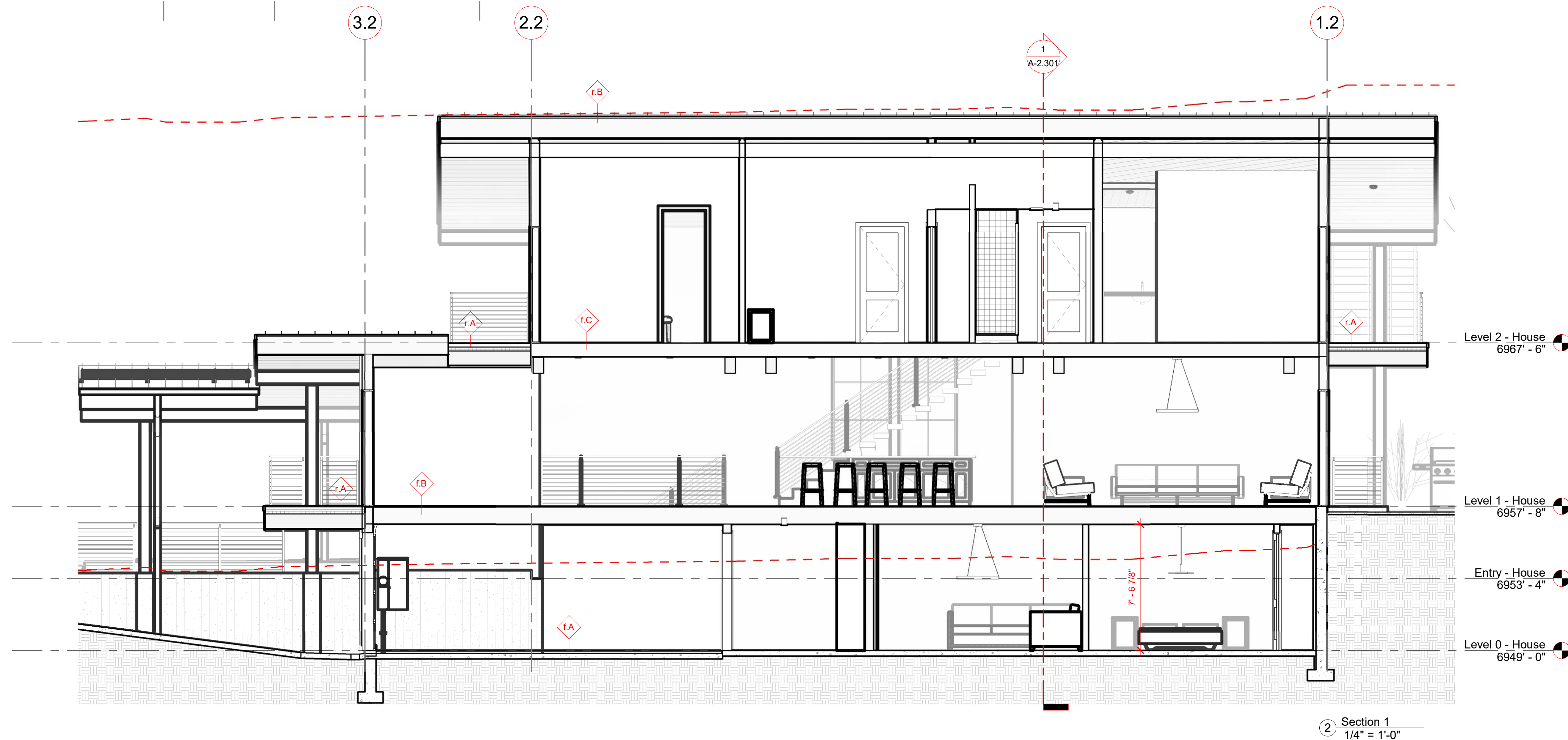
1. All Windows and Doors on the Original Portion of the Historic Structure are Non-Historic Replacements. These Windows will be Replaced with Aluminum Clad Wood Windows of the Style Shown on the Elevations. The Front Door will be Replaced with a New Front Door of a Historically Appropriate Style.
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	Elevation Marker

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1011 Park Ave
Park City, UT 84060
HDDR Drawings

Building Sections - House

Page 98 of 136



1010 Woodside 1011 Park
Accessory Apartment Application Statement
July 16, 2026

This document provides the applicant's written statement requesting the administrative approval of the historic structure located at 1010 Woodside Ave to be classified as a Detached Accessory Apartment based on the proposed renovations to the structure.

The historic structure is an existing nonconforming structure due to its encroachment into the building setbacks on the north, west, and south of the property, as well as its encroachment onto the neighboring property to the south. Notwithstanding the existing non-conforming aspects of the structure, the proposed renovation plans for the structure meet all requirements for Detached Accessory Apartments outlined in Park City's Land Management Code.

HERE. AND THEN. AND NOW.



WHEN RECORDED RETURN TO:
PARK CITY MUNICIPAL CORPORATION
ATTN: CITY RECORDER
PO BOX 1480
PARK CITY UT 84060

NOTICE TO PURCHASERS

In consideration of the issuance of an accessory apartment permit by Park City Municipal Corporation on the ____ day of _____, 20____, on the following described property:

I hereby acknowledge and agree to the following conditions relating to said Accessory Apartment permit:

“A permit for an Accessory Apartment was issued to _____, the current Owner of this Property on _____. This permit runs with the land and is automatically transferred to the new owner by the sale or transfer of this Property, provided however, if the Use by the new Owner does not continue to comply with the conditions of approval, the permit may be invalidated by the Planning Department pursuant to Land Management Code Section 15-4-7(B)(1). The Use of the Accessory Apartment shall abide by Land Management Code Section 15-4-7. The Owner and tenants shall strictly adhere to all conditions of approval. The Accessory Apartment rental term shall be no less than ninety (90) days.”

The Owner shall submit an Annual Compliance Report for the Accessory Apartment to the City by June 30 of each year. The Annual Compliance Report shall be accompanied by a signed affidavit by the Owner certifying that such Owner is in compliance with the terms of the Accessory Apartment approval. Failure of the City to mail or otherwise provide the Annual Compliance Report form to an Owner does not discharge the obligations of such Owner to make the Annual Compliance Report. The City may request additional documentation to demonstrate that the Unit is rented for terms no less than ninety (90) days.

I further agree to the recording of this agreement in the office of the Summit County Recorder.

Dated _____ Owner: _____

State of Utah _____)
ss
County of _____)

The foregoing Notice to Purchasers was acknowledged before me this _____ day of _____, 20____, by _____, the owner of the above described property, who executed the same.

Notary Public

Park City Affordable Housing Affidavit For Owner Occupied Units



State of Utah
County of Summit

BEFORE ME, the undersigned Notary, _____ [name of
Notary before whom affidavit is sworn], on this _____ [day of month] day of
_____ [month], 20____, personally appeared _____
_____ [name of affiant], known to me to be a credible person and of
lawful age, who being by me first duly sworn, on _____ [his or her] oath, deposes and says:

*I currently own my residence at _____ (street address) which is
a deed restricted property to preserve affordability. I am fully aware of the restrictions and am to the
best of my knowledge in compliance including the requirement for owner occupancy. I verify that I
continue to live in it as my primary residence.* I have never rented my home even for short periods
of time. I have not acquired any direct interest in other real property since my purchase of the deed
restricted unit listed above. If approved by the city's housing office to rent to a roommate, please list
name, employment and amount of rent charged: _____*

[signature of affiant]

(printed name of affiant)

(phone)

[mailing address of affiant, line 1]

[mailing address of affiant, line 2]

(email address)

Subscribed and sworn to before me, this _____ [day of month] day of _____ [month],
20____.

[Notary Seal:]

[signature of Notary]

[typed name of Notary]

NOTARY PUBLIC

My commission expires: _____, 20____.

**Primary Residence is defined as the domicile in which you live for no less than 9 months out of any given 12 month
period.*

ENCROACHMENT AGREEMENT

THIS AGREEMENT made the 23 day of March, 2018, between Richard Robison, who is the owner of 1002 Woodside Ave, Park City, UT (Lot #s 31 & 32 Block 4), and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Encumbered Property") and Insan Woodside LLC, who is the owner of 1010 Woodside Ave, Park City, UT (Lot # 30 Block 4) and more particularly described on **Exhibit B** attached hereto and incorporated herein by reference (the "Encroaching Property").

WITNESSETH

WHEREAS, Richard Robison is the owner of the Encumbered Property;

WHEREAS, Insan Woodside LLC is the owner of the Encroaching Property;

WHEREAS, a survey of the Encumbered Property prepared by Chad Anderson of Element Land Surveying and dated 6/1/17 (a copy of which is attached hereto and incorporated by reference as **Exhibit C**) depicts the boundary lines for the Encumbered Property and the Encroaching Property (the "Survey"). The southeastern portion of the home located on the Encroaching Property encroaches onto the Encumbered Property as more particularly shown on the Survey. The parties believe this encroachment is within the margin of error for the Survey;

NOW THEREFORE, for valuable consideration the receipt and sufficiency of which is hereby acknowledged the parties agree as follows:

1. Richard Robison hereby grants to Insan Woodside LLC permission for the home on the Encroaching Property to remain so situate for as long as it shall stand in good and living condition.
2. Insan Woodside LLC hereby expressly understands and agrees that the home on the Encroaching Property encroaches on the Encumbered Property and that the home encroachment may remain so long as it shall stand in good and living condition.
3. This Encroachment Agreement is appurtenant to and shall run with the land and be binding upon the heirs, successors and assigns of the parties unless terminated in a writing signed by the parties.
4. The parties agree to the recording of this agreement in the Summit County, Utah Recorder's Office.
5. In the event the home on the Encroaching Property is ever demolished, the parties agree to sign and record a Termination of Encroachment Agreement.

ENTRY NO. 01088422

03/23/2018 11:23:35 AM B: 2454 P: 1880

Agreement PAGE 1/4

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 17.00 BY RICHARD ROBINSON



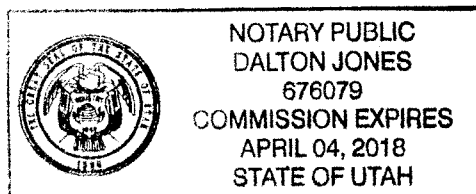
IN WITNESS WHEREOF, the parties have duly executed this agreement the day and year first above written.

[Signature] [Signature]

State of Utah)
) ss.:
County of Summit)

On the 23 day of March, 2018 before me, the undersigned, personally appeared RICHARD ROBISON personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public



State of Utah)
) ss.:
County of Summit)

On the 23 day of March, 2018 before me, the undersigned, personally appeared RYAN WHANG personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

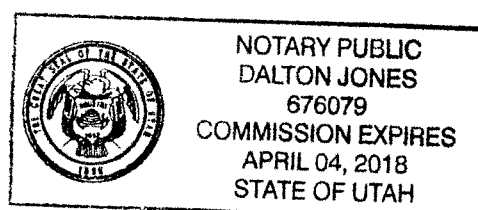


Exhibit A

1002 Woodside Avenue

All of Lots 31 and 32, Block 4, Snyder's Addition to Park City, according to the Official Plat thereof on file and of record in the Summit County Recorder's Office.

SA - 44

Exhibit B

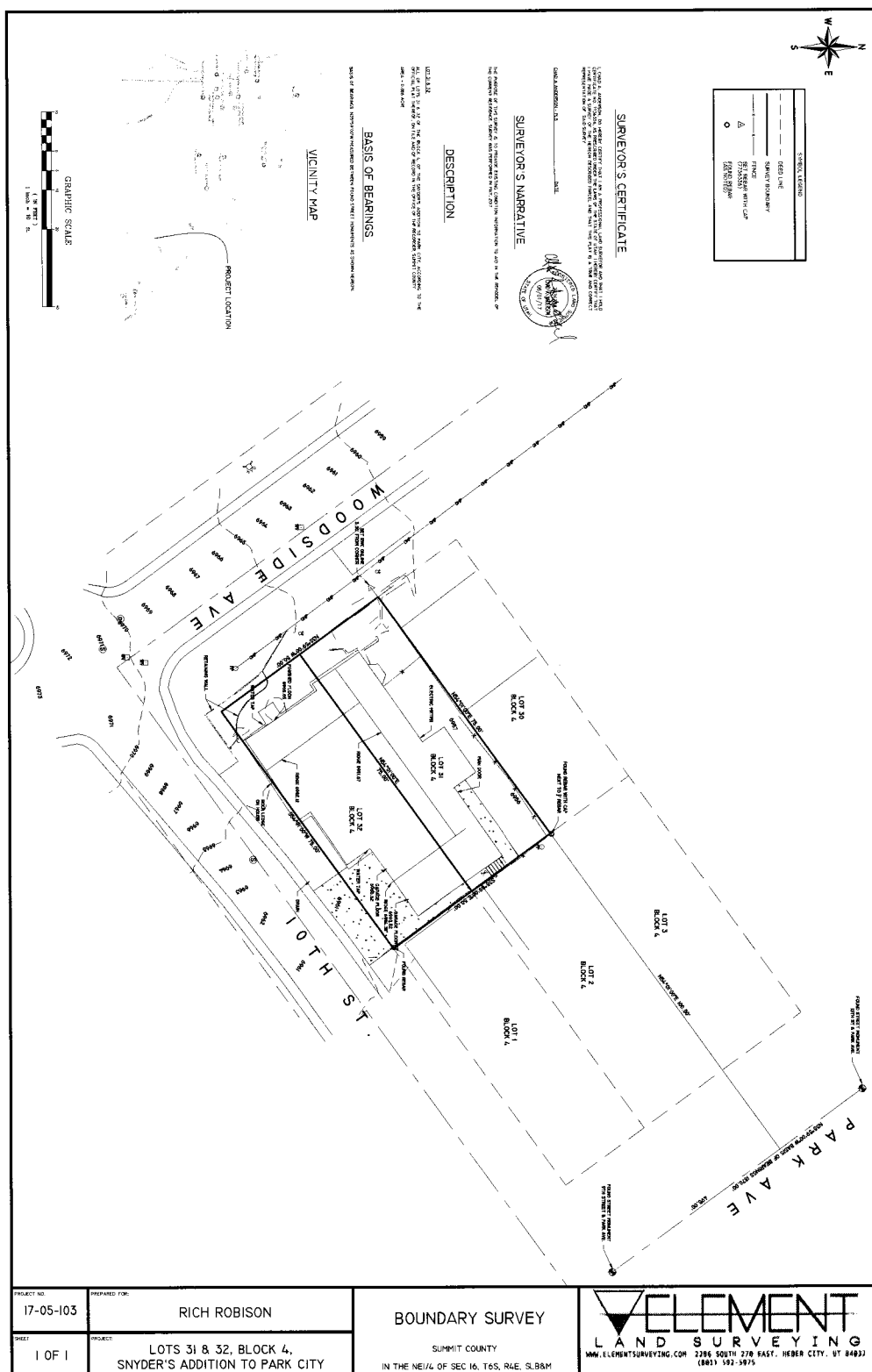
1010 Woodside Avenue

All of Lots 30, Block 4, Snyder's Addition to Park City, according to the Official Plat thereof on file and of record in the Summit County Recorder's Office.

Together with an Easement and Right of Way over the North 3 feet of Lot 31, Block 4, Snyders Addition to Park City as granted by that certain Warranty Deed, dated September 26, 1972 and recorded November 2, 1972 as Entry No. 117434 in Book M42 at Page 162 of Official Records and also as recited in that certain Warranty Deed dated January 27, 1989 and recorded January 30, 1989 as Entry No. 303752 in Book 509 at Page 730 of Official Records.

SA - 43

Exhibit C



Planning Department Staff Report



Subject: Guardsman Subdivision
9401, 9403, 9405, and 9575 Marsac Avenue
Application: PL-26-07005
Author: Alec Barton, Senior Planner
Date: August 20, 2026
Type of Item: Extension of Subdivision Plat

Recommendation

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

Description

Applicant: Redus Park City, LLC
Douglas Ogilvy, Applicant Representative

Location: Lot 1 – 9401 Marsac Avenue
Lot 2 – 9403 Marsac Avenue
Lot 3 – 9405 Marsac Avenue
Lot 4 (Municipal Water Tank) – 9575 Marsac Avenue
Parcel A – Mid Mountain Trailhead and Parking Area
Parcel B – Common Area Open Space

Zoning District: Residential Development – Master Planned Development

Adjacent Land Uses: Multi-Family Dwellings
Deer Valley Resort

Reason for Review: The Planning Director reviews and takes Final Action on extensions of Final Subdivision Plat approval.¹

LMC Land Management Code
SFD Single-Family Dwelling

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

Background

On August 13, 2025, the Planning Commission approved the Guardsman Subdivision Plat creating three Lots for Single-Family Dwellings (SFDs), one Lot for the Park City Municipal Water Tank, one common area open space Parcel, and one Parcel for the

¹ LMC [§ 15-7.1-6\(C\)\(4\)](#)

Mid Mountain Trailhead and parking area.

Condition of Approval 2 from the Final Action Letter states, “[t]he 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 July 23, 2026, the Applicant requested an extension to the Guardsman Subdivision Plat approval in writing (Exhibit C).

Analysis

Land Management Code (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 [LMC] 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 non-compliance.

The Applicant requests a one-year extension of Final Subdivision Plat approval and noted they have “been active in seeking to move forward with the project and would like to ensure the approval for the plat remains valid.”

Department Review

The Planning and Executive Departments 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 August 5, 2026. Staff mailed courtesy notice to property owners within 300 feet on August 4, 2026. The *Park Record* published courtesy notice on August 5, 2026.²

Public Input

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

The Planning Director may:

- Approve the extension request.
- Deny the extension request and direct staff to make Findings for the denial.

² LMC [§ 15-1-21](#)

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

Exhibits

A: Draft Final Action Letter

B: Guardsman Subdivision Plat Final Action Letter

C: Applicant's Extension Request



Planning Department

August 20, 2026

Redus Park City, LLC

CC: Douglas Ogilvy

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: Lot 1 – 9401 Marsac Avenue
Lot 2 – 9403 Marsac Avenue
Lot 3 – 9405 Marsac Avenue
Lot 4 (Municipal Water Tank) – 9575 Marsac Avenue
Parcel A – Mid Mountain Trailhead and Parking Area
Parcel B – Common Area Open Space

Zoning District: Residential Development – Master Planned Development

Application: Extension of Subdivision Plat (PL-25-06547)

Project Number: PL-26-07005

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 20, 2026

Project Summary: The Applicant proposes extending the Guardsman Subdivision Plat approval for one year.

Action Taken

On August 20, 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 August 13, 2025, The Planning Commission approved the Guardsman Subdivision Plat for three Lots for Single-Family Dwellings, one Lot for the municipal water tank, and parcels for common area open space and the Mid Mountain Trailhead and Parking Area.
2. Condition of Approval 2 requires the Applicant to record the plat within one year from the date of Planning Commission approval unless a request for an



Planning Department

extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

3. The Guardsman Subdivision approval expires on August 25, 2026, one year after the Final Action Letter was signed.
4. On July 23, 2026, the Applicant requested an extension to the Guardsman Final Subdivision Plat approval in writing, prior to the August 25, 2026, deadline.
5. 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 non-compliance.
6. The Applicant requests a one-year extension to the Guardsman Final Subdivision Plat approval.
7. The Applicant proposes no changes to the original approval.

Conclusions of Law

1. The Final Subdivision Plat Extension is consistent with Land Management Code (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 Subdivision Plat Extension.
3. Approval of the Subdivision Plat Extension, 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 Guardsman Subdivision Plat approved by the Planning Commission August 13, 2026, 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 LMC, 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 other Conditions of Approval from the Guardsman Subdivision Plat (PL-25-06547) shall continue to apply.

This Final Action may be appealed pursuant to LMC [§ 15-1-18](#). If you have questions or concerns regarding this Final Action Letter, please call 435-731-6088 or email alexander.barton@parkcity.gov.



Planning Department

Sincerely,

Rebecca Ward
Planning Director

CC: Alec Barton



Planning Department

August 13, 2025

Redus Park City, LLC

CC: Douglas Ogilvy

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	9401 – 9409 Marsac Avenue
Zoning District:	Residential Development – Master Planned Development Sensitive Land Overlay
Application:	Subdivision
Project Number:	PL-25-06547
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	August 13, 2025
Project Summary:	The Applicant Proposes to Combine Portions of Two Metes-and-Bound Parcels to Create Three Lots for Single-Family Dwellings, One Lot for the Park City Municipal Water Tank, one Common Area Open Space Parcel, and One Parcel for the Mid Mountain Trailhead and Parking Area.

Action Taken

On August 13, 2025, the Planning Commission conducted a public hearing and approved the Subdivision according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Guardsman Subdivision creates three Lots for Single-Family Dwellings, one Lot for the existing Park City Municipal Water Tank, one Open Space parcel including the parking area for the Mid Mountain Trailhead, and one common area parcel including the driveway accessing the residential Lots. Under the terms of an approved exchange agreement between the City and Redus, the City will own the water tank Lot and the Mid Mountain Trailhead parking area parcel, while Redus will own the three Single-Family Lots.
2. The Summit County GIS Coordinator requested changes to the addresses included on the proposed Subdivision plat. The table below summarizes the requested changes:



Planning Department

Lot	Proposed Address (Shown on Plat)	Corrected Address (Used in Staff Report)
1	9403 Marsac Avenue	9401 Marsac Avenue
2	9401 Marsac Avenue	9403 Marsac Avenue
3	9405 Marsac Avenue	No Change
4	9409 Marsac Avenue	9575 Marsac Avenue

3. The Guardsman Subdivision is bounded on the north by a vacant 3.8-acre parcel bordering the Northside Village Subdivision, on the east by Deer Valley Resort's East Conservation Parcel, and on the south and west by Marsac Avenue/State Route 224 and Twisted Branch Road. Further west are the Sommet Blanc Condominiums.
4. The Guardsman Subdivision is within the Flagstaff/Empire Pass annexation area.
5. On June 24, 1999, the City Council adopted Resolution No. 20-99 authorizing the Flagstaff Mountain Development Agreement and Ordinance No. 99-30 annexing the 1,750-acre Flagstaff Mountain into Park City. The Flagstaff area is now known as Empire Pass.
6. The Development Agreement was entered into by United Park City Mines ("UPCM"), Deer Valley Resort Company ("Deer Valley"), and Park City Municipal Corporation ("the City") and was recorded with Summit County on July 26, 1999 (Recorder Entry No. 544835). Redus is successor-in-title to property previously owned by UPCM.
7. On February 1, 2007, the City Council adopted Ordinance No. 07-10 approving amendments to the Development Agreement.
8. On March 26, 2025, the Planning Commission reviewed requested amendments to the Flagstaff Mountain/Empire Pass Development Agreement for the construction of seven residential units and forwarded a positive recommendation for the City Council's consideration.
9. On April 24, 2025, the City Council approved Ordinance No. 2025-05 modifying the Flagstaff Mountain/Empire Pass Development Agreement for the construction of seven residential units. Ordinance No. 2025-05 Condition of Approval 5 requires the Applicant to receive required land use approvals, including subdivisions for residential Lots, prior to application for or receipt of any building permit.
10. The Guardsman is within the Flagstaff Empire Pass Development Pod B-2 zoned Residential Development – Master Planned Development (MPD).
11. The August 13, 2025 Planning Commission staff report is incorporated herein.
12. The Development Review Committee reviewed the proposed Subdivision on July 1 and August 5, 2025.
13. The Planning Commission waived the preliminary Subdivision review pursuant to Land Management Code Sections 15-7.1-3(A) and 15-7.1-4(A) to combine the review of the Preliminary and Final Subdivision.

Conclusions of Law



Planning Department

1. The proposed Subdivision complies with the requirements of the Land Management Code, including Chapter 15-2.13 *Residential Development*, Chapter 15-2.21 *Sensitive Land Overlay*, and 15-7 *Subdivision*, as conditioned.

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 LMC, and Conditions of Approval, 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 in writing prior to the expiration date and an extension is granted by the Planning Director.
3. Prior to submitting a plat for final redline review, the Applicant shall include an easement to protect an existing fiber line on the property. Whereas the underground power easement shown on the plat is for Rocky Mountain Power, the City requires an identical easement for fiber infrastructure. The easement shall be recorded to the satisfaction of the Public Utilities Department.
4. Prior to submitting a plat for final redline review, the Applicant shall include an easement for electrical and fiber connections to the proposed bathroom facility at Mid Mountain Trailhead. The easement shall be recorded to the satisfaction of the Public Utilities Department.
5. Prior to submitting a plat for final redline review, the Applicant shall include a plat note indicating the location of any sewer laterals under retaining walls.
6. Prior to submitting a plat for final redline review, the Applicant shall include a plat note stating that each Lot shall have its own sewer lateral and ejector pump.
7. Prior to Subdivision plat recordation, the Applicant shall provide the Planning Department with documentation of Conditional Access Permits issued by the Utah Department of Transportation for the driveway to the municipal water tank and the modifications to the Mid Mountain Trailhead parking area.
8. The Applicant shall install a gate on the driveway providing access to the municipal water tank before any building permits for SFDs on Lots 1-3 may be issued. The gate shall be reviewed and approved by the Public Utilities Department prior to installation.
9. The Applicant shall install a single-stall, ADA-compliant plumbed bathroom facility at Mid Mountain Trailhead in a location approved by the City. The bathroom facility shall receive all required building permits before construction may begin. The bathroom shall be installed before any building permits for SFDs on Lots 1-3 may be issued. If the plumbed bathroom facility is not installed by August 13, 2026, the Applicant shall install and shall be responsible for maintaining a portable restroom facility until such time as the plumbed facility is installed.



Planning Department

10. If it is determined necessary for the safety of trail users, the Applicant shall install a protective fence between the retaining wall east of the Mid Mountain Trailhead parking area and the proposed alignment of the Mid Mountain Trail. The fence shall be composed of durable materials requiring minimal maintenance and shall be reviewed and approved by the Engineering, Planning, and Trails and Open Space Departments prior to installation.
11. Reconstruction of Mid Mountain Trail is the responsibility of the Sommet Blanc developer, subject to alignment approval by the Trails & Open Space Department prior to construction. The Guardsman Subdivision Plat shall show a public trail easement for the realigned Mid Mountain Trail.
12. Prior to Subdivision plat recordation, the Applicant shall provide documentation of public access for those portions of the Mid Mountain and Tour De Suds trails proposed for realignment on adjacent properties. Recorded public trail easements shall be indicated with a plat note on the Guardsman Subdivision Plat. Public access may be confirmed by license, Deer Valley Master Trails Plan, conservation easement, or Flagstaff Open Space Management Plan, as applicable. Any subsequent change must be approved by the Planning Commission prior to any trail modification.
13. The Applicant shall revegetate disturbed areas with plantings that comply with the City's Water Wise Landscaping requirements and Wildland-Urban Interface code.
14. The Applicant shall promptly treat and control for noxious weeds during and after construction activities.
15. The Applicant shall conduct vegetation clearing activities outside of the nesting season. If this is not possible, the Applicant shall have a qualified biologist conduct nest-clearance surveys during the nesting season.
16. The Applicant shall submit a landscape plan reviewed and recommended by a wildlife specialist showing the use of wildlife-friendly plantings for native large mammals with any future development application for the site.
17. Prior to submitting a plat for final redline review, the Applicant shall update the addresses for Lots 1-4 to align with changes requested by the Summit County GIS Coordinator.
18. The Applicant must complete modifications to the approved Conditional Use Permit for the Mid Mountain Trailhead Parking Area prior to recordation of the Guardsman Subdivision Plat.
19. To the extent possible, the Applicant shall protect Significant Vegetation during construction. Landscape plans for the Conditional Use Permit for the proposed Single-Family Dwellings shall show all Significant Vegetation as defined in LMC Section 15-2.13-10. Significant Vegetation that is removed during construction must be replaced in-kind or with vegetation compliant with the Wildland-Urban Interface code.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call 435-731-6088 or email alexander.barton@parkcity.gov.

Sincerely,

Signed by:
Christin VanDine
5BF233D6117E44B...

8/25/2025

Christin Van Dine
Planning Commission Chair

CC: Alec Barton

NOTES

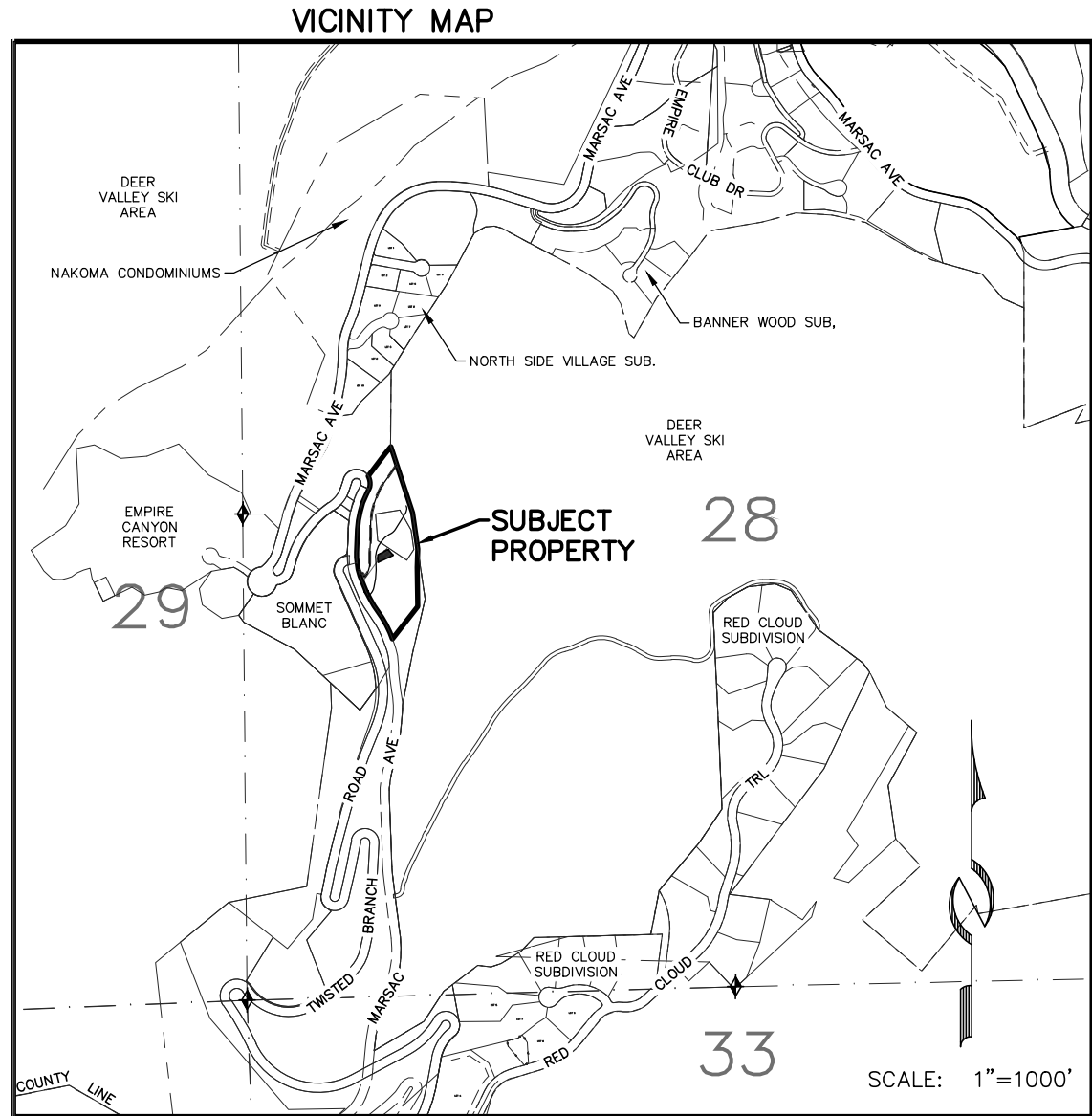
- This plat amendment is subject to the Conditions of Approval in Ordinance 2025-_____.
- See Record of Survey S-_____ filed _____ 202_, in the Summit County Recorders Office.
- For each lot, the maximum Gross Floor Area as defined by the Land Management Code is 8,000 square feet.
- Each home may have a maximum of one Basement level below the First Story as defined by the Land Management Code.
- The improvement envelope is limited to 8,000 square feet excluding driveways and auto courts but including hard surface patio areas. Lovation of improvement envelope to be approved by EPMOA DRB.
- The trail easement through Common Area is 5' on either side of the constructed trail.
- Private Ski Easements: a non-exclusion easement for the use, benefit, and enjoyment of the Guardsman Subdivision lot owners as provided in the project declaration.
- Parcel A is hereby dedicated to Park City Municipal Corporation.
- Parcel B is hereby dedicated to Empire Pass Master Owners Association.
- Parcel A and Lot 4 hall not be subject to HOA dues or EPMOA dues.
- Empire Pass MOA shall be responsible for snow removal on the Parcel A parking lot. All other Parcel A maintenance costs are the responsibility of Park City Municipal Corp.
- Parcel A and Parcel B are subject to access easements in favor of PCMC Water, SBWRD, Rocky Mountain Power and Enbridge Gas.

GUARDSMAN SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 28
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	75.00'	74.99'	57°17'28"	N 2°44'57" W	71.91'
C2	1020.00'	46.83'	2°37'49"	N 38°33'28" E	46.82'
C3	425.00'	93.13'	12°33'17"	N 27°35'26" W	92.94'
C4	475.00'	87.59'	10°33'54"	N 28°35'08" W	87.46'
C5	375.00'	107.92'	16°29'22"	N 15°03'30" W	107.55'
C6	375.00'	59.05'	9°01'18"	N 2°18'09" W	58.99'
C7	475.00'	196.38'	23°41'17"	N 14°03'08" E	194.99'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 21°18'48" W	36.81'
L2	N 25°53'47" E	31.85'



LINE TYPE LEGEND

SUBDIVISION BOUNDARY	---
LOT/PARCEL BOUNDARY	---
ADJOINING PROPERTY	---
LOT LINE REMOVED	---
TIE	---
BUILDING ENVELOPE	---
CENTERLINE TRAIL EASEMENT	---
SNOW EASEMENT	---
FIRE ACCESS EASEMENT	---
UTILITY EASEMENT	---
PRIVATE SKI EASEMENT	---

HATCH LEGEND

	PRIVATE SKI EASEMENT
	FIRE ACCESS EASEMENT
	WATER EASEMENT
	DRIVEWAY ACCESS EASEMENT
	UTILITY EASEMENT
	SECTION MONUMENT (AS NOTED)
	To Be Set rebar & cap stamped "Alliance Engineering" (All property corners)
	EJECTOR PUMP

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 or directly supervised a survey of the hereon described property 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 the following plat, containing one lot, hereafter to be known as GUARDSMAN SUBDIVISION.

LEGAL DESCRIPTION

PARCEL 1

A parcel of land located in the west half of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point that is North 00°30'49" West 135.16 feet coincident with the section line and East 687.84 feet from the west quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the boundary of Marsac Avenue Right of Way, recorded June 28, 2002; as Entry No. 623451 in the Office of the Recorder, Summit County, Utah, said point also being on a curve to the left having a radius of 75.00 feet, of which the radius point bears North 64°06'13" West; and running thence coincident with said Marsac Avenue Right of Way Northerly along the arc of said curve 74.99 feet through a central angle of 57°17'28" to the boundary of that certain Boundary Line Agreement and Reservation of Easement, recorded September 30, 2022, as Entry No. 1195892 in Book 2759 at Page 666 in the Office of the Recorder, Summit County, Utah; thence coincident with said Boundary Line Agreement and Reservation of Easement the following two (2) courses: 1) North 37°14'34" East 155.18 feet to a point on a curve to the right having a radius of 1020.00 feet, of which the radius point bears South 52°45'26" East; thence 2) along the arc of said curve 46.83 feet through a central angle of 02°37'49" to the westerly boundary of that certain Grant of Conservation Easement East Parcel, recorded January 7, 2003, as Entry No. 643790 in Book 1502 at Page 732 in the Office of the Recorder, Summit County, Utah; thence coincident with said Grant of Conservation Easement East Parcel the following two (2) courses: 1) South 18°16'11" East 379.66 feet; thence 2) South 08°13'38" East 198.54 feet; thence South 02°17'19" West 99.94 feet to the northeasterly corner of that certain Special Warranty Deed, recorded March 19, 2004, as Entry No. 692322 in Book 1606 at Page 185 in the Office of the Recorder, Summit County, Utah; thence coincident with said Special Warranty Deed the following six (6) courses: 1) North 34°00'00" East 70.49 feet; thence 2) North 08°13'38" West 107.00 feet; thence 3) North 29°30'38" West 125.94 feet; thence 4) South 80°16'21" West 134.00 feet; thence 5) South 04°37'47" East 145.00 feet; thence 6) South 56°00'00" East 65.64 feet to the northernmost corner of that certain Special Warranty Deed, recorded March 19, 2004, as Entry No. 692322 in Book 1606 at Page 185 in the Office of the Recorder, Summit County, Utah; thence coincident with said Special Warranty Deed South 36°12'33" West 233.06 feet to a point on a non tangent curve to the right having a radius of 375.00 feet, of which the radius point bears North 68°14'49" East; thence along the arc of said curve 107.92 feet through a central angle of 16°29'22" to a corner on the easterly boundary of that certain Amended and Restated Declaration of Access Easement, recorded June 13, 2017, as Entry No. 1071473 in Book 2414 at Page 36 in the Office of the Recorder, Summit County, Utah; thence coincident with said Access Easement the following four (4) courses: 1) Northerly along the arc of said curve 58.05 feet through a central angle of 09°01'18"; thence 2) North 02°12'30" East 123.76 feet to a point on a curve to the right having a radius of 475.00 feet, of which the radius point bears South 87°47'30" East; thence 3) along the arc of said curve 196.38 feet through a central angle of 23°41'17"; thence 4) North 25°53'47" East 31.85 feet to the point of beginning.

The Basis of Bearing for the above description is North 00°30'49" West 2646.83 feet between the west quarter corner and the northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

PARCEL 2

The description contained in that certain Special Warranty Deed recorded March 19, 2004, as Entry No. 692322 in Book 1606 at page 185, said parcel being more particularly described as follows:

A parcel of land located in the southwest quarter of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is South 00°30'49" East 181.08 feet along section line and East 786.96 feet from the west quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 56°00'00" East 194.36 feet; thence South 00°56'05" East 212.31 feet; thence South 37°58'02" West 224.97 feet; thence North 21°18'48" West 36.81 feet to a point on a curve to the left having a radius of 425.00 feet; thence northwesterly along the arc of said curve 93.13 feet (chord bears North 27°35'26" West 92.94 feet); thence North 33°52'05" West 76.51 feet to a point on a curve to the right having a radius of 475.00 feet, of which the radius point bears North 56°07'55" East; thence northwesterly along the arc of said curve 87.59 feet through a central angle of 10°33'54"; thence North 23°18'11" West 58.02 feet; thence North 36°12'33" East 233.06 feet to the point of beginning.

AND

The description contained in that certain Special Warranty Deed recorded March 22, 2004, as Entry No. 692419 in Book 1606 at Page 820, said parcel being more particularly described as follows:

Beginning at a point that is South 00°30'49" East 2624.03 feet along section line and East 854.74 feet from the northwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 29°30'38" East 125.94 feet; thence South 08°13'38" East 107.00 feet; thence South 34°00'00" West 70.49 feet; thence North 56°00'00" West 190.94 feet; thence North 04°37'47" West 145.00 feet; thence North 80°16'21" East 134.00 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be introduced into the public records of the County of Summit, State of Utah, as GUARDSMAN SUBDIVISION and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown herein.

In witness whereof, the undersigned set his hand this _____ day of _____, 2025.

Redus Park City LLC, a Florida limited liability company

By: _____
Manager

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2024, _____ 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 Redus Park City, LLC, a Florida 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 GUARDSMAN SUBDIVISION.

By: _____
Notary Public

Printed Name _____

Residing in: _____

My commission expires: _____

Commission No. _____

GRANTOR:

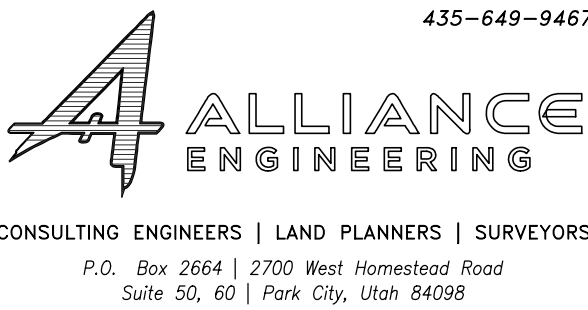
REDUS PARK CITY LLC,
a Delaware Limited Liability Company

By: REDUS PROPERTIES, INC.,
a Delaware corporation
Its: Manager

By: _____
David L. Ash, Senior Vice President

SHEET 1 OF 1

AUGUST 4, 2025 JOB NO.: 12-2-16 FILE: X:\Empire\dwg\sr\plat2025\Guardsman\120216-Guardsmans Subdivision_Plat.dwg



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

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

BY _____

PLANNING COMMISSION

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

BY _____
CHAIR

ENGINEER'S CERTIFICATE

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

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____
DAY OF _____, 2025

BY _____
PARK CITY ATTORNEY

PUBLIC SAFETY
ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY
OF _____, 2025

BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED

AT THE REQUEST OF _____

_____ FEE _____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____

Planning Commission
Staff Report



Subject: Guardsman Subdivision
9401 Marsac Avenue
Application: PL-25-06547
Author: Alec Barton, Senior Planner
Date: August 13, 2025
Type of Item: Subdivision

Recommendation

(I) Review the proposed Guardsman Subdivision to combine portions of two metes-and-bounds parcels to create three Single-Family Dwelling Lots, one Lot for the Park City Municipal Water Tank, one common area Open Space Parcel, and one Parcel for the Mid Mountain Trailhead and Parking Area, (II) conduct a public hearing, and (III) consider approving the Subdivision based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Redus Park City, LLC
Douglas Ogilvy, Applicant Representative

Location: Parcel No. PCA-S-98-D-1-A
Parcel No. PCA-S-98-II-X

Zoning District: Residential Development – Master Planned Development
Sensitive Land Overlay

Adjacent Land Uses: Multi-Unit Dwellings
Open Space
Deer Valley Resort

Reason for Review: The Planning Commission conducts a public hearing and takes Final Action on Subdivision Plats pursuant to Land Management Code [Section 15-1-8\(H\)](#) and [Section 15-7.1-2](#).

LMC Land Management Code
RD Residential Development
SFD Single-Family Dwelling
SLO Sensitive Land Overlay
UDOT Utah Department of Transportation

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

Summary

The Applicant proposes the Guardsman Subdivision at 9401 – 9575 Marsac Avenue creating:

- Three Lots for Single-Family Dwellings (SFDs) ranging from 21,344 square feet to 32,234 square feet.
- A 67,518-square-foot Lot for the existing Park City Municipal water tank.
- A 51,401-square-foot Open Space parcel including the parking area for the Mid Mountain Trailhead.
- A 40,511-square-foot common area open space parcel including the driveway accessing the residential Lots.

Under the terms of an approved exchange agreement between the City and Redus, the City will own the water tank Lot and the Mid Mountain Trail parking area parcel, while Redus will own the three Single-Family Lots and the common area parcel.

The Summit County GIS Coordinator requested changes to the addresses included on the proposed Subdivision plat (Attachment 1 to Exhibit A). The table below summarizes the requested changes:

Lot	Proposed Address (Shown on Plat)	Corrected Address (Used in Staff Report)
1	9403 Marsac Avenue	9401 Marsac Avenue
2	9401 Marsac Avenue	9403 Marsac Avenue
3	9405 Marsac Avenue	No Change
4	9409 Marsac Avenue	9575 Marsac Avenue

Condition of Approval 17 requires the Applicant to make these changes prior to submitting a plat for final redline review. Throughout this staff report, references to addresses align with the addresses requested by the Summit County GIS Coordinator.

The Guardsman Subdivision is bounded on the north by a vacant 3.8-acre parcel bordering the Northside Village Subdivision, on the east by Deer Valley Resort’s East Conservation Parcel, and on the south and west by Marsac Avenue/SR-224 and Twisted Branch Road. Further west are the Sommet Blanc Condominiums.



Figure 1: Location of Guardsman Subdivision outlined in blue. Sommet Blanc Condominiums are to the west, highlighted in orange, and are under construction.

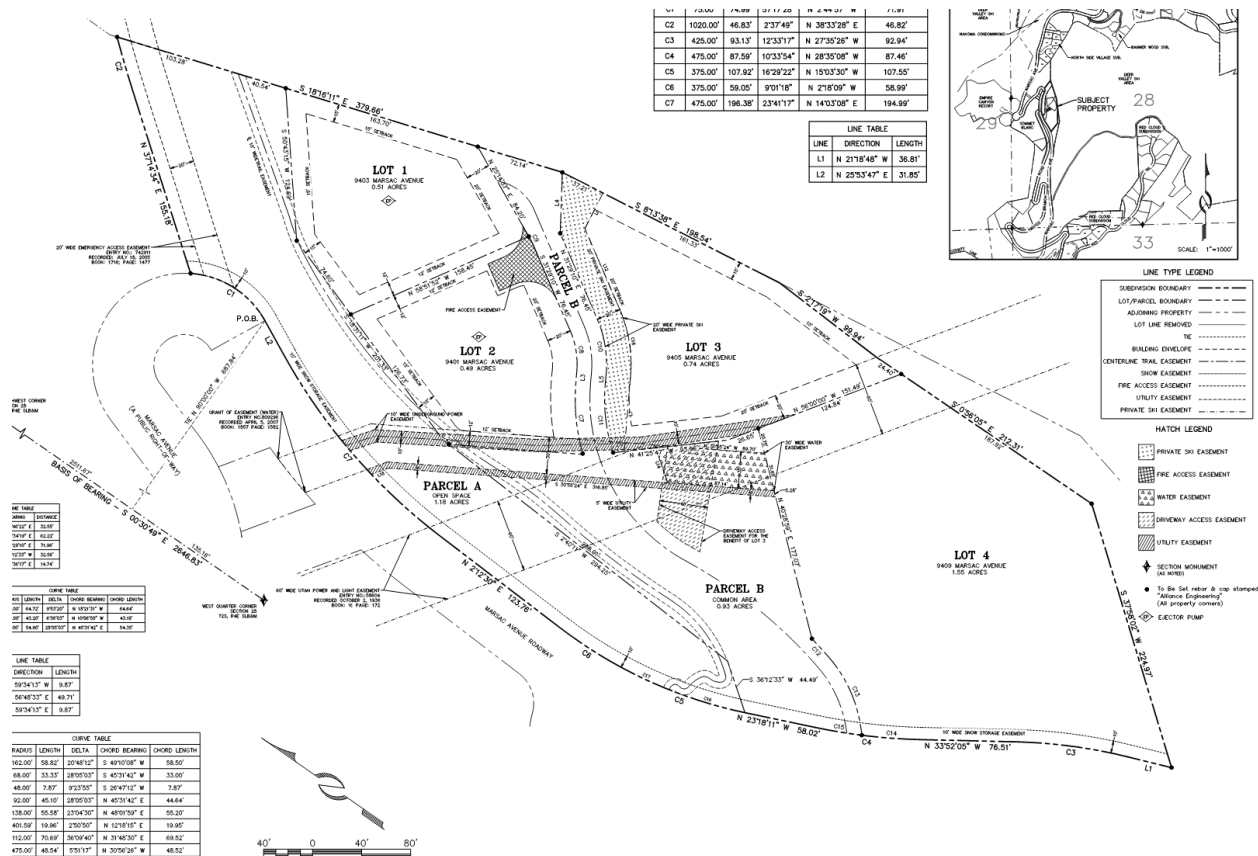


Figure 2: Guardsman Subdivision Plat

On July 23, 2025, the Planning Commission reviewed the proposed Subdivision together with a proposed Subdivision for the R-5 site at 8946 Marsac Avenue and a modification to the Village at Empire Pass MPD Volumetrics. The Applicant proposed:

- Providing separate driveway access for the existing Park City Municipal Water Tank (Lot 4).
- Including a bus turnaround and bus stop in the existing parking area for the Mid Mountain Trailhead (Parcel A).
- Realigning the Mid Mountain and Tour De Suds trails to accommodate the proposed development on the three Single-Family Lots.

The Planning Commission indicated general support for these changes and requested additional information. In response, the Applicant submitted an updated Guardsman Subdivision Plat reflecting changes to the proposed driveway easement and Mid Mountain Trail (Attachment 1).

Background

On June 24, 1999, the City Council adopted Resolution No. 20-99 authorizing the Flagstaff Mountain Development Agreement and Ordinance No. 99-30 annexing the 1,750-acre Flagstaff Mountain into Park City (Exhibit B). The Flagstaff area is now known as Empire Pass.

The Development Agreement was entered into by United Park City Mines (“UPCM”), Deer Valley Resort Company (“Deer Valley”), and Park City Municipal Corporation (“the City”) and was recorded with Summit County on July 26, 1999 (Recorder Entry No. 544835; Exhibit C). Redus is successor-in-title to property previously owned by UPCM.

On February 1, 2007, the City Council adopted Ordinance No. 07-10 approving amendments to the Development Agreement (Exhibit D).

On March 26, 2025, the Planning Commission reviewed requested amendments to the Flagstaff Mountain/Empire Pass Development Agreement for seven residential units and forwarded a positive recommendation for the City Council’s consideration ([Agenda Packet](#), Item 5.G.; [Minutes](#), p. 44).

On April 24, 2025, the City Council approved Ordinance No. 2025-05 modifying the Flagstaff Mountain/Empire Pass Development Agreement for the construction of seven residential units ([Agenda Packet](#), Item VIII.1; [Minutes](#), p. 17):

Property	Ownership	Zoning	Proposed Density
Argus (R-5) Parcel PCA-S-98-SD-5 PCA-S-98-BB	Redus	RD-MPD	A four-unit Multi-Unit Dwelling
Guardsman Water Tank Parcel PCA-S-98-SD-1-A PCA-S-98-II-X (portion)	Redus PCMC	RD-MPD	Three SFDs

Condition of Approval 5 requires the Applicant to receive required land use approvals, including subdivisions for residential Lots, prior to application for or receipt of any building permit.

Analysis

(I) The proposal to create three Single-Family Lots, a Lot for an existing water tank, a parcel including the Mid Mountain Trailhead parking area, and a common area parcel, as conditioned, complies with the Residential Development Zoning District, the Flagstaff MPD, and the First Amendment to the Amended and Restated Development Agreement for Flagstaff Mountain.

The table below outlines the development requirements for the RD Zoning District and First Amendment to the Amended and Restated Development Agreement for Flagstaff Mountain.

Development Requirement	Analysis
Lot Size: No minimum or maximum Lot Size in the RD Zoning District (LMC Chapter	Complies. Single-Family Lots: Lot 1 – 0.51 acres

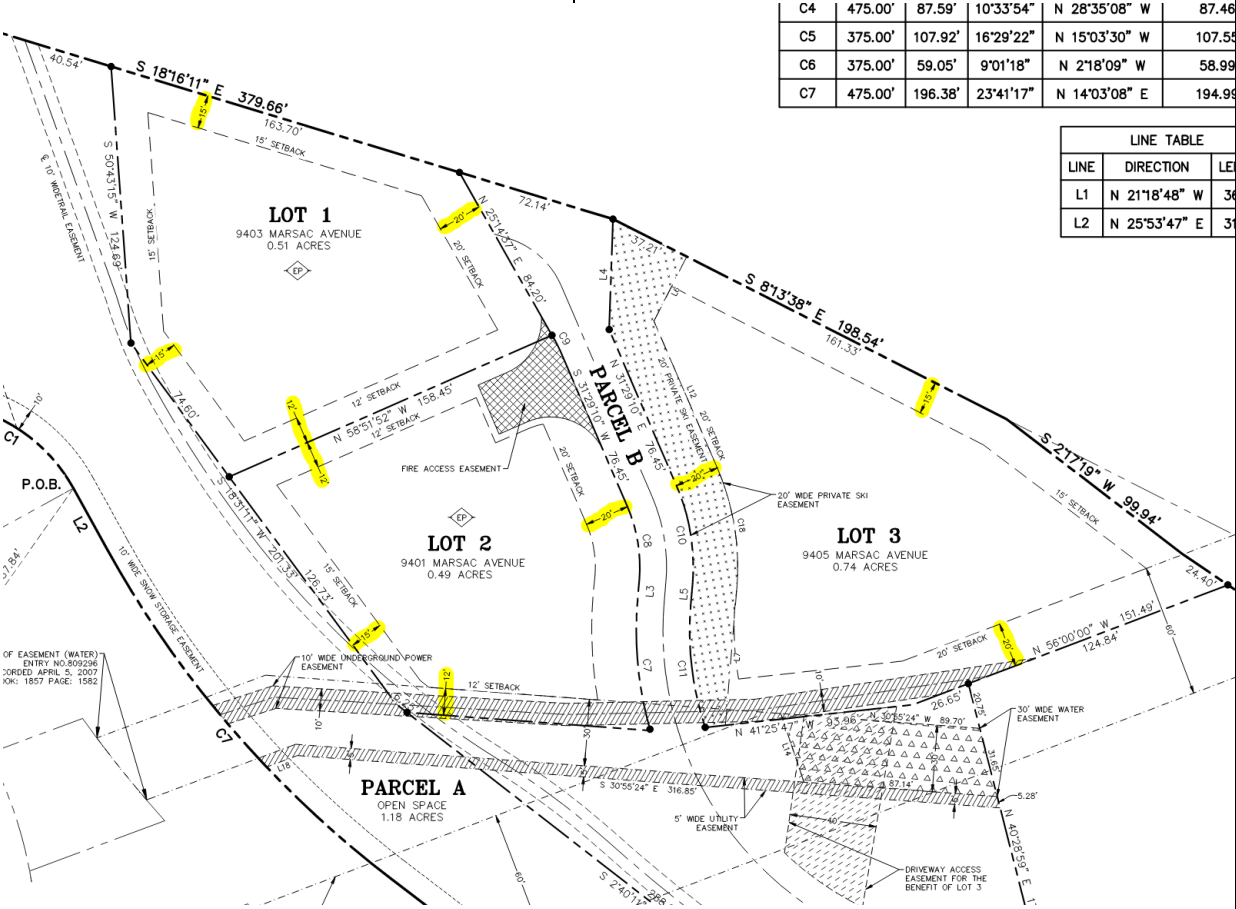
15-2.13).

Setbacks:

The minimum Setbacks in the RD Zoning District are:
Front – 20 feet
Rear – 15 feet
Side – 12 feet
(LMC [Section 15-2.13-3](#)).

Lot 2 – 0.49 acres
Lot 3 – 0.74 acres
Lot 4 (Water Tank Parcel) – 1.55 acres

Complies. The proposed Subdivision Plat shows Setbacks for clarity and future development will be reviewed for compliance with the RD Zoning District. Lots 1-3 meet the required Setbacks, as shown in the image below.



Density:

The First Amendment to the Amended and Restated Development Agreement for Flagstaff Mountain/Empire Pass allows up to three detached SFDs in the Guardsman Subdivision area. Each SFD may not exceed 8,000 square feet Gross Residential Floor

Complies. The Applicant proposes three Lots for the development of three SFDs.

Plat Note 3 limits the Gross Residential Floor Area of each Lot to 8,000 square feet.

Plat Note 4 restricts SFDs from including any floors below the basement level.

Area. No floor is allowed below the basement.	The Planning Commission indicated support for changes to Plat Notes 3 and 4 at the July 23, 2025 meeting: 3. Each Single-Family Dwelling on Lots 1, 2, and 3 shall not exceed the Gross Residential Floor Area maximum of 8,000 square feet, as defined in the Park City Land Management Code per lot. 4. No Single-Family Dwelling on Lots 1, 2, and 3 Homes may include any floors below the Basement level, as defined in the Park City Land Management Code.
---	---

(II) The Applicant’s proposed subdivision, as conditioned, complies with the Sensitive Land Overlay regulations in Land Management Code Chapter 15-2.21.

The purpose of the Sensitive Land Overlay (SLO) is to:

- A. Require dedicated Open Space in aesthetically and environmentally sensitive Areas;
- B. Encourage preservation of large expanses of Open Space and wildlife habitat;
- C. Cluster Development while allowing a reasonable use of Property;
- D. Prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands; and
- E. Protect and preserve environmentally sensitive land.

The Applicant provided an SLO Study prepared by Alliance Engineering on July 3, 2025 (Exhibit F). The study includes analysis of the features in LMC [Section 15-2.21-3](#), including slope, ridge lines, vegetative cover, designated vantage points, wetlands, stream corridors, and wildlife habitat areas.

Slope

The proposed Lots generally include slopes between 15 and 30 percent, with some Steep Slopes and Very Steep Slopes (see areas shaded in orange and red in Figure 3). Proposed development must meet the requirements of LMC [Section 15-2.21-4\(A\)](#), which prohibits development on or within 50 feet of Very Steep Slopes unless the Planning Commission can make specific findings to support development on Very Steep Slopes. Very Steep Slopes must cover a topographic Area at least 25 feet vertically, upslope or downslope, and 50 feet horizontally in any direction to be subject to this prohibition. None of the Lots proposed for residential Development include Very Steep Slopes that would trigger a development prohibition.

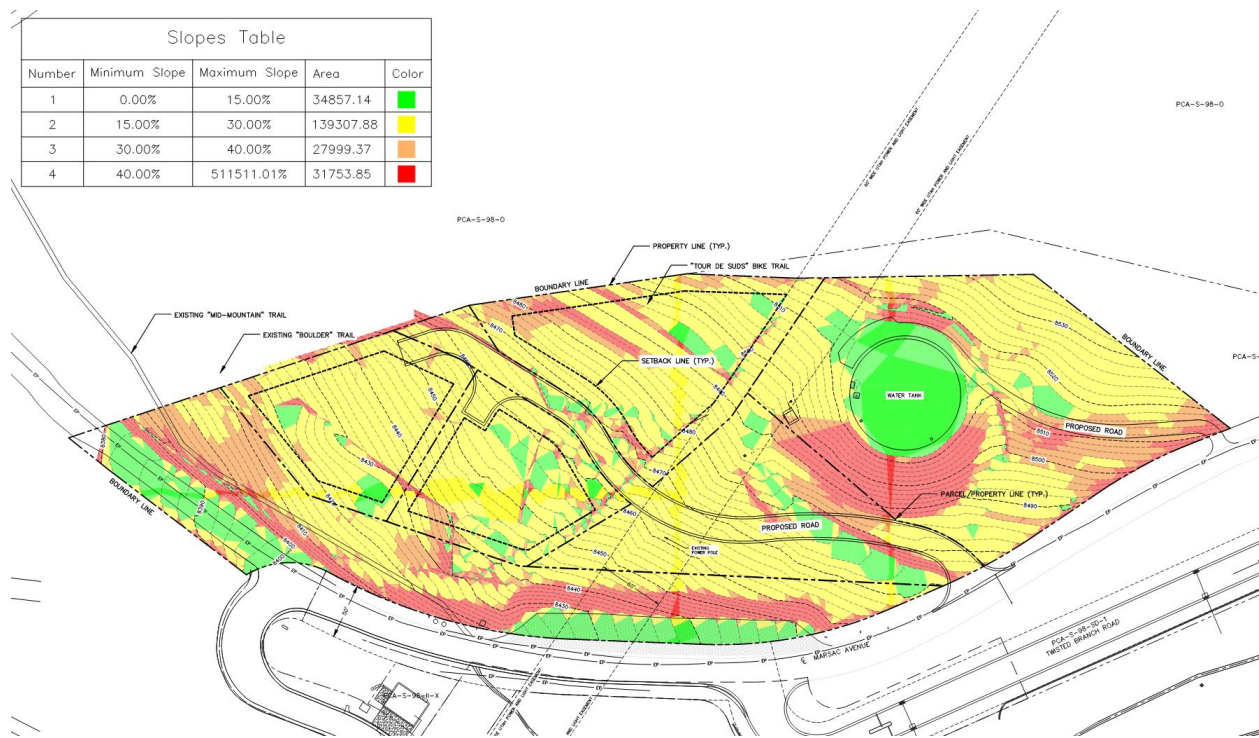


Figure 3: Slope map provided by Applicant showing Steep Slopes in orange and Very Steep Slopes in red.

The Applicant submitted a Geotechnical Report prepared on July 3, 2025 by Summit Geotech (Exhibit I). The report includes recommendations for site grading and excavation, building foundations and slabs, retaining structures, seismic design considerations, site drainage, and pavement.

Ridge Lines

The proposed Subdivision is within an elevation range of 8,380 feet to 8,530 feet. The Subdivision does not include Ridge Lines. Figure 4 shows the Lot in relation to the nearest Ridge Lines. The nearest Ridge Lines are approximately 3,200 feet to the south and northwest.



Figure 4: The proposed Lot is circled in Red. Ridge Lines are outlined in yellow, and Sensitive Lands are shaded in pink.

Vegetative Cover

BIO-WEST conducted a survey of vegetation within the proposed Lot (Exhibit G). The site is characterized by a high quality, mature aspen and mixed conifer forest, along with some weedy disturbed areas around the water tank and associated infrastructure. Dominant species include aspen, white fir, subalpine fir, and snowberry. The survey notes that the site has been subject to land clearing and disturbance associated with the water tank and a high voltage power line running through the center of the property.

The survey recommends revegetating disturbed areas with native forbs, grasses, and shrubs (Condition of Approval 10) and promptly treating and controlling noxious weeds during and after construction (Condition of Approval 11). In addition, staff recommends Condition of Approval 19 requiring the protection or in-kind replacement of Significant Vegetation removed during construction.

Designated Vantage Points

The SLO Study provides analysis showing the proposed Lot is not visible from any Designated Vantage Point in LMC [§ 15-2.21-3\(A\)\(6\)](#).

Wetlands, Stream Corridors, Canals, and Irrigation Ditches

The SLO Study states the property is not affected by any designated wetlands, streams, canals, or irrigation ditches based on the United States Geological Survey's National Hydrography Dataset.

Wildlife Habitat Areas

The proposed subdivision is identified by the Utah Department of Natural Resources as crucial year-long or seasonal habitat for black bear, moose, mule deer, Rocky Mountain elk, and snowshoe hare. BIO-WEST conducted a study of potential impacts to wildlife (Exhibit G). The study concludes it is likely that elk and mule deer use the proposed Lot for habitat, and it is very likely that migratory birds nest there. The site could be used by ruffed grouse, dusky grouse, and the federally-threatened Suckley's cuckoo bumble bee.

The survey recommends mitigation measures to protect nesting birds and comply with the Migratory Bird Treaty Act of 1918 (Condition of Approval 12) and designing landscaping to accommodate large native mammals living in the area (Condition of Approval 13).

(III) The Applicant's proposed subdivision, as conditioned, complies with the Subdivision regulations outlined in Land Management Code Chapter 15-7.

The proposed Subdivision is within a Development Pod B-2 zoned Residential Development – Master Planned Development (RD-MPD). The proposed creation of three Lots for SFDs is consistent with the allowed density in the First Amendment to the Amended and Restated Development Agreement for Flagstaff Mountain/Empire Pass. The Lots are accessed via a roadway (Parcel B) connecting to Marsac Avenue/SR 224.

Subdivision – Staff recommends the Planning Commission waive the preliminary plat review pursuant to LMC [Section 15-7.1-3\(A\)](#) and [Section 15-7.1-4\(A\)](#) because the First Amendment to the Amended and Restated Development Agreement for Flagstaff Mountain/Empire Pass allowing up to three SFDs at this site was reviewed by the Planning Commission. The Development Review Committee and internal review teams, including Engineering, Public Utilities, Public Works, Transportation Planning, and Water, and local districts, also reviewed the proposal.

Applicable Rules and Regulations¹

Conditions of Approval require the Applicant to:

- Comply with the standards and regulations adopted by the City Engineer, Public Utilities, the Park City Fire District, and the Snyderville Basin Water Reclamation District.

General Subdivision Requirements²

- **Subdivision Name** – The proposed name of the Subdivision must not duplicate, or too closely approximate, the name of any other Subdivision platted with Summit County, Utah. On July 15, 2025, the County Recorder confirmed the name "Guardman Subdivision."

¹ LMC [Section 15-7.3-1\(A\)](#) *Conformance to Applicable Rules and Regulations*

² LMC [Section 15-7.3-2](#) *General Subdivision Requirements*

General Lot Design Requirements³

- **Lot Arrangement** – The Applicant proposes three Lots for SFDs: Lot 1 (9401 Marsac Avenue; 0.51 acres), Lot 2 (9403 Marsac Avenue; 0.49 acres), and Lot 3 (9405 Marsac Avenue; 0.74 acres). Access to the Lots is provided via a private driveway (Parcel B) connecting to Marsac Avenue/SR 224. All three Lots are generally within slopes of 15 to 30 percent, although portions of each Lot contain Very Steep Slopes exceeding 40 percent. Proposed SFDs must either be located at least 50 feet away from Very Steep Slopes, as defined in LMC Section 15-2.21-4(A), or meet the requirements for development on Very Steep Slopes within the Sensitive Land Overlay.
- **Building Sites** – Building Envelopes for the three Single-Family Lots are established on the subdivision plat.
- **Square Footage** – Density for Guardsman Subdivision is established in the Flagstaff Mountain/Empire Pass Development Agreement.
- **Lot Dimensions** – The proposed Lots are sufficiently sized to accommodate required Setbacks, parking areas, and SFDs up to 8,000 square feet Gross Residential Floor Area.

Road Requirements and Design⁴

- The Applicant proposes access to the residential Lots via a common area driveway (Parcel B) adjacent to Marsac Avenue. The Applicant received a Conditional Access Permit from the Utah Department of Transportation (UDOT) to construct the driveway (Exhibit J).
- The Applicant proposes separate access to the municipal water tank (Lot 4) via a second driveway. This alternate access requires a Conditional Access Permit from UDOT. The Applicant also proposes improvements to the Mid Mountain Trailhead parking area requiring a Conditional Access Permit. The Guardsman Subdivision Plat may not be recorded until the Applicant has provided documentation of these Conditional Access Permits (Condition of Approval 4).
- The Applicant proposes improvements to the Mid Mountain Trailhead parking area to accommodate a turnaround and stop for City buses (see Figure 5). The Engineering, Trails & Open Space, Transit, and Transportation Planning Departments reviewed the proposed improvements and found they will allow more frequent transit operations throughout the year and will provide restroom access for drivers and users of City buses.

³ LMC [Section 15-7.3-3](#) *General Lot Design Requirements*

⁴ LMC [Section 15-7.3-4](#) *Road Requirements and Design*

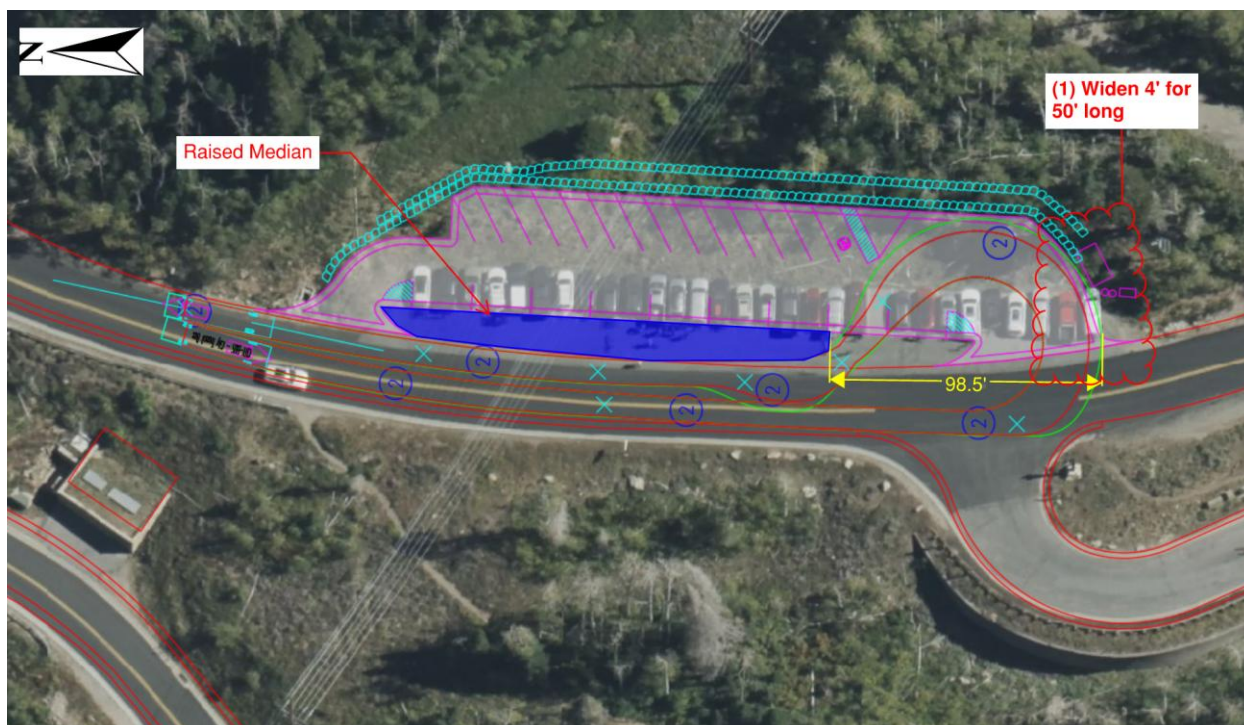


Figure 4: Proposed improvements to the Mid Mountain Trailhead parking area to accommodate a turnaround and stop for City buses.

These modifications will trigger Planning Commission review of the Mid Mountain Trailhead Parking Area Conditional Use Permit approved on June 26, 2024 (Exhibit K). The Applicant must complete these modifications and obtain Planning Commission approval of the Mid Mountain Trailhead CUP prior to plat recordation (Condition of Approval 18).

Water Facilities⁵

- The Applicant shall install a gate on the driveway providing access to the municipal water tank before any building permits for SFDs on Lots 1-3 may be issued. The gate shall be reviewed and approved by the Public Utilities Department prior to installation.

Sewer Facilities⁶

- Prior to submitting a plat for final redline review, the Applicant shall include a plat note indicating the location of any sewer laterals under retaining walls.
- Prior to submitting a plat for final redline review, the Applicant shall include a plat note stating that each Lot shall have its own sewer lateral and ejector pump.

Sidewalks, Hiking Trails, Bike Paths, and Horse Trails⁷

The Trails & Open Space Department recommends the following Conditions of

⁵ LMC [Section 15-7.3-6](#) Water Facilities

⁶ LMC [Section 15-7.3-7](#) Sewer Facilities

⁷ LMC [Section 15-7.3-8](#) Sidewalks, Hiking Trails, Bike Paths, and Horse Trails

Approval:

- The Applicant shall install a single-stall, ADA-compliant plumbed restroom facility at Mid Mountain Trailhead in a location approved by the City. The restroom facility shall receive all required building permits before construction may begin. The restroom shall be installed before any building permits for SFDs on Lots 1-3 may be issued. If the plumbed restroom facility is not installed by August 13, 2026, the Applicant shall install and shall be responsible for maintaining a portable restroom facility until such time as the plumbed facility is installed.
- If it is determined necessary for the safety of trail users, the Applicant shall install a protective fence between the retaining wall east of the Mid Mountain Trailhead parking area and the proposed alignment of the Mid Mountain Trail. The fence shall be composed of durable materials requiring minimal maintenance and shall be reviewed and approved by the Engineering, Planning, and Trails and Open Space Departments prior to installation.
- The proposed trail realignments for the Mid Mountain and Tour De Suds trails shall be staked by the Applicant and scheduled for review by the Trails & Open Space Department within 30 days of Subdivision approval. The Guardsman Subdivision Plat may not be recorded until the Trails & Open Space Department has approved the proposed trail realignments.
- Prior to Subdivision plat recordation, the Applicant shall provide documentation of recorded 10-foot public easements for those portions of the Mid Mountain and Tour De Suds trails proposed for realignment on adjacent properties. Recorded public trail easements shall be indicated with a plat note on the Guardsman Subdivision Plat.

Parks, Playgrounds, and Recreation Areas⁸

Empire Pass includes hundreds of acres of protected Open Space, including several trails accessible to the public. At the time Flagstaff Mountain was annexed, more than 60% of the annexation area was zoned Recreation Open Space, as shown in Figure 5.

⁸ LMC [Section 15-7.3-10](#) *Public Uses*

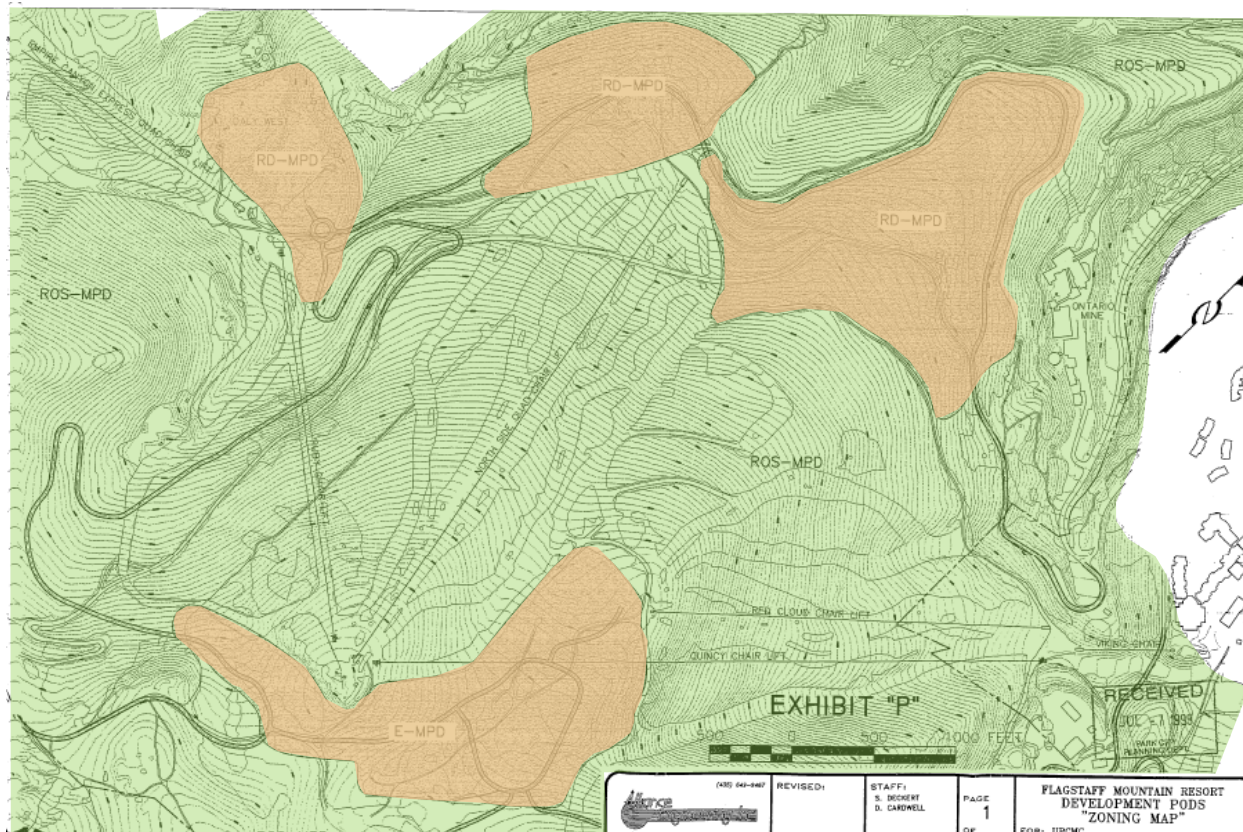


Figure 5: Flagstaff Mountain annexation area. Areas highlighted in orange were zoned in 1999 for development. Areas highlighted in green were zoned Recreation Open Space.

Additionally, the First Amendment to the Amended and Restated Development Agreement for Flagstaff Mountain/Empire Pass that allows the construction of seven residential units on two sites within the Development Pods zoned Residential Development – Master Planned Development was based on the following Open Space contributions:

- The transfer or dedication of approximately 310 acres to the City, most of which is zoned Recreation and Open Space with portions zoned for potential development:
 - **Old Town:** ~8 acres (Parcel PC-S-46-D-850-1) and acreage within Daly Canyon zoned Estate and Historic Residential – 1.
 - **Lower Deer Valley:** ~1.5 acres zoned Residential Development (PCA-S-46-A) and ~5 acres partially zoned Residential Development and Estate (PCA-S-98 on the border of Hidden Oaks Subdivision and Park City Heights Open Space).
- The transfer of the Empire Pass, Mid-Mountain, and Daly trailheads to the City.
- Payment of an open space maintenance transfer fee and additional historic preservation funds through an amendment to the March 16, 2020 Historic Preservation Memorandum of Understanding where Empire Pass Master Owners Association (EPMOA). Redus will allow EPMOA to retain funds to

spend on City-approved historic preservation projects.

Public Dedication and Easements

Staff recommends Condition of Approval 3:

- Prior to submitting a plat for final redline review, the Applicant shall include an easement to protect an existing fiber line on the property. The easement shall be drawn to the satisfaction of the Public Utilities Department.

(IV) The Development Review Committee reviewed the Guardsman Subdivision Plat on July 1 and August 5, 2025, and requires Conditions of Approval.⁹

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 July 9, 2025. The *Park Record* published courtesy notice on July 9, 2025. Staff mailed courtesy notice to property owners within 300 feet on July 9, 2025.¹⁰

Public Input

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

Alternatives

The Planning Commission may:

- Approve the Guardsman Subdivision Plat.
- Deny the Guardsman Subdivision Plat and direct staff to make findings for the denial.
- Request additional information and continue the Guardsman Subdivision Plat to a date certain.

Exhibits

A: Draft Final Action Letter

Attachment 1 – Proposed Guardsman Subdivision Plat

B: Ordinance No. 99-30

C: 1999 Development Agreement

D: Ordinance No. 07-10

E: Ordinance No. 2025-05

F: 2007 Amended and Restated Development Agreement

⁹ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

¹⁰ LMC [Section 15-1-21](#)

G: Sensitive Land Overlay Study
H: Wildlife and Vegetation Report
I: Geotechnical Report
J: UDOT Conditional Access Permit
K: Mid Mountain Trailhead Conditional Use Permit

July 22, 2026

BY EMAIL: REBECCA.WARD@PARKCITY.ORG

Rebecca Ward
Planning Director
Park City
4445 Marsac Avenue, PO BOX 1480
Park City, UT 84060

Re: Time Extension Request for Guardsman Subdivision (PL-25-06547)

Dear Ms. Ward,

This firm represents Redus Park City, LLC ("Redus"), the owner of the real property located at 9401 Marsac Avenue, Park City, Utah. Redus previously obtained approval for a Preliminary Plat, titled Guardsman Subdivision ("Plat Approval") which contained three (3) lots for single family dwellings, a parcel for the Park City Municipal water tank and open space (Application # PL-25-06547). The Final Action Letter for the plat and the CUP Approvals was issued on August 13, 2025. The intent of this letter is to request a one (1) year time extension as permitted by Park City Land Management Code.

Pursuant to Park City Land Management Code §15-7.1-5.H the Planning Director may grant an extension of the approval for a Preliminary Plat. There has been no change in circumstances 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. Redus has been active in seeking to move forward with the project and would like to ensure the approval for the plat remains valid.

We thank you for time and attention to this matter. If you have any questions, please feel free to reach out to me or Brynn Bohlender in my office at 801.257.1822.

Sincerely,

Snell & Wilmer



Wade Budge, P.C.
Enclosure

cc: Client
Mark Harington, mark@parkcity.org
Brynn Bohlender, bbohlender@swlaw.com