

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
November 7, 2018**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF October 3, 2018

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

REGULAR AGENDA – *Discussion and possible action as outlined below*

140 Main Street – Material Deconstruction – Landmark Site. The applicant is proposing to impact the following materials including the removal of historic and non-historic siding material in order to construct a new addition.
Public hearing and possible action.

PL-18-03994 31
Planner Grahn

732 Crescent Tramway—Material Deconstruction—Landmark Site. The applicant is proposing to remove of additions constructed between 1926 and 1938 in order to temporarily mothball the historic structure.
Public hearing and possible action.

PL-17-03621 41
Planner Grahn

Amending the LMC to clarify and promote greater consistency in Zoning requirements in all six Historic Districts (H-zoning districts) by amending LMC 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, 15-2.6, and 15-4 Supplemental Regulations; codifying policy regarding vinyl and Solar Reflective Index by amending LMC 15-5-5 Architectural Design Guidelines; and 15-15 Defined Terms.
Public hearing and possible action.

PL-18-03895 57
Planner Newberry

Annual Preservation Award - Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, choose up to four (4) nominees for a historic award plaque, and select three (3) members to form an Artist Selection Committee.
Public hearing and possible action.

Planner Grahn 203

ADJOURN

***Parking validations will be provided for Historic Preservation Board meeting attendees that park in the China Bridge parking structure.**

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF OCTOBER 3, 2018

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Puggy Holmgren, Jack Hodgkins, John Hutchings, Randy Scott, Jordan Brody

EX OFFICIO: Bruce Erickson, Anya Grahn, Mark Harrington, Liz Jackson

ROLL CALL

Chair Stephens called the meeting to order at 5:02 p.m. and noted that all Board Members were present except Lola Beatlebrox.

ADOPTION OF MINUTES

August 1, 2018

MOTION: Board Member Holmgren moved to APPROVE the minutes of August 1, 2018 as written. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn stated that they were looking for projects to be nominated for the Historic Preservation Board Award. Projects must be completed within the 2018 calendar year.

Director Bruce Erickson introduced Bruno Barbe the Planning Director from Courcheval France who will be working in the Park City Planning Department as part of a sister city employee exchange program.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

The first portion of the meeting did not record. The Minutes for 1062 Park Avenue were prepared from notes and the Staff report.

1. 1062 Park Avenue – HDDR Material Deconstruction— Landmark Site. The applicant is proposing to impact the following materials including post 1980's rear yard shed; post-1941 south (side) addition; c. 1922 exterior

wood siding; c. 1922 historic front porch; contemporary asphalt shingles on roof; c. 1922 original roof pitch and shape; c. 1922 historic brick chimney; historic and contemporary wood doors and windows.
(Application PL-18-03851)

Planner Liz Jackson reported that the Historic District Design Review application for the property at 1062 Park Avenue was deemed complete on June 27, 2018. The Historic District Design Review application has not yet been approved pending the HPB review and approval for Material Deconstruction and the request for a rehabilitation and addition to a Landmark Site. She noted that the exploratory demo for this site had not been completed.

Planner Jackson reported that the home was built in 1922 and it appears in Sanborn maps in 1929. It is a unique Park City home with a low pitch gable roof, and exposed roof rafters. A south side addition was added some time between 1941-1952. An accessory shed structure was also built, on the east side from the rear of the house. The Staff believes this building is from the 1990s based on construction materials.

Planner Jackson stated that the current owner purchased the home in 2018 and they were proposing to rehabilitate the historic house and add a new addition to the rear. The historic material will be saved as much as possible. The historic material that cannot be saved will be replaced with matching materials.

Planner Jackson noted that the exploratory demo will show the condition of the roof. The chimney was updated between 1941-1942. The applicant proposes to restore the chimney to its original design, location, scale, and dimension utilizing the existing historic bricks that are still usable and not crumbling. The Staff had added a Condition of Approval to ensure the restoration of the original chimney and that no historic materials are removed unnecessarily.

Planner Jackson stated that the house is a wood frame structure and the applicant proposes to only repair and replace rotted siding and trim where necessary. The Staff had added a condition ensure that no historic siding and trim is removed unnecessarily.

Planner Jackson noted that the exploratory demo will determine whether foundation exists on the house or the condition of the concrete slab. If there is no, the applicant will lift the house to add a foundation. The house will be raised 24" from its current location, consistent with the Design Guidelines. The Staff had added a condition of approval to ensure that no damage shall occur to the historic house should it become necessary to lift the house to add a foundation.

Planner Jackson stated that the front porch on the west side shall be maintained. If the porch cannot be lifted with the house the applicant will meet with the Chief

Building Official regarding any deconstruction of the porch. There are no historic doors on the home.

Planner Jackson reported that there are There are a total of seven historic wood windows. The Physical Conditions Report notes that the windows vary in condition from good to poor. The historic window on the east elevation will be blocked by the new addition. There may be an opportunity to salvage and re-use the existing historic wood windows if they are able to be rehabilitated. The Staff had added a Conditions of Approval to ensure that every effort is made to not discard historic materials unnecessarily. A condition also requires that an independent window evaluation specialist assess and report on the existing window conditions and outline options for rehabilitation or replacement.

The Staff recommended that the Historic Preservation Board review and discuss the application and consider approving the material deconstruction of non-historic and non-contributory materials at 1062 Park Avenue per the following findings of fact, conclusions of law, and conditions of approval in the Staff report.

Board Member Hutchings asked how the Staff had determined that the south side addition was not historic. Planner Jackson stated that the addition was not shown on the Sanborn Maps. Planner Grahn explained that the exploratory demolition would tell more about the addition. They believe it was built in 1941, which is outside of the historic era.

Board Member Hutchings referred to Condition #14 and asked why the condition was tied to the building permit. Planner Grahn stated that this is done in order to track how long the homes are lifted. It is a priority to watch the 45-day clock closely when houses are lifted.

Board Member Scott commented on the process of preserving the roof internally vs. externally. Planner Grahn explained the process. She clarified that the prefers to preserve the roof internally to maintain as much of the structure as possible.

Board Member Scott asked whether the structural beams on the porch are considered part of the house if the house needs to be lifted. Planner Grahn answered yes; however, whether the porch could be lifted with the house would be further investigated by the Chief Building Official.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Board Member Hutchings thought the south addition may be a historic component that might be worth saving. Chair Stephens stated that many historic homes have had more than one addition. The question is to what time period in history should the home be restored. Based on past ruling, they leave it to the homeowner and the designer to decide the best approach.

Jonathan DeGray, the project architect, stated that if the addition has significance it may be important, but typically they follow the mining era designs.

Board Member Hutchings asked if it needed to be a more formalized process. City Attorney Mark Harrington stated that the over 50 years old is only one of four criteria and it was used as a catch-all prior to the Historic Sites Inventory. The criteria are tied to the Mining Era. The Staff has additional criteria for additions with regards to historic details. Mr. Hutchings asked if they could ignore the fifty-year requirement by reviewing the other three criteria. Mr. Harrington replied that it depends on the Staff's review and the characteristics they are trying to protect.

Planner Grahn remarked that the Staff struggles with this issue in terms of where to draw the line for historic sites that have had so many additions over many years.

Board Member Hodgkins asked for clarification on removing the siding. Planner Jackson reviewed plans to show how they would be creating a breezeway and totally removing the siding. Mr. Hodgkins asked how the breezeway would tie into the roof line. Director Erickson suggested that the Board focus on the material deconstruction this evening rather than questions related to the HDDR.

MOTION: John Hodgkins moved to APPROVE the material deconstruction of non-historic and non-contributory materials at 1062 Park Avenue pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Staff report. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1062 Park Avenue

1. The property is located at 1062 Park Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. On June 15, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1062 Park Avenue; it was deemed complete June 27, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The house was constructed c.1922. It is believed to be the only extant bungalow in Park City that reflects the Craftsman influence.

5. The Historic Site Form has identified this site's era of historical significance as the Mature Mining Era, 1894 to 1930. The Historic Site Form has identified this site as part of the Park City Mining Boom Era Residences Thematic District.
6. The house first appears on the 1929 Sanborn Fire Insurance map as a simple one-story house, facing west toward Park Avenue. The front porch is shown on the Sanborn Fire Insurance Maps.
7. The first photograph of the house was taken as part of the c.1940 tax assessment. The one-story bungalow house is visible with a wire fence along the west (front) side. A ribbon driveway is also visible to the south of the home, which has since been replaced with a gravel driveway, concrete apron, wood slat fence, and the south (side) addition.
8. Prior to 1982, an addition on the south (side) elevation was added with a small shed extension from the main gable to create a laundry and storage room.
9. In 1984, the house was nominated to the National Register of Historic Places.
10. The applicant proposes to remove the existing concrete apron, a gravel driveway leading to a wood slat fence gate, a wood slat fence in the rear yard, a stone paver pathway connecting to a concrete pathway leading to the front door, and stone bordered planter areas in the front yard. The landscaping includes 7 mature trees, 6 of which will be removed and replaced in-kind. Any material deconstruction involved in the landscaping improvements does not impact the historical importance of the house located on the property or adjacent parcels. These later additions to the site do not contribute to its historical integrity or historical significance.
11. Based on physical evidence, the applicant has demonstrated that the south (side) addition was constructed on the historic house after 1941, and likely c.1980. This addition is proposed to be removed and the south elevation restored to replicate the c. 1940 tax assessment photo. The proposed scope of work mitigates any impact that will occur to the historical significance of the house and impact to the architectural integrity of the house.
12. The applicant proposes to stabilize the house structure from the interior by adding new framed walls on the interior, where necessary. The proposed interior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
13. The applicant proposes to restructure the roof from the interior, replace the non-historic asphalt shingles, and is subject to approval or denial by the Planning Director and the CBO in accordance with applicable guidelines within Design Guidelines for Historic Sites in Park City and the International Residential Code. The proposed scope of work mitigates any impacts that will occur to the historical significance of the house and any impact that will occur to the architectural integrity of the house.
14. The applicant is proposing to restore the chimney to its original design, location, scale, and dimension utilizing the existing historic bricks that are still usable. The proposed scope of work mitigates any impacts that will occur to the

historical significance of the house and any impact that will occur to the architectural integrity of the house.

15. The exterior walls are to remain. The applicant only proposes to repair and replace rotted siding where necessary. Staff finds the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

16. Approximately 14.2 linear feet of the east (rear) elevation will be removed in order to accommodate the new addition. The proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

17. The applicant has not been able to verify the condition of the slab foundation. The existing foundation walls are to be maintained. Should they be found to be in poor condition, the applicant proposes to replace the foundation with a new slab foundation, and is subject to approval or denial by the Planning Director and the CBO in accordance with applicable guidelines within Design Guidelines for Historic Sites in Park City and the International Residential Code. The proposed exterior changes will not damage or destroy exterior architectural features of the subject property which are compatible with the character of the historic site.

18. There are no historic doors on the house, but the location of the front door and the doorway inside of the non-historic south (side) addition matches the c. 1940 tax assessment photo. The applicant proposes to replace these doors on the west (front) and south (side) elevations with doors that abide by the Historic District Design Guidelines and will be consistent with the Craftsman style of the house. The door located on the non-historic south (side) elevation addition, facing east (rear), will be removed. There are a total of 7 historic wood windows on the house. The applicant's Physical Conditions Report notes they range from good to poor condition, and proposes to replicate and replace 6 of the windows. The window on the east (rear) elevation will be removed by the new addition. The proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Conclusions of Law – 1062 Park Avenue

1. The proposal complies with the Land Management Code requirements pursuant to 15-2.4 Historic Residential-Medium Density (HRM) District.
2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 1062 Park Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on September 14, 2018. Any changes, modifications, or deviations from the approved design that have not

been approved by the Planning and Building Departments may result in a stop work order.

2. The applicant is responsible for notifying the Building Department if changes are made.
3. Replacement doors shall exactly match the historic doors in size, material, profile, and style.
4. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.
5. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.
6. The applicant shall maintain the original bungalow, shallow-gable roof form. If reconstruction is needed, structural stabilization shall occur by adding new structural members to the interior of the roof.
7. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof structure. The applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. 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 prior to construction.
8. The applicant shall salvage the existing chimney bricks. Any bricks that can be made safe and/or serviceable shall be reused to reconstruct the chimney. The applicant shall provide construction details documenting the historic chimney at the time of the building permit. The reconstruction shall exactly match the historic chimney and its detailing in size, material, profile, and style.
9. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
10. Should the applicant choose to construct a new foundation beneath the historic house, the applicant shall schedule a site visit with the Chief Building Official and Historic Preservation Planner to evaluate the current foundation. The applicant shall also submit an amendment to the Physical Conditions Report documenting the existing foundation structure as well as an amendment to the

Historic Preservation Plan to reflect a change in the scope of work and the applicant's intent to temporarily raise the historic house, construct a new foundation, and set the house on the new foundation. The revised scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning and Building Departments as part of the building permit application.

11. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

12. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.

13. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.

14. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of building permit issuance.

15. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

16. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.

17. All excavation work to construct the foundation shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.

18. Should lifting the historic porch with the house not be possible due to the structural instability of the porch, the applicant shall schedule a site visit with the

Chief Building Official and Historic Preservation Planner to evaluate the condition of the porch structure. The applicant shall also submit a structural engineer's report to the Project Planner outlining the defects in the porch that prevent the porch from being lifted with the historic house. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of the porch structure and provide an updated scope of work to the satisfaction of the Planning Department. 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 and Chief Building Official prior to any deconstruction of the porch.

2. 422 Ontario Avenue —Reconstruction—Significant House. The applicant is proposing to reconstruct the north, east, and west walls of the existing historic house. (Application PL-15-02819)

Planner Grahn reported that the Historic Preservation Board previously approved the material deconstruction of this house. The historic structure has been reconstructed and the HPB needed to talk about reinstalling the panels. Planner Grahn stated that in going through the process, the applicant realized there were site constraints that prevented re-installing panels on the reconstructed structure of the house.

Planner Grahn stated that the applicant was requesting to do more of a reconstruction, where they would salvage the siding from the panels and put the siding back on the house.

Planner Grahn noted that the Staff and the applicant disagree. For that reason, she intended to limit her comments to give the applicant ample time to present their case.

Planner Grahn stated that in order to be reconstructed, the first criteria is that the structure must be found to be hazardous by the Chief Building Official. She noted that when this house was approved for panelization in 2017 it was found to be hazardous. In addition to the condition of the actual building, another concern was that the structure was on a hill. If the house was lifted intact, there was concern that due to seismic activity or weather related conditions, the house could slide down and fall onto Ontario damaging the house and impacting the historic materials. Therefore, panelization was the best solution from a health and safety standpoint, but also to ensure salvaging the most amount of historic material.

Planner Grahn stated that when the applicant submitted his request, The Staff discussed it with Chief Building Official, Dave Thacker. They determined that there was a way to install some of the panels on the house.

Planner Grahn noted that the second criteria is whether or not the historic building can be made safe and/or serviceable through repair. Planner Grahn explained that often times when houses are panelized, they find that the interior wall has totally rotted out and there is actually no structure behind the panels. However, she had looked at the panels for this house and while the panels have wear and tear and show their age, they were still in fairly good condition and were mostly intact.

Planner Grahn stated that the third criteria is whether or not the building would be accurately depicted. She noted that the applicant had moved forward with reconstructing the structure of the house. Planner Grahn explained that when she talks about the structure she was only referring to the exterior walls and the actual framing. The Staff found that in only salvaging the historic siding they not only lose historic material; but they also lose the ability to talk about construction methods used in Park City. Panelization projects allow for keeping the vertical timbers as well as the horizontal siding. If the structure is demolished or looked at closely in the future, they would know it was a single wall house. If only the siding is salvaged, it does not tell the story of the house.

Planner Grahn noted that the Historic Preservation Board needed to review the applicant's request and make a determination. She believed the Staff's position was clear in the Staff report and by her comments this evening.

Garrett Strong, general contractor for the project, stated that he has been working on the house for almost a year. They have been very cautious during construction to make sure the house is put back to its previous historic state. Mr. Strong remarked that during construction and working the site, they found that Ontario is a steep hill and they were not able to safely set a crane on it without it sliding. At one point they were able to utilize one of the empty spots, but the crane was not able reach the front of the house. They were using a crane that was designed for back fill.

Mr. Strong stated that during framing they had a 12-ton gradall on site for a short period of time, and they were able to set some of the closer beams on the house. However, it became apparent that it is extremely difficult to get the panels back in place. When he measured from the street, the closest corner on the south side of the house is 30'. The wall on that side is actually 24' long. They would need at least 42' to set the panel back on the side of the house. Mr. Strong pointed out that there is also a very large pine tree in the way and that adds to the difficulty. Mr. Strong noted that over the past month a forklift from another contractor rolled off the side from Ontario while working on a house on the street.

Mr. Strong stated that his preference would be to deconstruct the wall panels one at a time, take each piece of siding off the wall, number each piece, and then eventually reapply those pieces. He believed the fit and finish on the walls would actually be better than replacing the entire panels one at a time.

Bill Mammen, the project architect, stated that he disputed the Chief Building Official's comment that this issue was driven by poor planning and not the poor condition of the materials. Mr. Mammen stated that since the day they took the walls down, he and Mr. Strong have struggled with how could put the walls back and tried to find some way to do it. Mr. Mammen believed there was no safe way to get the panels back up on the hill. They originally thought a crane would work, and that was how they intended to take them down. However, as Mr. Strong had explained, the crane was set up and as soon as they moved the boom the crane started to slide down the hill. He pointed out that there is not enough width to put on the outriggers that they normally do for a crane. Mr. Mammen noted that the crane was set up on Echo Spur, but they could do it at that time because the houses under construction only had foundations. Those houses are now built, which eliminates that avenue.

Mr. Mammen noted that a condition is if its hazardous or dangerous. He thought it would be extremely dangerous or hazardous to try to lift the panels up from Ontario onto the hillside. In addition to the huge evergreen, there are other trees as well. Mr. Mammen stated that they would have to remove significant vegetation to reinstall the front panel because it would be right behind the large evergreen.

Mr. Mammen was excited with the idea of taking off the siding and numbering each piece. The siding would come off the existing panels and go right back on the corresponding location of the new house. He noted that the boards are full of nail holes because the house had been sided several times over the top of the historic siding. Mr. Mammen stated that they could fill the nail holes and refinish both sides of the wood. Currently, it is raw on the inside and it has multiple layers of paint on the outside. It was later covered with two different sets of siding and the nail holes were everywhere. Mr. Mammen remarked that they could repair each board and put them back. He believed that method would end with a better result.

Mr. Mammen stated that he originally favored the panelization, but he is now convinced that removing the siding is the best way to achieve a good historic restoration.

Chair Stephens noted that the Staff report only contained one page of the letter that Mr. Thacker submitted to the contractor in September. He asked Mr. Mammen to explain what he found or discovered. Mr. Thacker appreciated the

concerns. The HPB heard from the contractor and the architect about the challenges of panelization and how the requested method would be an easier pathway. Mr. Thacker did not disagree that it would be an easier pathway. However, Ontario is a steep hill, but throughout the City there are other subdivisions and roads that are steep as well. There are ways to get hot tubs lifted and shingles and heavy equipment onto roofs. Mr. Thacker stated that his comment about poor planning was not intended to be derogatory; but there are ways to get pieces of a building into place prior to other elements being put into place. Homes were able to be built and cranes were able to be used. Mr. Thacker did not think all the necessary steps had been taken to preserve the historic nature of this home. That was the reason for making the determination that there are still ways to reinstall the panels. Mr. Thacker had talked to Mr. Strong about ways to bring in some lifts, recognizing that it will be not be ideal or easy. Mr. Thacker clarified that he was not trying to create an unsafe situation. He was only asking that they try other means and if it becomes an unsafe situation he would re-evaluate and discuss other alternatives. Other alternatives might include pulling off the siding or modifying the panels so they can be maneuvered into place and restored.

Chair Stephens understood that at this point there was no way to have equipment on the hill. He asked if the gradall was earlier in the construction process. Mr. Strong replied that early on in the construction process had a gradall onsite. However, the predominant part of the reconstruction was done by hand. He remarked that 98% of the construction was being without machinery. All the boards were put up by hand.

Chair Stephens asked if Ontario was the only access to the job site. Mr. Strong replied that the only access is from Ontario.

Board Member Hutchings wanted to know how the panels were removed. Mr. Strong stated that the panels were removed during the excavation process when an excavator was on site at the level of the existing house. They were able to take off the existing panels and lower them down onto a truck because they had excavated back into it. There is no way to get an excavator in there because the excavator access was where the garage is now.

Chair Stephens asked Mr. Thacker if he could give the Board an idea of how this could be done without dismantling the panels. Mr. Thacker stated that his initial discussions with Mr. Strong were related to the gradall. If that has been proven not to work, his only other thoughts relate to historic ways and by-hand movements of some type of pulley system. Mr. Thacker believed there were other alternatives, although they might not be ideal. He stated that if they were in agreement with the original conditions that these panels be preserved, there might be other alternatives that need to be explored. That was his direction at this point.

In response to Mr. Thacker, Mr. Strong was concerned about the damage that might occur if they try to put the panels back on before looking at other alternatives. He reiterated that on the south side there was only 3 to 4 feet to slide a 24' panel along the side with the trees and other hindrances.

Chair Stephens understood that the Staff had inspected the panels. Planner Grahn answered yes. The panels are stored in Oakley and they are tarped and being preserved correctly. Chair Stephens commented on two historic homes that were part of the Deer Valley affordable housing project on Deer Valley Drive a number of years ago. Panelization was taking place on both homes and the siding was dry. He recalled that in the process of pulling off the siding, a substantial amount of the siding was left because it was dry. Chair Stephens recognized that those homes had not been covered up like 422 Ontario has for the past few years. He asked if the Staff had noticed the condition of the wood when they inspected the panels. Planner Grahn stated that the panels were stacked so they were not able to look at the edges closely. However, they did notice minor dry rot. As Mr. Mammen had stated, the home was covered with several layers of siding and there are nail holes. Planner Grahn stated that overall a fairly good length of historic siding could be preserved. Chair Stephens remarked that typically, siding over the historic material helps protect it from drying out.

Chair Stephens stated that the HPB not only has to address this situation, but also how it impacts other situations and how they can prevent it from becoming an issue in the future. He asked if the Staff believed this was a unique situation or whether it would set a precedent. Director Erickson replied that the lesson learned with this project is that within the preservation plan and the material deconstruction plan, they would do a better job of timing when the panels get replaced. He noted that the infills are all on steep sites, but this was one of the first they had tried. Planner Grahn had done a good job, but he did not believe the Staff had worked closely enough with the contractor on when the panels should have been replaced. He speculated that it should have been before the garage was built.

Director Erickson stated that each façade has a priority in terms of giving it a try. The west façade or the street side façade is in two or three pieces because of how the house was done. The east façade is in the back. If they had to prioritize, Director Erickson thought it would be the west side, north side, south side, east side. He stated that if even if one or two of the west facing panels could be reinstalled, it would provide the historical context for the method of construction, and potentially reduce the damage to the siding when it comes off.

Board Member Holmgren stated that before the HPB makes a quick decision she thought they should exhaust all other possibilities to put the panels back up. Director Erickson stated that there is a mechanism to address that. The HPB

could uphold the existing material deconstruction and allow the Chief Building Official and the Historic Preservation Planner to make the decision to change the methodology; rather than coming back to the HPB. Allowing the Chief Building Official and the Historic Preservation Planner to make the decision would speed up the process for getting the panels back on the house. Director Erickson preferred to have the panelization completed before there is snow on Ontario.

Mr. Mammen thought this all started with Mr. Thacker's comment about poor planning. He has been doing preservation work in Park City for over 37 years. He was on the original Historic Preservation Board and he was part of the team that wrote the first Historic Preservation Guidelines. Mr. Mammen stated that he is not new to this process and he has restored over two dozen homes in this community. He wanted the HPB to understand that they have been trying to find a way to do this. Mr. Mammen did not believe there was ever a time when the panels could be brought in safely. If there had been a time they would have done it. They have been very careful with the panels in how they were taken down, how they were handled, and how they were stored and preserved. Mr. Mammen emphasized that they have not slighted the importance of the historic nature of this project. He pointed out that it would be totally in compliance with National Historic Preservation rules. He noted that this house was not eligible for historic tax credits because it will not be used for commercial purposes. However, the techniques being used are in compliance with standard historic preservation rules and regulations. Mr. Mammen was upset by the implication that he was not trying to be careful about preserving this structure.

Chair Stephens clarified that the HPB was not questioning Mr. Mammen's intentions. As a Board, they not only have to look at the situation before them, but also how it will impact future situations. It is not uncommon for someone to try to get around the design guidelines based on a previous decision.

Mr. Mammen stated that where they are on Ontario is only the second steepest section of Old Town in all of Old Town. The other steepest section is the other end of Ontario. He thought the HPB would be safe in making a decision without setting a precedent.

Chair Stephens clarified that whether or not it was due to poor planning was not a matter for the HPB to consider. Their decision is based on how to get the house restored to the historic level they originally intended. It is not up to the Board to decide the appropriate way to resolve this problem. The Board would discuss what is within their purview after the public hearing. He recognized the good work Mr. Mammen has done in the past and he felt this was an awkward situation for everyone.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, asked about the storage of the historic panels. She understood that the panels are supposed to be stored vertically if possible.

Planner Grahn explained that there is not a distinction. The Staff looks at how the contractor plans to store the panels, and as long as the panels will be safe, vertical or horizontal is not an issue. She noted that they do look for flat ground because there have been issues in the past where the panels were stored on a hillside and they tend to warp. In this case, the panels were stored on flat ground.

Ms. Meintsma commented on the difference between the panels and taking off the siding. The applicant indicated that they would be willing to number every siding, take the pieces of carefully and replace them in their original place. She noted that it was a requirement of the City; therefore, it was not actually being offered. Ms. Meintsma remarked that it is preservation standards to save the house if nothing else can be done to save the siding in that manner. However, that is the last choice and the least sought after way to preserve. The goal is to save as much material as possible. Ms. Meintsma stated that the applicant is not always as diligent about saving material as the City. In this situation, she favored a good try to see if some portion of the panels could be saved. She thought it was better to make an effort rather than move directly to the least sought after way to save historic material.

Chair Stephens closed the public hearing.

Board Member Scott echoed previous comments that the HPB had approved panelization, and the panels were taken off and stored appropriate. The HPB was now in an unusual situation because the contractor is saying it is not safe and cannot be done; but the Chief Building Official is saying there are other options. Mr. Scott thought that all options should be exhausted, and the last possible option should be to preserve it piece by piece. He recommended that the HPB allow Planner Grahn and David Thacker to make the determination on what can and cannot be done.

Board Member Hodgkins stated that he was struggling with the issue. They had already gone to the extreme of panelization, and the applicant was proposing to put it all back in smaller panelizations. He personally felt that in the end it was all the same, because historically the panels were removed and the pieces were replaced to the best of their capability in the same form that was there originally. Mr. Hodgkins thought there was tension between the City and the applicant, and the HPB was stuck in the middle.

Board Member Hutchings had the same struggle. However, he agreed with Board Member Scott that all possible options should be explored to replace the

panels. If that could not be safely accomplished, then they could talk about other options.

Board Member Holmgren agreed with Board Member Scott. Planner Grahn and Mr. Thacker should be the ones to consider the options and make the final decision. Ms. Holmgren noted that this has already been before the HPB.

Board Member Brody thought it was out of the hands of the HPB and that the Board had already done what they could do.

Chair Stephens stated that whatever they decide this evening, he would not want the applicant to have to come back to the HPB. He also believed that time was of the essence in order to do something as quickly and efficiently as possible while they still had options.

Mr. Mammen appreciated the sentiment because they have waited three weeks for this Board Meeting. If Planner Grahn had made the decision to go ahead, the siding would be up. Chair Stephens pointed out that Planner Grahn had the authority to make the decision because of how the panelization was approved.

Chair Stephens suggested that Planner Grahn and Dave Thacker work with the applicant and the architect to come up with a solution. It could be a hybrid solution or it could be partial panelization and partial removal. Chair Stephen thought the method would be whatever is determined to be the most efficient within the time constraints and the current situation.

Planner Grahn suggested adding a condition of approval to address their direction this evening. Director Erickson stated that Finding #18 would not be met. He stated that the proposed condition of approval would be, "The Historic Preservation Board upholds the reconstruction of the historic house at 422, consistent with the panelization, with the provision that the Chief Building Official and Historic Preservation Planner can make a determination as to the safety of the panelization, or board by board replacement consistent with City standards".

City Attorney Harrington understood that there was consensus to uphold the Staff's recommendation to deny, but leave a window open for the Building Official and the Staff to determine that another option could be employed. Mr. Harrington stated that the Chief Building Official would have the authority to allow partial or full panelization, depending on that effort. Mr. Harrington clarified that the applicant would still have the right to request an appeal to the HPB if they disagreed with the ultimate determination. The HPB could call a special or emergency meeting to accommodate an appeal if necessary.

Mr. Harrington summarized that the HPB was directing the Staff and the applicant to look at all the options for full panelization. If there are no options, the

decision stands. If the Chief Building Official changes his position based on whatever options were tried, the Staff could permit the modified panelization.

Director Erickson stated that the motion would be the language shown on page 30 in the Staff report, with an additional condition of approval stating, "The Chief Building Official and the Historic Preservation Planner may vary the panelization on the determination of safety of the installation".

Mr. Hutchings suggested "safety and feasibility" or "safety and preservation of the historic material". City Attorney Harrington suggested saying "Standards 1 and 2 that are currently codified". The first is hazardous and dangerous pursuant to 116 of the Building Code. The second is the historic structure cannot be made safe or serviceable through repair.

Director Erickson modified the proposed condition to read, "The Chief Building Official and the Historic Preservation Planner may vary the reconstruction technique for the panels consistent with Criteria #1 and 2."

MOTION: Board Member Scott moved to DENY the reconstruction of the historic house at 422 Ontario Avenue pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Staff report; and as amended this evening per language drafted by Director Erickson. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact – 422 Ontario Avenue

1. The property is located at 422 Ontario Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was likely constructed c.1906 by Amelia and Theodore Neimuth. The house first appears on the 1907 Sanborn Fire Insurance Map as a cross-wing with partial-width front porch and rear addition. This rear addition may have originally served as an open porch, but was enclosed by 1907. The overall form of the house remained unchanged through 1941.
4. Elden "Shorty" (1907-1998) and Ella Sorensen (1918-2009) purchased the house in 1941. Between 1941 and 1949, they constructed a side-gable addition to the north half of the historic cross-wing and relocated the front door from the north-south stem wing of the historic house to the addition. When the addition was constructed, a new roof form was built over the addition and historic house, so that only the gables of the historic c.1906 cross-wing were visible. The Sorensen's also clad the house first in asbestos shingle siding (prior to 1958) and then later cement shingle siding, rebuilt the porches with concrete foundations and metal and wood handrails, and installed the metal roof.

5. On July 20, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of a new addition at 422 Ontario Avenue; the application was deemed complete on October 17, 2016.
6. The Historic Preservation Board (HPB) approved a request for an exterior exploratory demolition permit under the August 2015 pending ordinance on October 21, 2015.
7. On June 21, 2016, the Board of Adjustment (BOA) granted variances to (1) LMC Section 15-2.2-3 (E), to the required twelve foot (12') side yard setbacks to allow a zero foot (0') setback to the front property line, is hereby granted; (2) LMC Section 15-2.2-3 (H), to the required five foot (5') side yard setbacks to allow a three foot (3') setback to the north property lines, is hereby granted; and (3) LMC Section 15-2.2-5 (A) to the required maximum height of thirty five feet (35') to allow a maximum height of forty-one feet (41') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters is hereby granted.
8. On February 11, 2016, the Planning Commission approved a Steep Slope Conditional Use Permit (SS-CUP) for this project.
9. On March 1, 2017, the Historic Preservation Board (HPB) approved the Disassembly and Reassembly ("Panelization") of the historic house in accordance with Land Management Code (LMC) 15-11-14 as the proposal would prevent the demolition of the historic house and the applicant would preserve eight (8) original wall panels of the historic c.1906 cross-wing form. At the time of the application, the Chief Building Official also found that the building was hazardous and dangerous pursuant to Section 116.1 of the International Building Code. Additionally, the Planning Director and Chief Building Official found that there are problematic or structural conditions preclude temporarily lifting or moving a building as a single unit; the physical conditions of the existing materials prevent temporarily lifting or moving the building and the disassembly and reassembly will preserve a greater amount of historic materials; and all other alternatives have shown to result in additional damage or loss of historic materials.
10. The house was panelized in 2017 and the reconstruction of the historic structure is currently under construction.
11. On September 4, 2018, Planning Department staff conducted a site visit to Oakley, Utah, to inspect the storage of the historic panels. At that time, staff noted that the panels had been stacked and stored horizontally on the ground. A tarp was used to protect the panels from the elements. The panels were in fair condition.
12. On September 6, 2018, Contractor Garrett Strong informed staff that the panels would not be able to be reinstalled due to site constraints and the difficulty of setting up a crane on Ontario Avenue. The applicant proposed to salvage the siding from the panels, number the siding and installing it directly on the house as it was removed.

13. On September 10, 2018, Architect Bill Mammen submitted an addendum to the Historic Preservation Plan. It states that there is no way to lift the existing wall panels into place as single walls.

14. The proposal to only salvage the historic siding and apply it to the reconstructed house structure exceeds the Historic Preservation Board's approval for Disassembly/Reassembly (Panelization) of eight historic wall panels; the scope of work proposed is consistent with Reconstruction of an Existing Historic Building.

15. On September 24, 2018, Chief Building Official Dave Thacker found that the panels were not in such hazardous or dangerous condition that reinstalling the historic panels was improbable and total reconstruction of the historic house was not necessary.

16. The Historic Building was found by the Chief Building Official to be hazardous and dangerous, pursuant to Section 116.1 of the International Building Code on February 9, 2017.

17. The historic wall panels are not in such a poor condition that they cannot be made safe and serviceable through repair. The historic wall panels are in fair condition and could be installed in whole.

18. Reapplying salvaged siding or a whole wall panel will not diminish the overall form, placement, orientation, and location of the Historic Building; however, it will diminish the single-wall features and detailing of the original single-wall construction used to build this house. By only salvaging the historic siding and not preserving the entire wall panel, historic materials will be lost. The wall structure in itself is significant to our understanding of historic single-wall construction methods and craftsmanship of our vernacular architecture. Furthermore, historic materials will be unnecessarily lost.

Conclusions of Law – 422 Ontario Avenue

1. The proposal does not meet the criteria for Reconstruction pursuant to LMC 15-1115 Reconstruction of an Existing Historic Building or Historic Structure.

Conditions of Approval – 422 Ontario Avenue

1. The Chief Building Official and Historic Preservation Planner may vary the reconstruction technique of the panels consistent with Criteria 1 and 2 of LMC 1511-15 Reconstruction of an Existing Historic Building or Historic Structure.

3. 180 Daly Avenue—Material Deconstruction—Significant Site. The applicant is proposing to impact the following materials including the contemporary picket and privacy fences; c.1992 two-car garage; contemporary wood deck; contemporary wood and cinder block retaining walls; post-1949 root cellar; c.1992 roofing materials; c.1992 wood siding

on the south, east, and west elevations; historic and contemporary wood doors; and non-historic aluminum and wood sliding and picture windows.
(Application PL-15-02961)

Planner Grahn stated that this house was originally built as a hall-parlor. It shows up as early as the 1989 Sanborn Fire Insurance Map. The house was expanded early on to become a T-shaped addition. Planner Grahn stated that based on other projects in Park City, it was not uncommon that the way to expand these houses in Park City was to add another wing onto the hall-parlor.

In 1900 the house had a little porch. She indicated additions off the back and a small addition off the corner. Over time the house continued to grow and expand. At some point the corner addition was lost. Planner Grahn stated that after the 1930s the porch was removed. It is unclear why the porch was removed, but it is documented in the Sanborn. At the same time, possibly because the craftsman style was popular, a lot of details were added to the house. French casement windows were added, a craftsman style door was added, as well as other details that were more synonymous with the craftsman bungalows being built in Salt Lake at the time. Planner Grahn noted that by 1941 the porch area was filled in.

Planner Grahn stated that the house retains a lot of its integrity. Comparing what exists today with the 1941 photograph, it is fairly intact. Modifications were made in replacing the doors and windows. In the 1990s the siding was replaced because by that time it likely had rotted. The only historic siding that remains is on the north elevation. They know this because it maintains the shadow line of where the rear addition was added.

Planner Grahn thought it was important to note that the project contains two lots. The applicant has been working with the Staff for a while to bring this project into compliance with the LMC and the Design Guidelines. A non-historic 1990s garage sits on the adjacent lot, and the applicant has approval to demolish the garage. The applicant proposes to redevelop the site by adding an addition on the back.

Planner Grahn stated that the applicant was making an effort to retain the mature trees on the property that goes along the Daly Avenue streetscape. A number of fences, walkways, and a wood deck in the front yard will all be removed and the applicant plans to restore the historic character to the yard.

Planner Grahn commented on non-historic additions. A root cellar shown on the survey disappears into the back of the hillside. The Historic Preservation Board previously found that these elements are not architecturally significant. The applicant was proposing to remove the root cellar in order to add a transitional element that will lead to a much larger addition.

Planner Grahm stated that the building is single-wall construction. The applicant had not yet done exploratory demolition, but they anticipate being able to add framed walls and tie it into the structure. The roof has a shallow roof pitch. The roof pitch has not changed over time. Historically there were wide crimped metal roof metals that have been replaced. The roof does not meet snow loads, which is typical of historic houses. The applicant believes they can restructure the roof from the interior. The Staff understands that it might not be possible depending on the condition of the structural members. A number of conditions of approval were added to insure that the original cross-gable form will be maintained. If they cannot restructure from the interior, the applicant will be required to demonstrate the reason through a structural engineer. Planner Grahm noted that she and the Chief Building Official will work with the applicant if that is the case.

Regarding the exterior walls, Planner Grahm reiterated that the siding has been replaced over the time and only the north wall has historic siding. The applicant was proposing to use this siding as a profile to replicate it on the other walls. On the west wall, the wall acts as a retaining wall for the canyon wall. The material has rotted and changed over time. There are new wood siding materials, metal, and concrete. It is a hodge-podge as the area rotted out. The applicant was proposing to remove those materials and put in new wood siding. The new addition will help retain the hillside and prevent the wall from rotting out again. Planner Grahm believed the window openings were original; however, she understood that as they get further into it, they might find that the slider windows are not the original opening. The Staff asked the applicant to document any original openings that they find as they go through the siding replacement. Priority should be given to restoring any original openings on the front of the house. Planner Grahm stated that there could be more leniency on the sides because they are not visible from the right-of-way.

Planner Grahm stated that the applicant was proposing to remove 17'8" of the back wall in order to add the transitional element for the new addition. They would also be removing a portion of the wall for the French doors. She emphasized that it would be on the back. It will not be visible and will not impact the integrity of the historic house.

Planner Grahm noted that the historic house does not have a foundation and it sits directly on the dirt. The applicant was proposing to lift the house 2' as permitted by the Design Guidelines. The applicant was proposing to pour a new foundation and basement. Planner Grahm stated that typical conditions of approval were added in terms of not lifting the house for more than 45 days, making sure the structural engineer looks at the cribbing to keep the house from falling, and keeping the house safe. Planner Grahm stated that there were only two historic door openings on the house. The front door was replaced and the applicant was proposing to reconstruct the original door as shown in the

photographs. On the north elevation, the door is no longer in use; however, but the applicant was proposing to use it as siding. Planner Grahn stated that the majority of the windows were replaced over time with new aluminum windows. The applicant was proposing to replace the aluminum windows with new wood windows to match the historic photograph.

Kevin Horne, the project architect, was present to answer questions.

Chair Stephens clarified that the HPB was only looking at deconstruction of historic materials; and that the garage was not part of this review. He summarized that they were looking at the historic addition on the rear of the house and the French doors that will exit from the rear of the house to the west. Planner Grahn stated that they could also discuss the repair work of the siding on the north elevation. These were probably the only historic materials affected. She reiterated that the window openings were historic but the windows themselves have been lost.

Board Member Hutchings wanted to know why the Board was given information about lifting the house if their scope was limited to the specific items just mentioned. He understood that the HPB was only looking at material deconstruction and the HDDR review would come later. Planner Grahn replied that the HDDR was ongoing. In 2015 when the Code was amended in 2015 and included the material deconstruction, one reason was to ensure a review by the Historic Preservation Board. The Staff always provides the HPB with all the changes so if there is disagreement with the Staff, the Board has the opportunity to have a discussion and apply the criteria. It is helpful if the Board can see what work is impacting the historic house and whether it will impact the historic materials.

Director Erickson recalled that when the HPB revised the Design Guidelines, they wanted to make sure they were made aware of the houses that would be lifted. Therefore, the Staff includes it in the Staff report even though it is part of the HDDR process. Chair Stephens thought the Staff also includes it to make sure the other conditions of approval do not get missed with regards to lifting the home.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Hutchings moved to APPROVE the Material Deconstruction of Non-historic and Non-Contributory Materials at 180 Daly Avenue, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of

Approval found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

The motion passed unanimously.

Findings of Fact – 180 Daly Avenue

1. The property is located on 180 Daly Avenue.
2. On July 12, 2018, the Park City Council approved the Daly Delight Plat Amendment located at this address through Ordinance 2018-37; the plat has not yet been recorded.
3. The property is located within the Historic Residential (HR-1) District and meets the purpose of the zone.
4. Following recordation of the plat, Lot A at 180 Daly Avenue will contain a total of 3,986 square feet.
5. A single family dwelling is an allowed use in the HR-1 District.
6. A Historic District Design Review (HDDR) application is currently under review.
7. On October 3, 2018, the Historic Preservation Board approved the applicant's proposed Material Deconstruction.
8. On January 20, 2016, the City received an application for a Steep Slope Conditional Use Permit; the application was deemed complete on December 12, 2017.
9. Access to the property is from Daly Avenue, a public street.
10. The neighborhood is characterized by a mix of historic and non-historic residential structures, single family homes, and duplexes. The streetscape on the west side of the road, is dominated by historic garages, sheds, and pedestrian entryways.
11. The proposal will create a single family dwelling of 3,276 square feet, including the basement area.
12. An overall building footprint of 1,568 square feet is proposed following construction of the addition. The maximum allowed footprint for this lot is 1,593 square feet.
13. The proposed addition complies with all setbacks. The minimum front and rear yard setbacks are 12 feet. The minimum side yard setbacks are 5 feet.
14. The historic house currently has a front yard setback of 11 feet, less than the required 12 feet. Per Land Management Code 15-2.2-4 Existing Historic Structures that do not comply with the Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-complying Structures.
15. The proposed addition complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty-seven feet (27') in height and the tallest portion of the building is 18.4 feet above existing grade.

16. The applicant submitted a visual analysis, cross valley views, and a streetscape showing a contextual analysis of visual impacts of this house on the cross canyon views and the Park Avenue streetscape. Staff finds that the proposed house is compatible with the surrounding structures based on this analysis.

17. The lot has an average slope of 43.5% and in some areas, the slope is as much as 83%. The front portion of the lot where the historic house sits is relatively flat; however, the grade quickly steepens to form the wall of the canyon directly west of the historic house.

18. The development is located and designed to reduce visual and environmental impacts of the Structure. Because the historic house sits at the front of the lot and on a flat portion of the lot, much of the bulk and mass of the new addition is buried in the hillside and is not visible from Daly Avenue. On the north and south sides of the new addition, only one to two stories will be visible above Final Grade. Retaining walls will be used to terrace the grade in four foot segments within the side yards.

19. A visual analysis has been provided and it has been determined that the potential impacts for the project have been mitigated through screening, slope stabilization, erosion mitigation, vegetation protection, and other methods. The proposed addition fits within the context of the slope, neighboring structures and existing vegetation. According to the survey, there are five (5) existing trees on the lot. The applicant proposes to retain the three (3) trees at the front of the site and replace the other two (2) trees with seven (7) new white pine trees. The visual analysis has demonstrated that the proposed design is visually compatible with the neighborhood and is similar in mass and scale to surrounding structures.

20. Access points have been designed to minimize Grading of the natural topography and reduce overall Building Scale. No new driveway or vehicular access to the site is proposed. The site will continue to be accessible from Daly Avenue, and the front door of the building is on the historic house.

21. The applicant has incorporated terraced retaining walls to regain Natural Grade. Finished Grade will be within 4 feet of existing grade following completion of the project. The retaining walls do not exceed 4 feet in height and vegetation will be planted on the terraces to further minimize the visibility of the retaining walls.

22. The buildings, access, and infrastructure have been located to minimize cut and fill that would alter the perceived topography of the site. The new structure's building pad has been located to minimize cut and fill. Though taller than the historic house, the new addition will be set back at least 10 feet from the rear wall of the historic house to help further visually separate it from the historic house. A long shed roof on the façade will help reduce the perceived size of the new addition and make the addition appear to be stepping up the hill. The applicant has been able to hide much of the bulk and mass of the addition underground.

23. The building has is oriented along the Lot's existing contours, and the main ridge of the new three-story addition will be parallel to the grade. This allows the east side of the gable roof to slope down with the grade. The tallest portion of

the structure is 18.4 feet above existing grade, and some portions of the new addition will be only 6.4 feet above existing grade. The proposed design complies with the Design Guidelines for Historic District and Historic Sites as exterior elements of the new development are of human scale and compatible with the neighborhood.

24. The design of the new addition has prevented a “wall effect” along the Street. The mass of the new addition has been staggered so that the three-story addition is visually separated from the historic house and much of its mass and bulk has been buried in the hillside. The articulation of the massing pattern reduces the overall perceived mass of the structure.

25. The volume of the Structure has been limited in order to minimize its visual mass and mitigate the differences in scale between the existing Historic House and the new addition. The taller portions of the new addition are physically and visually separated from the historic house. Setback variations and lower building heights have further reduced the overall mass and scale. The proposed mass and architectural design components are compatible with both the volume and massing of other single family dwellings in the areas. By burying much of the mass underground, the differences in scale between the new addition and surrounding structures have been minimized.

26. The proposed new addition has a height of 18.4 feet above Existing Grade, much lower than the maximum zone height of 27 feet. The roof of the new addition has been designed to allow for a long shed roof to slope downhill towards Daly Avenue. The mass of the roof form has been broken up by gable-roofed dormers. The overall interior height of the structure is 34.6 feet.

27. No lighting has been proposed at this time. Lighting will be reviewed at the time of the HDDR and Building Permit application for compliance with the LMC lighting code standards.

28. The property was posted and notice was mailed to property owners within 300 feet on October 17, 2018. Legal notice was also published in the Park Record in accordance with requirements of the LMC on October 6, 2018.

29. The property is located outside of the Soils Ordinance.

30. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law – 180 Daly Avenue

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically section 15-2.2-6(B).
2. The CUP, as conditioned, is consistent with the Park City General Plan.
3. The proposed use will be compatible with the surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval – 180 Daly Avenue

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
3. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. No building permit shall be issued until the Daly Delight Plat Amendment is recorded with the Summit County Recorder's Office.
5. This approval will expire on October 24, 2019, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.
6. Plans submitted for a Building Permit must substantially comply with the plans reviewed and approved by the Planning Commission on October 24, 2019, and the Final HDDR Design.
7. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.
8. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Final lighting details will be reviewed by the Planning Staff prior to installation.
9. Construction waste should be diverted from the landfill and recycled when possible.
10. All excavation work to construct the foundation shall start on or after April 15th and be completed on or prior to October 15th. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary based upon specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
11. Final landscape plan shall be provided at the time of the building permit and shall include existing vegetation, and include a replacement plan for any significant vegetation proposed to be removed.
12. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

Historic Preservation Board Meeting
October 3, 2018

The Meeting adjourned at 6:23 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board

PENDING APPROVAL

Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Senior Historic District Planner
Subject: Material Deconstruction Review
Address: 140 Main Street
Project Number: PL-18-03994
Date: November 7, 2018
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of historic and non-historic materials at 140 Main Street pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 140 Main Street
Designation: Landmark
Applicant: Doug Stephens
Proposal: Material Deconstruction on Landmark Site: Removal of historic and non-historic siding materials in order to construct a new addition

Background:

The Historic District Design Review (HDDR) application for the property at 140 Main Street was deemed complete on October 15, 2018. The HDDR application has not yet been approved, as it is dependent on the Historic Preservation Board's (HPB) Review for Material Deconstruction approval to remove historic and non-historic siding materials on the historic house and non-historic garage. The site is designated as Landmark on the City's Historic Sites Inventory.

Summarized History of Development on this Site

Like many of those that found their way to Park City, Mary Sullivan had a tough life. Born in Ireland in 1843, Mary Ann Rodgers immigrated to the United States at a young age. She married her first husband, Patrick McBride, presumably at an early age; however, it is unclear when and why that marriage ended. She then married Edward Sullivan and migrated west in the 1870s, first living in Virginia City, Nevada. Four of her children would be born in Nevada. Unfortunately for Mary, only five of the thirteen children she bore would survive.

In 1884, Edward and Mary moved to Park City. Edward worked in the mining industry, succumbing to miner's consumption in 1890. Widowed with children, Mary purchased Lots 8 and 9 of Park City block 20 in November of 1892 (roughly present-day 148 Main Street). In 1892 or 1893, Mary built the two-story T-shaped cottage.

With four children still at home, Mary married for a third time in 1895. The 1900 census shows John McLeod living in the house with Mary and his Sullivan stepchildren. It was

not a happy marriage, however, and John and Mary divorced by the time of McLeod's death in 1911.

At some point, Mary's daughter Elizabeth, her son-in-law John Tallon, and their five children moved into the house with Mary. Mary remained in the house until her death in 1915. She was remembered as a respected pioneer woman, and she is buried in the Glenwood Cemetery.

John Tallon was superintendent of the Silver King Mill and two-term mayor of Park City. Following his death and the death of Elizabeth Sullivan Tallon in 1974, the house was transferred to their daughter Mildred. Although the family owned the house, they lived in Salt Lake City. The house sat vacant and began to deteriorate. By the mid-1980s, then-Chief Building Official Ron Ivie had condemned the house due to its uninhabitable condition and threat to community safety.

In 1988, Doug Stephens purchased two lots a few houses down from 148 Main Street. That same year, he received a variance to the front and rear yard setbacks due to the unusual shape of the lots and in order that the new lot at 140 Main Street would be able to accommodate the historic house. In 1988, he applied for a building permit to relocate the house to 140 Main Street, receiving \$5,000 in Historic District Incentives Program matching grant funds to rehabilitate the historic house. From 1993-1995, the house was restored. A new foundation was constructed beneath the historic house and extending beneath a new single-car garage on the south end of the lot. In 1996, the project was honored with a Heritage Award from the Utah Heritage Foundation for its success.

The applicant has continued to maintain the house. In 2018, over twenty years after its restoration, the applicant obtained a building permit to complete some maintenance work on the house. This work included repairing and replacing the porch decking, restoring the wood siding on the historic house and garage, and replacing an exterior door on the historic house.

Material Deconstruction

Per [Land Management Code \(LMC\) 15-11-12.5](#), the Historic Preservation Board shall review and approve, approve with conditions, or deny, all Applications for Material Deconstruction involving any Building(s) (main, attached, detached, or public, Accessory Buildings and/or Structures designated to the Historic Sites Inventory as Landmark or Significant. The review is based on the criteria outlined in Exhibit A.

The house has remained largely unchanged since its renovation in the early 1990s. The applicant is proposing to construct a new addition on the main level, connecting the historic house to the non-historic garage through a breezeway. The following Material Deconstruction analyzes the proposed changes to the exterior walls only as no additional modifications are proposed.

During the 1993-1995 renovation of the historic house, the house and new garage were connected by a shared basement foundation. From the Main Street right-of-way, the

house and garage appear to be separate structures; however, the connection is visible from the Old Town Neighborhood Park directly east (behind) the property. The applicant proposes to construct a connector or breezeway from the historic house to the garage that will be visible from Main Street. The connector meets the Design Guidelines and will be subordinate to both structures, while complementing the design of the existing house and garage.

On the north side of the breezeway, the new addition will impact approximately 54 square feet of historic house's south wall. This siding is a mix of historic and new siding materials from the 1993-1995 restoration. Additionally, the applicant intends to maintain this siding as the new interior wall of the breezeway. A new door will be constructed on the south wall of the historic house to access the new addition from the historic house. On the south side of the breezeway, the new addition will impact approximately 54 square feet of non-historic, contemporary siding materials on the north side of the garage. The garage was constructed as part of the 1993-1995 renovation.

Staff finds that the material deconstruction to the siding materials on the historic house and non-historic garage as the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

Staff has found that the project is in compliance with the [*Design Guidelines for Historic Sites in Park City*](#). The addition complies with Universal Design Guidelines #9 and #10 in that the new addition will not destroy historic materials, features, and spatial relationships that characterize the site or building; further, the new addition will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property could be restored. Per Specific Design Guideline D.1.3, the new addition will not obscure or contribute significantly to the loss of historic material.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 732 Crescent Tram pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Landmark on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 140 Main Street.
2. The site is designated as Landmark on the Historic Sites Inventory (HSI).
3. In November 1892, Irish immigrant and window Mary Sullivan purchased Lots 8 and 9 of Park City Block 20 in November of 1892 (roughly present-day 148 Main Street).
4. Immediately, Mary built the two-story T-shaped cottage which is believed to have been completed in 1892 or 1893. She lived in the home with her four children, and later her third husband John McLeod.

5. Upon Mary's death in 1915, her daughter Elizabeth and son-in-law John Tallon inherited the house. They lived in it with their five children. The house was later transferred to Elizabeth's daughter Mildred Tallon.
6. By the mid-1980s, the house was vacant and had become dilapidated. Then-Chief Building Official Ron Ivie condemned the house due to its uninhabitable condition and threat to community safety.
7. In 1988, Douglas Stephens purchased two lots on Main Street with the purpose of relocating the historic house. He received variances to the front and rear yard setbacks due to the unusual shape of the lots that same year.
8. In 1988, Stephens applied for a building permit to relocate the historic house to the lot at 140 Main Street. He also received \$5,000 in Historic District Incentives Program matching grant funds.
9. From 1993-1995, the house was restored. A new foundation was constructed beneath the historic house and extended beneath a new single-car garage. From the Main Street right-of-way, the house and garage appear as detached structures.
10. In 2018, the applicant obtained a building permit to complete some maintenance work on the house. The work included repairing and replacing the porch decking, restoring the wood siding on the historic house and garage, and replacing an exterior door on the historic house.
11. The applicant proposes to construct a breezeway measuring approximately 7 feet wide and 8 feet tall to connect the historic house to the garage. A new door will be installed on the north wall of the historic house; the existing door will be replaced with a new double-hung window.
12. The proposed material deconstruction to the siding materials on the historic house and non-historic garage will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.
13. The project complies with the *Design Guidelines for Historic Sites in Park City*, specifically Universal Design Guidelines #9 and #10 in that the new addition will not destroy historic materials, features, and spatial relationships that characterize the site or building. The new addition will also be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property could be restored.
14. The project also complies with Specific Design Guideline D.1.3 as the new addition will not obscure or contribute significantly to the loss of historic material.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-2 District and regarding historic structure material deconstruction.
2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 1, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

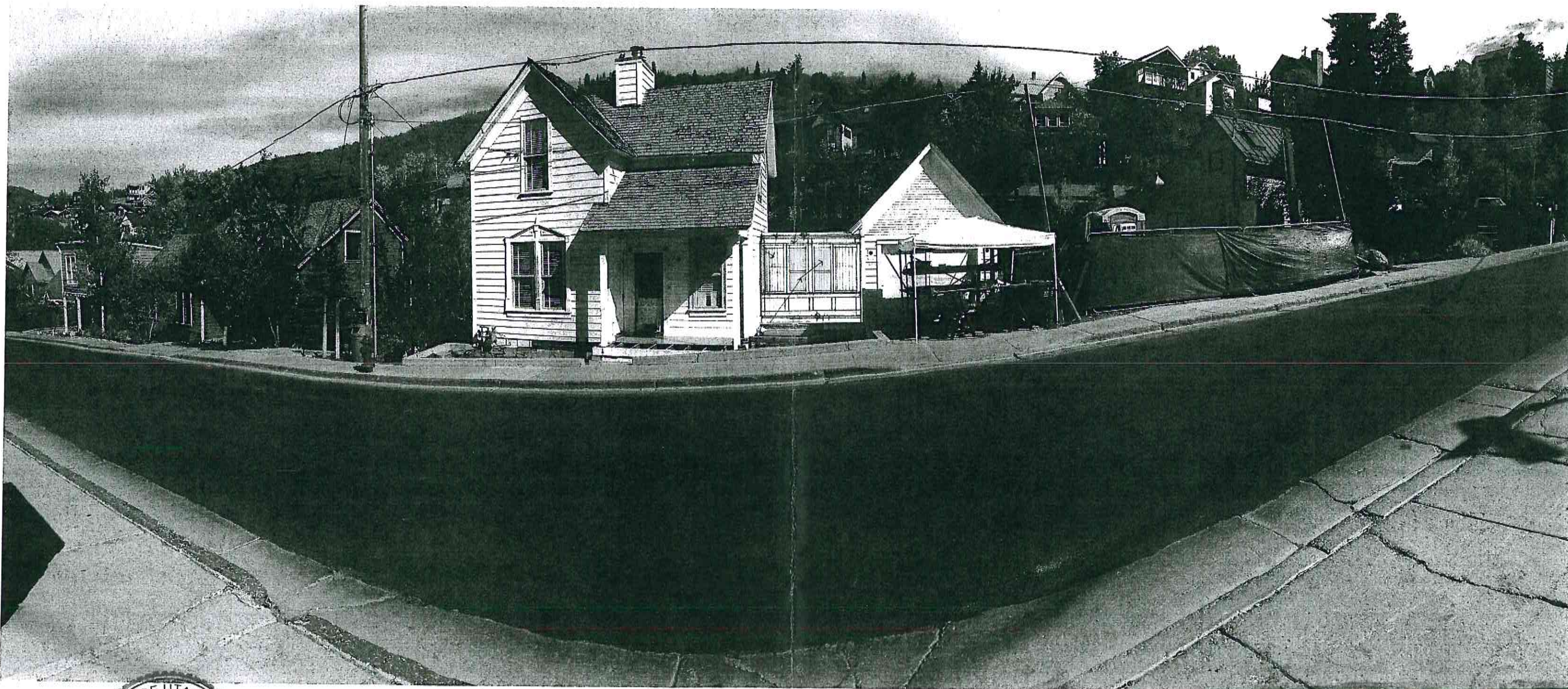
Exhibit B – [Historic Sites Inventory Form](#)

Exhibit C – Plans

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.



HRB Packet 12-18

SULLIVAN-TALLON HOUSE

140 MAIN STREET, PARK CITY, UTAH

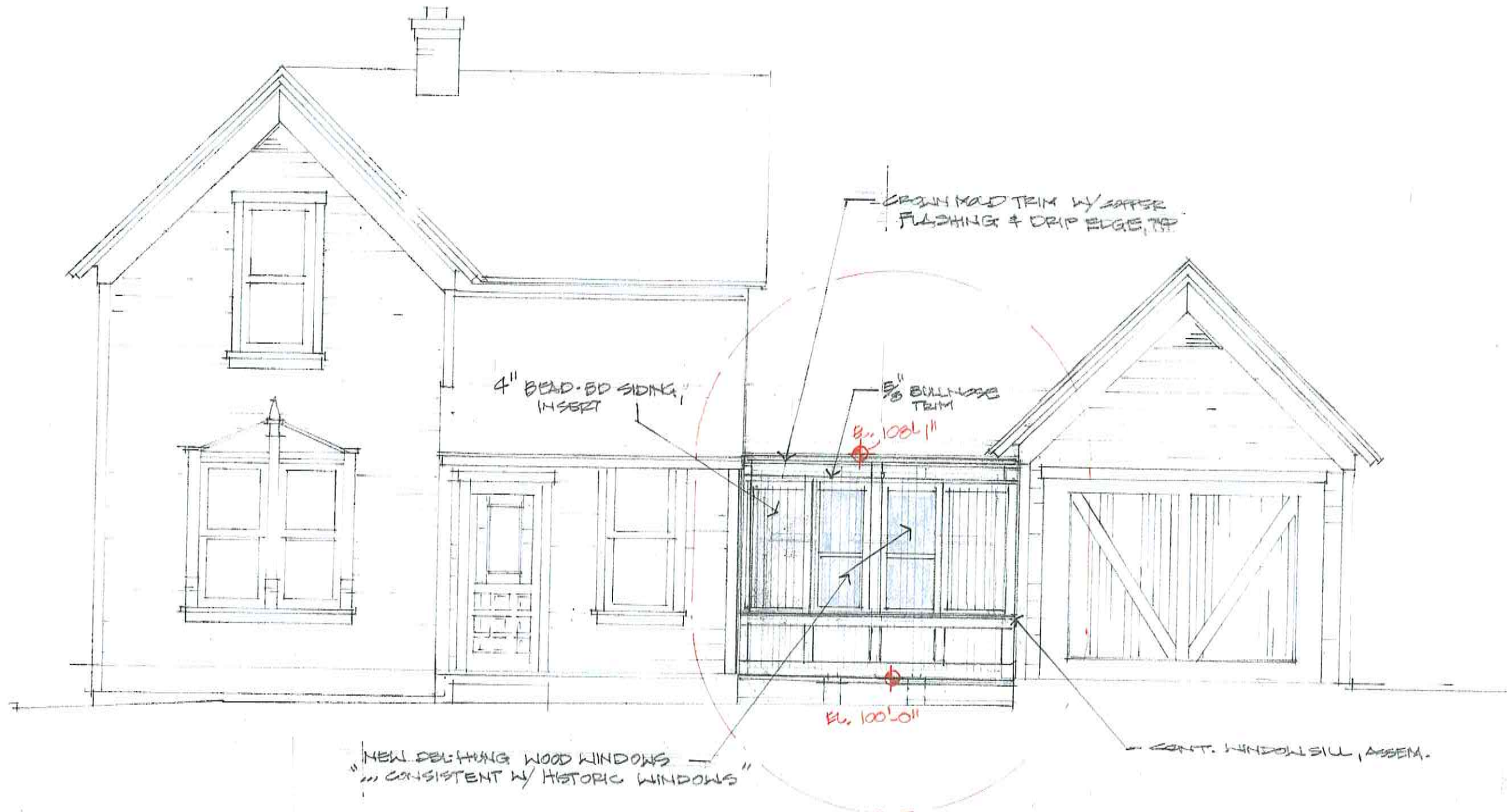
(DOUG STEPHENS)

RECEIVED

OCT 01 2018

PARK CITY
PLANNING DEPT.

Norm Schoenherr • AIA
Design International
UTAH COLORADO
Architect Lic # 5061540-0301 Architect Lic # 203818
DESIGN • INTERIORS • PLANNING • ARCHITECTURE
normschoenherr@hotmail.com
435 640 6004



GENERAL NOTES.

1. ALL WOOD SIDING & TRIM TO BE PAINTED

WEST ELEVATION - CONNECTION
1/4"

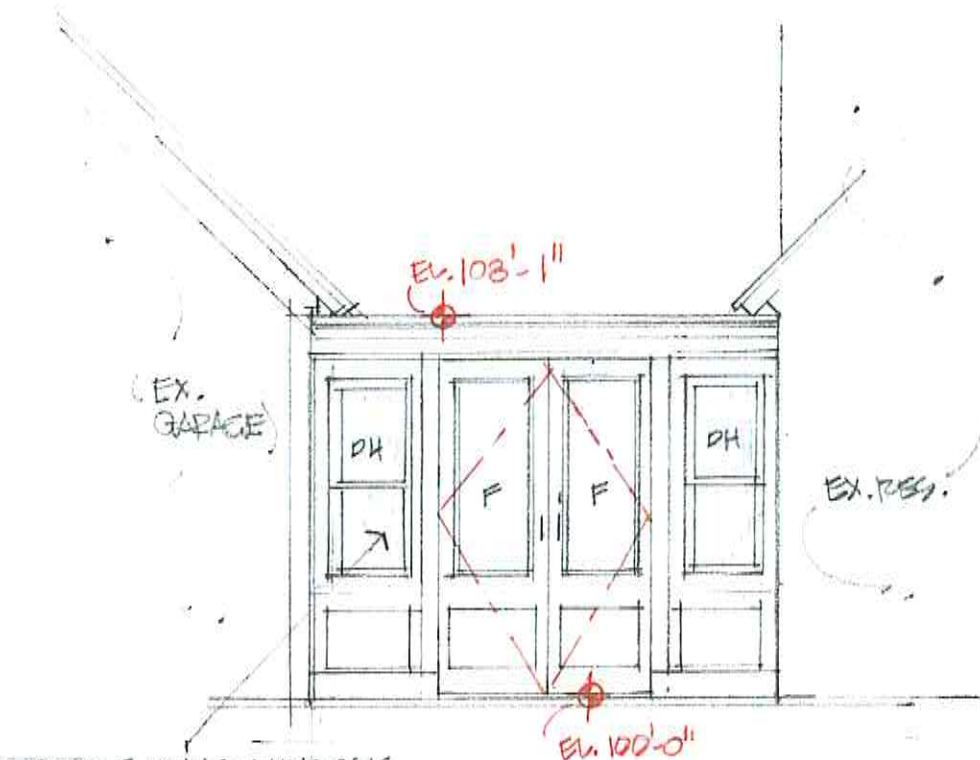
Norm Schoenherr • AIA
Design International
 UTAH + COLORADO
 Architect Lic # 5061540-0301 Architect Lic # 203815

DESIGN • INTERIORS • PLANNING • ARCHITECTURE
 norm.schoenherr@hotmail.com
 PO BOX 1836 Park City, Utah 84060
435-640-6081

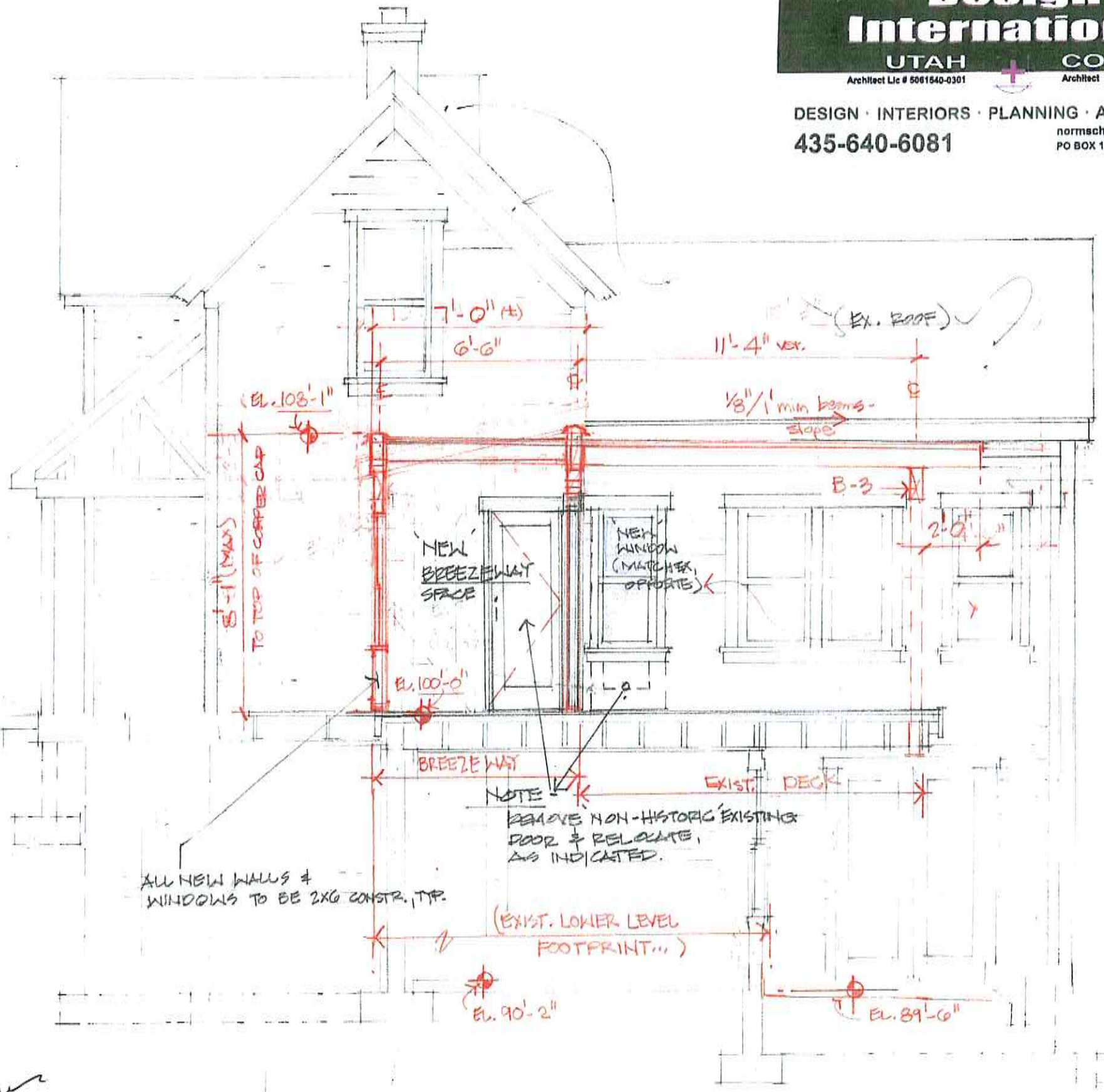
REMODEL - CONNECTION
 SULLIVAN - TALLON HOUSE
 140 MAIN STREET
 PARK CITY, UTAH
 FOR
 LONG STEPHENS



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 OCT 01 2018
 PARK CITY
 PLANNING DEPT.



DOUBLE HUNG WINDOWS TO MATCH FRONT VIEW TYP. E.A. SIDE
FRENCH DOOR ASSEMBLY
 (FROM 'TRELLIS-BEAM' OUTDOOR DECK VIEW...)
 1/4" scale



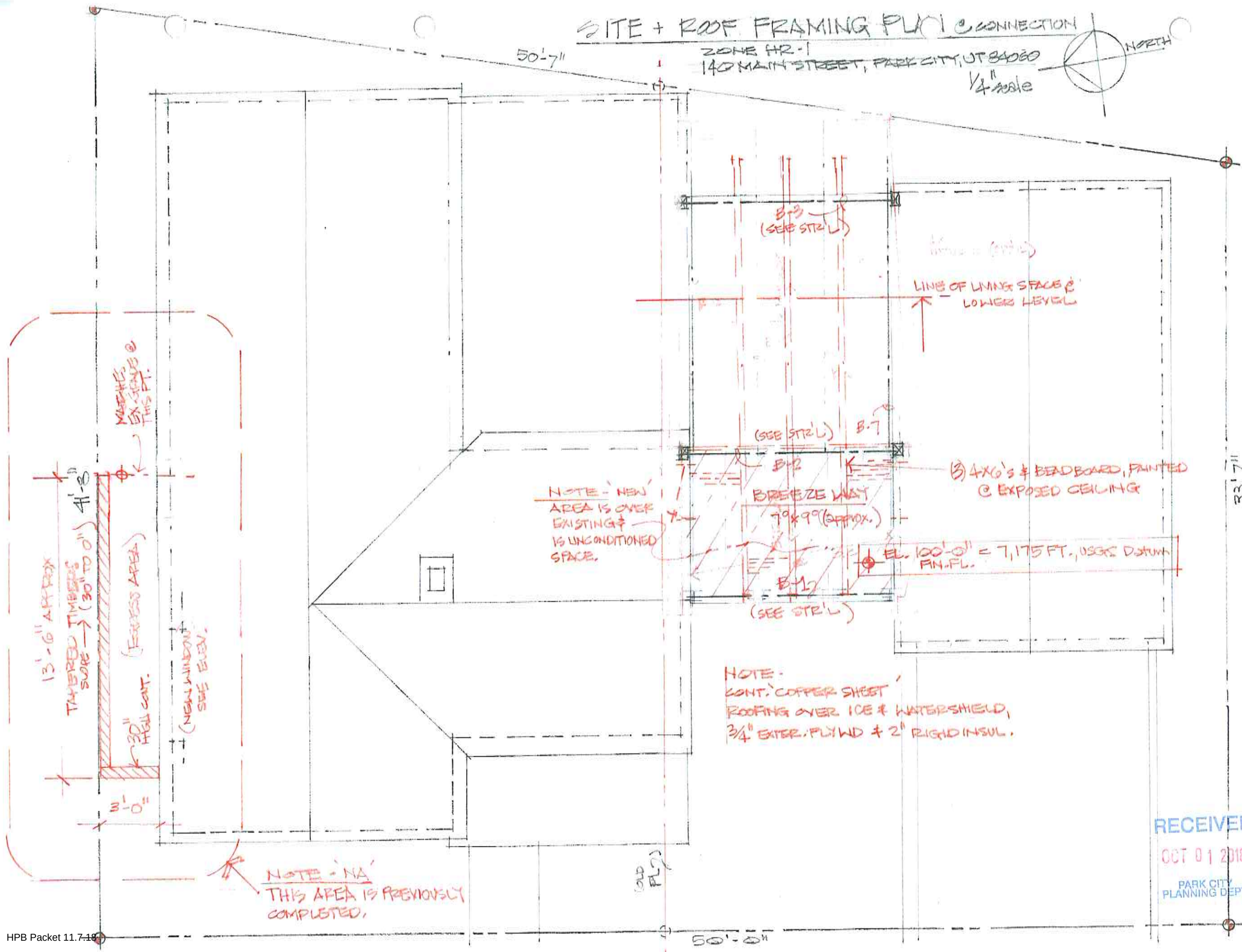
ALL NEW WALLS & WINDOWS TO BE 2X6 CONSTR. TYP.

NOTE: REMOVE NON-HISTORIC EXISTING DOOR & RELOCATE, AS INDICATED.

STATE OF UTAH
 NORMAN KARL SCHOENHERR
 5061540-0301
 18 Sept. 2018

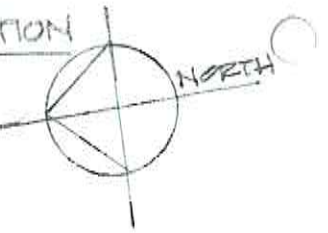
SECTION / e SOUTH ELEVATION-CONNECTION RECEIVED

1/4" OCT 01 2018



SITE + ROOF FRAMING PLAN CONNECTION

ZONE HR-1
140 MAIN STREET, PARK CITY, UT 84060
1/4" scale



50'-7"

33'-7"

NOTE - NEW AREA IS OVER EXISTING & IS UNCONDITIONED SPACE.

NOTE - CONT. COPPER SHEET ROOFING OVER ICE & WATERSHIELD, 3/4" EXTER. PLYWD & 2" RIGID INSUL.

3) 4x6's & BEADBOARD, PAINTED @ EXPOSED CEILING

EL. 100'-0" = 7,175 FT., USGS DATUM FIN. FL.

NOTE - NA THIS AREA IS PREVIOUSLY COMPLETED.

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OCT 01 2018
PARK CITY PLANNING DEPT.

Norm Schoenherr • AIA
Design International
UTAH COLORADO
Architect Lic # 5061540-0301
DESIGN • INTERIORS • PLANNING • ARCHITECTURE
normschoenherr@hotmail.com



AN INTERIOR REMODEL
THE SULLIVAN-TALLON HOUSE
FOR
DOUG STEPHENS



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Senior Historic District Planner
Subject: Material Deconstruction Review
Address: 732 Crescent Tram
Project Number: PL-17-03621
Date: November 7, 2018
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 732 Crescent Tram pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 732 Crescent Tram
Designation: Landmark
Applicant: Tom Peek
Proposal: Material Deconstruction on Landmark Site: Removal of additions constructed between 1926 and 1938.

Background:

The Historic District Design Review (HDDR) application for the property at 732 Crescent Tram was deemed complete on October 10, 2018. The HDDR application has not yet been approved, as it is dependent on the Historic Preservation Board's (HPB) Review for Material Deconstruction approval to remove additions and mothball a historic house, designated as Landmark on the City's Historic Sites Inventory.

In March 2017, the Historic Preservation Board reviewed the developmental history of this site as part of a Determination of Significance (DOS) application [See [Staff Report](#) (starting page 21) and [Minutes](#) (starting page 2)]. The applicant had made the DOS application in order to determine which portions of the house were not historic. While the applicant has not yet proposed plans to redevelop the site, he is moving ahead with mothballing the structure. As part of this, he wishes to remove the additions that the HPB had determined to not be Historic. These are Additions A, C, E, and F (see following diagrams).

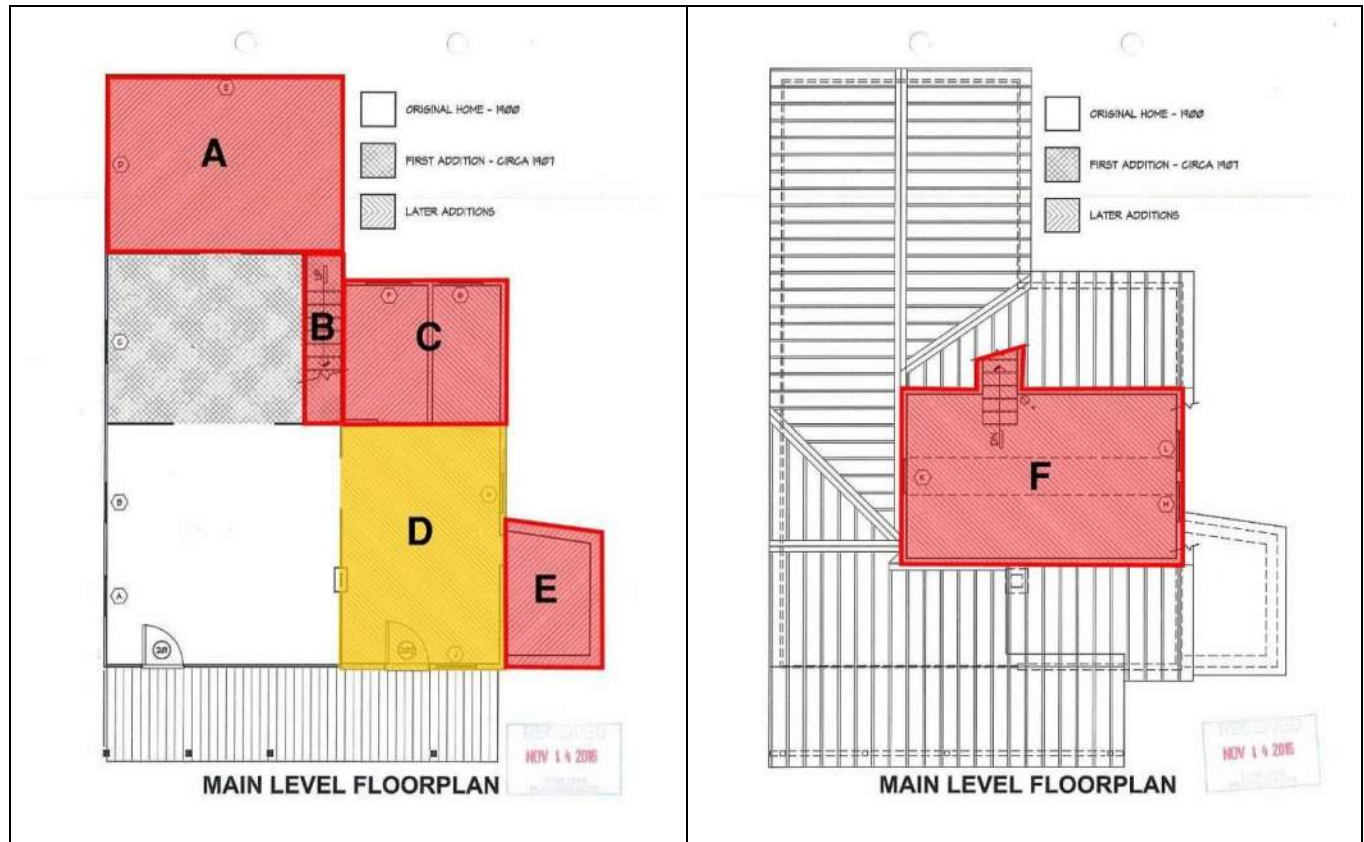
Summarized History of Development on this Site

A thorough narrative of the house's development was provided in the March 2017 HPB [Staff Report](#) (page 21). The following timeline summarizes the house's development:

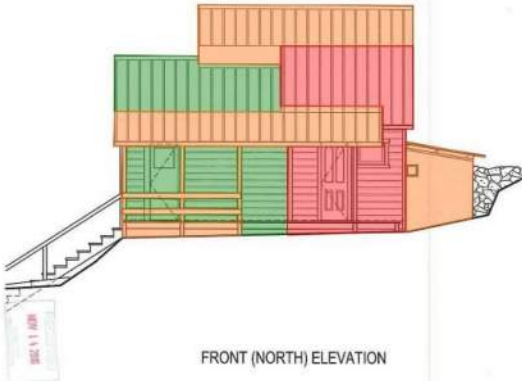
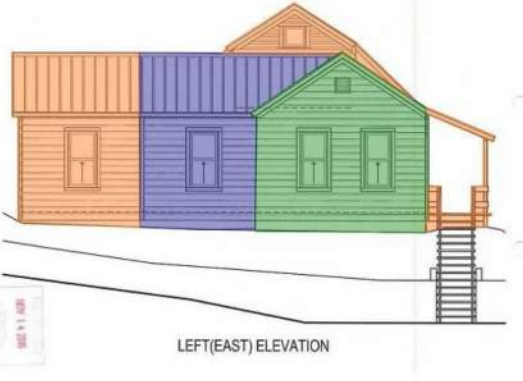
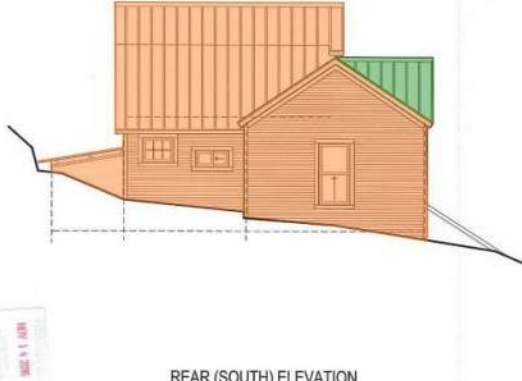
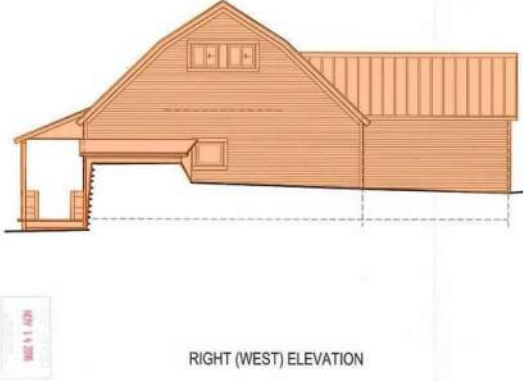
1904 House constructed as a one-room, single-cell house, facing north.
1907 Sanborn Fire Insurance Map shows that the single-cell has been expanded to the west, creating a more traditional hall-parlor form with a rear bedroom addition forming an L-shape cottage.

1926 The house was purchased by the Carl Winters family. His daughter Marie remembered the house consisting of “a kitchen, bathroom, dining room, front room, and one bedroom.”

1929-1941 Winters constructed a new stairwell and second story bedrooms; a root cellar at the far end of the kitchen (west addition), and a porch.



The un-shaded room represents the original c.1904 one room single cell house. The gray shaded area reflects the addition that was constructed early on, sometime between 1900-1907 based on Sanborn Map Analysis. Addition A does not appear in the Sanborn Fire Insurance Maps, but does appear in the c.1941 tax photograph; it is likely that this addition was added by Carl Winters. Additions B and C are the bathroom wing and stairs, and Addition E is the root cellar that were also likely constructed by Winters. The yellow shading reflects the kitchen addition that was reconstructed by Winters and maintained the original dimensions of the c.1907 hall-parlor form (Addition D). Winters also added the second level (Addition F). The Sanborn Fire Insurance Maps do not show a full-width front porch; however, it appears in the c.1941 tax photograph. It's likely that the porch was also constructed by Winters when the other improvements were made.

 FRONT (NORTH) ELEVATION	 LEFT (EAST) ELEVATION
<i>The green shaded form shows the original single cell form. The orange shading represents the modifications made by Carl Winters between 1926-1938, which included adding a root cellar on the east side of the house and a second level addition. The red shading reflects the kitchen addition that Winters reconstructed and that maintained the original form of the c.1907 hall-parlor as shown in the Sanborn Fire Insurance Maps. The porch was likely constructed under the Winters ownership as well.</i>	<i>The green shaded area shows the side of the original hall-parlor form. The purple shading shows the first addition that was constructed before 1907 and appears throughout the Sanborn Fire Insurance Maps. The orange shading shows the changes that were likely made between 1926-1938. They are not shown on the Sanborn Fire Insurance Maps, but they are depicted in the c.1941 tax photograph.</i>
 REAR (SOUTH) ELEVATION	 RIGHT (WEST) ELEVATION
<i>The green shaded form shows the south elevation of the original hall-parlor. The remainder of the rear elevation was built by Winters between 1926-1938.</i>	<i>The orange shaded areas represent what was built by the Winters between 1926-1938.</i>

Material Deconstruction

Per [Land Management Code \(LMC\) 15-11-12.5](#), the Historic Preservation Board shall review and approve, approve with conditions, or deny, all Applications for Material Deconstruction involving any Building(s) (main, attached, detached, or public, Accessory Buildings and/or Structures designated to the Historic Sites Inventory as Landmark or Significant. The review is based on the criteria outlined in Exhibit A.

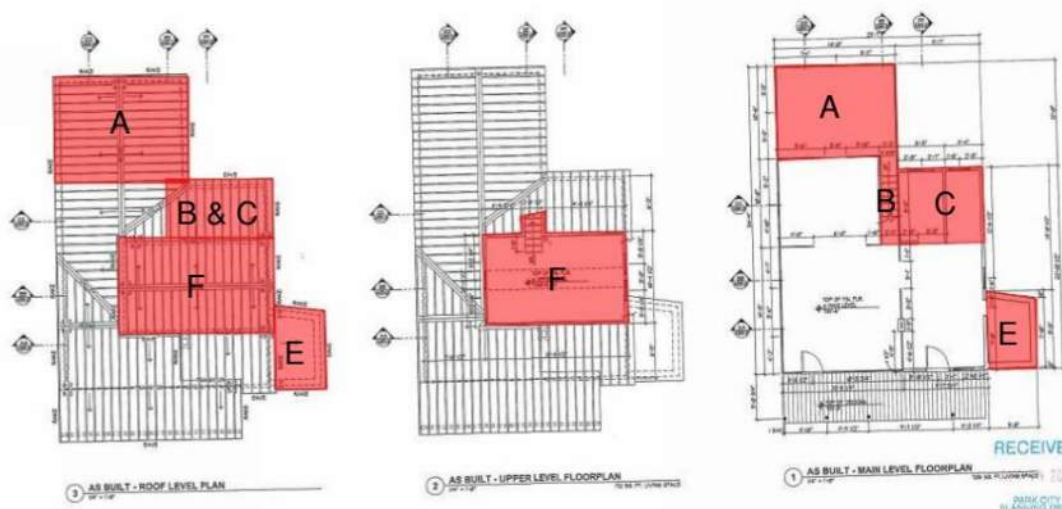
The house has remained largely unchanged since 1938. The applicant is proposing to remove the later additions the Historic Preservation Board (HPB) found to not historic

and not contributing (Additions A, B, C, E, and F). The applicant will then mothball the building, preserving it for later development.

1. NON-HISTORIC ADDITIONS

The applicant is proposing to remove Additions A, B, C, and E on the main level and Addition F on the second level. Following the removal of these additions, the applicant proposes to construct new framed walls to seal the openings and protect the interior of the historic house from the elements. Plywood will be visible from the exterior; however, the applicant proposes to paint the plywood so that it blends in with the historic siding. The rooftop addition will be removed and the applicant will reframe this portion of the roof to restore the original side-gable form. While the existing roof framing is limited, the applicant is proposing to stabilize the existing roof form so that it holds the new roof structure. New metal roofing material, replicating that on the rest of the historic house, will be installed over the plywood sheathing. These improvements to secure the building following the demolition of the non-historic additions are intended to be a temporary, not permanent solution.

The plans below show the area proposed to be removed in red:



Staff finds that as these additions to the Historic Building have been found to be non-contributory to the historic integrity or historical significance of the structure, they can be removed.

2. MOTHBALLING THE HISTORIC STRUCTURE

It is not uncommon to [mothball](#) historic structures that are not in use, but will have a future use. Staff has referenced the [National Park Service's Preservation Brief 31](#) to ensure that the proposed mothballing will sufficiently protect and preserve the structure for future rehabilitation.

Documentation

The applicant has provided measured drawings and photographs of this building to document its existing conditions. The history of this building has been well

documented by past reconnaissance and intensive level surveys as well as the City's [Historic Sites Form](#).

Stabilization

The non-historic additions have caused a strain on the historic house's structural members. In particular, the second story rooftop addition (Addition F) was built haphazardly by removing some, but not all of the original side-gable's structural members. By removing these non-historic additions, the applicant will be relieving tensions on the historic wall structures. Further, the applicant is proposing to structurally stabilize the historic house by constructing new framed walls and a framed roof structure where the additions are to be removed. This will protect the building from vermin, moisture, and the elements. Additional bracing will be constructed on the interior of the building, as necessary, to prevent it from collapsing.

Mothballing

After stabilizing the building, the applicant proposes to further secure the building by keeping the front door locked. The applicant has never had any issues with vandalism or break-ins. The mechanical systems have been removed, and the electricity, gas, sewer and water have all been disconnected. Because of the single-wall construction, there is a natural air circulation that occurs and keeps the structure ventilated. The applicant anticipates that the rehabilitation of the historic house will occur in the next few years.

Staff finds the proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of the structure located on the property and on adjacent parcels. The applicant proposes only to remove those additions that have been found to be non-historic. The applicant will then secure and stabilize the historic portions of the house.

Staff has found that the project is in compliance with the [Design Guidelines for Historic Sites in Park City](#). The proposed work complies with Universal Design Guideline #3 in that the historic exterior features of the building that have been identified to be Historic by the DOS will be retained and preserved. The applicant is only proposing to remove non-historic additions.

3. MOVING FORWARD

No other changes are proposed for the site at this time. A financial guarantee will be put in place prior to building permit issuance for the removal of the additions. The building will remain mothballed until the applicant moves forward with its rehabilitation. This is expected to occur in the next few years.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 732 Crescent Tram pursuant to the following findings of

fact, conclusions of law, and conditions of approval. This site is designated as Landmark on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 732 Crescent Tram.
2. The site is designated as Landmark on the Historic Sites Inventory (HSI).
3. On March 1, 2017, the Historic Preservation Board (HPB) reviewed a Determination of Significance (DOS) application at this site and found that additions A, B, C, E, and F did not meet the criteria for historic designation as outlined in Land Management Code (LMC) 15-11-10(A).
4. On August 14, 2018, the owner submitted a Historic District Design Review (HDDR) application to remove the additions the HPB had found to not be historic. The applicant intends to secure and mothball the house after the additions are removed. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
5. The single-cell house was initially constructed on this site in c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of "a kitchen, bathroom, dining room, front room, and one bedroom." This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters' ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters' daughter also remembers that her father "tore off the kitchen and bathroom and made them new." It's unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received \$3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
13. The applicant is proposing to remove Additions A, B, C, and E on the main level and Addition F on the second level, as identified in this report. Following removal of these additions, the openings will be closed with new framed walls. Plywood visible from the exterior will be painted to match the historic siding. The rooftop addition will

be removed and the applicant will reframe the opening in the roof to restore the original side-gable form. The applicant will stabilize the existing roof form, as necessary, to hold the new roof structure. New metal roofing will be installed to cover the plywood sheathing. These additions to the Historic Building have been found to be non-contributory to the historic integrity or historical significance of the structure, they can be removed.

14. Following removal of the additions, the applicant will mothball the structure by adding new framed walls and bracing to the interior of the house to structurally stabilize it. The house will remain secured and regularly maintained. All utilities have been disconnected. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of the structure located on the property and on adjacent parcels by only removing those additions that have been found to be non-historic. The applicant will then secure and stabilize the historic portions of the house.
15. The proposed work complies with Universal Design Guideline #3 in that the historic exterior features of the building that have been identified to be Historic by the DOS will be retained and preserved. The applicant is only proposing to remove non-historic additions.
16. All improvements made to stabilize and mothball the house are intended to be temporary, not permanent solutions.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction.
2. The proposal meets the criteria for material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on August 14, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Should additional framing or bracing be required to stabilize the historic house, the applicant shall work with the Chief Building Official and Historic Preservation Planner to ensure the new framing and bracing does not detract from the historic integrity of the exterior of the house or cause damage to historic materials.
3. The applicant shall provide the city with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – [Historic Sites Inventory Form](#)

Exhibit C – Existing Conditions and Stabilization Plans

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

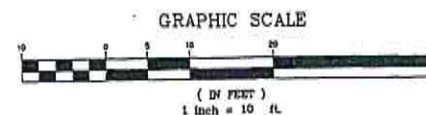
1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

NORFOLK AVE.

NORFOLK AVE.

8th STREET

TOPOGRAPHIC MAP
RODGERS PARCEL
LYING WITHIN THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN
SUMMIT COUNTY, UTAH



- LEGEND**
- STREET MONUMENT
 - PROPERTY CORNER
 - WOOD POST
 - FENCE
 - AREAS OF SLOPE GREATER THAN 30%

NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO OBTAIN GROUND ELEVATIONS
FOR A CONTOUR MAP OF THE SUBJECT PROPERTY.
SURVEY COMPLETED: 08/15/01
SEE SAID OFFICIAL SURVEYOR'S ADDITION TO PARK CITY SURVEY PLAT
FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES
AND BUILDING LOT RESTRICTIONS.
NOTE: OTHER RESTRICTIONS MAY APPLY.

SURVEYOR'S CERTIFICATE
I, ROBERT W. POHL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD
CERTIFICATE NO. 173719 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT
A SURVEY HAS BEEN MADE OF THE LAND SHOWN AND DESCRIBED HEREON.
I FURTHER CERTIFY THAT THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN
PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

ROBERT W. POHL
DATE: 8/15/2001

RECEIVED
AUG 14 2018
PARK CITY
PLANNING DEPT.

PARK CITY SURVEYING
P.O. BOX 3003
PARK CITY, UTAH 84060
(435) 648-2918

DATE	BY	REVISIONS



SURVEYED BY:
POHL
DRAWN BY:
POHL
DATE:
AUGUST 2001

TOPOGRAPHIC MAP
MARGARET HANLEY RODGERS PROPERTY
MARGARET RODGERS
FILE: RODGERS.DWG
JOB NO: 01-277

2

1

HAZELHURST PROPERTY
ENTRY NO. 523743
BOOK 1205 PAGE 66

PARCEL 2
(HATCHED AREA)
812 SQUARE FEET

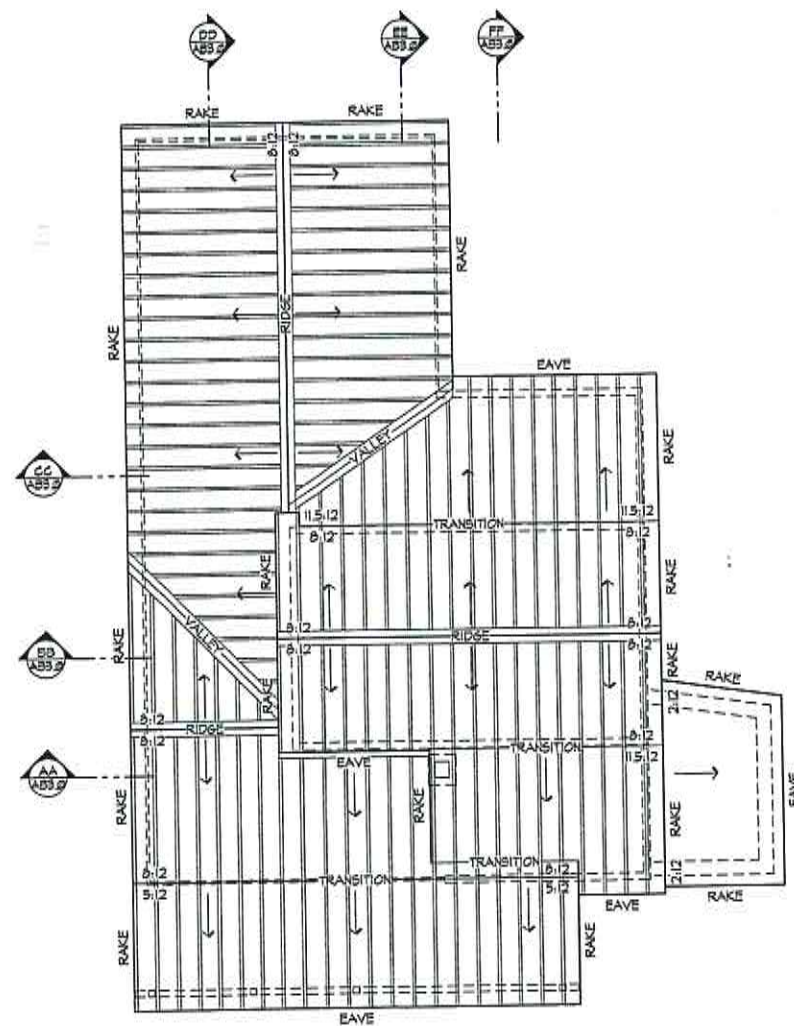
C. K. NELSON
ENTRY NO. 255803
BOOK 395 PAGE 257

PARCEL 1
8,722 SQUARE FEET

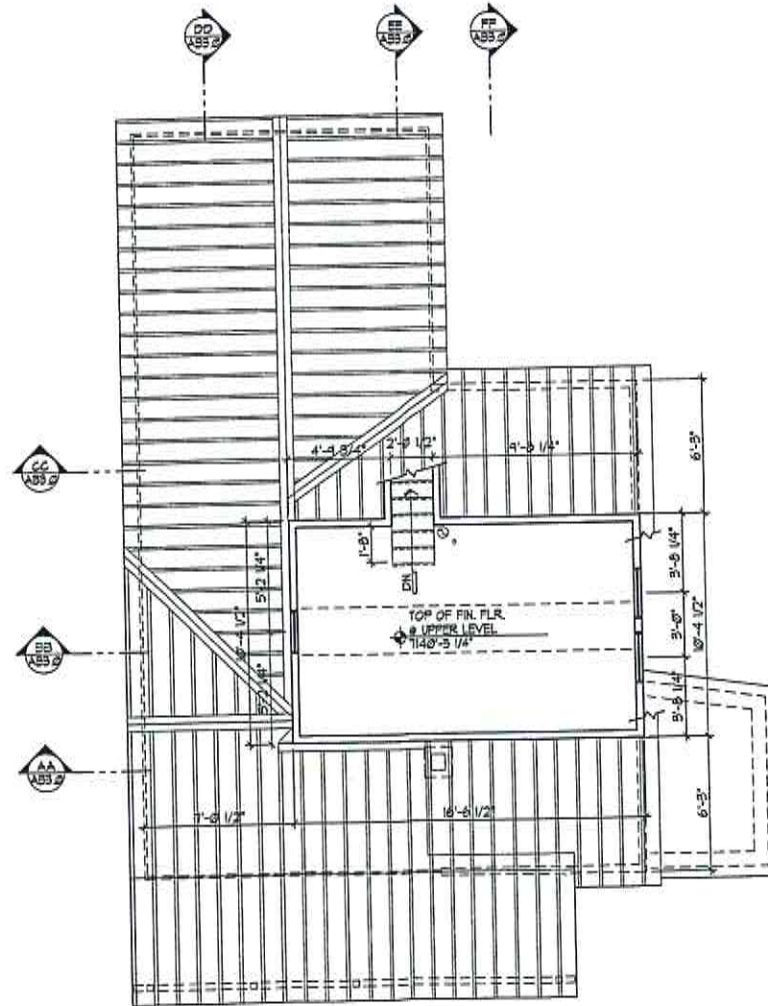
SWEENEY LAND COMPANY
ENTRY NO. 414884
BOOK 836 PAGE 610

SWEENEY LAND COMPANY
ENTRY NO. 414854
BOOK 836 PAGE 610

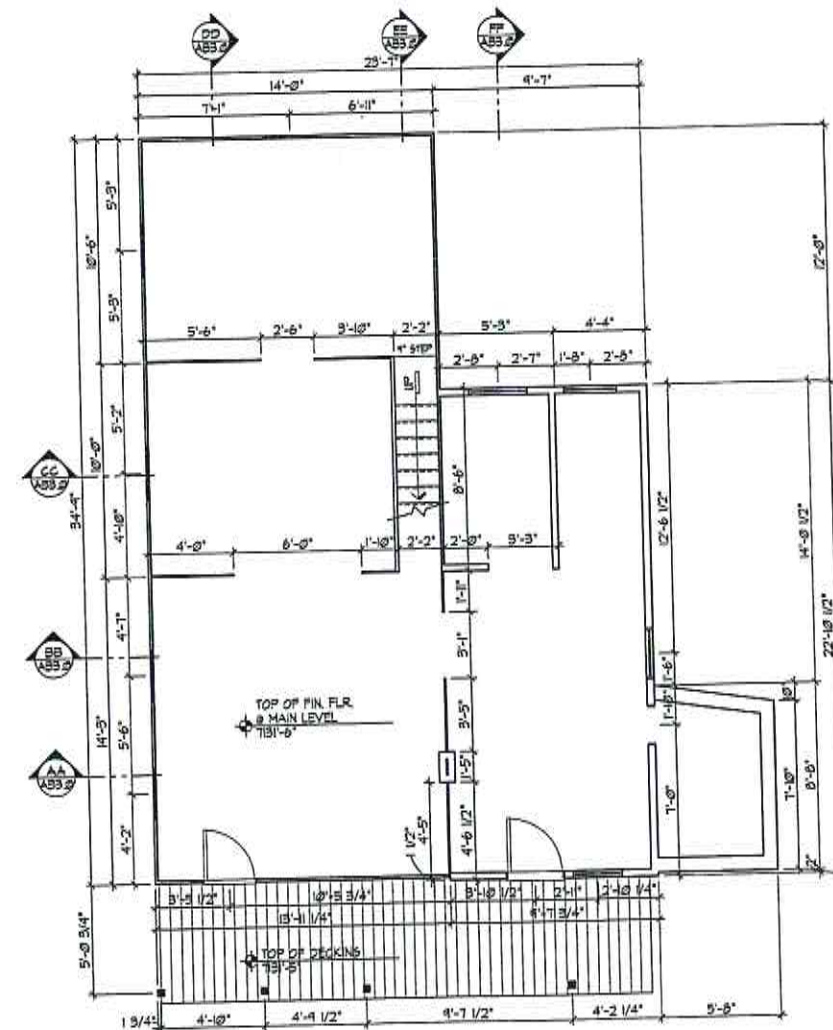
BENCH MARK FOR SURVEY TOP OF
REBAR & CAP.
ELEVATION = 115.9' APPROXIMATE
USGS ELEVATION = 7000'



3 AS BUILT - ROOF LEVEL PLAN
1/4" = 1'-0"



2 AS BUILT - UPPER LEVEL FLOORPLAN
1/4" = 1'-0" 172 SQ. FT. LIVING SPACE



1 AS BUILT - MAIN LEVEL FLOORPLAN
1/4" = 1'-0" 100 SQ. FT. LIVING SPACE

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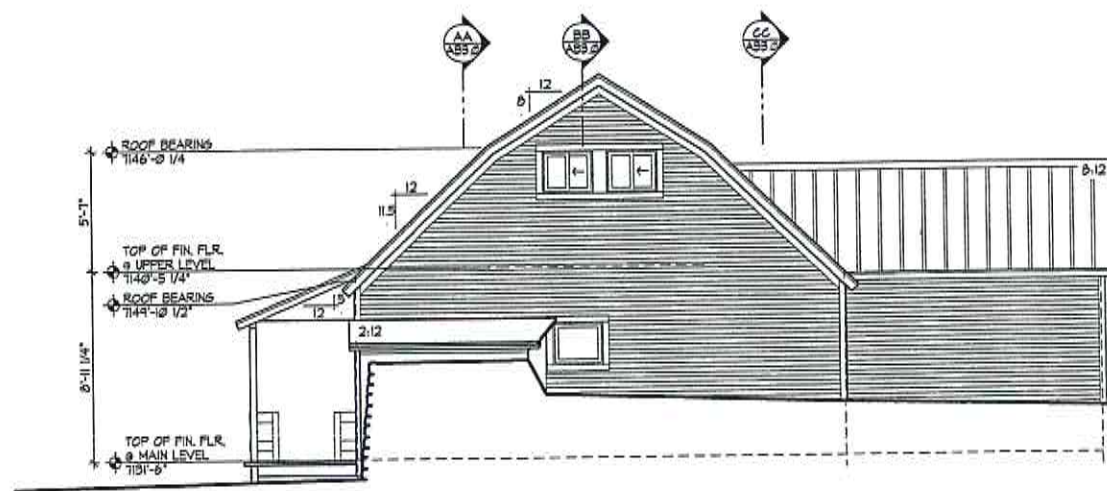
PARK CITY
PLANNING DEPT.

Jonathan DeGray
Architect
P.O. Box 1874, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-650-7331, Email: jdegay@jonathandegray.com

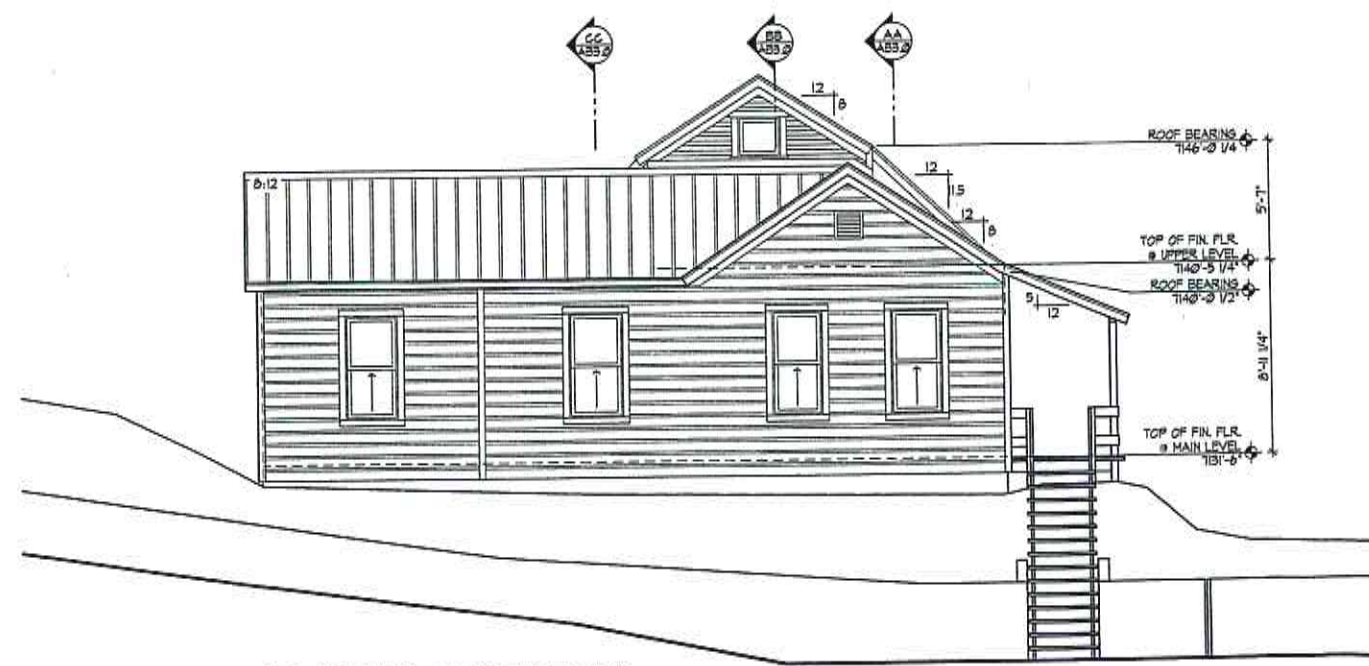
RESIDENCE
732 CRESCENT TRAM
PARK CITY, UT 84060

AS BUILT
MAIN & UPPER LEVEL FLOOR PLANS
ROOF LEVEL PLAN

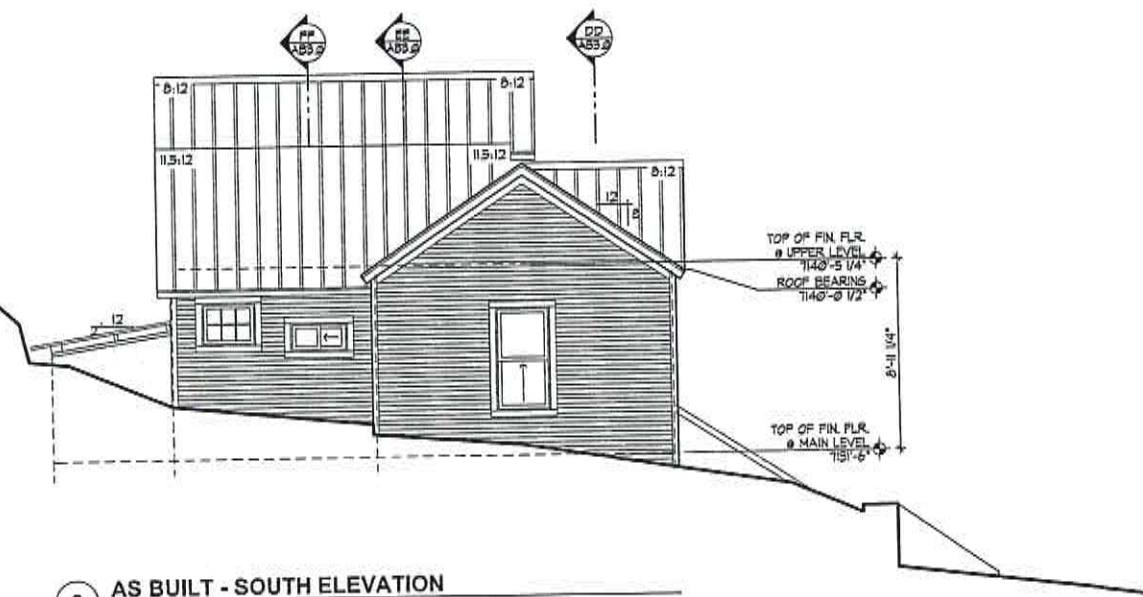
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PROJECT NAME:
SHEET NUMBER:
AB1.1



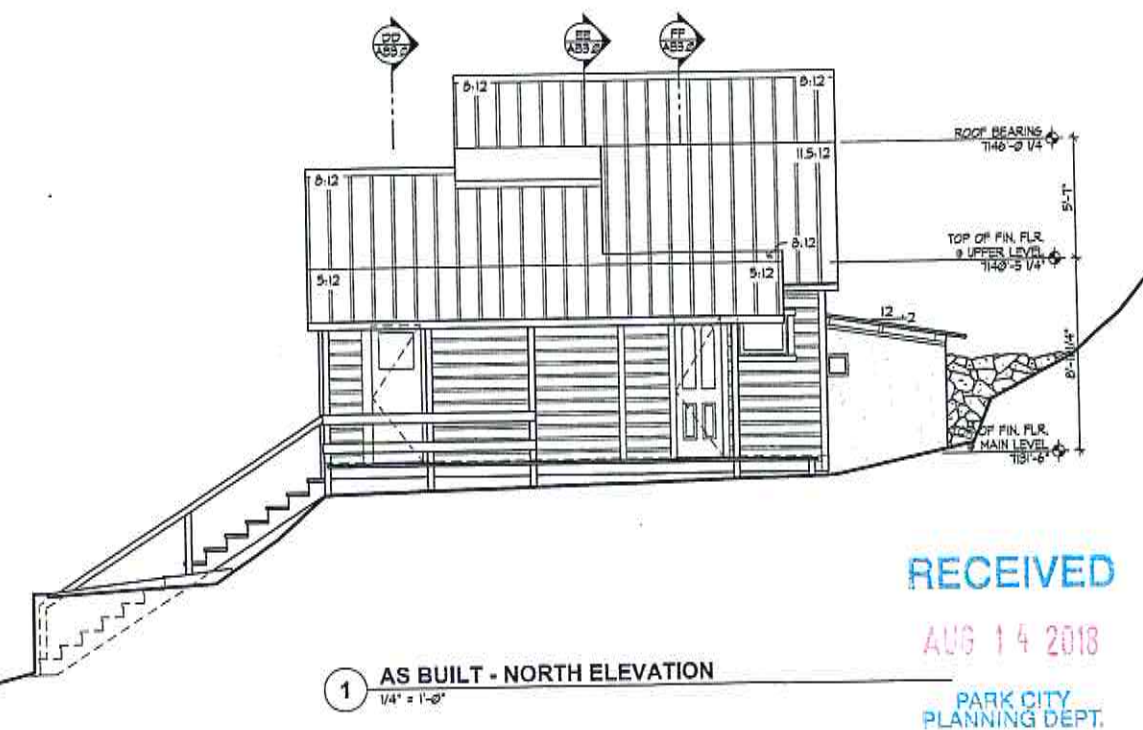
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1/4" = 1'-0"



2 AS BUILT - EAST ELEVATION
1/4" = 1'-0"



3 AS BUILT - SOUTH ELEVATION
1/4" = 1'-0"

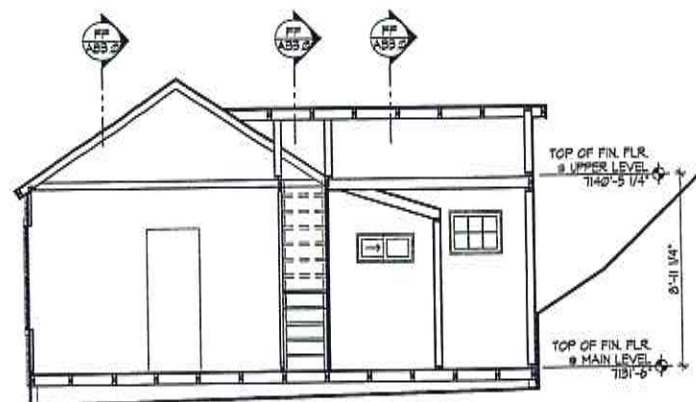


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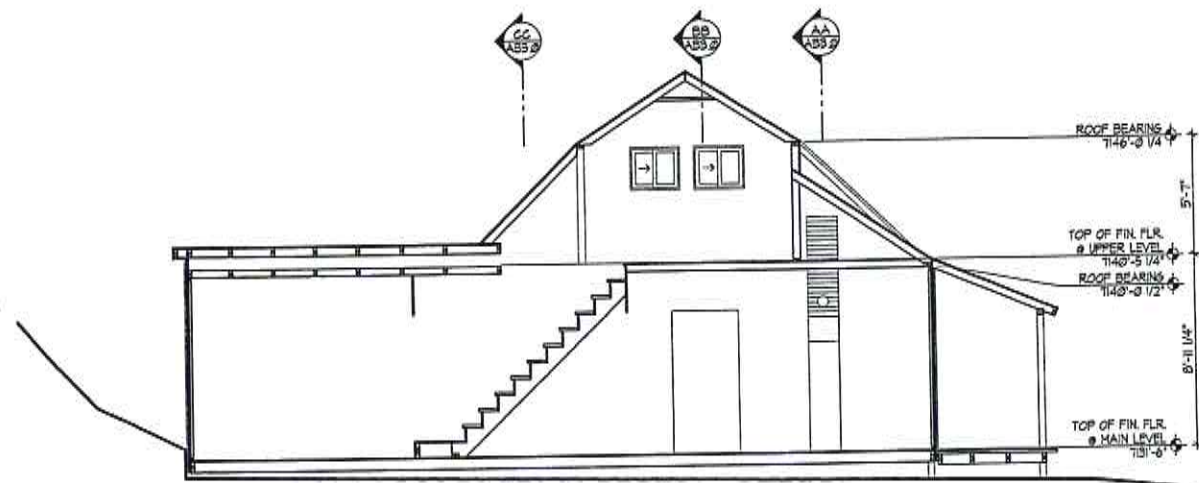
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PARK CITY
PLANNING DEPT.

Jonathan DeGray Architect P.O. Box 1934, 814 Main Street, Suite 302, Park City, Utah 84050 Tel: 435-646-7203, Email: jdegrayarch@gmail.com	
RESIDENCE 732 CRESCENT TRAM PARK CITY, UT 84060	
AS BUILT EXTERIOR ELEVATIONS	
DATE:	12/02/15
PROJECT NUMBER:	
SHEET NUMBER:	AB2.0

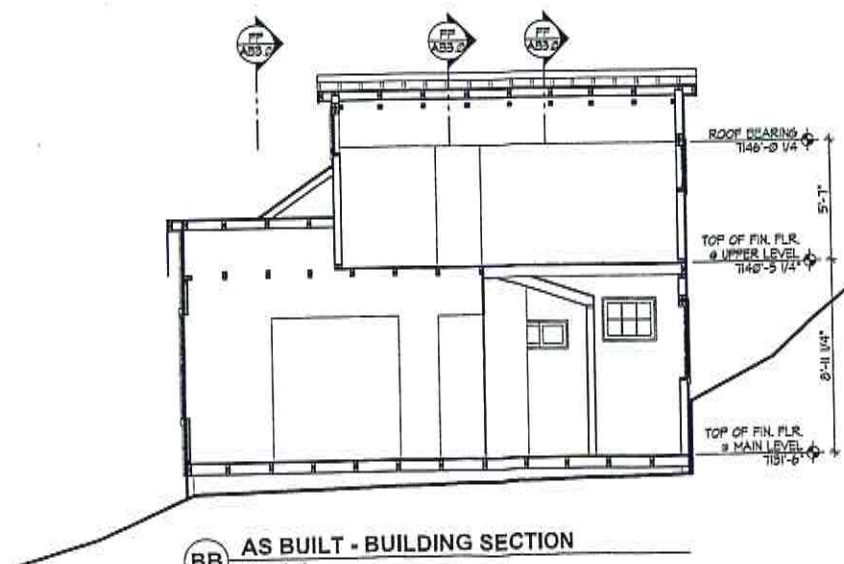
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1/4" = 1'-0"



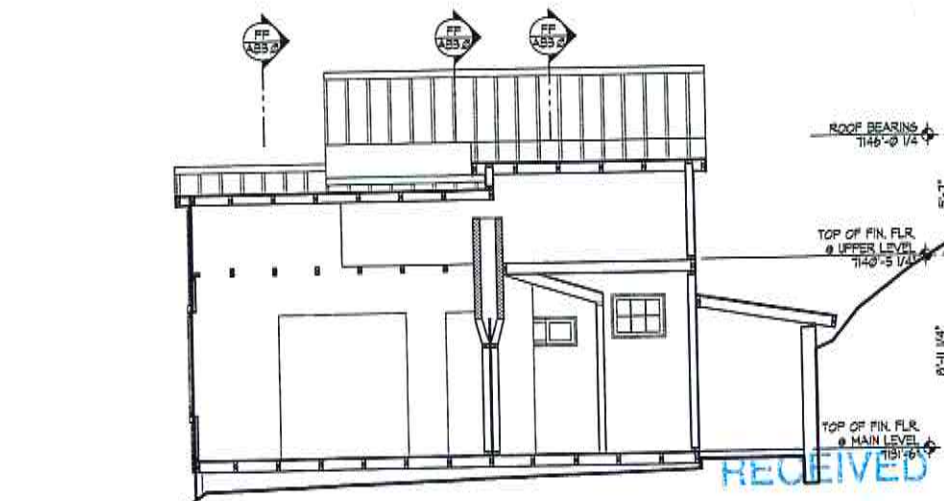
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1/4" = 1'-0"



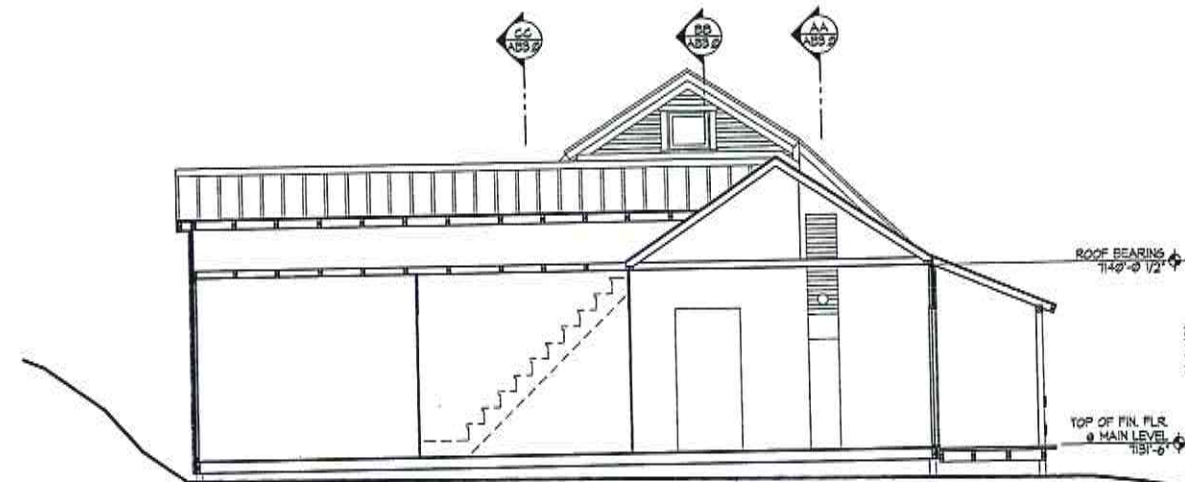
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1/4" = 1'-0"



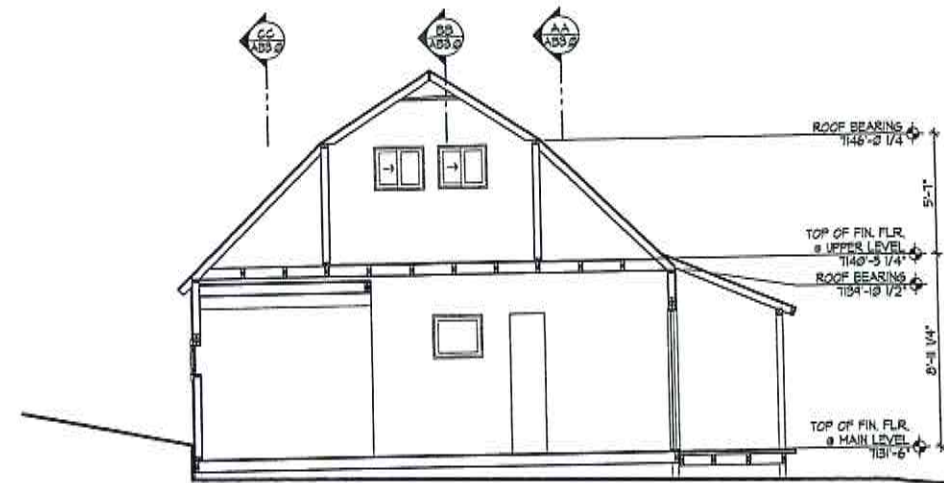
AA AS BUILT - BUILDING SECTION
1/4" = 1'-0"



DD AS BUILT - BUILDING SECTION
1/4" = 1'-0"



FF AS BUILT - BUILDING SECTION
1/4" = 1'-0"



Jonathan DeGray
Architect

P.O. Box 1674, 814 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-946-7353, E-mail: jonathan@jonathandegray.com

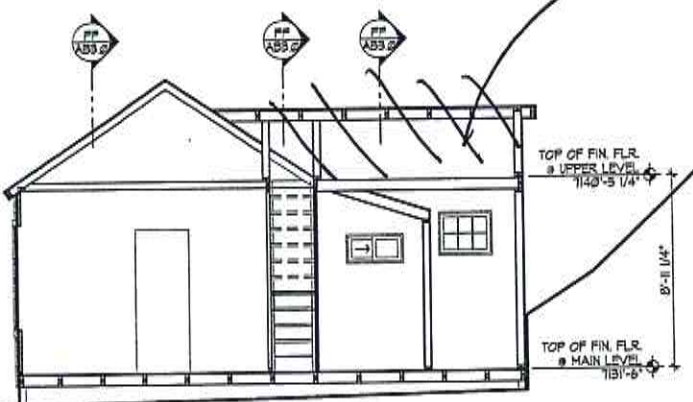
RESIDENCE
732 CRESCENT TRAM
PARK CITY, UT 84060

AS BUILT
BUILDING SECTIONS

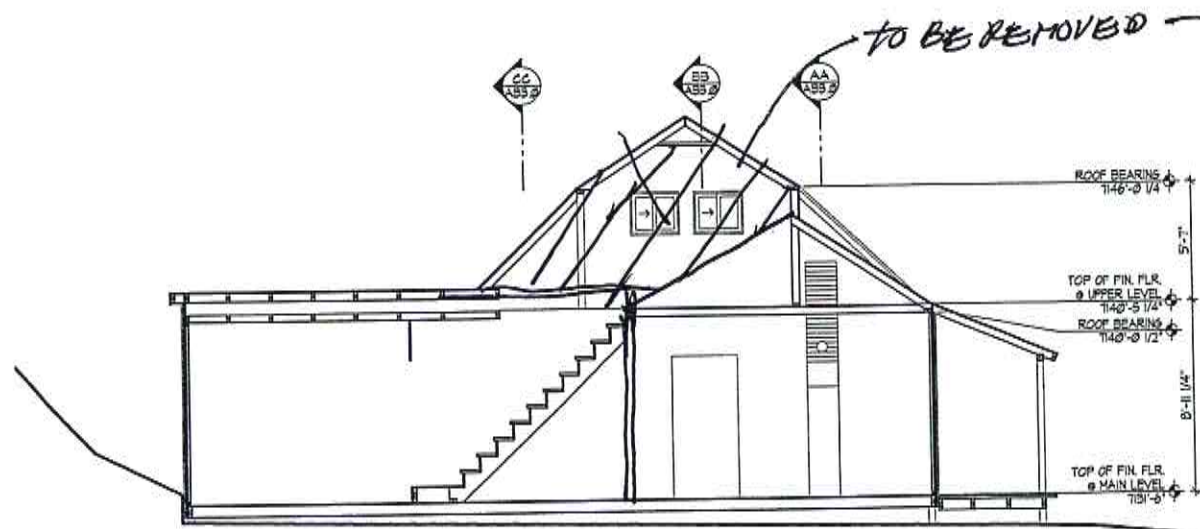
DATE: 12/02/15
PROJECT NUMBER:
SHEET NUMBER: AB3.0

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PLANNING DEPT.

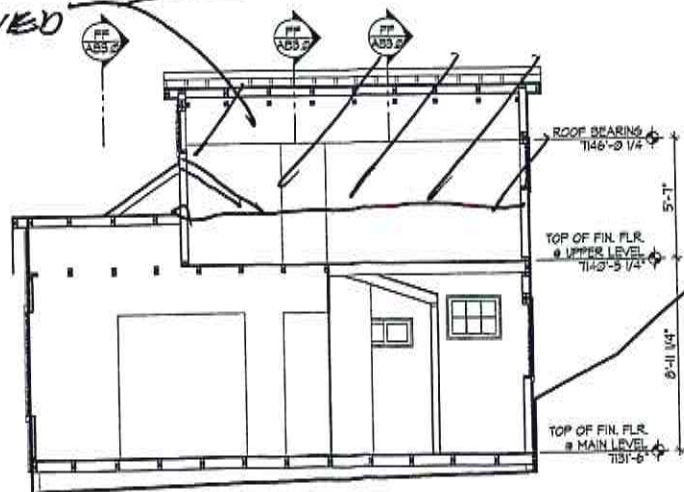
CC AS BUILT - BUILDING SECTION
1/4" = 1'-0"



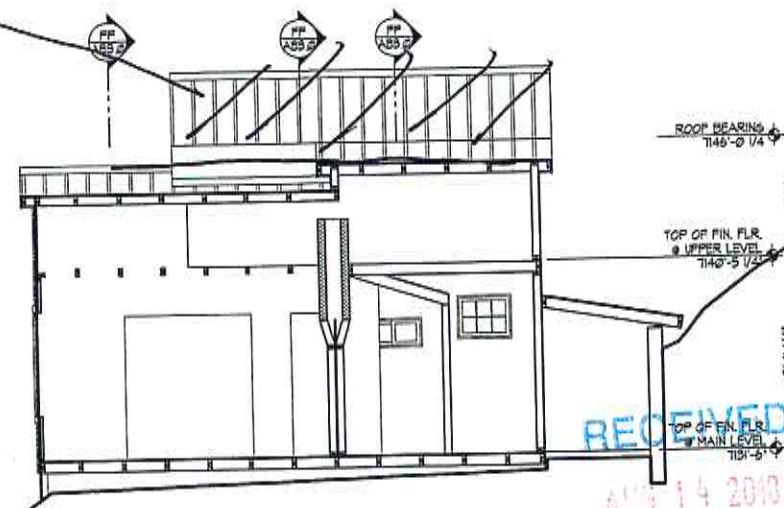
EE AS BUILT - BUILDING SECTION
1/4" = 1'-0"



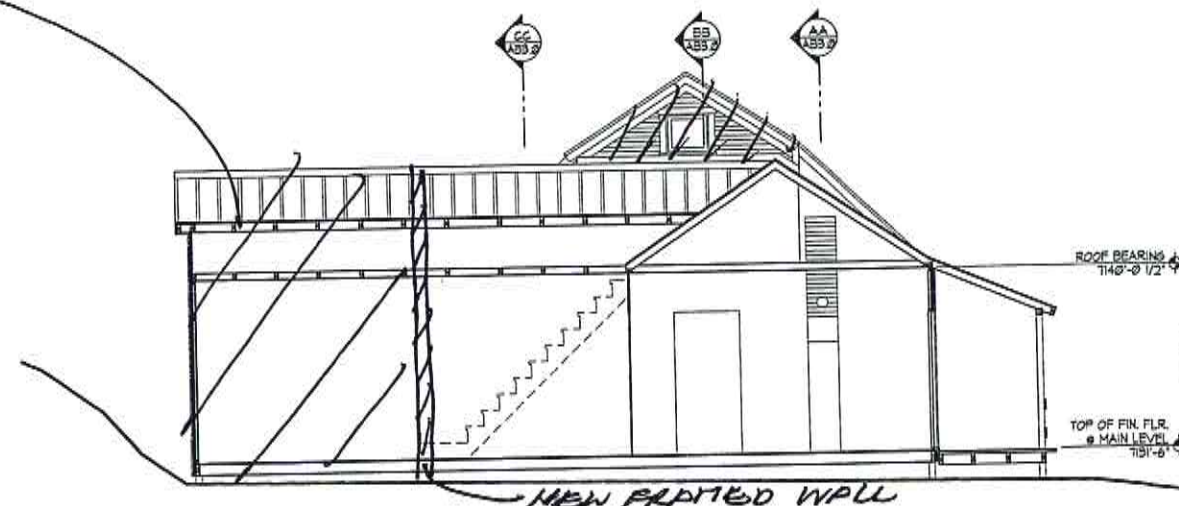
BB AS BUILT - BUILDING SECTION
1/4" = 1'-0"



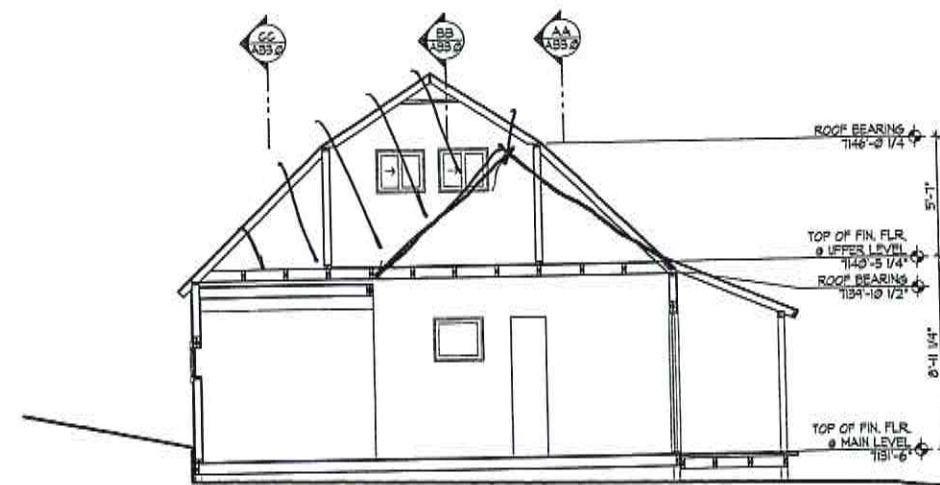
AA AS BUILT - BUILDING SECTION
1/4" = 1'-0"



DD AS BUILT - BUILDING SECTION
1/4" = 1'-0"



FF AS BUILT - BUILDING SECTION
1/4" = 1'-0"



Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-945-7252, E-mail: jonathan@jonathandegray.com

RESIDENCE
732 CRESCENT TRAM
PARK CITY, UT 84060

AS BUILT
BUILDING SECTIONS

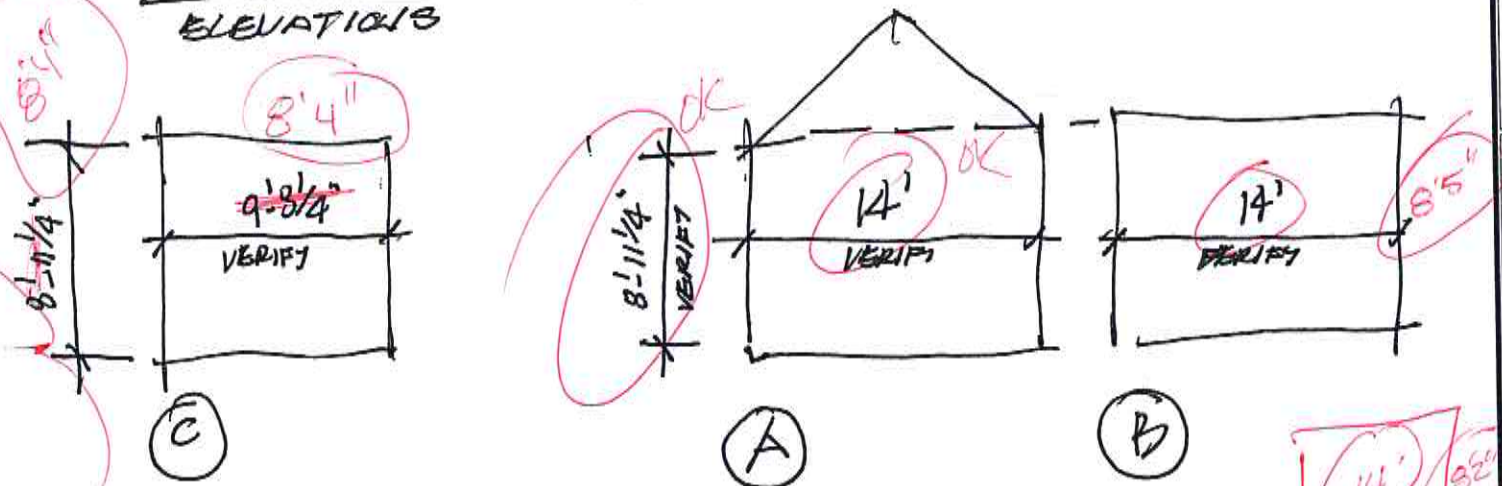
DATE: 12/02/15
PROJECT NUMBER:
SHEET NUMBER:
AB3.0

Frame a new 2x6 wall with 1/2 CDX Plywood on exterior for Shear. Paint Plywood to match exterior.

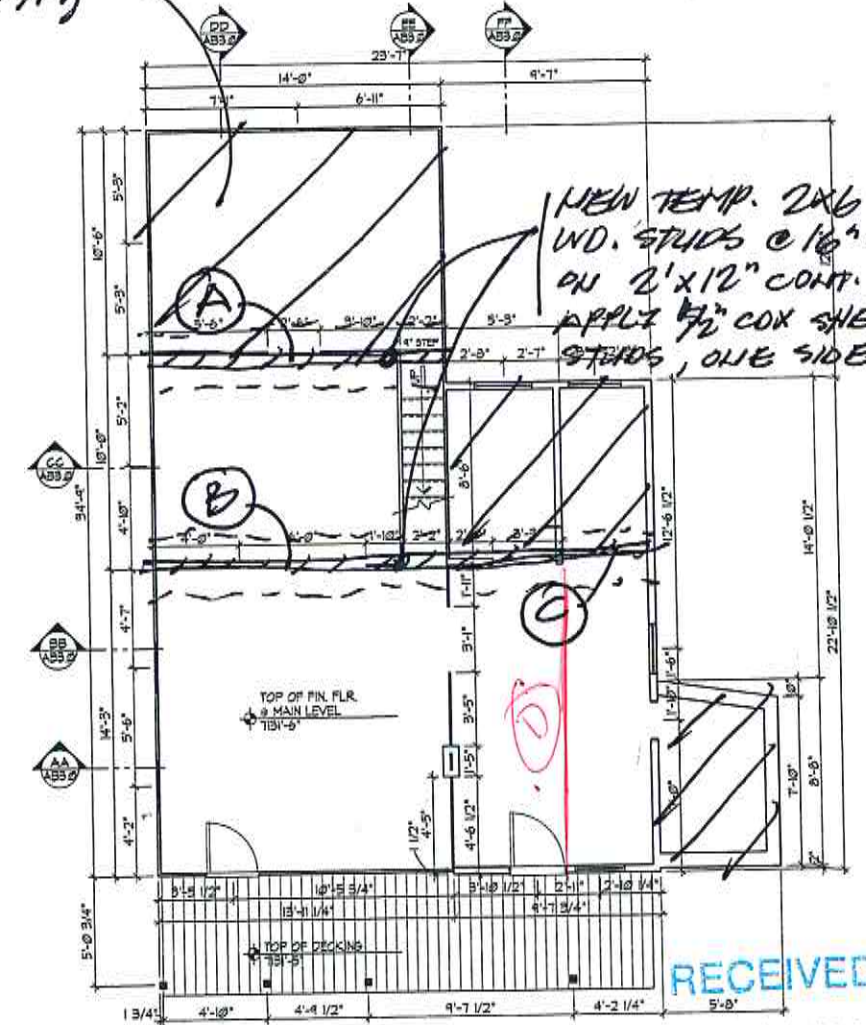
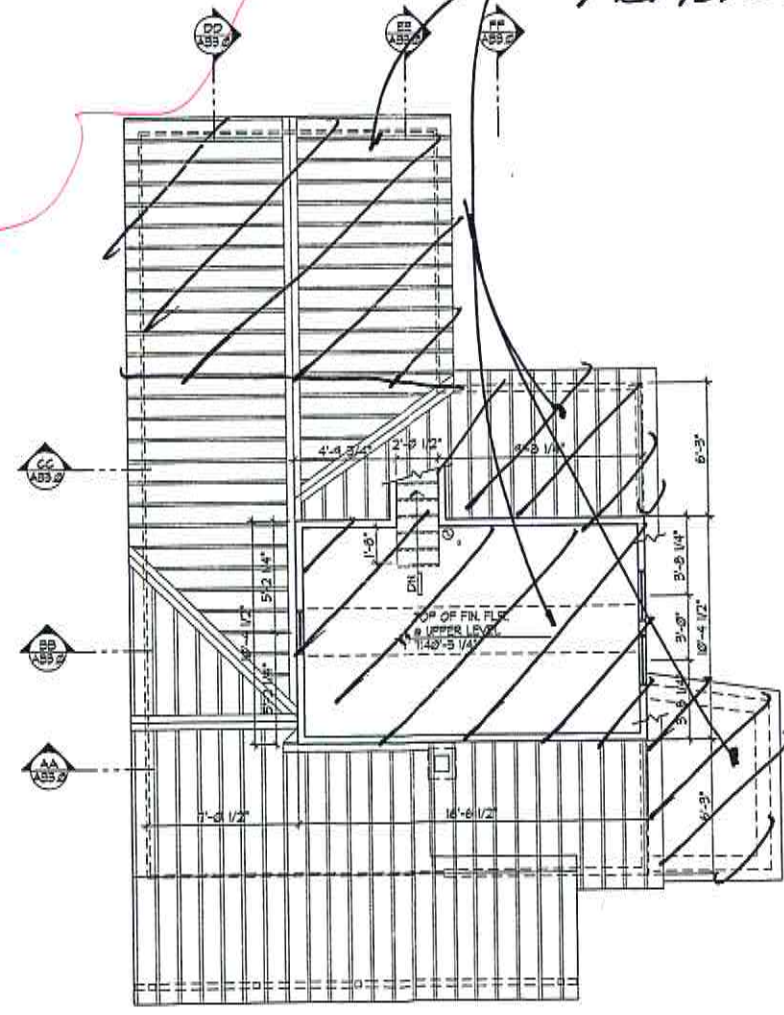
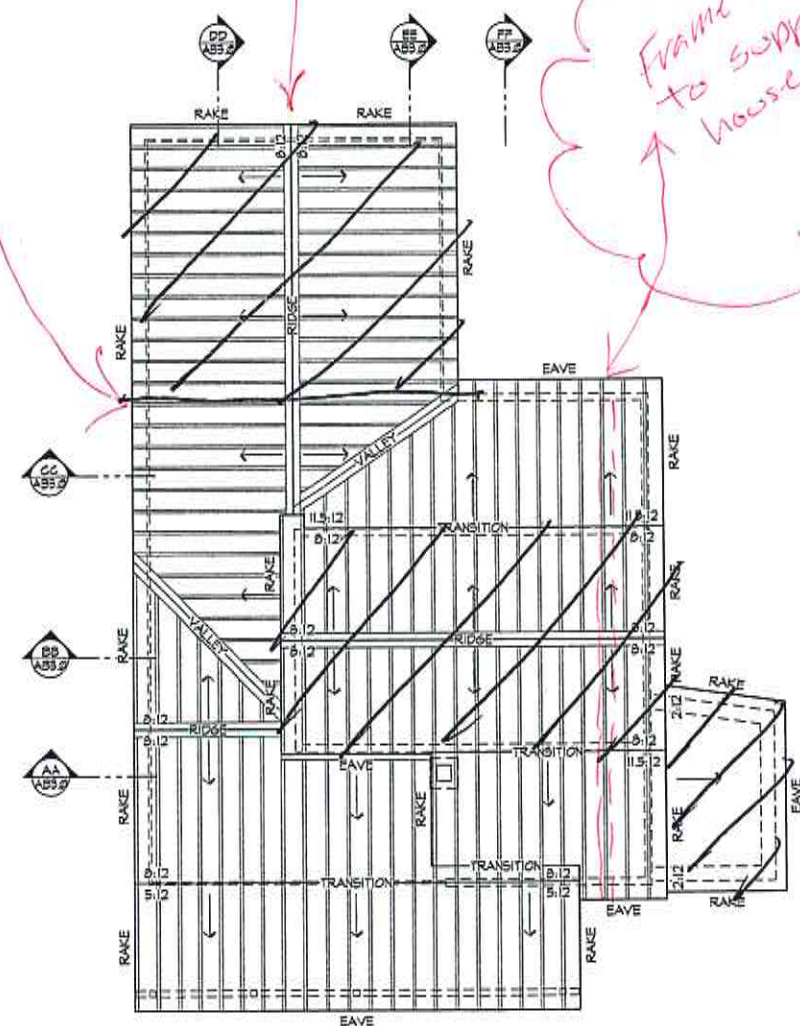
Demo & saving any historic siding.

Frame a new 2x6 wall to support south side of house

NEW BRACING WALLS ELEVATIONS



AREAS TO BE REMOVED (TYP.)



NEW TEMP. 2x6 WD. STUDS @ 16" OC ON 2'x12" CONT. PTG. APPLY 1/2" CDX SHEATHING TO STUDS, ONE SIDE

3 AS BUILT - ROOF LEVEL PLAN 1/4" = 1'-0"

2 AS BUILT - UPPER LEVEL FLOORPLAN 1/4" = 1'-0" 172 SQ. FT. LIVING SPACE

1 AS BUILT - MAIN LEVEL FLOORPLAN 1/4" = 1'-0" 786 SQ. FT. LIVING SPACE

TEMP. BRACING PLAN

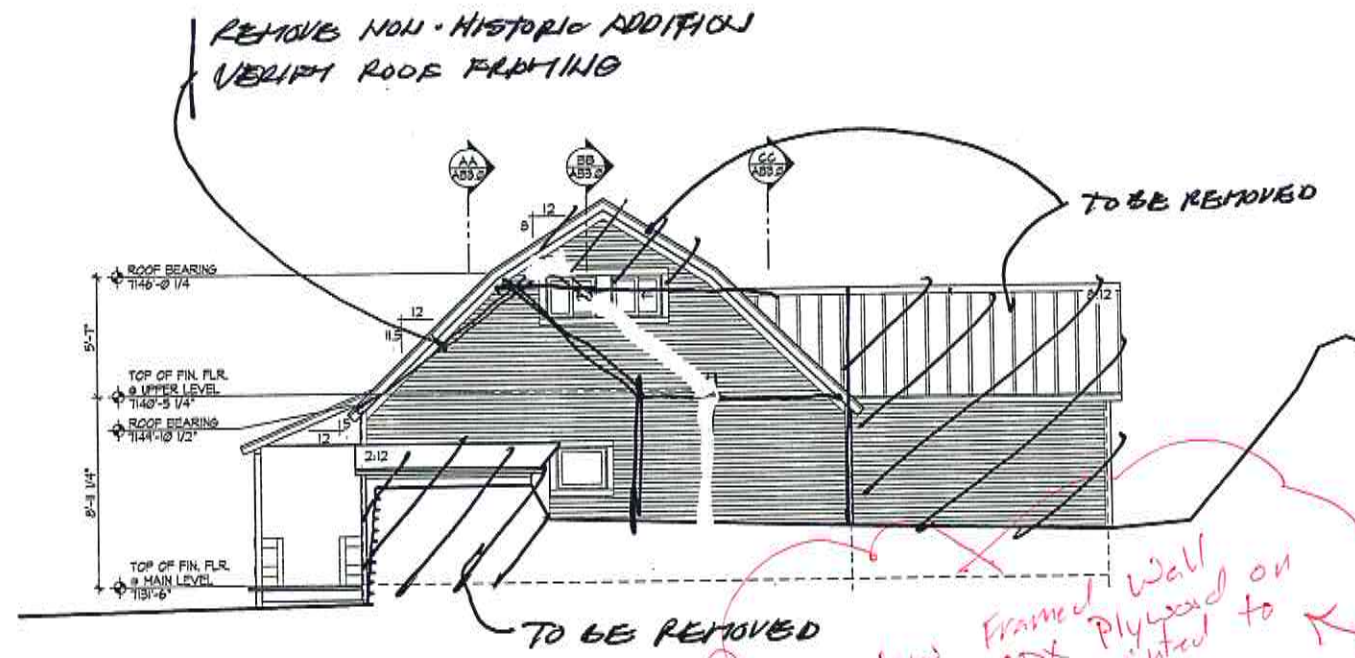
Jonathan DeGray Architect P.O. Box 1874, 814 Main Street, Suite 302, Park City, Utah 84060 Tel. 435-645-7261 Email: jdeg@jonathandegray.com

RESIDENCE 732 CRESCENT TRAM PARK CITY, UT 84060

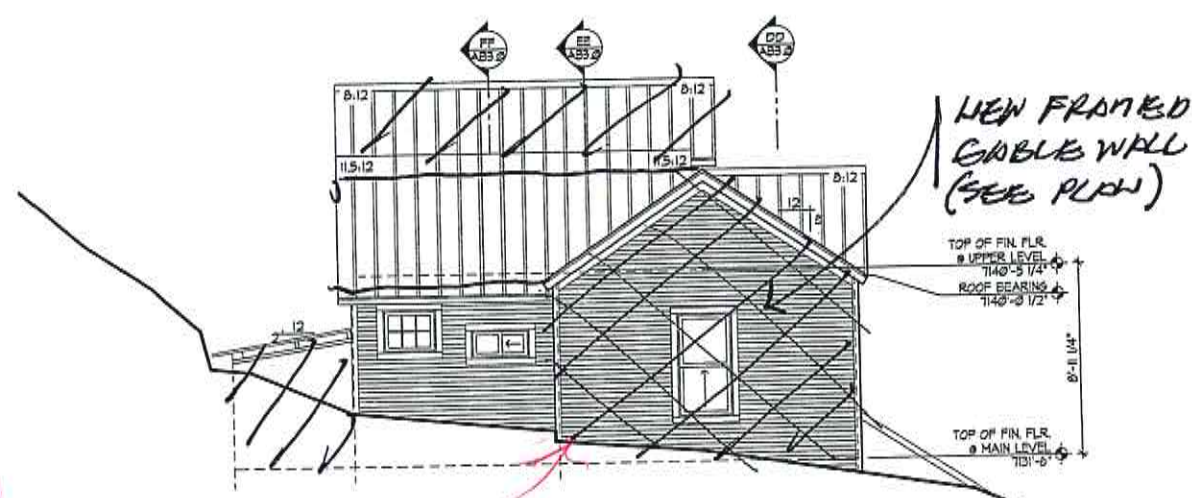
AS BUILT MAIN & UPPER LEVEL FLOOR PLANS ROOF LEVEL PLAN

DATE: 12/02/15 PROJECT NUMBER: AB1.1

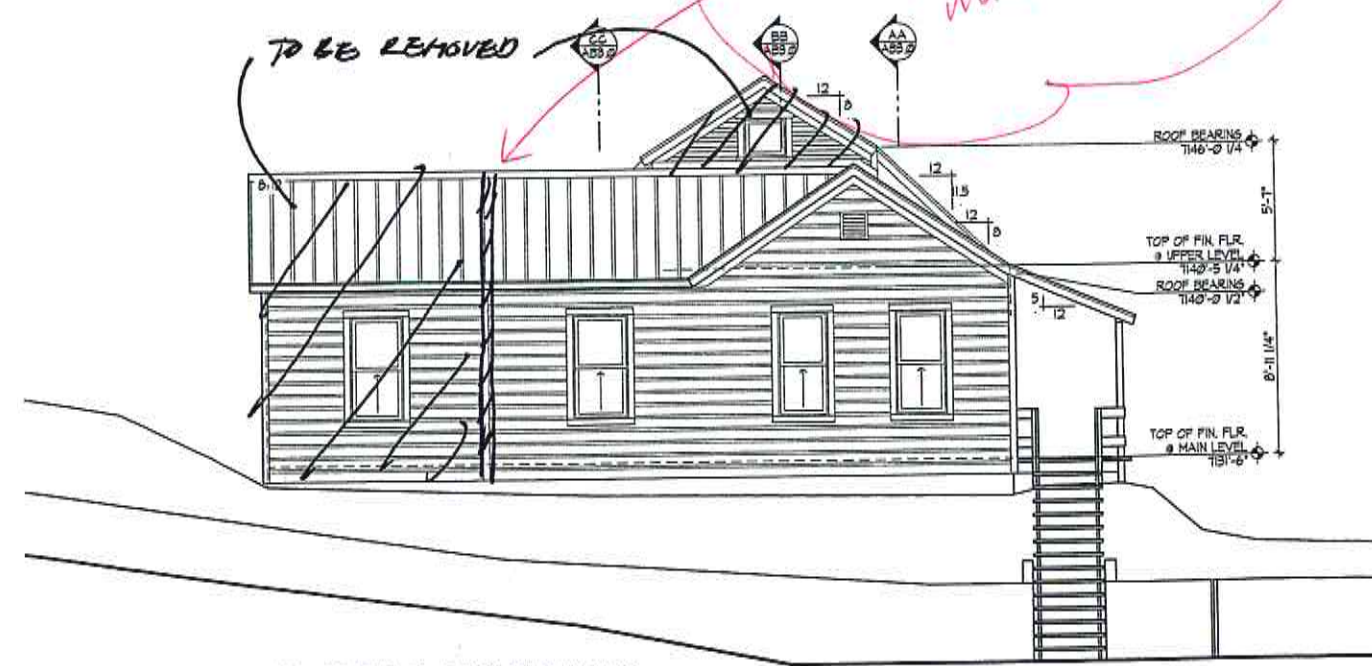
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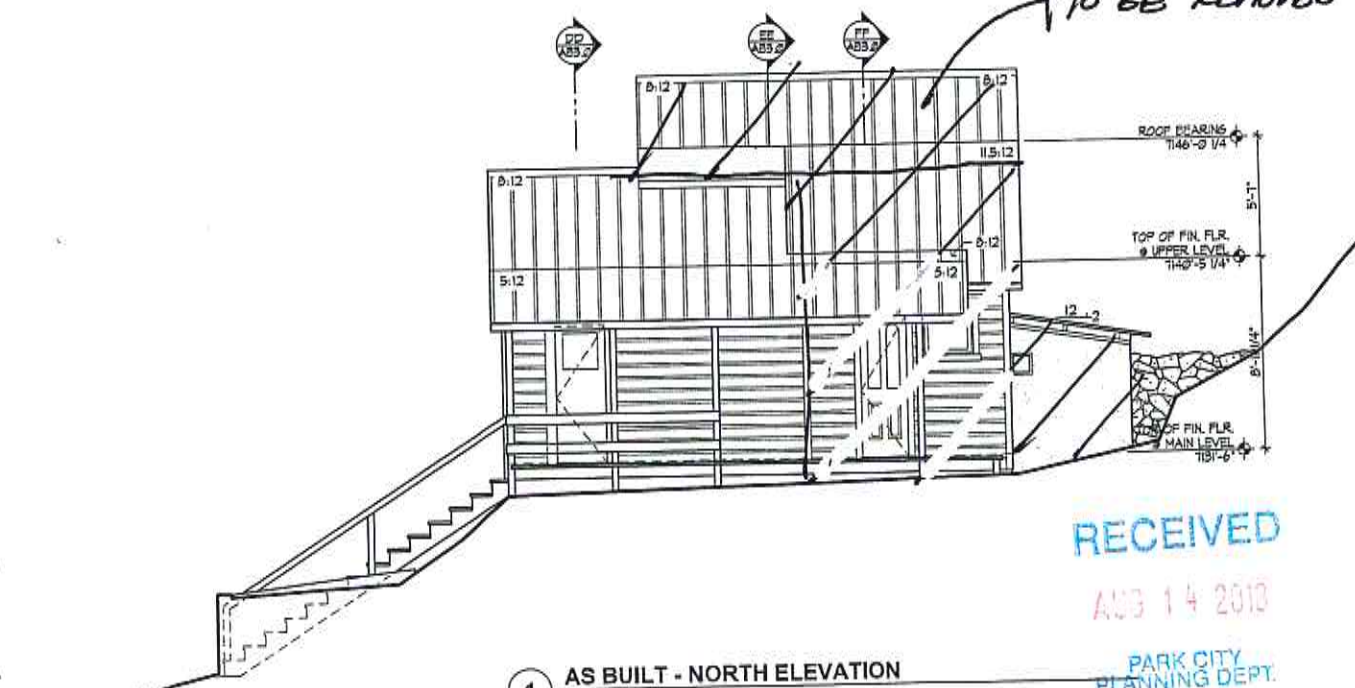
4 AS BUILT - WEST ELEVATION
1/4" = 1'-0"



3 AS BUILT - SOUTH ELEVATION
1/4" = 1'-0"



2 AS BUILT - EAST ELEVATION
1/4" = 1'-0"



1 AS BUILT - NORTH ELEVATION
1/4" = 1'-0"

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Jonathan DeGray Architect P.O. Box 1074, 814 Main Street, Suite 302, Park City, Utah 84050 Tel. 435-245-1203, Email: jdagray@jonathandegray.com	
RESIDENCE 732 CRESCENT TRAM PARK CITY, UT 84060	
AS BUILT EXTERIOR ELEVATIONS	
DATE:	12/02/13
PROJECT NUMBER:	
SHEET NUMBER:	AB2.0



Historic Preservation Board Staff Report

PLANNING DEPARTMENT

Subject: Land Management Code
Amendments to Historic Districts (LMC Chapter 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, and 15-2.6), Supplemental Regulations (LMC Chapter 15-4), Architectural Review (LMC Chapter 15-5-5) Architectural Design Guidelines, and Defined Terms (LMC Chapter 15-15)

Author: Laura Newberry, Planner

Date: November 7, 2018

Type of Item: Legislative – LMC Amendment

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposed LMC amendments, open a public hearing and consider forwarding a positive recommendation to Planning Commission and City Council on the Land Management Code (LMC) amendments to the Historic Districts (LMC Chapter 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, and 15-2.6), Supplemental Regulations (LMC Chapter 15-4), Architectural Review (LMC Chapter 15-5-5) Architectural Design Guidelines, and Defined Terms (LMC Chapter 15-15) as outlined in the Draft Ordinance.

Description

Project Name: Land Management Code (LMC) Amendments in Chapter 15-2.1 Historic Residential-Low Density (HRL) District, 15-2.2 Historic Residential (HR-1) District, 15-2.3 Historic Residential (HR-2) District, 15-2.4 Historic Residential-Medium Density (HRM) District, 15-2.5 Historic Recreation Commercial (HRC) District, 15-2.6 Historic Commercial Business (HCB) District, 15-4 Supplemental Regulations, 15-5-5 Architectural Design Guidelines, and 15-15 Defined Terms.

Applicant: Planning Department

Proposal: Revisions to the Land Management Code

Affected Land Management Code Chapters:

15-2.1 Historic Residential-Low Density (HRL)
15-2.2 Historic Residential (HR-1)
15-2.3 Historic Residential (HR-2)
15-2.4 Historic Residential-Medium Density (HRM)
15-2.5 Historic Recreation Commercial (HRC)
15-2.6 Historic Commercial Business (HCB)
15-4 Supplemental Regulations
15-5-5 Architectural Design Guidelines
15-15 Defined Terms

Reason for Review: LMC Amendments require Planning Commission review and City Council review and action.

Reason for the Review

Amendments to the Land Management Code (LMC) require Planning Commission recommendation and City Council adoption. The purposes of the Historic Preservation Board (HPB) include providing input to staff, the Planning Commission, and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures; as well as making recommendations to the Planning Commission and City Council ordinances that may encourage Historic preservation.

Background

The Planning Department would like to update the Land Management Code to make the language and wording used in the Historic Districts more consistent and to codify regulations that are currently enforced through policy. Staff requests to amend the Historic Districts (§15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, and 15-2.6) and Supplemental Regulations (§15-4) to clear up inconsistencies. Staff also requests to amend §15-5-5 to include vinyl as a generally inappropriate material in the Historic Districts and to include a maximum Solar Reflective Index (SRI) to measure reflectivity of metal materials on the exterior of buildings. Finally, staff requests to define two (2) additional terms within §15-15, Defined Terms.

Analysis

The following analyses give a brief overview of the proposed LMC Amendments:

Historic Districts

The primary goal of these revisions is to make the language in all Historic Districts more consistent and rearrange the content within each section to make them easier to navigate.

Many of the amendments will be added to all (applicable) sections. For example, staff proposes to clarify the Setback Exception for Window Wells in the Rear and Side Setbacks. The following language is an example of the proposed amendment:

Window wells not exceeding the minimum International Residential Code (IRC) requirements for egress or light wells may extending not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.

Additionally, Staff proposes to add language to the Side Setbacks for Corner Lots that will allow for a smaller Setback to be used, but no Setback Exceptions will be allowed. Below is an example of the language proposed:

On Corner Lots, ~~the Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard and~~ the minimum Side Setback that faces a side Street or platted Right-of-

Way is five feet (5'). A three foot (3') Side Setback along the platted Right-of-Way is allowed when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized when the Setback is three feet (3') along the Right-of-Way.

Another proposed change in all applicable zones is to clarify the patio exception in Setbacks. Many of the zones do not include a minimum distance from the Rear or Side Lot Lines. The following is an example of the proposed language:

Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, located at least one foot (1') from the Rear Lot Line.

Staff is also proposing to add language to the Rear Setback Exceptions as well as the Parking Regulations that will allow for a Rear Setback Exception for a shared driveway. The following is an example of the proposed language:

One (1) private or Shared Driveway leading to a garage or approved Parking Area. See Parking Regulations for additional requirements.

~~Common driveways are~~ One (1) private or Shared Driveway is allowed along shared Side ~~or Rear~~ Lot Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.

Another proposed change will affect the Development on Steep Slopes sections within the HRL, HR-1, and HR-2 Zones. Staff is proposing to allow Development on Steep Slopes of Lots of 3,750 square feet or less to be reviewed under an Administrative Conditional Use Permit (Admin CUP) instead of a full Conditional Use Permit (CUP). An example of the proposed language is included below:

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites, and Chapter 5.

For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.

A. ~~CONDITIONAL USE~~ Steep Slope Determination

1. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.

2. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater.
3. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for any Access driveway located on or projecting over an existing Slope of (30%) or greater.

B. Permits Required.

1. On Lots with 3,750 square feet or less, an Administrative Conditional Use Permit shall be processed by the Planning Department.
On Lots greater than 3,750 square feet, a Conditional Use Permit is required. The Planning Department shall review all Steep Slope Conditional Use permit Applications and forward a recommendation to the Planning Commission.

~~C. For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.~~

D. Conditional Use Permit Criteria

The Planning Department shall review all Steep Slope Conditional Use permit Applications and forward a recommendation to the Planning Commission. The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.
2. **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:
 - a) To determine potential impacts of the proposed Access, and Building mass and design; and
 - b) To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.
3. **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. ~~Common driveways~~ Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.

4. **TERRACING.** The project may include terraced retaining Structures if necessary to regain Natural Grade.
5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent Properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.
6. **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.
7. **SETBACKS.** The Planning Department and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.
8. **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Department and/or Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.
9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HR-2 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.3-6. The Planning Department and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between the proposed Structure and the ~~historic~~ Historic Character of the neighborhood's existing residential Structures.

Staff is also proposing to add a section, regarding Existing Historic Buildings and/or Structures, to the HCB Zone that exists in all other Historic Districts. Further, Staff is proposing to move all of the "Goods and Uses to be within Enclosed Building" Sections to LMC 15-4, Supplemental Regulations.

Finally, Staff is also proposing to correct scrivener errors (grammatical, spelling, etc.) as well as make the language more consistent throughout the Historic District zoning regulations.

Architectural Design Guidelines

On November 1, 2017, the Planning Department posted a policy regarding reflectivity of roofing materials. The purpose of the policy was to improve consistency of approvals on roofing materials. The policy stated that metal roofing with a Solar Reflective Index (SRI) rating greater than 35 will not be approved by the Planning Department.

The goal of the revisions is to promote Compatible additions and infill construction in the Historic Districts and to provide greater guidance in determining reflectivity of metal materials.

Staff recommends amending LMC 15-5-5(H) to list vinyl and untreated metal window frames as generally inappropriate materials in the Historic Districts (HRL, HR-1, HR-2, HRM, HRC, HCB) and on any site designated as Historic that is outside of the Historic Districts.

Staff is proposing to amend LMC 15-5-5 to include a maximum Solar Reflective Index (SRI) for metal siding and metal roofing.

The SRI rating is based on two measurements:

- Initial Solar Reflectance (IR) rating, this is the total solar energy that is reflected away from a surface. To be considered “cool,” a roofing product must have an IR rating of 0.25 or greater.
- Thermal Emittance is the measure of a panel’s ability to release heat that is absorbed.

Together, these two measurements comprise the SRI value. The higher the SRI value, the lower its surface temperature and consequently, the heat gain into the building. The higher SRI value will result in a reduced heat gain to the building, therefore reducing the energy demand. Metallic colors are generally not appropriate due to their reflectivity and high SRI values. Staff proposes amending the LMC to codify this policy for both siding materials (15-5-5(B)) and roofing materials (15-5-5(E)) and to include a requirement for roof materials to be neutral and earth-toned.

Below is a list of sample SRI values for common roof colors.

Table 1: Sample SRI Values

Color	SRI Value
White	88
Bare Aluminum	72
Beige	53
Slate Gray	37
Terra Cotta	35

Evergreen	31
Charcoal Gray	28
Matte Black	26

Definition LMC Amendments

The goal of these amendments is to define terms that are used within the zoning regulations that are not currently defined. These proposed amendments include adding the following definitions:

Shared Driveway. A single access way that is privately owned and maintained and provides access to two or more structures or off-street parking areas, which are located on individual lots.

Solar Reflective Index (SRI). A measure of the solar reflectance and emissivity of materials that can be used as an indicator of how hot they are likely to become when solar radiation is incident on their surface. The lower the SRI, the hotter a material is likely to become in the sunshine.

Staff has attached the complete Draft Ordinance as Exhibit 1.

Process

LMC amendments are processed according to LMC § 15-1-7. Amendments to the LMC require Planning Commission review and recommendation and City Council review and adoption. City Council final action may be appealed to a court of competent jurisdiction per LMC § 15-1-18. A public hearing is required by both the Planning Commission and City Council, with proper notice.

Notice

Legal notice of a public hearing was posted in the required public spaces and public notice websites and published in the Park Record on October 22, 2018 and October 24, 2018, per requirements of the Land Management Code.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments. No public input has been received as of the date of publishing.

Alternatives

- The Historic Preservation Board may forward a positive recommendation to Planning Commission and City Council for the proposed Land Management Code as presented or as amended at the meeting; or
- The Historic Preservation Board may forward a negative recommendation to Planning Commission and City Council to deny the proposed amendments; or

- The Historic Preservation Board may continue the discussion to a date certain and provide direction to Staff regarding additional information, revisions, or analysis needed in order to take final action.

Summary Recommendation

Staff recommends the Historic Preservation Board review the proposed LMC amendments, open a public hearing and consider forwarding a positive recommendation to Planning Commission on the Land Management Code (LMC) amendments to the Historic Districts (LMC 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, and 15-2.6), Supplemental Regulations (LMC 15-4), Architectural Review (LMC 15-5-5) Architectural Design Guidelines, and Defined Terms (LMC 15-15) as outlined in the Draft Ordinance.

Exhibits

Exhibits

Exhibit 1 – Draft Ordinance

- Exhibit A – LMC § 15-2.1 Historic Residential-Low Density (HRL)
- Exhibit B – LMC § 15-2.2 Historic Residential (HR-1)
- Exhibit C – LMC § 15-2.3 Historic Residential (HR-2)
- Exhibit D – LMC § 15-2.4 Historic Residential-Medium Density (HRM)
- Exhibit E – LMC § 15-2.5 Historic Recreation Commercial (HRC)
- Exhibit F – LMC § 15-2.6 Historic Commercial Business (HCB)
- Exhibit G – LMC § 15-4 Supplemental Regulations
- Exhibit H – LMC § 15-5-5 Architectural Design Guidelines
- Exhibit I – LMC § 15-15 Defined Terms

Exhibit A – Draft Ordinance

Ordinance 18-

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING CHAPTERS 15-2.1 HISTORIC RESIDENTIAL-LOW DENSITY (HRL) DISTRICT, 15-2.2 HISTORIC RESIDENTIAL (HR-1) DISTRICT, 15-2.3 HISTORIC RESIDENTIAL (HR-2) DISTRICT, 15-2.4 HISTORIC RESIDENTIAL-MEDIUM DENSITY (HRM) DISTRICT, 15-2.5 HISTORIC RECREATION COMMERCIAL (HRC) DISTRICT, 15-2.6 HISTORIC COMMERCIAL BUSINESS (HCB) DISTRICT, 15-4 SUPPLEMENTAL REGULATIONS, 15-5-5 ARCHITECTURAL DESIGN GUIDELINES, AND 15-15 DEFINED TERMS

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's unique character and values; and

WHEREAS, the proposed Land Management Code (LMC) amendments enhance the design standards to maintain aesthetic experience of Park City; and

WHEREAS, these proposed Land Management Code (LMC) amendments were reviewed for consistency with the Park City General Plan; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meetings on December 12, 2018 and forwarded a recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on January 15, 2019; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to protect health and safety and maintain the quality of life for its residents and visitors; to preserve and protect the vitality, activity and success of the ski resort base area; to ensure compatible development; and to preserve the community's unique character.

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

SECTION 1. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-2.1 Historic Residential-Low Density (HRL) District. The recitals above are incorporated herein as findings of fact. Section 15-2.1 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 2. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-2.2 Historic Residential (HR-1) District. The recitals above are incorporated herein as findings of fact. Section 15-2.2 of the Land Management Code of Park City is hereby amended as redlined in Exhibit B.

SECTION 3. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-2.3 Historic Residential (HR-2) District. The recitals above are incorporated herein as findings of fact. Section 15-2.3 of the Land Management Code of Park City is hereby amended as redlined in Exhibit C.

SECTION 4. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-2.4 Historic Residential-Medium Density (HRM) District. The recitals above are incorporated herein as findings of fact. Section 15-2.4 of the Land Management Code of Park City is hereby amended as redlined in Exhibit D.

SECTION 5. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-2.5 Historic Recreation Commercial (HRC) District. The recitals above are incorporated herein as findings of fact. Section 15-2.5 of the Land Management Code of Park City is hereby amended as redlined in Exhibit E.

SECTION 6. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-2.6 Historic Commercial Business (HCB) District. The recitals above are incorporated herein as findings of fact. Section 15-2.6 of the Land Management Code of Park City is hereby amended as redlined in Exhibit F.

SECTION 7. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-4 Supplemental Regulations. The recitals above are incorporated herein as findings of fact. Section 15-4 of the Land Management Code of Park City is hereby amended as redlined in Exhibit G.

SECTION 8. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-5-5 Architectural Design Guidelines. The recitals above are incorporated herein as findings of fact. Section 15-5-5 of the Land Management Code of Park City is hereby amended as redlined in Exhibit H.

SECTION 9. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Section 15-15 Defined Terms. The recitals above are incorporated herein as

findings of fact. Section 15-15 of the Land Management Code of Park City is hereby amended as redlined in Exhibit I.

SECTION 12. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this ____ day of _____, 2018

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

City Recorder

Approved as to form:

Mark Harrington, City Attorney

Exhibits

Exhibit A – LMC § 15-2.1 Historic Residential-Low Density (HRL) District
Exhibit B – LMC § 15-2.2 Historic Residential (HR-1) District
Exhibit C – LMC § 15-2.3 Historic Residential (HR-2) District
Exhibit D – LMC § 15-2.4 Historic Residential-Medium Density (HRM) District
Exhibit E – LMC § 15-2.5 Historic Recreation Commercial (HRC) District
Exhibit F – LMC § 15-2.6 Historic Commercial Business (HCB) District
Exhibit G – LMC § 15-4 Supplemental Regulations
Exhibit H – LMC § 15-5-5 Architectural Design Guidelines
Exhibit I – LMC § 15-15 Defined Terms

Exhibit 1 – LMC § 15-2.1 Historic Residential-Low Density (HRL)

15-2.1 Historic Residential-Low Density (HRL) District

15-2.1-1 Purpose

15-2.1-2 Uses

15-2.1-3 Lot And Site Requirements

15-2.1-4 Existing Historic Buildings and/or Structures

15-2.1-5 Building Height

15-2.1-6 Development On Steep Slopes

15-2.1-7 Parking Regulations

15-2.1-8 Architectural Review

15-2.1-9 Vegetation Protection

15-2.1-10 Signs

15-2.1-11 Related Provisions

15-2.1-1 Purpose

The purpose of the Historic Residential Low-Density (HRL) District is to:

- A. reduce density that is accessible only by substandard Streets so these Streets are not impacted beyond their reasonable carrying capacity,
- B. provide an Area of lower density Residential Use within the old portion of Park City,
- C. preserve the character of Historic residential Development in Park City,
- D. encourage the preservation of Historic Buildings and/or Structures,
- E. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods.
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment, and
- G. define Development parameters that are consistent with the General Plan policies for the Historic core.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Ame15-2nded by Ord. [09-14](#) on 4/9/2009

15-2.1-2 Uses

A. ALLOWED USES.

- 1. Single Family Dwelling
- 2. Home Occupation
- 3. Child Care, In-Home Babysitting
- 4. Child Care, Family¹
- 5. Child Care, Family Group¹
- 6. Accessory Building and Use
- 7. Conservation Activity
- 8. Agriculture
- 9. Residential Parking Area or Structure with four (4) or fewer spaces

B. CONDITIONAL USES.

1. Nightly Rentals²
2. Lockout Unit
3. Accessory Apartment³
4. Child Care Center¹
5. Essential Municipal and Public Utility Use, Facility, Service and Structure
6. Telecommunication Antenna⁴
7. Satellite dish greater than thirty-nine inches (39") in diameter⁵
8. Residential Parking Area or Structure five (5) or more spaces
9. Temporary Improvement⁶
10. Passenger Tramway Station and Ski Base Facility⁷
11. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge⁶
12. Recreation Facility, Private
13. Fences greater than six feet (6') in height from Final Grade^{5,8}

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

¹See LMC Chapter 15-4-9 for Child Care Regulations

²Conditional Use Permit allowed only in the West sub-neighborhood located south of platted 2nd Avenue, west of Upper Norfolk and Daly Avenues, and east of King Road. No Nightly Rentals are allowed elsewhere in this Zoning District.

³See LMC Chapter 15-4-7, Supplemental Regulations for Accessory Apartments

⁴See LMC Chapter 15-4-14, Telecommunications Facilities

⁵See LMC Chapter 15-4-13, Satellite Receiving Antennas

⁶Subject to Administrative or Administrative Conditional Use permit, see LMC Chapter 15-4.

⁷See LMC Chapter 15-4-18, Passenger Tramways and Ski-Base Facilities

⁸See LMC Chapter 15-4-2, Fences and Walls

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [15-35](#) on 10/12/2015

Amended by Ord. [15-44](#) on 11/5/2015

15-2.1-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a ~~City Street~~ private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

~~Minimum Lot and Site requirements are as follows: All Development activity must comply with the following minimum Lot and Site requirements:~~

- A. **LOT SIZE.** The minimum Lot Area is 3,750 square feet. ~~The minimum width of a Lot is thirty-five feet (35'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.~~

- B. **LOT WIDTH.** The minimum width of a Lot is thirty-five feet (35'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.
- C. **BUILDING ENVELOPE (HRL DISTRICT)**. The Building Pad, Building Footprint, and height restrictions define the maximum Building Envelope in which all Development must occur, with exceptions as allowed by Section 15-2.1-3(~~CD~~).
- D. **BUILDING PAD (HRL DISTRICT)**. The Building Pad is the Lot Area minus required Front, Rear and Side Setback Areas.
1. The Building Footprint must be within the Building Pad. The remainder of the Building Pad must be open and free of any other Structure except:
 - a. Porches or decks, with or without roofs;
 - b. At Grade patios;
 - c. Upper level decks, with or without roofs;
 - d. Bay Windows;
 - e. Chimneys;
 - f. Sidewalks, pathways, and steps;
 - g. Screened hot tubs; and
 - h. Landscaping.
 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not included in the Building Footprint calculations, and are subject to Planning Department approval based on a determination that the proposed exceptions result in a design that:
 - a. provides increased architectural interest consistent with the Historic District Design Guidelines;
 - b. maintains the intent of this section to provide horizontal and vertical Building articulation.
- E. **BUILDING FOOTPRINT (HRL DISTRICT)**. The maximum Building Footprint of any Structure shall be located on a Lot, or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula for Building Footprint, illustrated in Table 15-2.1. The maximum Building Footprint for any Structure located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area, shall be 4,500 square feet; with an exemption allowance of 400 square feet per dwelling unit for garage floor area. A Conditional Use Permit is required for all Structures with a proposed footprint of greater than 3,500 square feet.

Accessory Buildings listed on the Park City Historic ~~Structures~~ Sites Inventory that are not expanded, enlarged or incorporated into the Main Building, shall not count in the total Building Footprint of the Lot.

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP = maximum Building Footprint and A = Lot Area.

Example: 3,750 sq. ft. Lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

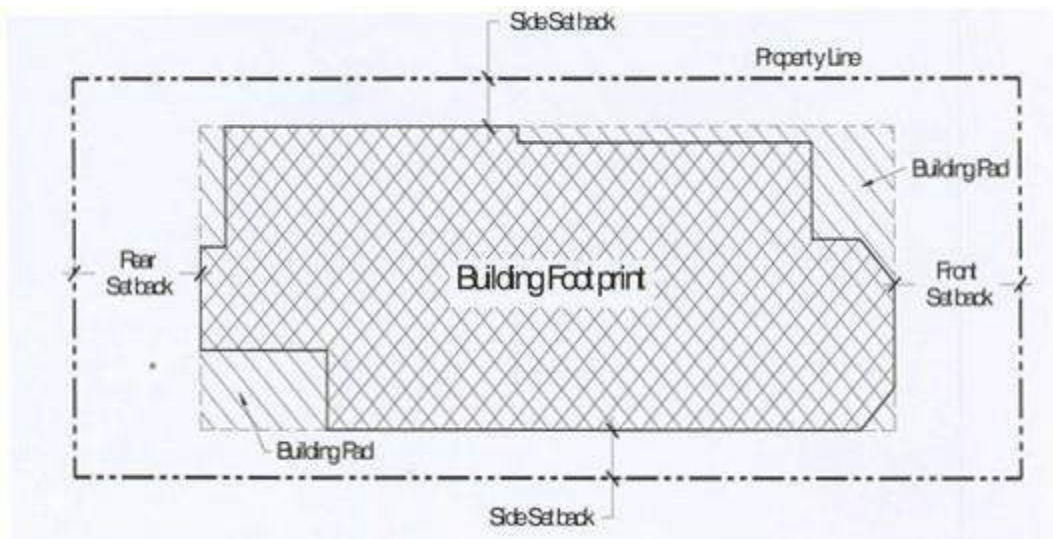
See the following Table 15-2.1 for a schedule equivalent of this formula.

TABLE 15-2.1

Lot Depth <= ft. **	Lot Width, ft. up to:	Side Setbacks Min. Total		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max. Bldg. Footprint Sq. ft.
75 ft.	37.5*	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801
75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,269
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 7,500	Per Setbacks and Lot Area	Per Formula

* for existing 25' wide lots, Use HR-1 standards.

** for lots > 75' in depth use Footprint formula and Table 15-2.1a for Front and Rear Setbacks.



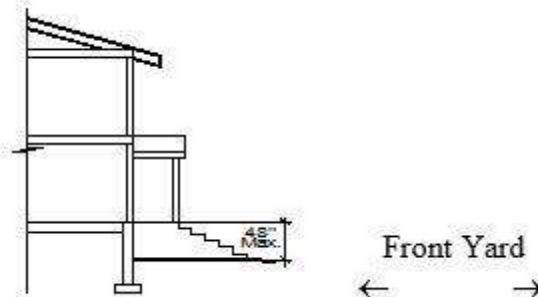
F. **FRONT AND REAR SETBACKS.** Front and Rear Setbacks are as follows:

TABLE 15-2.1a

Lot Depth	Minimum Front/Rear Setback	Total of Setback
Up to 75 ft., inclusive	10 ft.	20 ft.
From 75 ft. to 100 ft.	12 ft.	25 ft.
Over 100 ft.	15 ft.	30 ft.

G. **FRONT SETBACK EXCEPTIONS.** The Front Yard must be open and free of any Structure except:

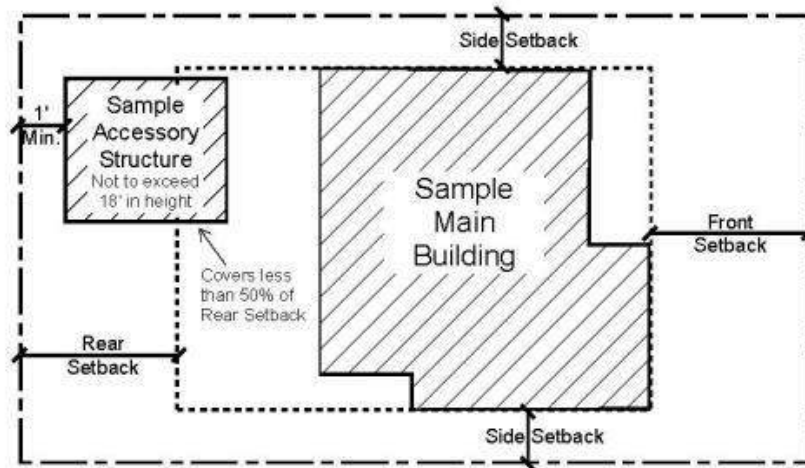
1. Fences and walls not more than four feet (4') in height, or as permitted in Section 15-4-2 Fences and Walls. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.
2. Uncovered steps leading to the Main Building, provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection.



3. Decks, porches, or Bay Windows not more than ten feet (10') wide, and projecting not more than three feet (3') into the Front Setback.
4. Roof overhangs, eaves, or cornices projecting not more than three feet (3') into the Front Setback.
5. Sidewalks and pathways.
6. Driveways leading to a garage or Parking Area. No portion of a Front Yard, except for patios, driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.

H. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Rear Setback.
2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Rear Setback.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extending not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
4. Roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback.
5. Window sills, belt courses, cornices, trim, exterior siding, or other ornamental features projecting not more than six inches (6") ~~into the Rear Setback~~ beyond the main Structure to which they are attached.
6. Detached Accessory Buildings not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the ~~front facade~~ Front Façade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



7. A Hard-Surfaced Parking Areas ~~s~~ subject to the same location requirements as a Detached Accessory Building.

8. Mechanical equipment (~~which must be screened~~), hot tubs, or similar Structures, which must be Screened and located at least three feet (3') from the Rear Lot Line.
9. Fences, walls and retaining walls not more than six feet (6') in height, ~~or walls~~ as permitted in Section 15-4-2 ~~Fences and Walls~~.
10. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, located at least one foot (1') from the Rear Lot Line.
11. Pathways or Steps connecting to a City staircase or pathway.
12. One (1) private or Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.1-7 Parking Regulations for additional requirements.

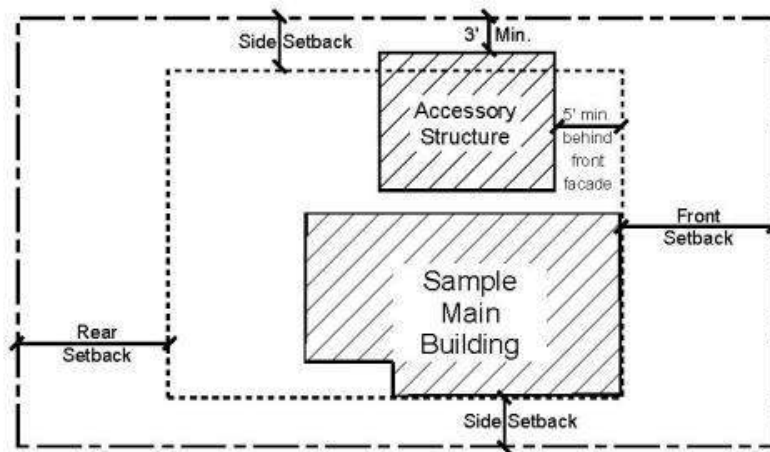
I. SIDE SETBACK.

1. The minimum Side Setback is three feet (3'), but increases for Lots greater than thirty seven and one-half feet (37.5') in Width, as per Table 15-2.1~~7~~ above.
2. On Corner Lots, the ~~Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard and~~ the minimum Side Setback that faces a side Street or platted Right-of-Way is five feet (5'). A three foot (3') Side Setback along the platted Right-of-Way is allowed when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized when the Setback is three feet (3') along the Right-of-Way.

J. SIDE SETBACK EXCEPTIONS. The Side Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Side Setback.
2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Side Setback.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress ~~or light wells projecting may extend~~ not more than four feet (4') into the Side Setback. ⁺ Only permitted on Lots with a Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, this Side Setback exception is not permitted.
4. Roof overhangs or eaves projecting not more than two feet (2') into the Side Setback on Lots with a Side Setback of five feet (5') or greater. A one foot (1') eave overhang is permitted on Lots with a Side Setback less than five feet (5').⁺

5. Window sills, belt courses, trim, exterior siding, cornices, or other ornamental features projecting not more than six inches (6") ~~into the Side Setback~~ beyond the main Structure to which they are attached.
6. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height from Final Grade, located at least one foot (1') from the Side Lot Line.
7. Fences, walls and retaining walls not more than six feet (6') in height, ~~or walls~~ as permitted in Section 15-4-2 ~~Fences and Walls.~~
8. ~~A driveway~~ One (1) private or Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.1-7 Parking Regulations for additional requirements.
9. Pathways or steps connecting to a City staircase or pathway.
10. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the ~~front~~ Front Facade of the Main Building, maintaining a minimum Side Setback of three feet (3'). See the following illustration:



11. Mechanical equipment ~~(which must be screened)~~, hot tubs, or similar Structures, which must be Screened and located at least three feet (3') from the Side Lot Line.
- K. **SNOW RELEASE.** Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
- L. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance

Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

~~¹Applies only to Lots with a Side Setback of five feet (5') or greater.~~

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [15-35](#) on 10/12/2015

Amended by Ord. [2018-27](#) on 5/31/2018

Amended by Ord. [2018-43](#) on 7/19/2018

15-2.1-4 Existing Historic Buildings and/or Structures

Historic ~~Buildings and/or~~ Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. Additions 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. ~~Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. All Conditional Uses proposed on the Site, excluding Development on a Steep Slope, shall comply with parking requirements of Chapter 15-3.~~

A. **EXCEPTION.** In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings, including detached single car Garages:

1. Upon approval of a Conditional Use permit, and
2. When the scale of the addition and/or driveway is Compatible with the Historic Building and/or Structure, and
3. When the addition complies with all other provisions of this Chapter, and
4. When the addition complies with the adopted Building and Fire Codes, and
5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

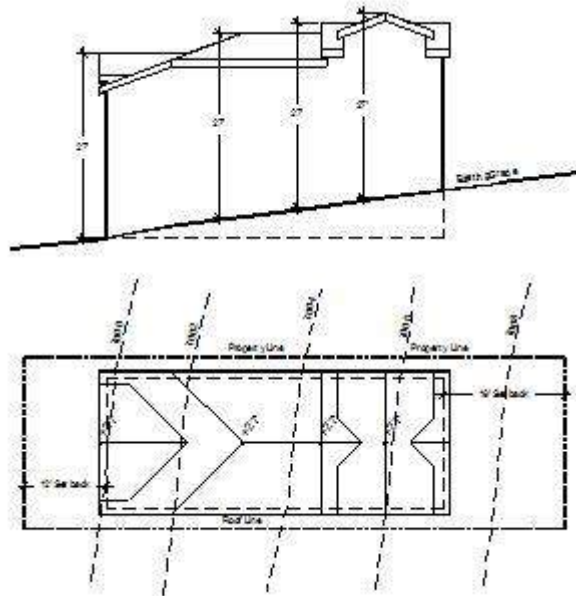
Amended by Ord. [2016-44](#) on 9/15/2016

15-2.1-5 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade ~~around the periphery of the Structure~~, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirement must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH**. The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc).
1. Secondary Roof Forms may be Rooftop Decks so long as they are not more than 23 feet in height above Finished Grade. This height includes any railings, parapets, stairs, and similar constructions on the Roof Deck.
 2. The height of railings, parapets, stairs, and similar constructions on a Green Roof or Flat Roof are included in the calculation of Building Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not permitted on Green Roofs. Green Roofs must be vegetated.
 3. A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above. Any required railings for a Green Roof

shall comply with Building Height.



4. Accessory Structures may be below the required seven: twelve (7:12) roof pitch.

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and Solar Energy Systems, when Screened or enclosed, may extend up to five feet (5') above the height of the Building. See LMC 15-5-5(G)(7)(a).
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.1-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code,

Section 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [09-14](#) on 4/9/2009

Amended by Ord. [09-40](#) on 11/5/2009

Amended by Ord. [13-48](#) on 11/21/2013

Amended by Ord. [2016-44](#) on 9/15/2016

Amended by Ord. [2017-59](#) on 11/9/2017

Amended by Ord. [2018-27](#) on 5/31/2018

15-2.1-6 Development On Steep Slopes

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites and Chapter 5.

For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.

A. ~~CONDITIONAL USE~~ Steep Slope Determination

1. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
2. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater.
3. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for any Access driveway located on or projecting over an existing Slope of (30%) or greater.

B. Permits Required.

1. On Lots with 3,750 square feet or less, an Administrative Conditional Use Permit shall be processed by the Planning Department.
On Lots greater than 3,750 square feet, a Conditional Use Permit is required. The Planning Department shall review all Steep Slope Conditional Use permit Applications and forward a recommendation to the Planning Commission.

~~C. For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope~~

~~within the Building Footprint and any Access driveway.~~

D. Conditional Use Permit Criteria

~~The Planning Department shall review all Steep Slope Conditional Use permit Applications and forward a recommendation to the Planning Commission.~~ The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.
2. **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:
 - a. To determine potential impacts of the proposed Access, and Building mass and design; and
 - b. To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.
3. **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. ~~Common driveways~~ Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.
4. **TERRACING.** The project may include terraced retaining Structures if necessary to regain Natural Grade.
5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent Properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.
6. **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.
7. **SETBACKS.** The Planning Director and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function

of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.

8. **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Director and/or Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.
9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HRL District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.1-5. The Planning Director and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [09-14](#) on 4/9/2009

Amended by Ord. [15-35](#) on 10/12/2015

Amended by Ord. [2016-44](#) on 9/15/2016

15-2.1-7 Parking Regulations

- A. Tandem Parking is allowed in the Historic District.
- B. ~~Common driveways are~~ One (1) private or Shared Driveway is allowed along shared Side or Rear Lot Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.
- C. Common Parking Structures are allowed as a Conditional Use where it facilitates:
 1. the Development of individual Buildings that more closely conform to the scale of Historic Buildings and/or Structures in the District; and
 2. the reduction, mitigation or elimination of garage doors at the Street edge.
- D. A common Parking Structure may occupy below Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use Permit are subject to a Conditional Use review, Chapter 15-1-10.
- E. Driveways between Structures are allowed in order to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved garage or Parking Area.
- F. Turning radii are subject to review by the City Engineer as to function and design.
- G. See Section 15-3 Off Street Parking for additional parking requirements.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

15-2.1-8 Architectural Review

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5.

Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by the Board of Adjustment as outlined in Section 15-1-18 of the Code.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-23](#) on 7/9/2009

Amended by Ord. [15-53](#) on 12/17/2015

15-2.1-9 Vegetation Protection

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4½') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 15-3-3 and Title 14.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

15-2.1-10 Signs

Signs are allowed in the HRL District as provided in the Park City Sign Code, Title 12.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

15-2.1-11 Related Provisions

- Fences and Walls.
- LMC Chapter 15-4-2.
- Accessory Apartment. LMC Chapter 15-4-7.
- Satellite Receiving Antenna. LMC Chapter 15-4-13.
- Telecommunication Facility. LMC Chapter 15-4-14.
- Parking. LMC Chapter 15-3.

- Landscaping. Title 14; LMC Chapter 15-3-3(D).
- Lighting. LMC Chapters 15-3-3(C), 15-5-5(I).
- Historic Preservation. LMC Chapter 15-11.
- Park City Sign Code. Title 12.
- Architectural Review. LMC Chapter 15-5.
- Snow Storage. LMC Chapter 15-3-3(E)
- Parking Ratio Requirements. LMC Chapter 15-3-6.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Exhibit 2 – LMC § 15-2.2 Historic Residential (HR-1)

15-2.2 Historic Residential (HR-1) District

15-2.2-1 Purpose

15-2.2-2 Uses

15-2.2-3 Lot And Site Requirements

15-2.2-4 Existing Historic Buildings and/or Structures

15-2.2-5 Building Height

15-2.2-6 Development On Steep Slopes

15-2.2-97 Criteria For Bed And Breakfast Inns

15-2.2-78 Parking Regulations

15-2.2-89 Architectural Review

15-2.2-9 Criteria For Bed And Breakfast Inns

15-2.2-10 Vegetation Protection

15-2.2-11 Signs

15-2.2-12 Related Provisions

15-2.2-1 Purpose

The purpose of the Historic Residential HR-1 District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic Building and/or Structures,
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
- D. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 09-14 on 4/9/2009

15-2.2-2 Uses

Uses in the HR-1 District are limited to the following:

- A. **ALLOWED USES.**
 - 1. Single Family Dwelling
 - 2. Lockout Unit¹
 - 3. Nightly Rental¹
 - 4. Home Occupation
 - 5. Child Care, In-Home Babysitting²

6. Child Care, Family²
7. Child Care, Family Group²
8. Accessory Building and Use
9. Conservation Activity
10. Agriculture
11. Residential Parking Area or Structure, with four (4) or fewer spaces

B. CONDITIONAL USES.

1. Duplex Dwelling
2. Guest House on Lots one (1) acre or greater
3. Secondary Living Quarters
4. Accessory Apartment³
5. Group Care Facility
6. Child Care Center
7. Public and Quasi-Public Institution, church and school
8. Essential Municipal and Public Utility Use, Facility, Service, and Structure
9. Telecommunication Antenna⁴
10. Satellite Dish, greater than thirty-nine inches (39") diameter⁵
11. Bed and Breakfast Inn⁶
12. Boarding House, hostel⁶
13. Hotel, Minor, (fewer than sixteen (16) rooms)⁶
14. Residential Parking Area or Structure with five (5) or more spaces.
15. Temporary Improvement⁷
16. Passenger Tramway Station and Ski Base Facility⁸
17. Ski Tow, Ski Lift, Ski Run, and Ski Bridge⁸
18. Recreation Facility, Private
19. Fences greater than six feet (6') in height from Final Grade^{7,9}

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

¹Nightly Rental of a Lockout Unit requires a Conditional Use permit

²See LMC Chapter 15-4-9 for Child Care Regulations

³See LMC Chapter 15-4, Supplemental Regulations for Accessory Apartments

⁴See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

⁵See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

⁶In Historic Buildings and/or Structures only. Parking requirements of Chapter 15-3 shall apply.

⁷Subject to Administrative or Administrative Conditional Use permit

⁸See LMC Chapter 15-4-18, Passenger Tramways and Ski-Base Facilities

⁹See LMC Chapter 15-4-2, Fences and Walls

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [07-25](#) on 4/19/2007

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [15-35](#) on 10/12/2015

15-2.2-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

~~Minimum Lot and Site requirements are as follows:~~ All Development activity must comply with the following minimum Lot and Site requirements:

- A. **LOT SIZE**. The minimum Lot Area is 1,875 square feet for a Single Family Dwelling and 3,750 square feet for a Duplex. ~~The minimum width of a Lot is twenty five feet (25'); measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.~~
- B. **LOT WIDTH**. The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.
- C. **BUILDING ENVELOPE (HR-1 DISTRICT)**. The Building Pad, Building Footprint and height restrictions define the maximum Building envelope within which all Development must occur, with exceptions as allowed by Section 15-2.2-3(C).
- D. **BUILDING PAD (HR-1 DISTRICT)**. The Building Pad is the Lot Area minus required Front, Rear, and Side Setback Areas.
 - 1. The Building Footprint must be within the Building Pad. The Building Pad must be open and free of any other Structure except:
 - a. Porches or decks with or without roofs;
 - b. At Grade patios;
 - c. Upper level decks, with or without roofs;
 - d. Bay Windows;
 - e. Chimneys;
 - f. Sidewalks, pathways, and steps;
 - g. Screened hot tubs; and
 - h. Landscaping.
 - 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not included in the Building Footprint calculations, and are subject to Planning Director approval based on a determination that the proposed exceptions result in a design that:
 - a. provides increased architectural interest consistent with the Historic District Design Guidelines;
 - b. maintains the intent of this section to provide horizontal and vertical Building articulation.

- E. **BUILDING FOOTPRINT (HR-1 DISTRICT)**. The maximum Building Footprint of any Structure located on a Lot or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula for Building Footprint, illustrated in Table 15-2.2. The maximum Building Footprint for any Structure located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area, shall be 4,500 square feet; with an exemption allowance of 400 square feet, per Dwelling Unit, for garage floor area. A Conditional Use permit is required for all Structures with a proposed footprint of greater than 3,500 square feet.

Accessory Buildings listed on the Park City Historic ~~Structures~~ Sites Inventory that are not expanded, enlarged or incorporated into the Main Building, shall not count in the total Building Footprint of the Lot.

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP = maximum Building Footprint and A= Lot Area.

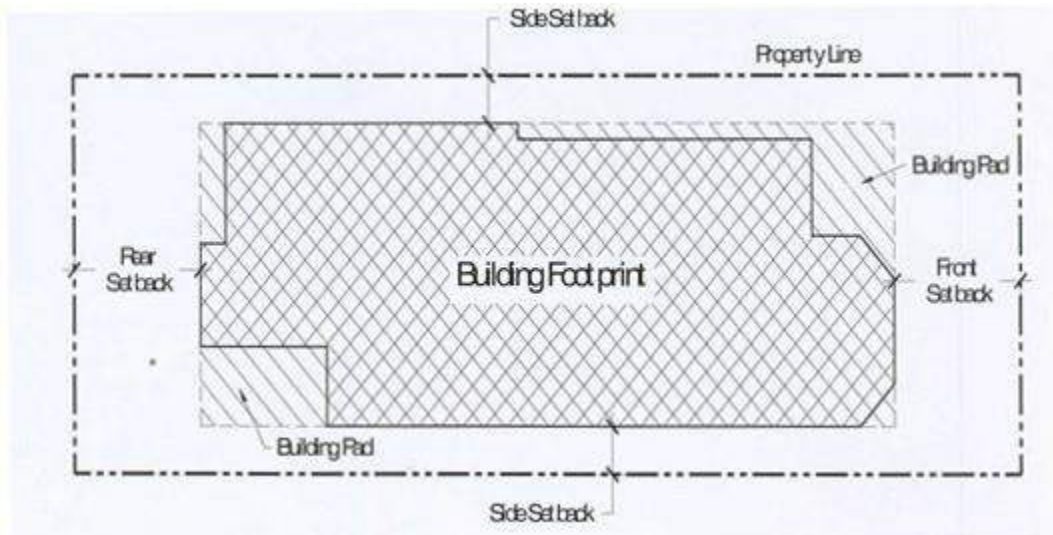
Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

See the following Table 15-2.2. for a schedule equivalent of this formula.

TABLE 15-2.2

Lot Depth ≤ ft. *	Lot Width, ft. up to:	Side Setback Min. Total		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max. Bldg. Footprint Sq. ft.
75 ft.	25.0	3 ft.	6 ft.	1,875	1,045	844
75 ft.	37.5	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801
75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,269
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 75 ft.	Per Setbacks and Lot Area	Per Formula

* For Lots > 75' in depth use footprint formula and Table 15-2.2a for Front and Rear Setbacks.



F. **FRONT AND REAR SETBACKS.** Front and Rear Setbacks are as follows:

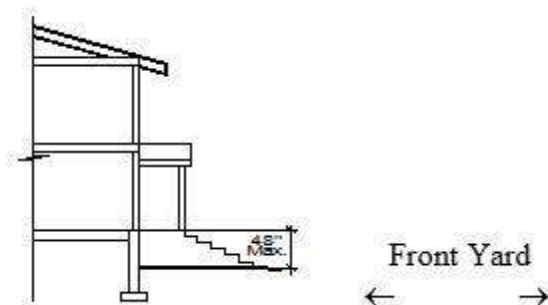
TABLE 15-2.2a

Lot Depth	Minimum Front/Rear Setback	Total of Setbacks
Up to 75 ft., inclusive	10 ft.	20 ft.
From 75 ft. to 100 ft.	12 ft.	25 ft.
Over 100 ft.	15 ft.	30 ft.

G. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of any Structure except:

1. Fences or walls not more than four feet (4') in height, or as permitted in Section 15-4-2, Fences and Walls. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.
2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the

Street or intersection.

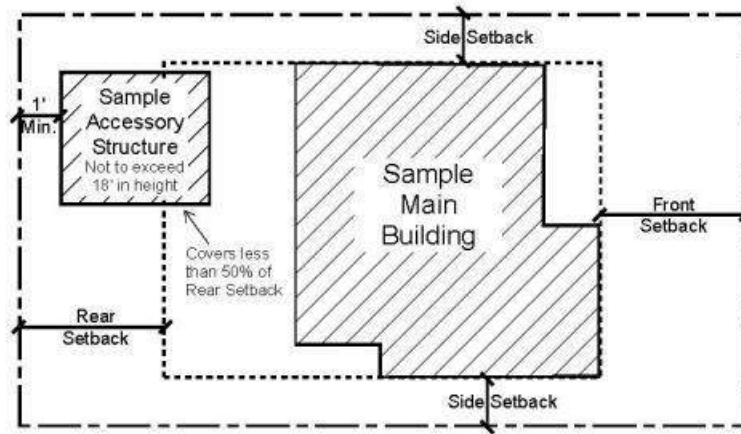


3. Decks, porches, or Bay Windows not more than ten feet (10') wide, and projecting not more than three feet (3') into the Front Setback.
4. Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback.
5. Sidewalks and pathways.
6. Driveways leading to a Garage or Parking Area. No portion of a Front Yard, except for patios, driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.

H. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Rear Setback.
2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Rear Setback.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extending not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
4. Roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback.
5. Window sills, belt courses, cornices, trim, exterior siding, or other ornamental features projecting not more than six inches (6") into the Rear Setback beyond the main Structure to which they are attached.
6. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet

(5') behind the ~~front facade~~ Front Façade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



7. A Hard-Surfaced Parking Area subject to the same location requirements as a Detached Accessory Building.
8. Mechanical equipment (~~which must be screened~~), hot tubs, or similar Structures, which must be Screened and located at least three feet (3') from the Rear Lot Line.
9. Fences, walls, and retaining walls not more than six feet (6') in height, or walls as permitted in Section 15-4-2, ~~Fences and Walls~~.
10. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") above Final Grade, located at least one foot (1') from the Rear Lot Line.
11. Pathways or steps connecting to a City staircase or pathway.
12. One (1) private or Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.2-8 Parking Regulations for additional requirements.

I. **SIDE SETBACK.**

1. The minimum Side Setback is three feet (3'), but increases for Lots greater than thirty seven and one-half feet (37.5') in Width, as per Table 15-2.2: above.
2. On Corner Lots, the minimum Side Setback that faces a side Street or platted Right-of-Way is five feet (5'). A three foot (3') Side Setback along the platted Right-of-Way is allowed when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized when the Setback is three feet (3') along the Right-of-Way.

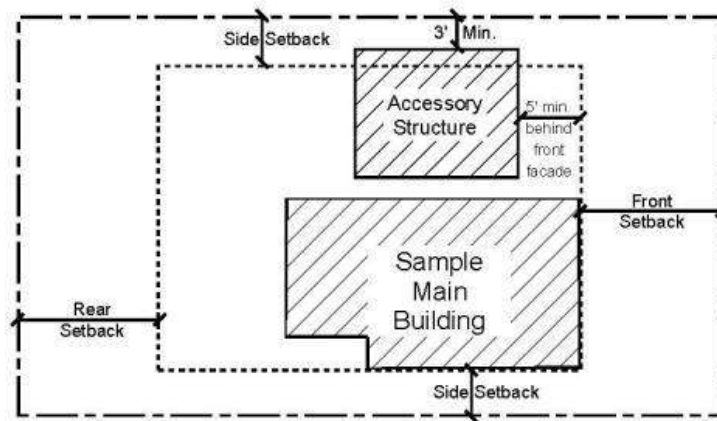
3. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.
 - a. Exterior Side Setbacks shall be based on the required minimum Side Setback for each Lot; however the Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.
 - b. Building Footprint shall be based on the total lot Area of the underlying Lots. The Planning Commission may consider decreasing Building Footprint during Conditional Use Permit review to mitigate potential impacts on adjacent Property.

J. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Side Setback. ⁺ Only permitted on Lots with a Side Setback of five feet (5') or greater.
2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Side Setback. ⁺ Only permitted on Lots with a Side Setback of five feet (5') or greater.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extend ~~ing~~ not more than four feet (4') into the Side Setback ⁺ Only permitted on Lots with a Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Side Setback exception is permitted.
4. Roof overhangs or eaves projecting not more than two feet (2') into the Side Setback on Lots with a Side Setback of five feet (5') or greater. A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5'). ⁺
5. Window sills, belt courses, trim, cornices, exterior siding, or other ornamental features projecting not more than six inches (6") ~~into the Rear Setback beyond the~~ main Structure to which they are attached.
6. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height above Final Grade, located at least one foot (1') from the Side Lot

Line.

7. Fences, walls, or retaining walls not more than six feet (6') in height, as permitted in Section 15-4-2, ~~Fences and Walls~~.
8. One (1) private or Shared Driveways leading to a garage or approved Parking Area. See Section 15-2.2-8 Parking Regulations for additional requirements.
9. Pathways or steps connecting to a City staircase or pathway.
10. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the Front ~~façade~~ Façade of the Main Building, maintaining a minimum Side Setback of three feet (3'). See the following illustration:



11. Mechanical equipment (~~which must be screened~~), hot tubs, or similar Structures, which must be Screened and located at least three feet (3') from the Side Lot Line.
- K. **SNOW RELEASE**. Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
- L. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

~~[†]Applies only to Lots with a minimum Side Setback of five feet (5').~~

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [15-35](#) on 10/12/2015
Amended by Ord. [2016-44](#) on 9/15/2016
Amended by Ord. [2018-27](#) on 5/31/2018
Amended by Ord. [2018-43](#) on 7/19/2018

15-2.2-4 Existing Historic Buildings and/or Structures

Historic **Buildings and/or** Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid **Non-Complying Structures**. **Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height.** Additions 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. ~~Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height.~~ All Conditional Uses **proposed on the Site, excluding Development on a Steep Slope,** shall comply with parking requirements of Chapter 15-3.

- A. **EXCEPTION.** In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings, **including detached single car Garages:**
1. Upon approval of a Conditional Use permit, and
 2. When the scale of the addition and/or driveway is Compatible with the Historic **Building and/or** Structure, and
 3. When the addition complies with all other provisions of this Chapter, and
 4. When the addition complies with the adopted Building and Fire Codes, and
 5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000
Amended by Ord. [06-56](#) on 7/27/2006
Amended by Ord. [07-25](#) on 4/19/2007
Amended by Ord. [2016-44](#) on 9/15/2016

15-2.2-5 Building Height

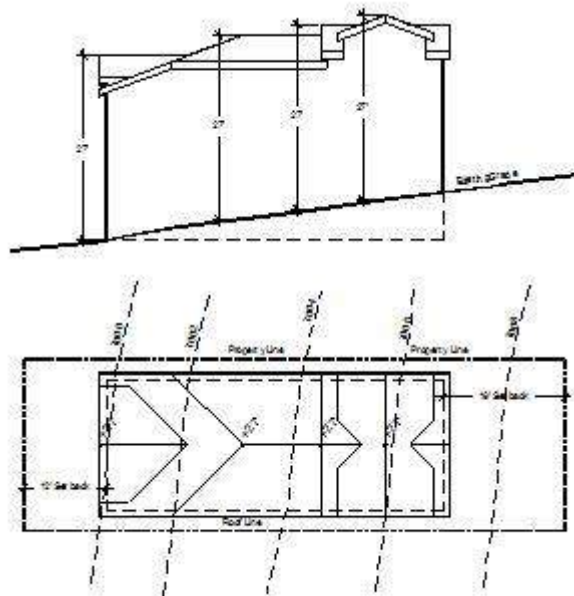
No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade ~~around the periphery of the Structure~~, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirements must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The

horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

C. **ROOF PITCH** The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc).

1. Secondary Roof Forms may be Rooftop Decks so long as they are not more than 23 feet in height above Finished Grade. This height includes any railings, parapets, stairs, and similar constructions on the Roof Deck.
2. The height of railings, parapets, stairs, and similar constructions on a Green Roof or Flat Roof are included in the calculation of Building Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not permitted on Green Roofs. Green Roofs must be vegetated.
3. A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above. Any required railings for a Green Roof shall comply with Building Height.



4. Accessory Structures may be below the required seven: twelve (7:12) roof pitch.

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMC 15-5-5(G)(7)(a).
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator. No increase in square footage is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [09-14](#) on 4/9/2009

Amended by Ord. [09-40](#) on 11/5/2009

Amended by Ord. [13-48](#) on 11/21/2013

Amended by Ord. [2016-44](#) on 9/15/2016

Amended by Ord. [2017-59](#) on 11/9/2017

Amended by Ord. [2018-27](#) on 5/31/2018

15-2.2-6 Development On Steep Slopes

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites and Chapter 5.

For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.

A. CONDITIONAL USE Steep Slope Determination

1. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
2. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater.
3. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for any Access driveway located on or projecting over an existing Slope of (30%) or greater.

B. Permits Required.

1. On Lots with 3,750 square feet or less, an Administrative Conditional Use Permit shall be processed by the Planning Department.
On Lots greater than 3,750 square feet, a Conditional Use Permit is required. The Planning Department shall review all Steep Slope Conditional Use permit Applications and forward a recommendation to the Planning Commission.

~~C. For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.~~

D. Conditional Use Permit Criteria

The Planning Department shall review all Steep Slope Conditional Use permit Applications and forward a recommendation to the Planning Commission. The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.
2. **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:
 - a. To determine potential impacts of the proposed Access, and Building mass and design; and

- b. To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.
3. **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Common driveways Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.
4. **TERRACING.** The project may include terraced retaining Structures if necessary to regain Natural Grade.
5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.
6. **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.
7. **SETBACKS.** The Planning Department and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.
8. **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Department and/or Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.
9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HR-1 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.2-5. The Planning Department and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [09-14](#) on 4/9/2009

Amended by Ord. [15-35](#) on 10/12/2015

15-2.2-97 Criteria For Bed And Breakfast Inns

A Bed and Breakfast Inn is a Conditional Use. No Conditional Use permit may be issued unless the following criteria are met:

- A. The Use is in a Historic Building and/or Structure, or an addition thereto.
- B. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.
- C. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.
- D. The size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.
- E. The rooms are available for Nightly Rental only.
- F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures there must be twenty-four (24) hour on-Site management and check-in.
- G. Food service is for the benefit of overnight guests only.
- H. No Kitchen is permitted within rental room(s).
- I. Parking on-Site is required at a rate of one (1) space per rentable room.
 - 1. no on-Site parking is possible without compromising the Historic Buildings and/or Structures or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and
 - 2. the Structure is not economically feasible to restore or maintain without the adaptive Use.
- J. The Use complies with Chapter 15-1-10, Conditional Use review process.

HISTORY

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 07-25 on 4/19/2007

Amended by Ord. 2016-44 on 9/15/2016

15-2.2-78 Parking Regulations

- A. Tandem Parking is allowed in the Historic District.
- B. ~~Common driveways are~~ One (1) private or Shared Driveway is allowed along shared Side ~~Yard Property or Rear Lot~~ Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.
- C. Common Parking Structures are allowed as a Conditional Use permit where it facilities:
 - 1. the Development of individual Buildings that more closely conform to the scale of Historic Buildings and/or Structures in the District; and

2. the reduction, mitigation or elimination of garage doors at the Street edge.
- D. A Parking Structure may occupy below Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use permit are subject to a Conditional Use review, Chapter 15-1-10.
- E. Driveways between Structures are allowed in order to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved garage or Parking Area.
- F. Turning radii are subject to review by the City Engineer as to function and design.
- G. See Section 15-3 Off Street Parking for additional parking requirements.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

15-2.2-89 Architectural Review

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5.

Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by the Board of Adjustment as outlined in Section 15-1-18 of the Code.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-23](#) on 7/9/2009

Amended by Ord. [15-53](#) on 12/17/2015

15-2.2-9 Criteria For Bed And Breakfast Inns

~~A Bed and Breakfast Inn is a Conditional Use. No Conditional Use permit may be issued unless the following criteria are met:-~~

~~K. The Use is in a Historic Structure, or an addition thereto.~~

~~L. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.~~

~~M. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.~~

~~N. The size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.~~

~~O. The rooms are available for Nightly Rental only.~~

~~P. An Owner/manager is living on Site, or in Historic Structures there must be twenty-four (24) hour on Site management and check-in.~~

- ~~Q. Food service is for the benefit of overnight guests only.~~
~~R. No Kitchen is permitted within rental room(s).~~
~~S. Parking on Site is required at a rate of one (1) space per rentable room.~~
~~1. no on Site parking is possible without compromising the Historic Structures or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and~~
~~2. the Structure is not economically feasible to restore or maintain without the adaptive Use.~~
~~T. The Use complies with Chapter 15-1-10, Conditional Use review process.~~

HISTORY

~~Adopted by Ord. [00-15](#) on 3/2/2000~~

~~Amended by Ord. [07-25](#) on 4/19/2007~~

15-2.2-10 Vegetation Protection

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 15-3-3 and Title 14.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

15-2.2-11 Signs

Signs are allowed in the HR-1 District as provided in the Park City Sign Code (Title 12).

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

15-2.2-12 Related Provisions

- Fences and Walls. LMC Chapter 15-4-2.
- Accessory Apartment. LMC Chapter 15-4-7.
- Satellite Receiving Antenna. LMC Chapter 15-4-13.
- Telecommunication Facility. LMC Chapter 15-4-14.
- Parking. LMC Chapter 15-3.
- Landscaping. Title 14; LMC Chapter 15-3.3(D).
- Lighting. LMC Chapters 15-3-3(C), 15-5-5(I).
- Historic Preservation. LMC Chapter 15-11.

- Park City Sign Code. Title 12.
- Architectural Review. LMC Chapter 15-5.
- Snow Storage. LMC Chapter 15-3-3(E).
- Parking Ratio Requirements. LMC Chapter 15-3-6.

HISTORY

Adopted by Ord. [00-15](#) on 3/2/2000

Amended by Ord. [06-56](#) on 7/27/2006

Exhibit 3 – LMC § 15-2.3 Historic Residential (HR-2)

15-2.3 Historic Residential (HR-2) District

15-2.3-1 Purpose

15-2.3-2 Uses

15-2.3-3 Conditional Use Permit Review

15-2.3-4 Lot And Site Requirements

15-2.3-5 Existing Historic ~~Buildings and/or~~ Structures

15-2.3-6 Building Height

15-2.3-7 Development On Steep Slopes

15-2.3-8 Special Requirements For Master Planned Developments And Conditional Use Permits In Sub-Zone A

15-2.3-9 Special Requirements For Sub-Zone B

15-2.3-10 Service Access

15-2.3-~~13~~11 Mechanical Service

15-2.3-12 Criteria For Bed And Breakfast Inns

15-2.3-~~10~~13 Parking Regulations

15-2.3-~~11~~14 Architectural Review

15-2.3-13 Mechanical Service

15-2.3-14 Goods And Uses To Be Within Enclosed Building

15-2.3-15 Vegetation Protection

15-2.3-16 Signs

15-2.3-17 Related Provisions

15-2.3-1 Purpose

The purpose of the HR-2 District is to:

- A. allow for adaptive reuse of Historic ~~Buildings and/or~~ Structures by allowing commercial and office Uses in Historic ~~Buildings and/or~~ Structures in the following Areas:
 1. Upper Main Street;
 2. Upper Swede Alley; and
 3. Grant Avenue,
- B. encourage and provide incentives for the preservation and renovation of Historic ~~Buildings and/or~~ Structures,
- C. establish a transition in Use and scale between the HCB, HR-1, and HR-2 Districts, by allowing Master Planned Developments in the HR-2, Subzone A,
- D. encourage the preservation of Historic ~~Buildings and/or~~ Structures and construction of historically Compatible additions and new construction that contributes to the unique character of the Historic District,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core that result in Development that is Compatible with Historic ~~Buildings and/or~~ Structures and the Historic character of surrounding residential neighborhoods and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites and the HR-1 regulations for Lot size, coverage, and Building Height, and

- F. provide opportunities for small scale, pedestrian oriented, incubator retail space in Historic ~~Buildings and/or~~ Structures on Upper Main Street, Swede Alley, and Grant Avenue,
- G. ensure improved livability of residential areas around the historic commercial core,
- H. encourage and promote Development that supports and completes upper Park Avenue as a pedestrian friendly residential street in Use, scale, character and design that is Compatible with the ~~historie~~-Historic character of the surrounding residential neighborhood,
- I. encourage residential development that provides a range of housing opportunities consistent with the community's housing, transportation, and historic preservation objectives,
- J. minimize visual impacts of the automobile and parking by encouraging alternative parking solutions,
- K. minimize impacts of Commercial Uses on surrounding residential neighborhood.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

15-2.3-2 Uses

Uses in the HR-2 District are limited to the following:

A. ALLOWED USES.

1. Single Family Dwelling
2. Lockout Unit¹
3. Nightly Rental²
4. Home Occupation
5. Child Care, In-Home Babysitting³
6. Child Care, Family³
7. Child Care, Family Group³
8. Accessory Building and Use
9. Conservation Activity
10. Agriculture
11. Residential Parking Area or Structure with four (4) or fewer spaces
12. Recreation Facility, Private

B. CONDITIONAL USES.

1. Duplex Dwelling
2. Secondary Living Quarters
3. Accessory Apartment⁴
4. Group Care Facility
5. Child Care Center
6. Public or Quasi-Public Institution, church or School
7. Essential Municipal and Public Utility Use, Facility, Service, and Structure
8. Telecommunication Antenna⁵
9. Satellite Dish Antenna greater than thirty-nine inches (39") in diameter⁶
10. Bed & Breakfast Inn⁷
11. Boarding House, Hostel⁷

12. Hotel, Minor, fewer than sixteen (16) rooms⁷
13. Office, General⁸
14. Office, Moderate Intensive⁸
15. Office and Clinic, Medical⁸
16. Retail and Service Commercial, Minor⁸
17. Retail and Service Commercial, personal improvement⁸
18. Cafe or Deli⁸
19. Restaurant, General⁸
20. Restaurant, Outdoor Dining⁸
21. Outdoor Events
22. Residential Parking Area or Structure with five (5) or more spaces, associated with a residential Building on the same Lot
23. Temporary Improvement
24. Passenger Tramway Station and Ski Base Facility¹⁰
25. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
26. Recreation Facility, Private
27. Fences greater than six feet (6') in height from Final Grade¹¹
28. Limited Commercial expansion necessary for compliance with Building/ Fire Code egress and Accessibility requirements and support Uses associated with HCB Commercial Use¹²
29. Bar⁸
30. Special Events⁸

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

¹Nightly Rental of Lockout Units requires a Conditional Use Permit

²Nightly Rental does not include the use of dwellings for Commercial Uses

³See LMC Chapter 15-4-9 for Child Care Regulations

⁴See LMC Chapter 15-4, Supplemental Regulations for Accessory Apartments

⁵See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

⁶See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

⁷In Historic **Buildings and/or** Structures only

⁸In Historic **Building and/or** Structures and within Sub-Zones A and B subject to compliance with all criteria and requirements of Section 15-2.3-8 for Sub-Zone A and Section 15-2.3-9 for Sub-Zone B.

⁹Subject to an Administrative Conditional Use Permit, and permitted in Sub-Zone B only, subject to requirements in Section 15-2.3-9.

¹⁰See LMC Chapter 15-4-18, Passenger Tramways and Ski-Base Facilities

¹¹See LMC Chapter 15-4-2, Fences and Walls

¹²Subject to compliance with the criteria set forth in section 15-2.3-8(B).

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [04-08](#) on 3/4/2004

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [10-14](#) on 4/15/2010

Amended by Ord. [12-37](#) on 12/20/2012

Amended by Ord. [15-35](#) on 10/12/2015

15-2.3-3 Conditional Use Permit Review

The Planning Commission shall review any Conditional Use permit (CUP) Application in the HR-2 District according to Conditional Use permit criteria set forth in Section 15-1-10 as well as the following:

- A. Consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites, ~~Section 15-4~~.
- B. The Applicant may not alter an Historic Building and/or Structure to minimize the residential character of the Building.
- C. Dedication of a Facade Preservation Easement for Historic Buildings and/or Structures is required to assure preservation of Historic Buildings and/or Structures and the Historic fabric of the surrounding neighborhood.
- D. New Buildings and additions must be in scale and Compatible with the mass, height, width, and ~~historic~~ Historic character of the surrounding residential neighborhood and existing Historic Buildings and/or Structures in the neighborhood. Larger Building masses should be located to rear of the Structure to minimize the perceived mass from the Street.
- E. Parking requirements of Section 15-3 shall be met. The Planning Commission may waive parking requirements for Historic Buildings and/or Structures and may consider in-lieu fees for all or a portion of parking requirements for Master Planned Developments. Calculation of in-lieu fees shall be based on the Park City Municipal Code Section 11-12-16 and any adopted City Council fees in effect at the time a complete application is received.

The Planning Commission may allow on-Street parallel parking adjacent to the Front Yard to count as parking for Historic Buildings and/or Structures, if the Applicant can document that the on-Street Parking will not impact adjacent Uses or create traffic circulation hazards. A traffic study, prepared by a registered Engineer, may be required.

- F. All Yards must be designed and maintained in a residential manner. Existing mature landscaping shall be preserved wherever possible. The Use of native plants and trees is strongly encouraged.
- G. Fencing and Screening between residential and Commercial Uses may be required along common Property Lines.
- H. All utility equipment and service areas must be fully Screened to prevent visual and noise impacts on adjacent residential Properties and on pedestrians.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [10-14](#) on 4/15/2010

Amended by Ord. [12-37](#) on 12/20/2012

15-2.3-4 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has Area, width, and depth as required, and Frontage on a private or Public Street shown on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

All Development [activity](#) must comply with the following [minimum Lot and Site requirements](#):

- A. **LOT SIZE**. The minimum Lot Area is 1,875 square feet for a Single Family Dwelling and 3,750 square feet for a Duplex Dwelling. The Minimum Lot Area for all other Uses shall be determined by the Planning Commission during the Conditional Use or Master Planned Development review process. ~~The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.~~
- B. **LOT WIDTH**. ~~The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line. In the case of unusual Lot configurations, Lot width measurements shall be determined by the Planning Director.~~
- C. **BUILDING ENVELOPE (HR-2 DISTRICT)**. The Building Pad, Building Footprint and height restrictions define the maximum Building Envelope within which all Development must occur with exceptions as allowed in Section 15-2.3-4.
- D. **BUILDING PAD (HR-2 DISTRICT)**. The Building Pad is the Lot Area minus required Front, Rear, and Side Setback Areas.
 1. The Building Footprint must be within the Building Pad. The remainder of the Building Pad must be open and free of any Structure except:
 - a. Porches or decks, with or without roofs;
 - b. At Grade patios;
 - c. Upper level decks, with or without roofs;
 - d. Bay Windows;
 - e. Chimneys;
 - f. Sidewalks, pathways, and steps;
 - g. Screened hot tubs; and
 - h. Landscaping.
 2. Exceptions to the Building Pad Area, excluding Bay Windows, are not included in the Building Footprint calculations, and are subject to Planning Director approval based on a determination that the proposed exceptions result in a design that:

- a. provides increased architectural interest consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites; and
- b. maintains the intent of this section to provide horizontal and vertical Building articulation.

E. BUILDING FOOTPRINT (HR-2 DISTRICT).

1. The maximum Building Footprint for any Structure located on a Lot, or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula for Building Footprint, illustrated in Table 15-2.3. The maximum Building Footprint for any Structure located on a Lot or combination of Lots, exceeding 18,750 square feet in Lot Area, shall be 4,500 square feet; with an exemption allowance of 400 square feet per Dwelling Unit for garage floor area. A Conditional Use permit is required for all Structures with a proposed footprint greater than 3,500 square feet.

Accessory Buildings listed on the Park City Historic ~~Structures~~ Sites Inventory that are not expanded, enlarged or incorporated into the Main Building, shall not count in the total Building Footprint of the Lot.

2. See Section 15-6-5(B) for maximum allowed Building footprint for Master Planned Developments within the HR-2 District.

$$\text{MAXIMUM FP} = (A/2) \times 0.9^{A/1875}$$

Where FP = maximum Building Footprint and A= Lot Area.

Example: 3,750 sq. ft. lot: $(3,750/2) \times 0.9^{(3750/1875)} = 1,875 \times 0.81 = 1,519$ sq. ft.

See the following Table 15-2.3. for a schedule equivalent of this formula.

TABLE 15-2.3.

Lot Depth <= ft. *	Lot Width, ft. Up to:	Side Setbacks Min. Total, ft.		Lot Area Sq. ft.	Bldg. Pad Sq. ft.	Max Bldg. Footprint
75 ft.	25.0	3 ft.	6 ft.	1,875	1,045	844
75 ft.	37.5	3 ft.	6 ft.	2,813	1,733	1,201
75 ft.	50.0	5 ft.	10 ft.	3,750	2,200	1,519
75 ft.	62.5	5 ft.	14 ft.	4,688	2,668	1,801

75 ft.	75.0	5 ft.	18 ft.	5,625	3,135	2,050
75 ft.	87.5	10 ft.	24 ft.	6,563	3,493	2,270
75 ft.	100.0	10 ft.	24 ft.	7,500	4,180	2,460
75 ft.	Greater than 100.0	10 ft.	30 ft.	Greater than 7,500 ft.	Per Setbacks and Lot Area	Per formula

*For Lots > 75' in depth use footprint formula and Table 15-2.3a for Front and Rear Setbacks.

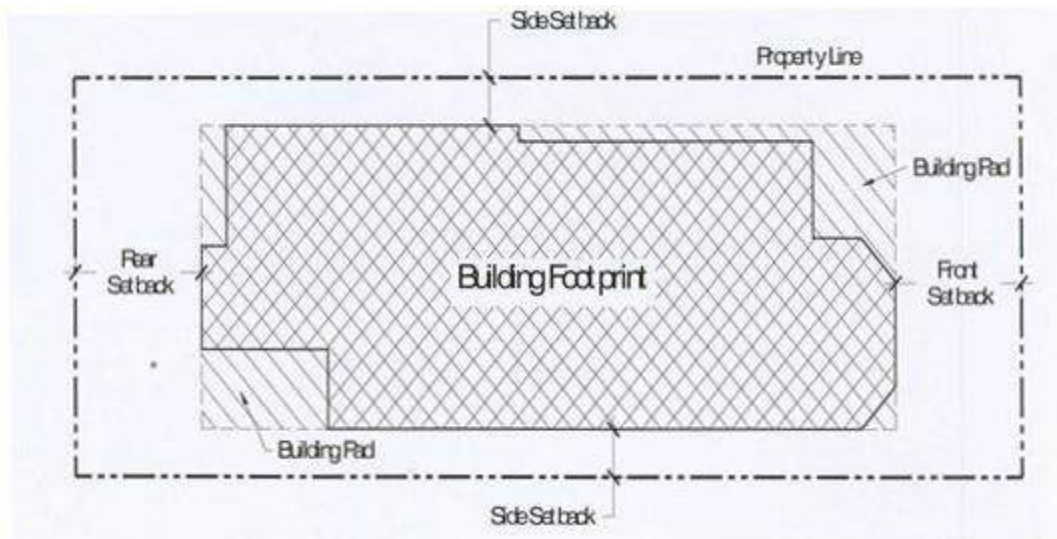


TABLE 15-2.3.a

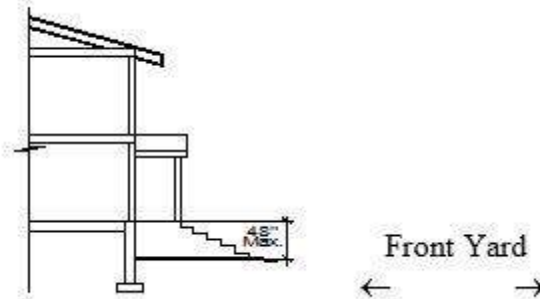
Lot Depth	Min. Front/Rear Setback	Total of Setbacks
Up to 75 ft., inclusive	10 ft.	20 ft.
From 75 ft. to 100 ft.	12 ft.	25 ft.
Over 100 ft.	15 ft.	30 ft.

F. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of any Structure except:

1. Fences or walls not more than four feet (4') in height or as permitted in Section 15-4-2, Fences and Walls. On Corner Lots, Fences more than three feet (3') in

height are prohibited within twenty-five feet (25') of the intersection, at the back of curb.

2. Uncovered steps leading to the Main Building; provided, the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection.

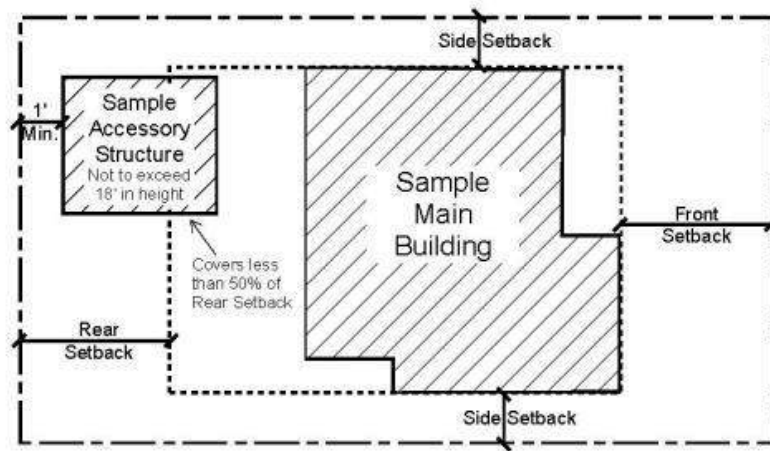


3. Decks, porches, or Bay Windows not more than ten feet (10') wide, and projecting not more than three feet (3') into the Front Setback.
4. Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback.
5. Sidewalks and pathways.
6. Driveways leading to a Garage or Parking Area. No portion of a Front Yard except for driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.
7. Single car detached Garages approved as part of a Master Planned Development in Subzone A.

G. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Rear Setback.
2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Rear Setback.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extend not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.

4. Roof overhangs or eaves projecting not more than two feet (2') into the Rear Setback.
5. Window sills, belt courses, cornices, trim, exterior siding, or other ornamental features projecting not more than six inches (6") ~~into the Rear Setback~~ beyond the main Structure to which they are attached.
6. Detached Accessory Buildings not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the ~~front facade~~ Front Façade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:

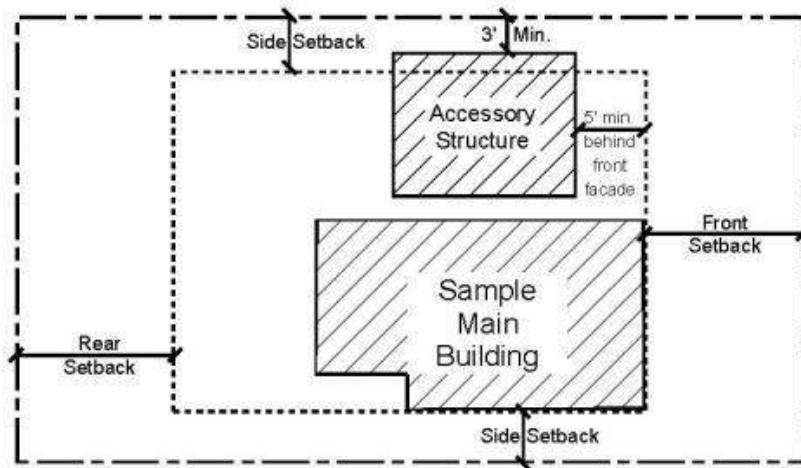


7. A Hard-Surfaced Parking Areas ~~s~~ subject to the same location requirements as a detached Accessory Building.
8. Mechanical equipment (~~which must be screened~~), hot tubs, or similar Structures, which must be Screened and located at least three feet (3') from the Rear Lot Line.
9. Fences, walls, and retaining walls ~~or walls~~ not more than six feet (6') in height, or as permitted in Section 15-4-2.
10. Patios, decks, steps, pathways, or similar Structures not more than thirty inches (30") above Final Grade, located at least one foot (1') from the Rear Lot Line.
11. Pathways or steps connecting to a City staircase or pathway.
12. One (1) private or Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.3-13 Parking Regulations for additional requirements.

H. SIDE SETBACK.

1. The minimum Side Setback is three feet (3'), but increases for Lots greater than thirty-seven and one-half feet (37.5') in width, as per Table 15-2.3 above.
 2. On Corner Lots, the minimum Side Setback that faces a side Street or platted Right-of-Way is five feet (5'). A three foot (3') Side Setback along the platted Right-of-Way is allowed when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized when the Setback is three feet (3') along the Right-of-Way.
 3. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.
 - a. Exterior Side Setbacks shall be based on the required minimum Side Setback for each Lot; however the Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.
 - b. Building Footprint shall be based on the total lot Area of the underlying Lots. The Planning Commission may consider decreasing Building Footprint during Conditional Use Permit review to mitigate potential impacts on adjacent Property.
- I. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:
1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Side Setback.¹
 2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Side Setback.⁺ Only permitted on Lots with a Side Setback of five feet (5') or greater.
 3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extend~~ing~~ not more than four feet (4') into the Side Setback⁺ Only permitted on Lots with a Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
 4. Roof overhangs or eaves projecting not more than two feet (2') into the Side Setback on Lots with a Side Setback of five feet (5') or greater. A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5').⁺

5. Window sills, belt courses, trim, cornices, exterior siding, or other ornamental features projecting not more than six inches (6") ~~into the Rear Setback~~ beyond the main Structure to which they are attached.
6. Patios, decks, pathways, steps, or similar Structures not more than thirty inches (30") in height from Final Grade, located at least one foot (1') from the Side Lot Line.
7. Fences, walls, or retaining walls ~~or walls~~ not more than six feet (6') in height, or as permitted in Section 15-4-2.
8. One (1) private or Shared Driveways leading to a garage or approved Parking Area. See Section 15-2.3-13 Parking Regulations for additional requirements.
9. Pathway or steps connecting to a City staircase or pathway.
10. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the ~~front facade~~ Front Façade of the Main Building, maintaining a minimum Side Setback of three feet (3'). See the following illustration:



11. Mechanical equipment (~~which must be screened~~), hot tubs, or similar Structures, which must be Screened and located at least three feet (3') from the Side Lot Line.
- J. **SNOW RELEASE.** Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
- K. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above Road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the

Natural Grade on the Site.

- L. **MASTER PLANNED DEVELOPMENTS.** The Planning Commission may increase or decrease Setbacks in Master Planned Developments in accordance with Section 15-6-5 (C); however the above Grade spacing between houses shall be consistent with the spacing that would result from required Setbacks of the Zone and shall be Compatible with the ~~historie~~ **Historic** character of the surrounding residential neighborhood. The Planning Commission may increase or decrease Maximum Building Footprint in Master Planned Developments in accordance with Section 15-6-5 (B).

~~⁺Applies only to Lots with a minimum Side Setback of five feet (5')~~

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [10-14](#) on 4/15/2010

Amended by Ord. [15-35](#) on 10/12/2015

Amended by Ord. [2016-44](#) on 9/15/2016

Amended by Ord. [2018-27](#) on 5/31/2018

Amended by Ord. [2018-27](#) on 5/31/2018

Amended by Ord. [2018-43](#) on 7/19/2018

15-2.3-5 Existing Historic ~~Buildings and/or~~ Structures

Historic ~~Buildings and/or~~ Structures that do not comply with ~~Building Setbacks~~, Building Footprint, Building Height, ~~Building Setbacks~~, Off-Street parking, and driveway location standards are valid Non-Complying Structures. ~~Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height.~~ Additions 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. ~~Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height. All Conditional Uses proposed on the Site, excluding Development on a Steep Slope, shall comply with parking requirements of Chapter 15-3.~~

- A. **EXCEPTION.** In order to achieve new construction consistent with the ~~Historic District~~ Design Guidelines ~~for Park City's Historic Districts and Historic Sites~~, the Planning Commission may grant an exception to the Building Setbacks and driveway location standards for additions to Historic Buildings, including detached single car Garages:
1. Upon approval of a Conditional Use permit, and
 2. When the scale of the addition, and/or driveway is Compatible with the Historic ~~Building and/or~~ Structure, and
 3. When the addition complies with all other provisions of this Chapter, and
 4. When the addition complies with the adopted Building and Fire Codes; and
 5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

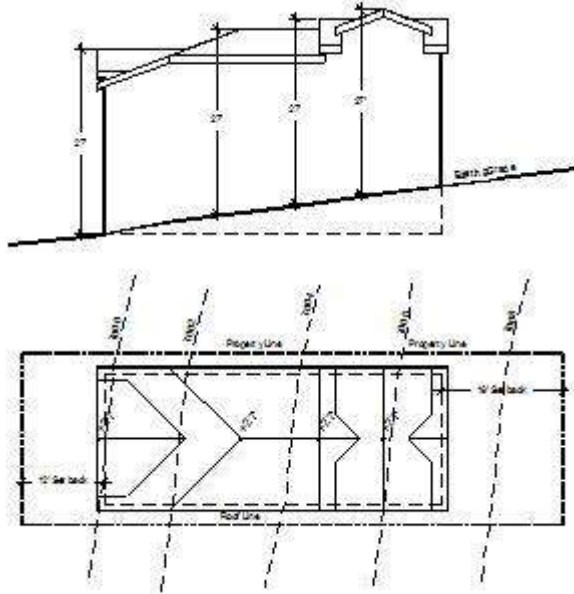
Amended by Ord. [2016-44](#) on 9/15/2016

15-2.3-6 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') from Existing Grade ~~around the periphery of the Structure~~, except for the placement of approved window wells, emergency egress, and a garage entrance. The Planning Commission may grant an exception to the Final Grade requirement as part of a Master Planned Development within Subzone A where Final Grade must accommodate zero lot line Setbacks. The following height requirements must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A for the extension of below Grade subterranean HCB Commercial Uses.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A consistent with MPD requirements of Section 15-6-5(F). The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH**. The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc).
 1. Secondary Roof Forms may be Rooftop Decks so long as they are not more than 23 feet in height above Finished Grade. This height includes any railings, parapets, stairs, and similar constructions on the Roof Deck.
 2. The height of railings, parapets, stairs, and similar constructions on a Green Roof or Flat Roof are included in the calculation of Building Height. Decks, hot tubs, outdoor cooking areas, and seating areas are not permitted on Green Roofs. Green Roofs must be vegetated.

3. A Structure containing a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets or similar features shall not exceed twenty four (24") above the highest top plate mentioned above. Any required railings for a Green Roof shall comply with Building Height.



4. Accessory Structures may be below the required seven: twelve (7:12) roof pitch.

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

1. ~~An~~ Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMC 15-5-5(G)(7)(a).
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.3-6) on a downhill Lot to accommodate a single car wide garage in a Tandem configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to

accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional height may not exceed thirty-five feet (35') from existing Grade.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [09-14](#) on 4/9/2009

Amended by Ord. [09-40](#) on 11/5/2009

Amended by Ord. [10-14](#) on 4/15/2010

Amended by Ord. [13-48](#) on 11/21/2013

Amended by Ord. [2016-44](#) on 9/15/2016

Amended by Ord. [2017-59](#) on 11/9/2017

Amended by Ord. [2018-27](#) on 5/31/2018

15-2.3-7 Development On Steep Slopes

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites, and Chapter 5.

For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.

A. ~~CONDITIONAL USE~~ Steep Slope Determination

1. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
2. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for construction of any addition to an existing Structure, when the Building Footprint of the addition is in excess of two hundred square feet (200 sq. ft.), if the Building Footprint of the addition is located on or projecting over an existing Slope of thirty percent (30%) or greater.
3. A Steep Slope Conditional Use permit or Administrative Conditional Use Permit is required for any Access driveway located on or projecting over an existing Slope of (30%) or greater.

B. Permits Required.

1. On Lots with 3,750 square feet or less, an Administrative Conditional Use Permit shall be processed by the Planning Department.

On Lots greater than 3,750 square feet, a Conditional Use Permit is required. The Planning Department shall review all Steep Slope Conditional Use permit Applications and forward a recommendation to the Planning Commission.

~~C. For the purpose of measuring Slope, the measurement shall include a minimum horizontal distance of fifteen feet (15') measured perpendicular to the contour lines on the certified topographic survey. The measurement shall quantify the steepest Slope within the Building Footprint and any Access driveway.~~

D. Conditional Use Permit Criteria

The Planning Department shall review all Steep Slope Conditional Use permit Applications and forward a recommendation to the Planning Commission. The Planning Commission may review Steep Slope Conditional Use permit Applications as Consent Calendar items. Steep Slope Conditional Use permit Applications shall be subject to the following criteria:

1. **LOCATION OF DEVELOPMENT.** Development is located and designed to reduce visual and environmental impacts of the Structure.
2. **VISUAL ANALYSIS.** The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:
 - a) To determine potential impacts of the proposed Access, and Building mass and design; and
 - b) To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.
3. **ACCESS.** Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. ~~Common driveways~~ Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.
4. **TERRACING.** The project may include terraced retaining Structures if necessary to regain Natural Grade.
5. **BUILDING LOCATION.** Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent Properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.
6. **BUILDING FORM AND SCALE.** Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In

order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.

7. **SETBACKS.** The Planning Department and/or Planning Commission may require an increase in one or more Setbacks to minimize the creation of a “wall effect” along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.
8. **DWELLING VOLUME.** The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Department and/or Planning Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.
9. **BUILDING HEIGHT (STEEP SLOPE).** The Zone Height in the HR-2 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.3-6. The Planning Department and/or Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between the proposed Structure and the ~~historie~~Historic character of the neighborhood’s existing residential Structures.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [10-14](#) on 4/15/2010

Amended by Ord. [15-35](#) on 10/12/2015

Amended by Ord. [2016-44](#) on 9/15/2016

15-2.3-8 Special Requirements For Master Planned Developments And Conditional Use Permits In Sub-Zone A

- A. **SUB-ZONE A.** Sub-Zone A consists of Lots in the HR-2 District that are west of Main Street, excluding those Lots within Block 13. (B) The following special requirements apply only to Lots in Sub-Zone A that are part of a Master Planned Development, a Conditional Use Permit, or a Plat Amendment that combines a Main Street, HCB zoned, Lot with an adjacent Park Avenue, HR-2 zoned, Lot or portion of a Lot, for the purpose of restoring an Historic Building and/or Structure, constructing an approved addition to an Historic Building and/or Structure, constructing a residential dwelling or Garage on Park Avenue, or expanding a Main Street Business into the HR-2 zoned Lot:

1. All Commercial Uses extending from Main Street into the HR-2 Zone are subject to the Conditional Use Permit review requirements of Section 15-1-10 and the Master Planned Development requirements of Section 15-6 if the development is

part of a Master Planned Development. These Commercial Uses must be located below the Grade of Park Avenue projected across the HR-2 Lot and beneath the Main Floor of a residential Structure or Structures facing Park Avenue. Occupancy of the below Grade Floor Area is conditioned upon completion of the residential structure on the HR-2 Lot.

2. All Buildings within the HR-2 portion of the development must meet the minimum Side and Front Setbacks of the HR-2 District as stated in Section 15-2.3-4, unless the Planning Commission grants an exception to this requirement during the MPD review and the development is consistent with the MPD Section 15-6-5(C). Below Grade Structures, such as parking structures and Commercial Floor Area extending from Main Street beneath a residential Structure or Structures on Park Avenue may occupy Side Setbacks subject to Building and Fire Codes and trespass agreements.
3. All Buildings within the HR-2 portion of the development must meet the Building Height requirements of the HR-2 District as stated in Section 15-2.3-6.
4. Existing and new Structures fronting on Park Avenue may not contain Commercial Uses, except as permitted in Section 15-2.3-8 (B)(1).
5. A Floor Area Ratio of 4.0 shall be used to calculate the total Commercial Floor Area. Only the Lot Area within the HCB Lot may be used to calculate the Commercial Floor Area.
6. The number of residential units allowed on the HR-2 portion of the Development is limited by the Lot and Site Requirements of the HR-2 District as stated in Section 15-2.3-4.
7. All entrances and Access, including service and delivery, for the Commercial Use must be off of a Street or easement within the HCB District. The Commercial Structure must be designed to preclude any traffic generation on residential Streets, such as Park Avenue. Any emergency Access, as required by the Uniform Building Code (UBC), onto the HR-2 portion of the Property must be designed in such a manner as to absolutely prohibit non-emergency Use. Alarms shall be installed on all emergency doors that provide access to Park Avenue.
8. Commercial portions of a Structure extending from the HCB to the HR-2 District must be designed to minimize the Commercial character of the Building and Use and must mitigate all impacts on the adjacent Residential Uses. Impacts include such things as noise, odor and glare, intensity of activity, parking, signs, lighting, Access and aesthetics.
9. No loading docks, service yards, exterior mechanical equipment, exterior trash compounds, outdoor storage, ADA Access, or other similar Uses associated with the HCB Uses are allowed within the HR-2 portion of the Property, and all such

Uses shall be screened for visual and noise impacts.

10. The Property Owner must donate a Preservation Easement to the City for any Historic Buildings and/or Structures included in the Development.
11. Any Historic Buildings and/or Structures included in the development shall be restored or rehabilitated according to the requirements of the LMC Chapter 11- Historic Preservation.
12. Any adjoining Historic Buildings and/or Structures under common ownership or control must be considered a part of the Property for review purposes of the Conditional Use permit and/or Master Planned Development.
13. The allowed Building Width of any Structure above Final Grade is up to forty (40) feet. Building Widths shall reflect the typical variation, pattern and Historic character of the surrounding residential neighborhood.
14. Residential Density Transfers between the HCB and HR-2 Zoning Districts are not permitted. A portion of the Gross Floor Area generated by the Floor Area Ratio of the HCB Zoning District and applied only to Lot Area in the HCB Zone, may be located in the HR-2 Zone as allowed by this Section.
15. Maximum allowed Building Footprint for the HR-2 Lot is subject to Section 15-6-5(B).

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [10-14](#) on 4/15/2010

Amended by Ord. [2018-43](#) on 7/19/2018

15-2.3-9 Special Requirements For Sub-Zone B

- A. Sub Zone B consists of Lots in the HR-2 District that are located in the following Areas:
 1. East of Main Street, including Properties fronting on Main Street, Swede Alley, and Grant Avenue; and
 2. West of Main Street within Block 13 and fronting on Main Street.
- B. The following special requirements apply only to those Commercial Uses as listed in Section 15-2.3-2 for Sub Zone B:
 1. These Commercial Uses are allowed as a Conditional Use permit review requirements in Section 15-1-10.
 2. New additions and alterations to Historic Buildings and/or Structures must not destroy the Architectural Detail of the Structure. The new work must be Compatible with the massing, size, scale, and architectural features to protect the Historic integrity of the Property and its environment. New additions shall be

subordinate to the existing Structure.

3. Adaptive reuse of residential Historic Buildings and/or Structures for commercial Uses may impose only minimal changes to the defining Architectural Detail.
4. New Construction must be residential in character and comply with the Design Guidelines for Park City's Historic Districts and Historic Sites for residential construction and all Lot and Site requirements of Section 15-2.3-4.
5. Parking must be provided on-Site in accordance with this Code or Off-Site by paying the HCB "in lieu fee" multiplied by the parking obligation.
6. The Historic Building and/or Structure shall be restored or rehabilitated according to the requirements of LMC Chapter 4 as a condition precedent to approval of the Conditional Use permit.
7. Any adjoining Historic Buildings and/or Structures, under common ownership or control must be considered a part of the Property for review purposes of the Conditional Use permit.
8. The Property Owner must donate a Preservation Easement to the City for the Historic Buildings and/or Structure as a condition precedent to approval of the Conditional Use permit.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

15-2.3-10 Service Access

Service Areas must be properly Screened. The loading and unloading of goods must take place entirely on the Site. Loading areas must be Screened from general public view. All loading areas sh all be shown on the plans prepared for Conditional Use Permit and/or architectural review.

15-2.3-1311 Mechanical Service

No free standing mechanical equipment is allowed in the HR-2 zone with the exception of individual residential mechanical units serving Single family and Duplex Dwelling units within the HR-2 District, subject to the Lot and Site Requirements of Section 15-2.3-4. The Planning Department will review all Development Applications to assure that all Mechanical equipment attached to or on the roofs of Buildings is Screened so that it is not open to view and does not exceed the allowable decibel levels of the City's Noise Ordinance from nearby residential Properties.

Mechanical equipment in the HR-2 zone must be Screened to minimize noise infiltration to adjoining Properties and to mitigate visual impacts on nearby Properties and general public view. All mechanical equipment must be shown on the plans prepared for Conditional Use Permit and/or architectural review by the Planning, Engineering, and Building Departments.

All Structures must provide a means of storing refuse generated by the Structure's occupants. All refuse storage facilities must be shown on the plans prepared for Conditional Use Permit and/or architectural review. Refuse storage must be Screened, enclosed, and properly ventilated so that a nuisance is not created by odors or sanitation problems.

The loading and unloading of goods must take place entirely on the Site. Loading areas must be Screened from general public view. All loading areas shall be shown on the plans prepared for Conditional Use Permit and/or architectural review.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 10-14 on 4/15/2010

Amended by Ord. 2016-44 on 9/15/2016

15-2.3-12 Criteria For Bed And Breakfast Inns

A Bed and Breakfast Inn is a Conditional Use. No Conditional Use permit may be issued unless the following criteria are met:

- A. The Use is in a Historic Building and/or Structure or addition thereto.
- B. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.
- C. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.
- D. The size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.
- E. The rooms are available for Nightly Rental only.
- F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures there must be twenty-four (24) hour on-Site management and check-in.
- G. Food service is for the benefit of overnight guests only.
- H. No Kitchen is permitted within rental room(s).
- I. Parking on-Site is required at a rate of one (1) space per rentable room. If no on-Site parking is possible, the Applicant must provide parking in close proximity to the inn. The Planning Commission may waive the parking requirement for Historic Buildings and/or Structures, if the Applicant proves that:
 1. no on-Site parking is possible without compromising the Historic Buildings and/or Structures or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and
 2. the Structure is not economically feasible to restore or maintain without the adaptive Use.
- J. The Use complies with Section 15-1-10, Conditional Use review.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

15-2.3-~~10~~13 Parking Regulations

- A. Tandem Parking is allowed in the Historic District.

- B. ~~Common driveways are~~ One (1) private or Shared Driveway is allowed along shared Side or Rear Lot Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.
- C. Common Parking Structures are allowed as a Conditional Use where it facilitates:
 - 1. the Development of individual Buildings that more closely conform to the scale of Historic Buildings and/or Structures in the District; and
 - 2. the reduction, mitigation or elimination of garage doors at the Street edge.
- D. A common Parking Structure may occupy below Grade Side Setbacks between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use Permit are subject to a Conditional Use review, Section 15-1-10.
- E. Driveways between Structures are allowed in order to eliminate garage doors facing the Street, to remove cars from on-Street Parking, and to reduce paved Areas, provided the driveway leads to an approved Garage or Parking Area.
- F. Turning radii are subject to review by the City Engineer as to function and design.
- G. See Section 15-3 Off Street Parking for additional parking requirements.
- H. Parking Areas with five (5) or more spaces within Subzone A shall be accessed from a Street other than Park Avenue if the Parking Area also serves HCB Uses, and such Parking Areas shall be below the Grade of Park Avenue and beneath residential structures facing and fronting on Park Avenue.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [10-14](#) on 4/15/2010

Amended by Ord. [2018-43](#) on 7/19/2018

15-2.3-~~1114~~ Architectural Review

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5.

Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by the Board of Adjustment as outlined in 15-1-18 of the Code.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [09-23](#) on 7/9/2009

Amended by Ord. [10-14](#) on 4/15/2010

Amended by Ord. [15-35](#) on 10/12/2015

15 2.3 13 Mechanical Service

~~No free standing mechanical equipment is allowed in the HR-2 zone with the exception of individual residential mechanical units serving Single family and Duplex Dwelling units within the HR-2 District, subject to the Lot and Site Requirements of Section 15-2.3-4. The Planning Department will review all Development Applications to assure that all Mechanical equipment attached to or on the roofs of Buildings is Screened so that it is not open to view and does not exceed the allowable decibel levels of the City's Noise Ordinance from nearby residential Properties.~~

~~Mechanical equipment in the HR-2 zone must be Screened to minimize noise infiltration to adjoining Properties and to mitigate visual impacts on nearby Properties and general public view. All mechanical equipment must be shown on the plans prepared for Conditional Use Permit and/or architectural review.~~

~~All Structures must provide a means of storing refuse generated by the Structure's occupants. All refuse storage facilities must be shown on the plans prepared for Conditional Use Permit and/or architectural review. Refuse storage must be Screened, enclosed, and properly ventilated so that a nuisance is not created by odors or sanitation problems.~~

~~The loading and unloading of goods must take place entirely on the Site. Loading areas must be Screened from general public view. All loading areas shall be shown on the plans prepared for Conditional Use Permit and/or architectural review.~~

HISTORY

~~Adopted by Ord. [00-51](#) on 9/21/2000~~

~~Amended by Ord. [06-56](#) on 7/27/2006~~

~~Amended by Ord. [10-14](#) on 4/15/2010~~

~~Amended by Ord. [2016-44](#) on 9/15/2016~~

15 2.3 14 Goods And Uses To Be Within Enclosed Building

~~A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as an Allowed or Conditional Use, all goods, including food, beverage and cigarette vending machines, must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration that exceeds a wall to window ratio of thirty percent (30%). This section does not preclude temporary sales in conjunction with a Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-2.3-14(B)(3) for outdoor display of bicycles, kayaks, and canoes.~~

~~B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses may be allowed by the Planning Department upon the issuance of an Administrative Permit. The Applicant must submit the required application, pay all applicable fees, and provide~~

all required materials and plans. Appeals of Departmental actions are heard by the Planning Commission. These Commercial outdoor Uses are not allowed within Subzone A.

~~1. OUTDOOR DINING.~~ Outdoor Dining is subject to the following criteria:

- ~~a. The proposed outdoor dining is located within Sub-Zone B only, and is associated with an approved Restaurant, Café, or Deli Use.~~
- ~~b. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.~~
- ~~c. The proposed seating Area does not impede pedestrian circulation.~~
- ~~d. The proposed seating Area does not impede emergency Access or circulation.~~
- ~~e. The proposed furniture is Compatible with the Streetscape.~~
- ~~f. No music or noise in excess of the City Noise Ordinance, Title 6.~~
- ~~g. No Use after 10:00 p.m.~~
- ~~h. No net increase in the Restaurant's seating capacity without adequate mitigation of the increased parking demand.~~

~~2. OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.~~ Commercial Outdoor grills and/or beverage service stations are subject to the following criteria:

- ~~a. The Use is located within Sub-Zone B only.~~
- ~~b. The Use is on private Property or leased public Property and does not diminish parking or landscaping.~~
- ~~c. The Use is only for the sale of food or beverages in a form suited for immediate consumption.~~
- ~~d. The Use is Compatible with the neighborhood.~~
- ~~e. The proposed service station does not impede pedestrian circulation.~~
- ~~f. The proposed service station does not impede emergency Access or circulation.~~
- ~~g. Design of the service station is Compatible with adjacent Buildings and Streetscape.~~
- ~~h. No violation of the City Noise Ordinance, Title 6.~~
- ~~i. Compliance with the City Sign Code, Title 12.~~

~~3. COMMERCIAL OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.~~ Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes for Commercial purposes is subject to the following criteria:

- ~~a. Located within the Sub-Zone B only.~~
- ~~b. The Area of the proposed bicycle, kayak, motorized scooters, and canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.~~

- c. ~~Bicycles, kayaks, and canoes may be hung on Buildings if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.~~
- d. ~~No more than a total of three (3) pieces of equipment may be displayed.~~
- e. ~~Outdoor display is allowed only during Business hours.~~
- f. ~~Additional outdoor storage Areas may be considered for rental bicycles or motorized scooters provided there are no or only minimal impacts on landscaped Areas, Parking Spaces, and pedestrian and emergency circulation.~~

4. ~~OUTDOOR EVENTS AND MUSIC.~~ ~~Located in Sub-Zone B only. Outdoor events and music require an Administrative Conditional Use permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:~~

- a. ~~Notification of adjacent Property Owners.~~
- b. ~~No violation of the City Noise Ordinance, Title 6.~~
- c. ~~Impacts on adjacent Residential Uses.~~
- d. ~~Proposed plans for music, lighting, Structures, electrical, signs, etc.~~
- e. ~~Parking demand and impacts on neighboring Properties.~~
- f. ~~Duration and hours of operation.~~
- g. ~~Impacts on emergency Access and circulation.~~

5. ~~DISPLAY OF MERCHANDISE.~~ ~~Display of outdoor merchandise is subject to the following criteria:~~

- a. ~~The display is immediately available for purchase at the Business displaying the item.~~
- b. ~~The merchandise is displayed on private Property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in an alcove, recess, patio, or similar location that provides a physical separation from the public sidewalk. Allowed in Subzone B only. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right-of-Way regardless if the Property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.~~
- c. ~~The display is prohibited from being permanently affixed to any Building. Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the Planning Director.~~
- d. ~~The display does not diminish parking or landscaping.~~
- e. ~~The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire~~

~~hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.~~

- ~~f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.~~
- ~~g. The display shall not create a hazard to the public due to moving parts, sharp edges, or extension into public Rights of Way, including sidewalks, or pedestrian and vehicular Areas; nor shall the display restrict vision at intersections.~~
- ~~h. No inflatable devices other than decorative balloons smaller than eighteen inches (18") in diameter are permitted. Balloon height may not exceed the finished floor elevation of the second floor of the Building.~~
- ~~i. No additional signs are allowed. A sales tag, four square inches (4 sq. in.) or smaller may appear on each display item, as well as an informational plaque or associated artwork not to exceed twelve square inches (12 sq. in.). The proposed display shall be in compliance with the City Sign Code, Municipal Code Title 12, the City's licensing Code, Municipal Code Title 4, and all other requisite City codes.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 05-49 on 8/4/2005

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 10-14 on 4/15/2010

15-2.3-15 Vegetation Protection

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4½') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 5.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 10-14 on 4/15/2010

15-2.3-16 Signs

Signs are allowed in the HR-2 District as provided in the Park City Sign Code, Title 12.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

15-2.3-17 Related Provisions

- Fences and Walls. LMC Chapter 15-4-2.
- Accessory Apartment. LMC Chapter 15-4-7.
- Satellite Receiving Antenna. LMC Chapter 15-4-13.
- Telecommunication Facility. LMC Chapter 15-4-14.
- Parking. LMC Chapter 15-3.
- Landscaping. Title 14; LMC Chapter 15-3-3(D) and 15-5.
- Lighting. LMC Chapters 15-3-3(C), 15-5-5(I).
- Historic Preservation. LMC Chapter 15-11.
- Park City Sign Code. Title 12.
- Architectural Review. LMC Chapter 15-11.
- Snow Storage. LMC Chapter 15-3-3(E).
- Parking Ratio Requirements. Section 15-3-6.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [10-14](#) on 4/15/2010

Exhibit 4 – LMC § 15-2.4 Historic Residential-Medium Density (HRM)

15-2.4 Historic Residential-Medium Density (HRM) District

15-2.4-1 Purpose

15-2.4-2 Uses

15-2.4-3 Conditional Use Permit Review

15-2.4-4 Lot And Site Requirements

~~15-2.4-5 Special Requirements For Multi-Unit Dwellings~~

15-2.4-65 Existing Historic Buildings and/or Structures

15-2.4-76 Building Height

~~15-2.4-57 Special Requirements For Multi-Unit Dwellings~~

~~15-2.4-8 Parking Regulations~~

15-2.4-98 Sullivan Road Access

~~15-2.4-129 Outdoor Events And Music~~

~~15-2.4-110 Criteria For Bed And Breakfast Inns~~

~~15-2.4-811 Parking Regulations~~

15-2.4-1012 Architectural Review

~~15-2.4-11 Criteria For Bed And Breakfast Inns~~

~~15-2.4-12 Outdoor Events And Music~~

15-2.4-13 Vegetation Protection

15-2.4-14 Signs

15-2.4-15 Related Provisions

15-2.4-1 Purpose

The purpose of the Historic Residential Medium Density (HRM) District is to:

- A. allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- B. encourage new Development along an important corridor that is Compatible with Historic Buildings and/or Structures in the surrounding Area,
- C. encourage the rehabilitation of existing Historic Buildings and/or Structures,
- D. encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- E. encourage Affordable Housing,
- F. encourage Development which minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas, and
- G. establish specific criteria for the review of Neighborhood Commercial Uses in Historic Buildings and/or Structures along Park Avenue.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

15-2.4-2 Uses

Uses in the HRM District are limited to the following:

A. ALLOWED USES.

1. Single Family Dwelling
2. Duplex Dwelling
3. Secondary Living Quarters
4. Lockout Unit¹
5. Accessory Apartment²
6. Nightly Rental³
7. Home Occupation
8. Child Care, In-Home Babysitting
9. Child Care, Family⁴
10. Child Care, Family Group⁴
11. Accessory Building and Use
12. Conservation Activity
13. Agriculture
14. Parking Area or Structure with four (4) or fewer spaces

B. CONDITIONAL USES.

1. Triplex Dwelling
2. Multi-Unit Dwelling
3. Group Care Facility
4. Child Care Center⁴
5. Public and Quasi-Public Institution, Church, and School
6. Essential Municipal and Public Utility Use, Facility Service, and Structure
7. Telecommunication Antenna⁵
8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁶
9. Bed and Breakfast Inn⁷
10. Boarding House, Hostel⁷
11. Hotel, Minor⁷
12. Office, General⁸
13. Retail and Service Commercial, Minor⁸
14. Retail and Service Commercial, personal improvement⁸
15. Neighborhood Market, without gasoline sales⁸
16. Cafe, Deli⁸
17. Café, Outdoor Dining⁹
18. Parking Area or Structure with five (5) or more spaces
19. Temporary Improvement¹⁰
20. Recreation Facility, Public
21. Recreation Facility, Private
22. Outdoor Events¹⁰
23. Fences greater than six feet (6') in height from Final Grade¹⁰

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

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

²See LMC Chapter 15-4-7, Supplemental Regulations for Accessory Apartments.

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

⁴See LMC Chapter 15-4-9 for Child Care Regulations

⁵See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunications Facilities

⁶See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

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

⁸Allowed only in Historic Buildings and/or Structures

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

¹⁰Requires an Administrative or Administrative Conditional Use permit, see Section 15-4

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 15-35 on 10/12/2015

15-2.4-3 Conditional Use Permit Review

The Planning ~~Director~~ Commission shall review any Conditional Use permit (CUP) Application in the HRM District ~~and shall forward a recommendation to the Planning Commission regarding compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites and Chapter 5. The Planning Commission shall review the Application~~ according to Conditional Use permit criteria set forth in Section 15-1-10. As well as the following:

- A. Consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites.
- B. The Applicant may not alter the Historic Building and/or Structure to minimize the residential character of the Building.
- C. Dedication of a Facade Preservation Easement for Historic Buildings and/or Structures is required to assure preservation of the Historic Building and/or Structure ~~is required and the Historic fabric of the surrounding neighborhood.~~
- D. New Buildings and additions must be in scale and Compatible with the mass, height, width, and Historic character of the surrounding residential neighborhood and existing Historic Buildings and/or Structures in the neighborhood. Larger Building masses should be located to rear of the Structure to minimize the perceived mass from the Street.
- E. Parking requirements of Section 15-3 shall be met. The Planning Commission may waive parking requirements for Historic Buildings and/or Structures.

The Planning Commission may allow on-Street parallel parking adjacent to the Front Yard to count as parking for Historic Buildings and/or Structures, if the Applicant can

document that the on-Street Parking will not impact adjacent Uses or create traffic circulation hazards. A traffic study, prepared by a registered Engineer, may be required.

- F. All Yards must be designed and maintained in a residential manner. Existing mature landscaping shall be preserved wherever possible. The Use of native plants and trees is strongly encouraged.
- G. **Required** Fencing and Screening between commercial and Residential Uses is required along common Property Lines.
- H. All utility equipment and service Areas must be fully Screened to prevent visual and noise impacts on adjacent Properties and on pedestrians.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [12-37](#) on 12/20/2012

Amended by Ord. [15-35](#) on 10/12/2015

15-2.4-4 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building permit shall be issued for a Lot unless such Lot has Area, width, and depth as required, and Frontage on a private or Public Street shown on the Streets Master Plan or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

All Development **activity** must comply with the following **minimum Lot and Site requirements**:

- A. **LOT SIZE**. Minimum Lot Areas for Residential Uses are as follows:

Single Family Dwelling	1,875 sq. ft.
Duplex Dwelling	3,750 sq. ft.
Triplex Dwelling	4,687 sq. ft.
Four-plex Dwelling	5,625 sq. ft.

- B. Minimum Lot Area for all other Uses shall be determined by the Planning Commission during the Conditional Use review.

Developments consisting of more than four (4) Dwelling Units require a Lot Area at least equal to 5,625 square feet plus an additional 1,000 square feet per each additional Dwelling Unit over four (4) units. All Setback, height, parking, Open Space, and architectural requirements must be met. See Section 15-2.4-3, Conditional Use Permit

Review.

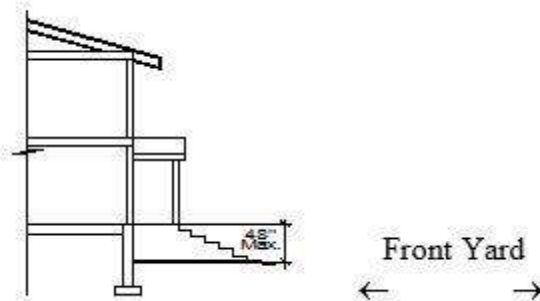
- C. **LOT WIDTH.** The minimum width of a Lot is 37.50 feet, measured fifteen feet (15') from the Front Lot Line. Existing platted Lots of record, with a minimum width of at least twenty five feet (25'), are considered legal Lots in terms of Lot Width. In the case of unusual Lot configurations, Lot Width measures shall be determined by the Planning Director.

D. **FRONT SETBACK.**

1. The minimum Front Setback for Single-Family, Duplex Dwellings, and Accessory Buildings is fifteen feet (15'). If the Lot depth is seventy five feet (75') or less, then the minimum Front Setback is ten feet (10').
2. New Front Facing Garages for Single Family and Duplex Dwellings must be at least twenty feet (20') from the Front Lot Line.
3. See Section 15-2.4-7 for special requirements for Triplexes and Multi-Unit Dwellings.

- E. **FRONT SETBACK EXCEPTIONS.** The Front Setback must be open and free of any Structure except:

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.
2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of a Street or intersection.



3. Decks, porches, and Bay Windows, not more than ten feet (10') wide, and projecting not more than three feet (3') into the Front Setback.
4. Roof overhangs, eaves, and cornices projecting not more than three feet (3') into the Front Setback.

5. Sidewalks, patios, and pathways.
6. Driveways leading to a garage or Parking Area. No portion of a Front Yard except for approved driveways and patios, allowed Parking Areas, and sidewalks may be Hard-Surfaced or graveled.

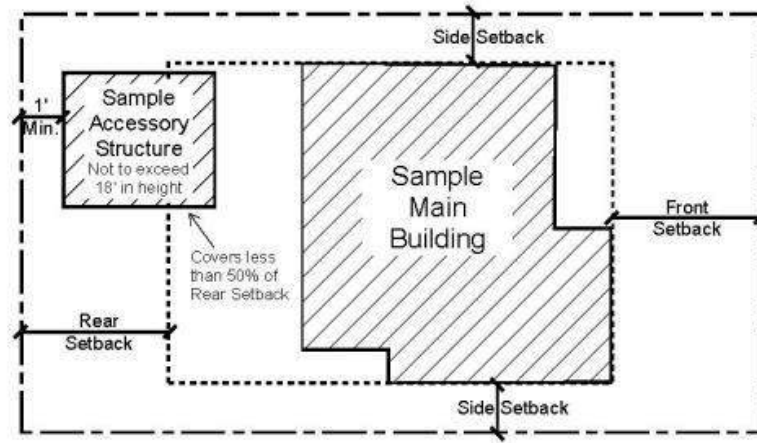
F. **REAR SETBACK.**

1. The minimum Rear Setback is ten feet (10') for all Main Buildings, and one foot (1') for detached Accessory Buildings.
2. See Section 15-2.4-7, Special Requirements for Multi-Unit Dwellings.

G. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Rear Setback.
2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Rear Setback.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extend~~ing~~ not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
4. Roof overhangs and eaves projecting not more than three feet (3') into the Rear Setback.
5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the ~~window or~~ main Structure to which they are attached.
6. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the front façade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent

(50%) of the Rear Setback. See the following illustration:

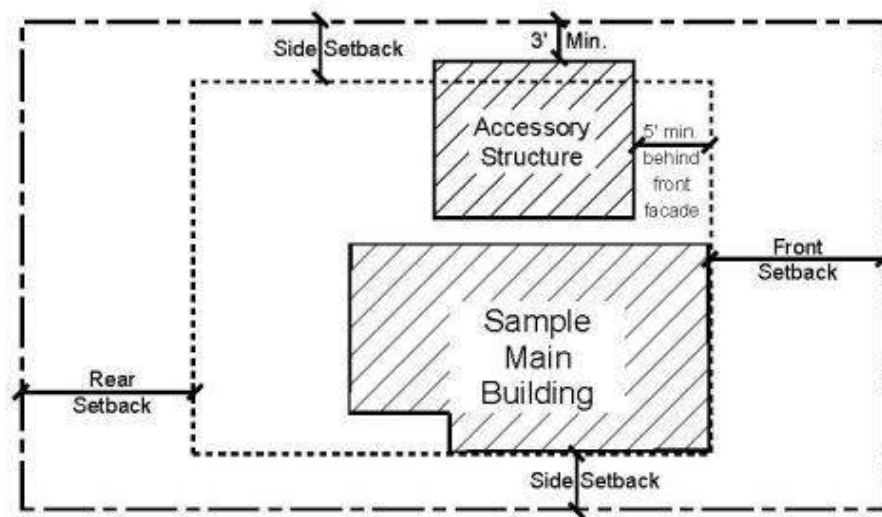


7. A Hard-Surfaced Parking Area subject to the same location requirements as a detached Accessory Building.
8. Mechanical equipment ~~(which must be screened)~~, hot tubs, or similar Structures, which must be Screened and located at least three feet (3') from the Rear Lot Line.
9. Fences, walls, and retaining walls not ~~over~~ more than six feet (6') in height, or as permitted in Section 15-4-2.
10. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") above Final Grade, located at least one foot (1') from the Rear Lot Line.
11. One (1) private or Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.4-11 Parking Regulations for additional requirements.

H. **SIDE SETBACK.**

1. The minimum Side Setback for any Single Family, Duplex Dwelling or Accessory Building is five feet (5').
2. The minimum Side Setback for Lots twenty-five feet (25') wide or less is three feet (3').
3. On Corner Lots, the Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard, and the minimum Side Setback that faces a side Street or platted Right-of-Way is ten feet (10') for both Main and Accessory Buildings. A three foot (3') Side Setback along the platted Right-of-Way is allowed when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized when the Setback is three feet (3') along the Right-of-Way.

4. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.
 - a. Exterior Side Setbacks shall be based on the required minimum Side Setback for each Lot; however the Planning Commission may consider increasing exterior Side Setbacks during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Setback exceptions continue to apply.
 - b. The longest dimension of a Building joined at the Property Line may not exceed one hundred feet (100').
5. ~~The minimum Side Setback for a detached Accessory Building, not greater than eighteen feet (18') in height, including any free-standing Solar Energy Systems, located at least five feet (5') behind the front facade of the Main Building, is three feet (3'). See the following illustration:~~



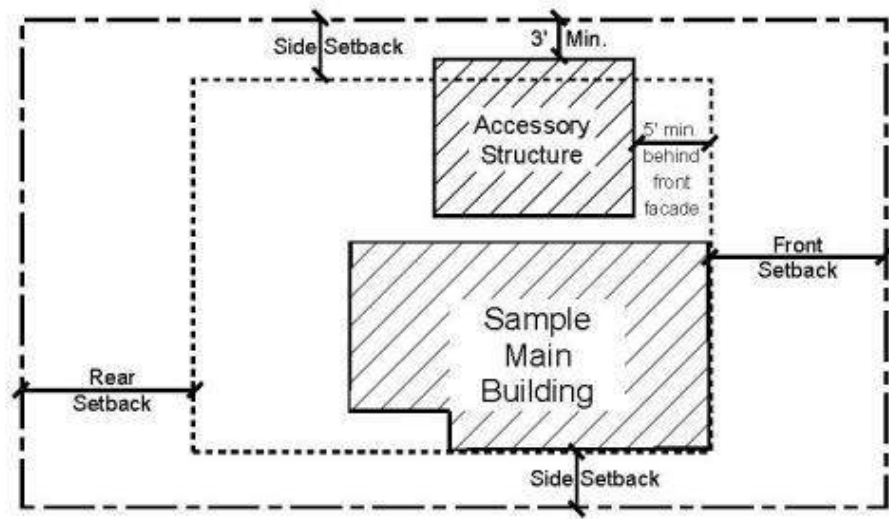
6. ~~On Corner Lots, the minimum Side Yard that faces a Street is ten feet (10') for both Main and Accessory Buildings.~~

7. See Section 15-2.4-7 special requirements for Multi-Unit Dwellings.

- I. **SIDE SETBACK EXCEPTIONS.** The Side Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Side Setback. ⁺Only permitted on Lots with a Side Setback of five feet (5') or greater.
2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Side Setback. ⁺Only permitted on Lots with a Side Setback of five feet (5') or greater.
3. Window wells ~~s and light wells~~ not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress projecting may extend not more than four feet (4') into the Side Setback. ⁺Only permitted on Lots with a Side Setback of five feet (5') or greater. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
4. ~~Roof overhangs and eaves projecting not more than two feet (2') into the Side Setback.~~ ⁺Only permitted on Lots with a Side Setback of five feet (5') or greater.
5. Window sills, belt courses, cornices, trim, and other ornamental features projecting not more than six inches (6") beyond the ~~window or~~ main Structure to which they are attached.
6. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") in height above Final Grade, located at least one foot (1') from the Side Lot Line.
7. Fences, walls and retaining walls not more than six feet (6') in height, or as permitted in Section 15-4-2.
8. One (1) private or Shared Driveways leading to a garage or approved Parking Area. See Section 15-2.4-11 Parking Regulations for additional requirements.
9. Pathways and steps connecting to a City staircase or pathway.
10. ~~The minimum Side Setback for a detached Accessory Building, not greater than eighteen feet (18') in height, Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located at least five feet (5') behind the front facade~~ Front Façade of the Main Building, maintaining a minimum Side Setback of is three feet (3'). See the

following illustration:



11. Mechanical equipment (~~which must be screened~~), hot tubs, or similar Structures, which must be Screened and located at least three feet (3') from the Side Lot Line.

- J. **SNOW RELEASE**. Site plans and Building design must resolve snow release issues to the satisfaction of the Chief Building Official.
- K. **CLEAR VIEW OF INTERSECTION**. No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.

~~[†]Applies only to Lots with a minimum Side Setback of five feet (5').~~

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [15-35](#) on 10/12/2015

Amended by Ord. [2016-44](#) on 9/15/2016

Amended by Ord. [2018-27](#) on 5/31/2018

Amended by Ord. [2018-43](#) on 7/19/2018

15-2.4.5 Special Requirements For Multi-Unit Dwellings

- A. ~~**FRONT SETBACK.** The Front Setback for any Triplex, or Multi-Unit Dwelling is twenty (20') feet. All new Front Facing Garages shall be a minimum of twenty-five feet (25') from the Front Property Line. All Yards fronting any Street are considered Front Yards for the purposes of determining required Setbacks. See Section 15-2.4-4(D), Front Setback Exceptions.~~
- B. ~~**REAR SETBACK.** The Rear Setback for a Triplex or Multi-Unit Dwelling is ten feet (10'). See Section 15-2.4-4(F), Rear Setback Exceptions.~~
- C. ~~**SIDE SETBACK.** The Side Setback for any Triplex, or Multi-Unit Dwelling is ten feet (10'). See Section 15-2.4-4(H), Side Setback Exceptions.~~
- D. ~~**OPEN SPACE.** The Applicant must provide Open Space equal to at least sixty percent (60%) of the total Site for all Triplex and Multi-Unit Dwellings. If reviewed as a Master Planned Development, then the Open Space requirements of Section 15-6-5 (D) shall apply. Parking is prohibited within the Open Space. See Section 15-15 Open Space. In cases of redevelopment of existing historic sites on the Historic Sites Inventory and containing at least fifty percent (50%) deed restricted affordable housing, the minimum open space requirement shall be thirty percent (30%).~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 13-42 on 10/17/2013

Amended by Ord. 2018-43 on 7/19/2018

15-2.4-65 Existing Historic Building and/or Structures

Historic Buildings and/or Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or an Accessory Apartment. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height.

- A. ~~**EXCEPTION.** For additions to Historic Buildings and new construction on sites listed on the Historic Sites Inventory and in In~~ order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings, including detached single car Garages:
1. Upon approval of a Conditional Use permit, and
 2. When the scale of the addition and/or driveway is Compatible with the Historic Building and/or Structure, and
 3. When the addition complies with all other provisions of this Chapter, and
 4. When the addition complies with the adopted Building and Fire Codes, and
 5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

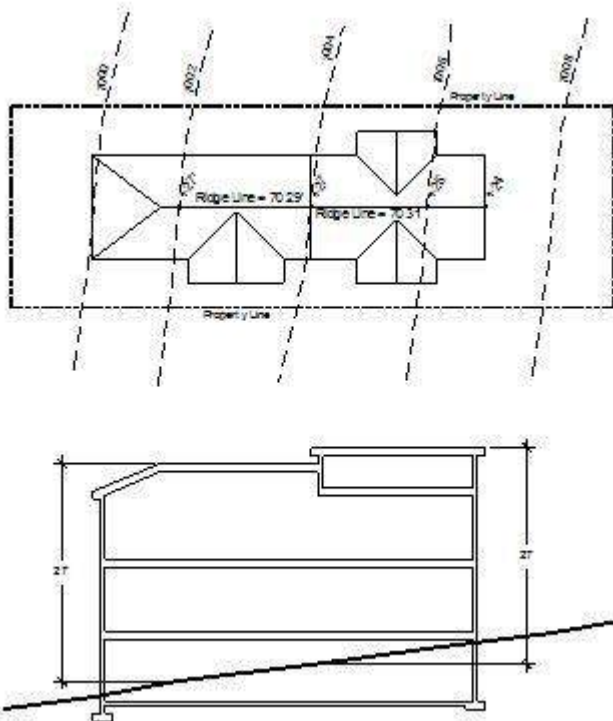
Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [13-42](#) on 10/17/2013

Amended by Ord. [2016-44](#) on 9/15/2016

15-2.4-76 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance.



A. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

1. Antennas, chimney, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMC 15-5-5(G)(7)(a).
3. Church spires, bell towers, and like architectural features as allowed under the Historic District Design Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height.

Such exception requires approval by the Planning Director.

4. To accommodate a roof form consistent with the Historic District Design Guidelines ~~for Park City's Historic Districts and Historic Sites~~, the Planning Director may grant additional Building Height provided that no more than twenty percent (20%) of the roof ridge line exceeds the Zone Height requirements and complies with height exception criteria in 15-2.2-6(B)(10).
5. Elevator Penthouses may extend up to eight feet (8') above the Zone Height.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 15-35 on 10/12/2015

Amended by Ord. 2018-27 on 5/31/2018

15-2.4-57 Special Requirements For Multi-Unit Dwellings

- A. **FRONT SETBACK.** The Front Setback for any Triplex, or Multi-Unit Dwelling is twenty (20') feet. All new Front-Facing Garages shall be a minimum of twenty-five feet (25') from the Front Property Line. All Yards fronting any Street are considered Front Yards for the purposes of determining required Setbacks. See Section 15-2.4-4(D), Front Setback Exceptions.
- B. **REAR SETBACK.** The Rear Setback for a Triplex or Multi-Unit Dwelling is ten feet (10'). See Section 15-2.4-4(F), Rear Setback Exceptions.
- C. **SIDE SETBACK.** The Side Setback for any Triplex, or Multi-Unit Dwelling is ten feet (10'). See Section 15-2.4-4(H), Side Setback Exceptions.
- D. **OPEN SPACE.** The Applicant must provide Open Space equal to at least sixty percent (60%) of the total Site for all Triplex and Multi-Unit Dwellings. If reviewed as a Master Planned Development, then the Open Space requirements of Section 15-6-5 (D) shall apply. Parking is prohibited within the Open Space. See Section 15-15 Open Space. In cases of redevelopment of existing historic sites on the Historic Sites Inventory and containing at least fifty percent (50%) deed restricted affordable housing, the minimum open space requirement shall be thirty percent (30%).

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 13-42 on 10/17/2013

Amended by Ord. 2018-43 on 7/19/2018

15-2.4-8 Parking Regulations

- ~~A. Tandem Parking is allowed in the Historic District.~~
- ~~B. Common driveways are allowed along shared Side Yard Property Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.~~
- ~~C. Common Parking Structures are allowed as a Conditional Use permit where it facilities:
 - ~~1. the Development of individual Buildings that more closely conform to the scale of Historic Structures in the District; and~~
 - ~~2. the reduction, mitigation or elimination of garage doors at the Street edge.~~~~
- ~~D. A common Parking Structure may occupy below Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use permit are subject to a Conditional Use review, Section 15-1-10.~~
- ~~E. Driveways between Structures are allowed in order to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved Garage or Parking Area.~~
- ~~F. Turning radii are subject to review by the City Engineer as to function and design.~~
- ~~G. See Section 15-3 Off Street Parking for additional parking requirements.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

15-2.4-98 Sullivan Road Access

The Planning Commission may issue a Conditional Use permit (CUP) for Limited Access on Sullivan Road (“Driveway”). “Limited Access” allowed includes, but shall not be limited to: An additional curb cut for an adjoining residential or commercial project; paving or otherwise improving existing Access; increased vehicular connections from Sullivan Road to Park Avenue; and any other City action that otherwise increases vehicular traffic on the designated Area.

- A. **CRITERIA FOR CONDITIONAL USE REVIEW FOR LIMITED ACCESS.** Limited Access is allowed only when an Applicant proves the project has positive elements furthering reasonable planning objectives, such as increased Transferred Development Right (TDR) Open Space or Historic preservation in excess of that required in the zone.
- B. **NEIGHBORHOOD MANDATORY ELEMENTS CRITERIA.** The Planning Commission shall review and evaluate the following criteria for all projects along Sullivan Road and Eastern Avenue:
 - 1. **UTILITY CONSIDERATIONS.** Utility extensions from Park Avenue are preferred, which provide the least disturbance to the City Park and the public as a whole.
 - 2. **ENHANCED SITE PLAN CONSIDERATIONS.** These review criteria apply to both Sullivan Road and Park Avenue Street fronts:

- a. Variation in Front Yard and Building Setbacks to orient porches and windows onto Street fronts.
- b. Increased Front Setbacks.
- c. Increased snow storage.
- d. Increased Transferred Development Right (TDR) Open Space, and/or preservation of significant landscape elements.
- e. Elimination of Multi-Unit or Triplex Dwellings.
- f. Minimized Access to Sullivan Road.
- g. Decreased Density.

3. **INCORPORATION OF PEDESTRIAN AND LANDSCAPE IMPROVEMENTS ALONG PARK AVENUE, SULLIVAN ROAD, AND EASTERN AVENUE.** Plans must save, preserve, or enhance pedestrian connections and landscape elements along the Streetscape, within the Development Site, and between Park Avenue and Sullivan Road.

4. **PARKING MITIGATION.** Plans that keep the Front Setbacks clear of parking and minimize parking impacts near intensive Uses on Sullivan Road are positive elements of any Site plan.

C. **AFFORDABLE HOUSING APPLICABILITY.** When the Development consists of fifty percent (50%) or more deed restricted Affordable Housing Units, per the City's most current Affordable Housing Resolution, Section 15-2-4-9(B) above does not apply.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [13-42](#) on 10/17/2013

Amended by Ord. [2018-43](#) on 7/19/2018

15-2.4-129 Outdoor Events And Music

Outdoor events and music require an Administrative Conditional Use permit. The Use must comply with Section 15-1-10, Conditional Use Review. The Applicant must submit a Site plan and written description of the event, addressing the following:

- A. Notification of adjacent Property Owners.
- B. No violation of the City Noise Ordinance, Title 6.
- C. Impacts on adjacent Residential Uses.
- D. Proposed plans for music, lighting, Structures, electrical, signs, etc.
- E. Parking demand and impacts on neighboring Properties.
- F. Duration and hours of operation.
- G. Impacts on emergency Access and circulation.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

15-2.4-110 Criteria For Bed And Breakfast Inns

A Bed and Breakfast Inn is a Conditional Use subject to an Administrative Conditional Use permit. No Conditional Use permit may be issued unless the following criteria are met:

- A. The Use is in a Historic Building and/or Structure, addition thereto, or a historically Compatible Structure.
- B. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.
- C. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.
- D. In a Historic Building and/or Structure, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.
- E. The rooms are available for Nightly Rental only.
- F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures there must be twenty-four (24) hour on-Site management and check-in.
- G. Food service is for the benefit of overnight guests only.
- H. No Kitchen is permitted within rental room(s).
- I. Parking on-Site is required at a rate of one (1) space per rentable room. If no on-Site parking is possible, the Applicant must provide parking in close proximity to the Bed and Breakfast Inn. The Planning Director may waive the parking requirement for Historic Buildings and/or Structures if the Applicant proves that:
 - 1. no on-Site parking is possible without compromising the Historic Buildings and/or Structure or Site, including removal of existing Significant Vegetation and all alternatives for proximate parking have been explored and exhausted; and
 - 2. the Structure is not economically feasible to restore or maintain without the adaptive Use.
- J. The Use complies with Section 15-1-10, Conditional Use review.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

15-2.4-811 Parking Regulations

- A. Tandem Parking is allowed in the Historic District.
- B. ~~Common driveways are~~ One (1) private or Shared Driveway is allowed along shared Side or Rear ~~Yard Property~~ Lot Lines to provide Access to Parking in the rear of the Main Building or below Grade if both Properties are deed restricted to allow for the perpetual Use of the shared drive.
- C. Common Parking Structures are allowed as a Conditional Use permit where it facilities:
 - 1. the Development of individual Buildings that more closely conform to the scale of Historic Buildings and/or Structures in the District; and
 - 2. the reduction, mitigation or elimination of garage doors at the Street edge.
- D. A common Parking Structure may occupy below Grade Side Yards between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use permit are subject to a Conditional Use review, Section 15-1-10.

- E. Driveways between Structures are allowed in order to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved Garage or Parking Area.
- F. Turning radii are subject to review by the City Engineer as to function and design.
- G. See Section 15-3 Off Street Parking for additional parking requirements.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

15-2.4-1012 Architectural Review

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5.

Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 5-5 are heard by the Board of Adjustment as outlined in Section 15-1-18 of the Code.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-23 on 7/9/2009

Amended by Ord. 15-53 on 12/17/2015

15-2.4-11 Criteria For Bed And Breakfast Inns

~~A Bed and Breakfast Inn is a Conditional Use subject to an Administrative Conditional Use permit. No Conditional Use permit may be issued unless the following criteria are met:~~

- ~~K. The Use is in a Historic Structure, addition thereto, or a historically Compatible Structure.~~
- ~~L. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.~~
- ~~M. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.~~
- ~~N. In a Historic Structure, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.~~
- ~~O. The rooms are available for Nightly Rental only.~~
- ~~P. An Owner/manager is living on Site, or in Historic Structures there must be twenty four (24) hour on Site management and check in.~~
- ~~Q. Food service is for the benefit of overnight guests only.~~
- ~~R. No Kitchen is permitted within rental room(s).~~
- ~~S. Parking on Site is required at a rate of one (1) space per rentable room. If no on Site parking is possible, the Applicant must provide parking in close proximity to the Bed and~~

~~Breakfast Inn. The Planning Director may waive the parking requirement for Historic Structures if the Applicant proves that:~~

- ~~1. no on-Site parking is possible without compromising the Historic Structure or Site, including removal of existing Significant Vegetation and all alternatives for proximate parking have been explored and exhausted; and~~
- ~~2. the Structure is not economically feasible to restore or maintain without the adaptive Use.~~

~~T. The Use complies with Section 15-1-10, Conditional Use review.~~

HISTORY

~~Adopted by Ord. 00-51 on 9/21/2000~~

~~Amended by Ord. 06-69 on 10/19/2006~~

15-2.4-12 Outdoor Events And Music

~~Outdoor events and music require an Administrative Conditional Use permit. The Use must comply with Section 15-1-10, Conditional Use Review. The Applicant must submit a Site plan and written description of the event, addressing the following:~~

- ~~H. Notification of adjacent Property Owners.~~
- ~~I. No violation of the City Noise Ordinance, Title 6.~~
- ~~J. Impacts on adjacent Residential Uses.~~
- ~~K. Proposed plans for music, lighting, Structures, electrical, signs, etc.~~
- ~~L. Parking demand and impacts on neighboring Properties.~~
- ~~M. Duration and hours of operation.~~
- ~~N. Impacts on emergency Access and circulation.~~

HISTORY

~~Adopted by Ord. 00-51 on 9/21/2000~~

15-2.4-13 Vegetation Protection

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4 ½') above the ground, groves of small trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 15-3-3 and Title 14.

HISTORY

~~Adopted by Ord. 00-51 on 9/21/2000~~

~~Amended by Ord. 06-69 on 10/19/2006~~

15-2.4-14 Signs

Signs are allowed in the HRM District as provided in the Park City Sign Code, Title 12.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

15-2.4-15 Related Provisions

- Fences and Walls. LMC Chapter 15-4-2.
- Accessory Apartment. LMC Chapter 15-4-7.
- Satellite Receiving Antenna. LMC Chapter 15-5-13.
- Telecommunication Facility. LMC Chapter 15-5-14.
- Parking. LMC Chapter 15-3.
- Landscaping. Title 14; LMC Chapter 15-3.3(D).
- Lighting. LMC Chapters 15-3-3(C), 15-5-5(I).
- Historic Preservation Board. LMC Chapter 15-11.
- Park City Sign Code. Title 12.
- Architectural Review. LMC Chapter 15-5.
- Snow Storage. LMC Chapter 15-3.3(E).
- Parking Ratio Requirements. LMC Chapter 15-3-6.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Exhibit 5 – LMC § 15-2.5 Historic Recreation Commercial (HRC)

15-2.5 Historic Recreation Commercial (HRC) District

15-2.5-1 Purpose

15-2.5-2 Uses

15-2.5-3 Lot And Site Requirements

~~15-2.5-4 Access~~

~~15-2.5-5 Building Height~~

15-2.5-64 Existing Historic Buildings and/or Structures

~~15-2.5-5 Building Height~~

~~15-2.5-106 Heber Avenue Sub-Zone~~

~~15-2.5-47 Access~~

~~15-2.5-98 Service Access~~ Access, Service, and Delivery

~~15-2.5-7 Architectural Review~~

~~15-2.5-89 Mechanical Service~~

~~15-2.5-10 Heber Avenue Sub-Zone~~

~~15-2.5-1210 Criteria For Bed And Breakfast Inns~~

15-2.5-11 Parking Regulations

~~15-2.5-13 Goods And Uses To Be Within Enclosed Building~~

~~15-2.5-712 Architectural Review~~

15-2.5-1413 Vegetation Protection

~~15-2.5-1514 Signs~~

15-2.5-1615 Related Provisions

15-2.5-1 Purpose

The purpose of the Historic Recreation Commercial (HRC) District is to:

- A. maintain and enhance characteristics of Historic Streetscape elements such as yards, trees, vegetation, and porches,
- B. encourage pedestrian oriented, pedestrian-scale Development,
- C. minimize visual impacts of automobiles and parking,
- D. preserve and enhance landscaping and public spaces adjacent to Streets and thoroughfares,
- E. provide a transition in scale and land Uses between the HR-1 and HCB Districts that retains the character of Historic Buildings in the Area,
- F. provide a moderate Density bed base at the Town Lift,
- G. allow for limited retail and Commercial Uses consistent with resort bed base and the needs of the local community,
- H. encourage preservation and rehabilitation of Historic Buildings and resources.
- I. maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [07-55](#) on 8/30/2007

15-2.5-2 Uses

Uses in the HRC are limited to the following:

A. ALLOWED USES.¹⁰

1. Single Family Dwelling⁵
2. Duplex Dwelling⁵
3. Secondary Living Quarters⁵
4. Lockout Unit^{1,5}
5. Accessory Apartment^{2,5}
6. Nightly Rental⁵
7. Home Occupation⁵
8. Child Care, In-Home Babysitting
9. Child Care, Family³
10. Child Care, Family Group³
11. Child Care Center³
12. Accessory Building and Use
13. Conservation Activity
14. Agriculture
15. Bed and Breakfast Inn^{4,5}
16. Boarding House, Hostel⁵
17. Hotel, Minor, fewer than 16 rooms⁵
18. Office, General⁵
19. Parking Area or Structure, with four (4) or fewer spaces⁵

B. CONDITIONAL USES.^{9, 10}

1. Triplex Dwelling⁵
2. Multi-Unit Dwelling⁵
3. Guest House, on Lots one acre⁵
4. Group Care Facility⁵
5. Public and Quasi-Public Institution, Church, School
6. Essential Municipal Public Utility Use, Facility, Service and Structure
7. Telecommunication Antenna⁶
8. Satellite Dish, greater than thirty-nine inches (39") in diameter⁷
9. Plant and Nursery stock products and sales
10. Hotel, Major⁵
11. Timeshare Projects and Conversions⁵
12. Private Residence Club Project and Conversion^{4,5}
13. Office, Intensive⁵
14. Office and Clinic, Medical⁵
15. Financial Institution, without drive-up window⁸
16. Commercial Retail and Service, Minor⁸
17. Commercial Retail and Service, personal improvement⁸
18. Neighborhood Convenience Commercial, without gasoline sales

19. Café or Deli⁸
20. Restaurant, General⁸
21. Restaurant and café, Outdoor Dining⁴
22. Outdoor Events and Uses⁴
23. Bar
24. Parking Area or Structure, with five (5) or more spaces⁵
25. Temporary Improvement⁴
26. Passenger Tramway Station and Ski Base Facility
27. Ski Tow, Ski Lift, Ski Run, and Ski Bridge
28. Recreation Facility, Commercial, Public, and Private
29. Entertainment Facility, Indoor
30. Fences greater than six feet (6') in height from Final Grade⁴
31. Private Residence Club, Off-Site⁵
32. Private Event Facility⁵
33. Special Events⁴

C. **PROHIBITED USES.** Unless otherwise allowed herein, any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Nightly rental of Lockout Units requires a Conditional Use permit

²See LMC Chapter 15-4, Supplementary Regulations for Accessory Apartments

³See LMC Chapter 15-4-9 for Child Care Regulations

⁴Requires an Administrative or Administrative Conditional Use permit, see Section 15-4.

⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue, excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street, 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within Storefront Property; however access, circulation, and lobby areas are permitted within Storefront Property.

⁶See LMC Chapter 15-4-14, Supplemental Regulations For Telecommunication Facilities

⁷See LMC Chapter 15-4-13, Supplemental Regulations For Satellite Receiving Antennas

⁸If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed Use

⁹No community locations are defined by Utah Code 32-B-1-102 (Alcoholic Beverage Control Act) are permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

¹⁰Within the HRC Zoning District, no more than seven (7) Conventional Chain Businesses are permitted in Storefront Properties.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 04-39 on 3/18/2004

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 07-55 on 8/30/2007

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 16-02 on 1/7/2016

Amended by Ord. 2017-45 on 8/17/2017

15-2.5-3 Lot And Site Requirements

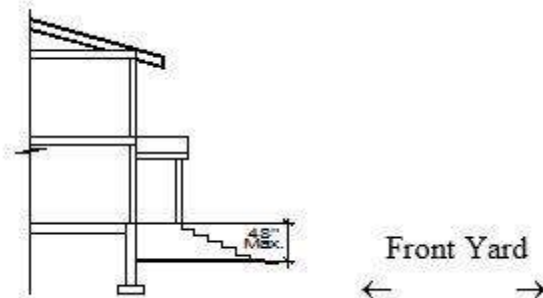
Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

All Development activity must comply with the following minimum Lot and Site requirements:

A. **FRONT SETBACK**. The minimum Front Setback is ten feet (10').

B. **FRONT SETBACK EXCEPTIONS**. The Front Setback must be open and free of any Structure except:

1. Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty five feet (25') of the intersection at back of curb.
2. Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause danger or hazard to traffic by obstructing the view of the Street or intersection.

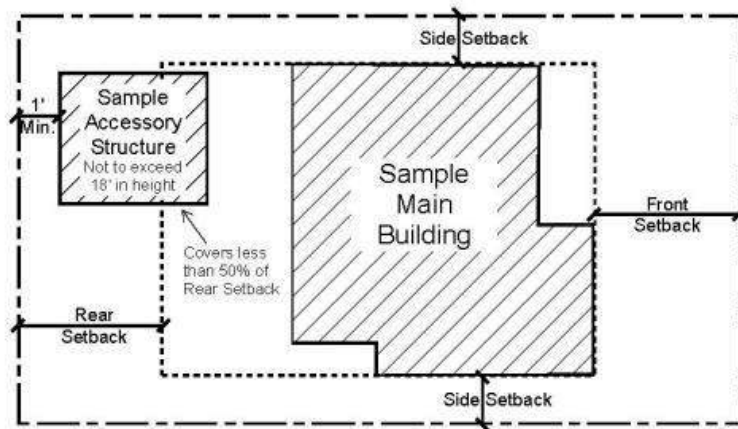


3. Decks, porches, and Bay Windows, not more than ten feet (10') wide, and projecting not more than three feet (3') into the Front Setback.
4. Roof overhangs, eaves, and cornices, projecting not more than three feet (3') into the Front Setback.
5. Sidewalks, patios, and pathways.
6. Driveways leading to a garage or Parking Area. No portion of a Front Yard, except for approved driveways, allowed Parking Areas, patios, and sidewalks may be Hard-Surfaced or graveled.

C. **REAR SETBACK**. The minimum Rear Setback is ten feet (10').

D. **REAR SETBACK EXCEPTIONS.** The Rear Setback must be open and free of any Structure except:

1. Bay Windows not more than ten feet (10') wide, and projecting not more than two feet (2') into the Rear Setback.
2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Rear Setback.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress or light wells may extend ~~ing~~ not more than four feet (4') into the Rear Setback. Should egress requirements be met within the building pad, no Rear Setback exception is permitted.
4. Roof overhangs and eaves projecting not more than two feet (2') into the Rear Setback.
5. Window sills, belt courses, cornices, trim, exterior siding, or other ornamental features projecting not more than six inches (6") beyond the ~~window or~~ main Structure to which it is attached.
6. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the ~~front facade~~ Front Façade of the Main Building, and maintaining a minimum Rear Setback of one foot (1'). Such Structure must not cover over fifty percent (50%) of the Rear Setback. See the following illustration:



7. A Hard-Surfaced Parking Areas ~~s~~ subject to the same location requirements as a detached Accessory Building.

8. ~~Screened m~~Mechanical equipment, hot tubs, and similar Structures, which must be screened and located at least five feet (5') from the Rear Lot Line.
9. Fences, walls, and retaining walls not more than six feet (6') in height, or as permitted in Section 15-4-2.
10. Patios, decks, steps, pathways, and similar Structures not more than thirty inches (30") above Final Grade, located at least five feet (5') from the Rear Lot Line.
11. One (1) private or Shared Driveway leading to a garage or approved Parking Area. See Section 15-2.5-11 Parking Regulations for additional requirements.

E. SIDE SETBACK.

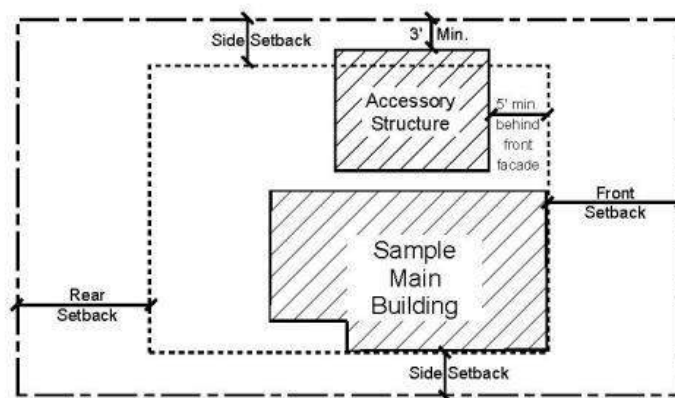
1. The minimum Side Setback is five feet (5').
2. On Corner Lots, the ~~Side Yard that faces a Street or platted Right-of-Way is considered a Front Yard, and the~~ minimum Side Setback that faces a side Street or platted Right-of-Way is ten feet (10') for both Main and Accessory Buildings. A three foot (3') Side Setback along the platted Right-of-Way is allowed when the Lot Width is less than 37.5 feet; no Side Setback exceptions shall be utilized when the Setback is three feet (3') along the Right-of-Way.
3. A Side Setback between connected Structures is not required where Structures are designed with a common wall on a Property Line, each Structure is located on an individual Lot, the Lots are burdened with a party wall agreement in a form approved by the City Attorney and Chief Building Official, all applicable Building and Fire Code requirements are met, and the Use is an Allowed or Conditional Use in the Zoning District.
 - a. Exterior Side Yards shall be based on the minimum required Side Yard for each Lot; however the Planning Commission may consider increasing exterior Side Yards during Conditional Use Permit review to mitigate potential impacts on adjacent Property. Side Yard exceptions continue to apply.

F. SIDE SETBACK EXCEPTIONS. The Side Setback must be open and free of any Structure except:

1. Bay Windows, not more than ten feet (10') wide, and projecting not more than two feet (2') into the Side Setback.
2. Chimneys not more than five feet (5') wide, and projecting not more than two feet (2') into the Side Setback.
3. Window wells not exceeding the minimum International Residential Code (IRC) or International Building Code (IBC) requirements for egress ~~or light wells~~ may extend ~~ing~~ not more than four feet (4') into the Side Setback. Should egress

requirements be met within the building pad, no Side Setback exception is permitted.

4. Roof overhangs and eaves projecting not more than two feet (2') into the Side Setback.
5. Window sills, belt courses, cornices, trim, exterior siding, and other ornamental features, projecting not more than six inches (6") beyond the ~~window or~~ main Structure to which it is attached.
- ~~6. Roof overhangs and eaves projecting not more than two feet (2') into the Side Setback.~~
7. Patios, decks, pathways, steps, and similar Structures not more than thirty inches (30") in height from Final Grade, ~~provided there is~~ located at least a one foot (1') ~~Setback to~~ from the Side Lot Line.
8. Fences, walls and retaining walls not more than six feet (6'), or as permitted in Section 15-4-2.
9. One (1) private or Shared Driveways leading to a garage or approved Parking Area. See Section 15-2.5-11 Parking Regulations for additional requirements.
10. Pathways and steps connecting to a City stairway or pathway.
11. Detached Accessory Buildings, not more than eighteen feet (18') in height, and including any free-standing Solar Energy Systems, located a minimum of five feet (5') behind the ~~front facade~~ Front Façade of the Main Building, maintaining a minimum Side Setback of three feet (3'). See the following illustration:



12. A covered arcade between projects provided that the highest point of the arcade is not more than fifteen feet (15') above the elevation of the walk.

- G. **FLOOR AREA RATIO.** In all projects within the HRC Zone:
1. **STRUCTURES BUILT AFTER OCTOBER 1, 1985.** Except in the Heber Avenue Sub-Zone Area, non-residential Uses are subject to a Floor Area Ratio to restrict the scope of non-residential Use within the District. For Properties located east of Park Avenue, the Floor Area Ratio for non-residential Uses is 1. For Properties located on the west side of Park Avenue, the Floor Area Ratio for non-residential Uses is 0.7.
 2. **STRUCTURES BUILT PRIOR TO OCTOBER 1, 1985.** Structures existing as of October 1, 1985 are not subject to the Floor Area Ratio, and may be used in their entirety for non-residential Uses as provided in this ordinance.
- H. **SNOW RELEASE.** Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
- I. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.
- J. **VERTICAL ZONING.** For HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue, and Park Avenue, excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side Storefronts), 780 Main Street, 804 Main Street (for the plaza side Storefronts), 875 Main Street, 890 Main Street, 900 Main Street, and 820 Park Avenue, new Construction and Construction adding Floor Area to a Building or Lot, shall have a minimum of seventy-five-percent (75%) of the width of the Building facade as Storefront Property.
- K. **STOREFRONT ENHANCEMENT ZONING.** The maximum width of any Storefront Property Facade abutting Main Street or Heber Avenue shall be fifty-feet (50'). Storefront Property Facades in the Historic portion of structures listed on the Historic Sites Inventory which exceed fifty-feet (50') in width are valid Non-Complying Structures. A Storefront Property Facade shall have a storefront entrance door for pedestrian access.
- If the Historic storefront entrance, located in the Historic portion of a structure listed on the Historic Sites Inventory, is more than eight feet (8') above the grade of the adjacent Main Street and/or Heber Avenue, then the First Story in the Historic portion of the Historic **Building and/or s**Structure located adjacent to Main Street and/or Heber Avenue shall not be calculated in the maximum Storefront Property Facade width.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [16-02](#) on 1/7/2016
Amended by Ord. [2016-44](#) on 9/15/2016
Amended by Ord. [2017-09](#) on 4/27/2017
Amended by Ord. [2018-27](#) on 5/31/2018
Amended by Ord. [2018-43](#) on 7/19/2018

15-2.5-4 Access

- A. ~~**VEHICULAR ACCESS.** A Project may have only one vehicular Access from Park Avenue, Main Street, Heber Avenue, Swede Alley, or Deer Valley Drive, unless an additional Access is approved by the Planning Commission.~~
- B. ~~**PEDESTRIAN ACCESS.** An Applicant must build, and if necessary, dedicate a Sidewalk on all Street Frontages.~~

HISTORY

~~Adopted by Ord. [00-51](#) on 9/21/2000~~

15-2.5-5 Building Height

~~No Structure shall be erected to a height greater than thirty two feet (32') from Existing Grade. This is the Zone Height.~~

- A. ~~**BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:~~

- ~~1. Cable, hip, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.~~
- ~~2. Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.~~
- ~~3. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMC 15-5-5(G)(7)(a).~~
- ~~4. Church spires, bell towers, and like architectural features subject to the Historic District Design Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.~~
- ~~5. An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.~~
- ~~6. To accommodate a roof form consistent with the Historic District Design Guidelines, the Planning Director may grant additional Building Height provided that no more than twenty percent (20%) of the roof ridge line exceeds the height requirement and complies with height exception criteria in Section 15-2.2-6(B)(10).~~

HISTORY

~~Adopted by Ord. [00-51](#) on 9/21/2000
Amended by Ord. [06-69](#) on 10/19/2006
Amended by Ord. [07-55](#) on 8/30/2007~~

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 2018-27 on 5/31/2018

15-2.5-64 Existing Historic Buildings and/or Structures

Historic Buildings and/or Structures that do not comply with Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or an Accessory Apartment. Additions must comply with Building Setbacks, Building Footprint, driveway location standards, and Building ~~h~~H~~eight~~.

- A. **EXCEPTION.** In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning ~~Director~~ Commission may grant an exception to the Building Setbacks and driveway location standards for additions to Historic Buildings, including detached single car Garages:

1. Upon approval of a Conditional Use Permit, and
2. When the scale of the addition and/or driveway is Compatible with the Historic Buildings and/or Structure, and
3. When the addition complies with all other provisions of this Chapter, and
4. When the addition complies with the adopted Building and Fire Codes, and
5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 2016-44 on 9/15/2016

15-2.5-5 Building Height

No Structure shall be erected to a height greater than thirty-two feet (32') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance.

- A. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

1. Gable, hip, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
2. Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
3. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMC 15-5-5(G)(7)(a).
4. Church spires, bell towers, and like architectural features subject to the Historic District Design Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.

5. An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.
6. To accommodate a roof form consistent with the Historic District Design Guidelines, the Planning Director may grant additional Building Height provided that no more than twenty percent (20%) of the roof ridge line exceeds the Zone height requirements and complies with height exception criteria in Section 15-2.2-6(B)(10).
7. An Elevator Penthouse may extend up to eight feet (8') above the Zone Height.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 07-55 on 8/30/2007

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 2018-27 on 5/31/2018

15-2.5-106 Heber Avenue Sub-Zone

Properties fronting on the north side of Heber Avenue, and east of Park Avenue, are included in the Heber Avenue Sub-Zone for a depth of 150 feet (150') from the Street Right-of-Way. Within the Heber Avenue Sub-Zone, all of the Site Development standards and land Use limitations of the HRC District apply, except:

- A. The Allowed Uses within the sub-zones are identical to the Allowed Uses in the HCB District.
- B. The Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District.
- C. The Floor Area Ratio limitation of the HRC District does not apply.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

15-2.5-47 Access

- A. **VEHICULAR ACCESS.** A Project may have only one vehicular Access from Park Avenue, Main Street, Heber Avenue, Swede Alley, or Deer Valley Drive, unless an additional Access is approved by the Planning Commission.
- B. **PEDESTRIAN ACCESS.** An Applicant must build, and if necessary, dedicate a Sidewalk on all Street Frontages.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

15-2.5-98 Service Access Access, Service, and Delivery

Service areas must be properly Screened. The loading and unloading of goods must take place entirely on the Site. Loading areas must be Screened from general public view. All loading areas shall be shown on the plans prepared for Conditional Use Permit and architectural review.

All Structures must provide a means of storing refuse generated by the Structure's occupants. All refuse storage facilities must be shown on the plans prepared for Conditional Use Permit and architectural review by the Planning, Engineering, and Building Departments. Refuse storage must be Screened, enclosed, and properly ventilated. The Planning Department will approve or reject the location, Screening and painting of such equipment as part of the architectural review process.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 2016-44 on 9/15/2016

15-2.5-7 Architectural Review

~~Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5.~~

~~Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by the Board of Adjustment as outlined in Section 15-1-18 of the Code.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-23 on 7/9/2009

Amended by Ord. 15-53 on 12/17/2015

15-2.5-89 Mechanical Service

All exterior mechanical equipment must be Screened to minimize noise infiltration to adjoining Properties and to ~~mitigate~~ eliminate visual impacts on nearby Properties, including those Properties located above the roof tops of Structures in the HRC District, and general public view.

All mechanical equipment must be shown on the plans prepared for Conditional Use Permit and/or architectural review by the Planning, Engineering, and Building Departments. The Planning Department will approve or reject the location, Screening and painting of such equipment as part of the architectural review process.

~~All Structures must provide a means of storing refuse generated by the Structure's occupants. All refuse storage facilities must be shown on the plans prepared for Conditional Use Permit and architectural review. Refuse storage must be Screened, enclosed, and properly ventilated.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006
Amended by Ord. 2016-44 on 9/15/2016

15-2.5-10 Heber Avenue Sub-Zone

~~Properties fronting on the north side of Heber Avenue, and east of Park Avenue, are included in the Heber Avenue Sub-Zone for a depth of 150 feet (150') from the Street Right-of-Way. Within the Heber Avenue Sub-Zone, all of the Site Development standards and land Use limitations of the HRC District apply, except:~~

- ~~A. The Allowed Uses within the sub-zones are identical to the Allowed Uses in the HCB District.~~
- ~~B. The Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District.~~
- ~~C. The Floor Area Ratio limitation of the HRC District does not apply.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

15-2.5-1210 Criteria For Bed And Breakfast Inns

A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Conditional Use permit. No Administrative Conditional Use permit may be issued unless the following criteria are met:

- A. The Use is in a Historic Building and/or Structure or addition thereto, or a historically Compatible Structure.
- B. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.
- C. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.
- D. In Historic Buildings and/or Structures, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.
- E. The rooms are available for Nightly Rental only.
- F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures there must be twenty-four (24) hour on-Site management and check-in.
- G. Food service is for the benefit of overnight guests only.
- H. No Kitchen is permitted within rental room(s).
- I. Parking on-Site is required at a rate of one (1) space per rentable room. The Planning Director may waive the parking requirement for Historic Buildings and/or Structures if the Applicant proves that:
 - 1. no on-Site parking is possible without compromising the Historic Building and/or Structure or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and
 - 2. the Structure is not economically feasible to restore or maintain without the adaptive Use.
- J. The Use complies with Section 15-1-10, Conditional Use review.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000
Amended by Ord. 06-69 on 10/19/2006

15-2.5-11 Parking Regulations

- A. Tandem Parking is allowed in the Historic District.
- B. ~~Common driveways are~~ One (1) private or Shared Driveway is allowed along shared Side Yard Property Lot Lines to provide Access to parking in the rear of the Main Building, or below Grade, if both Properties are deed restricted to allow for the perpetual use of the shared drive.
- C. Common Parking Structures are allowed where such a grouping facilitates:
 - 1. the Development of individual Buildings that more closely conform to the scale of Historic Buildings and/or Structures in the District; and
 - 2. the reduction, mitigation, or elimination of garage doors at the Street edge.
- D. A common Parking Structure may occupy below Grade Side Setbacks between participating Developments if the Structure maintains all Setbacks above Grade. Common Parking Structures requiring a Conditional Use Permit are subject to a Conditional Use Review, Section 15-1-10.
- E. Driveways between Structures are allowed to eliminate garage doors facing the Street, to remove cars from on-Street parking, and to reduce paved Areas, provided the driveway leads to an approved garage or Parking Area.
- F. Turning radii are subject to review by the City Engineer as to function and design.
- G. See Section 15-3 Off Street Parking for additional parking requirements.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 2018-43 on 7/19/2018

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 2018-43 on 7/19/2018

15-2.5-13 Goods And Uses To Be Within Enclosed Building

- ~~A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as an Allowed or Conditional Use, or allowed with an Administrative Permit, all goods, including food, beverage and cigarette vending machines, must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This section does not preclude temporary sales in conjunction with a Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-2.5-13(B)(3) for outdoor display of bicycles, kayaks, and canoes.~~
- ~~B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor uses may be allowed by the Planning Department upon the issuance of an Administrative Conditional Use permit or an Administrative Permit as described herein. The Applicant must submit the required Application, pay all applicable fees, and provide all required materials and plans. Appeals of Departmental Actions are heard by the Planning Commission.~~

- ~~1. **OUTDOOR DINING.** Outdoor dining requires an Administrative Conditional Use Permit and is subject to the following criteria:~~
 - ~~a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.~~
 - ~~b. The proposed seating Area does not impede pedestrian circulation.~~
 - ~~c. The proposed seating Area does not impede emergency Access or circulation.~~
 - ~~d. The proposed furniture is Compatible with the Streetscape.~~
 - ~~e. No music or noise is in excess of the City Noise Ordinance, Title 6.~~
 - ~~f. No Use after 10:00 p.m.~~
 - ~~g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.~~
- ~~2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Outdoor grills and/or beverage service stations require an Administrative Conditional Use permit and are subject to the following criteria:~~
 - ~~a. The Use is on private Property or leased public Property and does not diminish parking or landscaping.~~
 - ~~b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.~~
 - ~~c. The Use is Compatible with the neighborhood.~~
 - ~~d. The proposed service station does not impede pedestrian circulation.~~
 - ~~e. The proposed service station does not impede emergency Access or circulation.~~
 - ~~f. Design of the service station is Compatible with the adjacent Building and Streetscape.~~
 - ~~g. No violation of the City Noise Ordinance, Title 6.~~
 - ~~h. Compliance with the City Sign Code, Title 12.~~
- ~~3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes, requires an Administrative Permit subject to the following criteria:~~
 - ~~a. The Area of the proposed bicycle, kayak, motorized scooters, or canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.~~
 - ~~b. Bicycles, kayaks, and canoes may be hung on a Historic Structure if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.~~
 - ~~c. No more than a total of fifteen (15) pieces of equipment may be displayed.~~
 - ~~d. Outdoor display is only allowed during Business hours.~~
 - ~~e. Additional outdoor storage Areas may be considered for rental bicycles or motorized scooters, provided there are no or only minimal impacts on landscaped Areas, Parking Spaces, and pedestrian and emergency circulation.~~

- ~~4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an Administrative Conditional Use permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:~~
- ~~a. Notification of adjacent Property Owners.~~
 - ~~b. No violation of the City Noise Ordinance, Title 6.~~
 - ~~c. Impact on adjacent residential Uses.~~
 - ~~d. Proposed plans for music, lighting, Structures, electrical, sign, etc.~~
 - ~~e. Parking demand and impacts on neighboring Properties.~~
 - ~~f. Duration and hours of operation.~~
 - ~~g. Impacts on emergency Access and circulation.~~
- ~~5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise is subject to an Administrative Permit subject to the following criteria:~~
- ~~a. The display is immediately available for purchase at the Business displaying the item.~~
 - ~~b. The merchandise is displayed on private property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in an alcove, recess, patio, or similar location that provides a physical separation from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right of Way regardless if the property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.~~
 - ~~c. The display is prohibited from being permanently affixed to any building. Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the Planning Director.~~
 - ~~d. the display does not diminish parking or landscaping.~~
 - ~~e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.~~
 - ~~f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.~~
 - ~~g. The display shall not create a hazard to the public due to moving parts, sharp edges, or extension into public Rights of Way, including sidewalks, or pedestrian and vehicular Areas; nor shall the display restrict vision at intersections.~~

- ~~h. No inflatable devices other than decorative balloons smaller than eighteen inches (18") in diameter are permitted. Balloon height may not exceed the finished floor elevation of the second floor of the Building.~~
- ~~i. No additional signs are allowed. A sales tag, four (4) square inches or smaller may appear on each display item, as well as an informational plaque or associated artwork not to exceed twelve square inches (12 sq. in.) The proposed display shall be in compliance with the City Sign Code, Municipal Code Title 12, the City's Licensing Code, Municipal Code Title 4, and all other requisite City codes.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 05-49 on 8/4/2005

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

15-2.5-712 Architectural Review

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5.

Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by the Board of Adjustment as outlined in Section 15-1-18 of the Code.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-23 on 7/9/2009

Amended by Ord. 15-53 on 12/17/2015

15-2.5-1413 Vegetation Protection

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4 ½') above the ground, groves of small trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with Landscape Criteria in LMC Chapter 15-3-3 and Title 14.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-69](#) on 10/19/2006

15-2.5-~~1514~~ Signs

Signs are allowed in the HRC District as provided in the Park City Sign Code, Title 12.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

15-2.5-~~1615~~ Related Provisions

- Fences and Walls. LMC Chapter 15-4-2.
- Accessory Apartment. LMC Chapter 15-4-7.
- Satellite Receiving Antenna. LMC Chapter 15-4-13.
- Telecommunication Facility. LMC Chapter 15-4-14.
- Parking. LMC Chapter 15-3.
- Landscaping. Title 14; LMC Chapter 15-3-3(D).
- Lighting. LMC Chapters 15-3-3(C), 15-5-5(I).
- Historic Preservation Board. LMC Chapter 15-11.
- Park City Sign Code. Title 12.
- Architectural Review. LMC Chapter 15-5.
- Snow Storage. LMC Chapter 15-3-3(E).
- Parking Ratio Requirements. LMC Chapter 15-3-6.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Exhibit 6 – LMC § 15-2.6 Historic Commercial Business (HCB)

15-2.6 Historic Commercial Business (HCB) District

15-2.6-1 Purpose

15-2.6-2 Uses

15-2.6-3 Lot And Site Requirements

15-2.6-4 Existing Historic Building and/or Structures

15-2.6-5 Maximum Building Volume And Height

15-2.6-46 Floor Area Ratio

15-2.6-6 Architectural Review

15-2.6-7 Swede Alley Development Criteria

15-2.6-8 Canopy And Awning

15-2.6-149 Access, Service And Delivery

15-2.6-9 Parking Regulations

15-2.6-10 Mechanical Service

15-2.6-11 Access, Service And Delivery

15-2.6-12 Goods And Uses To Be Within Enclosed Building

15-2.6-1311 Criteria For Bed And Breakfast Inns

15-2.6-912 Parking Regulations

15-2.6-613 Architectural Review

15-2.6-14 Vegetation Protection

15-2.6-15 Signs

15-2.6-16 Related Provisions

15-2.6-1 Purpose

The purpose of the Historic Commercial Business (HCB) District is to:

- A. preserve the cultural heritage of the City's original Business, governmental and residential center,
- B. allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City,
- C. facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District,
- D. encourage the preservation of Historic Buildings and/or Structures within the district,
- E. encourage pedestrian-oriented, pedestrian-scale Development,
- F. minimize the impacts of new Development on parking constraints of Old Town,
- G. minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods,
- H. minimize visual impacts of automobiles and parking on Historic Buildings and Streetscapes, and
- I. support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces.

- J. maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 07-55 on 8/30/2007

15-2.6-2 Uses

Uses in the Historic Commercial Business (HCB) District are limited to the following:

A. **ALLOWED USES.**¹¹

1. Single Family Dwelling¹
2. Multi-Unit Dwelling¹
3. Secondary Living Quarters¹
4. Lockout Unit^{1,2}
5. Accessory Apartment^{1,3}
6. Nightly Rental⁴
7. Home Occupation¹
8. Child Care, In-Home Babysitting¹
9. Child Care, Family^{1,5}
10. Child Care, Family Group^{1,5}
11. Child Care Center^{1,5}
12. Accessory Building and Use¹
13. Conservation Activity
14. Agriculture
15. Bed and Breakfast Inn^{1, 6}
16. Boarding House, Hostel¹
17. Hotel, Minor, fewer than 16 rooms¹
18. Office, General¹
19. Office, Moderate Intensive¹
20. Office and Clinic, Medical¹
21. Financial Institution, without drive-up window
22. Commercial Retail and Service, Minor
23. Commercial Retail and Service, personal improvement
24. Commercial Neighborhood Convenience, without gasoline sales
25. Restaurant, Cafe or Deli
26. Restaurant, General
27. Bar
28. Parking Lot, Public or Private with four (4) or fewer spaces
29. Entertainment Facility, Indoor
30. Salt Lake City 2002 Winter Olympic Games Legacy Displays⁷
31. Temporary Winter Balcony Enclosures

B. **CONDITIONAL USES.**^{10, 11}

1. Group Care Facility¹
2. Public and Quasi-Public Institution, Church, School

3. Essential Municipal Public Utility Use, Facility, Service, and Structure
4. Telecommunication Antenna⁸
5. Satellite Dish, greater than thirty-nine inches (39") in diameter⁹
6. Plant and Nursery stock products and sales
7. Hotel, Major¹
8. Timeshare Projects and Conversions¹
9. Timeshare Sales Office, Off-Site within an enclosed Building¹
10. Private Residence Club Project and Conversion^{1,6}
11. Commercial Retail and Service, Major
12. Office, Intensive¹
13. Restaurant, Outdoor Dining⁶
14. Outdoor Events and Uses⁶
15. Hospital, Limited Care Facility¹
16. Parking Area or Structure for five (5) or more cars¹
17. Temporary Improvement⁶
18. Passenger Tramway Station and Ski Base Facility
19. Ski Tow, Ski Lift, Ski Run, and Ski Bridge
20. Recreation Facility, Public or Private
21. Recreation Facility, Commercial
22. Fences greater than six feet (6') in height from Final Grade⁶
23. Private Residence Club, Off-Site¹
24. Special Events⁶
25. Private Event Facility¹

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

¹Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue, Grant Avenue, and Swede Alley. Hotel rooms shall not be located within Storefront Property; however access, circulation and lobby areas are permitted within Storefront Property.

²Nightly Rental of Lock Units requires a Conditional Use permit

³See LMC Chapter 15-4, Supplementary Regulations for Accessory Apartments

⁴Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses

⁵See LMC Chapter 15-4-9 for Child Care Regulations

⁶Requires an Administrative or Administrative Conditional Use permit

⁷Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services Agreement and/or Master Festival License. Requires an Administrative Permit.

⁸See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

⁹See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

¹⁰No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

¹¹Within the HCB Zoning District, no more than seventeen (17) Conventional Chain Businesses are permitted in Storefront Properties.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [02-38](#) on 9/12/2002

Amended by Ord. [04-39](#) on 3/18/2004

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [07-55](#) on 8/30/2007

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [12-37](#) on 12/20/2012

Amended by Ord. [16-01](#) on 1/7/2016

Amended by Ord. [16-02](#) on 1/7/2016

Amended by Ord. [2017-45](#) on 8/17/2017

15-2.6-3 Lot And Site Requirements

Except as may otherwise be provided in this Code, no Building Permit will be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on private easement connecting the Lot to a Street shown on the Streets Master Plan.

All Development [activity](#) must comply with the following [minimum Lot and Site requirements](#):

- A. **LOT SIZE.** The minimum Lot Area is 1250 square feet. ~~The minimum Lot Width is twenty-five feet (25') and Minimum Lot Depth is fifty feet (50').~~
- B. **LOT WIDTH.** ~~The minimum Lot Width is twenty-five feet (25') and Minimum Lot Depth is fifty feet (50').~~
- C. **FRONT, REAR AND SIDE SETBACKS.** There are no minimum required Front, Rear, or Side Setback dimensions in the HCB District.
- D. **SIDEWALK PROVISION.** Buildings must be located so as to provide an unobstructed sidewalk at least nine feet (9') wide on both Main Street and Swede Alley. The sidewalk width is measured from the front face of curb to the front of the Building. The alignment of new Building fronts with adjacent Historic fronts is encouraged. A narrower sidewalk may result from the alignment of Building fronts. The Planning and Engineering Departments may grant an exception to the minimum sidewalk width to facilitate such alignment.
- E. **BALCONIES AND TEMPORARY WINTER BALCONY ENCLOSURES.**
 - 1. No Balcony may be erected, enlarged, or altered over a public pedestrian Right-of-Way without the advance approval of the City Council. Balcony supports may not exceed eighteen inches (18") square and are allowed no closer than thirty-six inches (36") from the front face of the curb. Balconies must provide vertical clearance of not less than ten feet (10') from the sidewalk and may not be enclosed permanently. With reasonable notice, the City may require a Balcony be removed from City Property without compensating the Building Owner.

2. Temporary Winter Balcony Enclosures may only be permitted on existing balconies which are on structures which are not on the Historic Sites Inventory. Temporary Winter Balcony Enclosures are only permitted from November 15th through April 30th on balconies facing Main Street.
- F. **INSURANCE REQUIRED.** No Balcony projecting over City Property may be erected, re-erected, located or relocated, or enlarged or structurally modified without first receiving approval of the City Council and submitting a certificate of insurance or a continuous bond protecting the Owner and the City against all claims for personal injuries and/or Property damage in the standard amount determined by City Council. Park City Municipal Corporation must be named in the certificate of insurance as an additional insured. A thirty (30) day obligation to provide written notice to Park City Municipal Corporation of cancellation or expiration must be included in the insurance certificate.
- G. **CLEAR VIEW OF INTERSECTION.** No visual obstruction in excess of two feet (2') in height above road Grade shall be placed on any Corner Lot within the Site Distance Triangle. A reasonable number of trees may be allowed, if pruned high enough to permit automobile drivers an unobstructed view. This provision must not require changes in the Natural Grade on the Site.
- H. **VERTICAL ZONING.** For HCB Zoned Storefront Property adjacent to Main Street and Heber Avenue, new Construction and Construction adding Floor Area to a Building or Lot shall have a minimum of seventy-five percent (75%) of the width of the Building façade as Storefront Property.
- I. **STOREFRONT ENHANCEMENT ZONING.** The maximum width of any Storefront Property Facade abutting Main Street or Heber Avenue shall be fifty-feet (50'). Storefront Property Facades in the Historic portion of structures listed on the Historic Sites Inventory which exceed fifty-feet (50') in width are valid Non-Complying Structures. A Storefront Property Facade shall have a storefront entrance door for pedestrian access.

If the Historic storefront entrance, located in the Historic portion of a structure listed on the Historic Sites Inventory, is more than eight feet (8') above the grade of the adjacent Main Street and/or Heber Avenue, then the First Story in the Historic portion of the Historic Building and/or sStructure located adjacent to Main Street and/or Heber Avenue shall not be calculated in the maximum Storefront Property Facade width.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [16-01](#) on 1/7/2016

Amended by Ord. [16-02](#) on 1/7/2016

Amended by Ord. [2017-09](#) on 4/27/2017

Amended by Ord. [2018-43](#) on 7/19/2018

15-2.6-4 Existing Historic Buildings and/or Structures

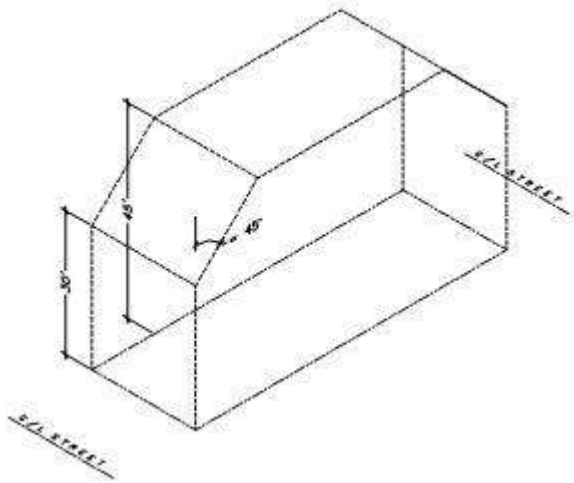
Historic Buildings and/or Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height.

A. **EXCEPTION.** In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings, including detached single car Garages:

1. Upon approval of a Conditional Use permit, and
2. When the scale of the addition and/or driveway is Compatible with the Historic Building and/or Structure, and
3. When the addition complies with all other provisions of this Chapter, and
4. When the addition complies with the adopted Building and Fire Codes, and
5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

15-2.6-5 Maximum Building Volume And Height

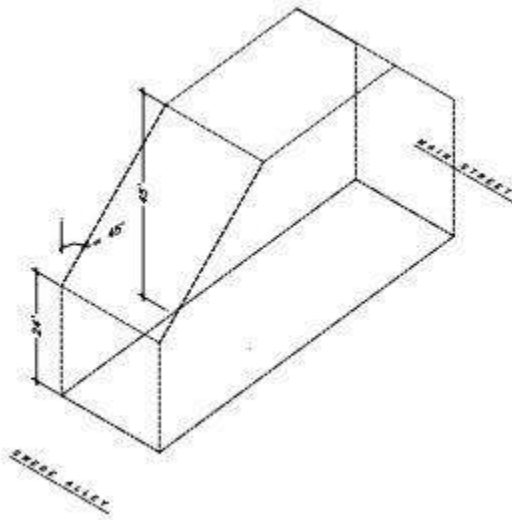
A. The maximum Building volume for each Lot is defined by a plane that rises vertically at the Front Lot Line to a height of thirty feet (30') measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the rear of the Property until it intersects with a point forty-five feet (45') above the Natural Grade and connects with the rear portion of the bulk plane.



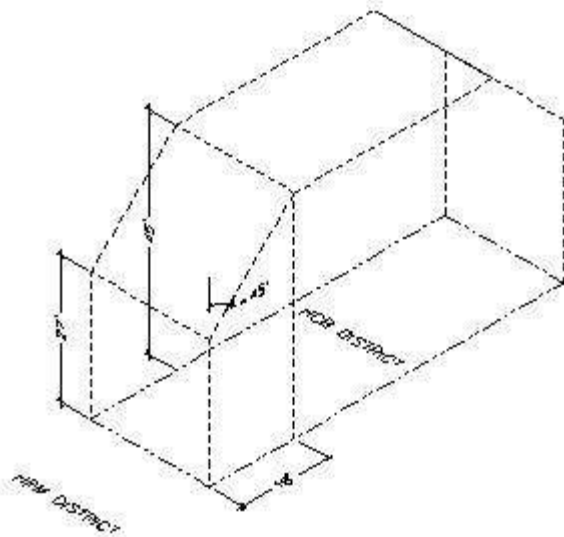
B. The rear portion of the bulk plane for each Lot that does not abut Swede Alley is defined by the plane that rises vertically at the Rear Property Line to a height of thirty feet (30') measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the Front Lot Line until it intersects with a point forty-five feet (45') above the Natural Grade of the Building Site. No part of a Building shall be erected to a height greater than forty-five feet (45'), measured from Natural Grade at the Building Site. This provision must not be construed to encourage solid roofing to following the forty-five

degree (45°) back plane.

- C. For Lots abutting Swede Alley, the rear portion of the bulk plane is defined by a plane that rises vertically at the Rear Property Line to a height of twenty-four feet (24') measured above the average Natural Grade and then proceeds at a forty-five degree (45°) angle toward the Front Lot Line until it intersects with a point forty-five feet (45') above the Natural Grade. This provision must not be construed to encourage solid roofing to follow the forty-five degree (45°) back plane.



- D. Wherever the HCB District abuts a residential Zoning District, the abutting portion of the bulk plane is defined by a plane that rises vertically at the abutting Lot Line to a height matching the maximum height of the abutting Zone, measured from Existing Grade, and then proceeds at a forty-five degree (45°) angle toward the opposite Lot Line until it intersects with a point forty-five feet (45') above Existing Grade.



- E. The Zone Height for the HCB District shall correspond to the maximum height of the Building plane as described in Section 15-2.6-5(A) through (D).

F. MAXIMUM BUILDING VOLUME AND BUILDING HEIGHT EXCEPTIONS.

The following exceptions apply:

1. A gable, hip, gambrel or similarly pitched roof may extend up to five feet (5') above the Zone Height.
2. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
3. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the height of the Building. See LMC 15-5-5(G)(7)(a).
4. Church spires, bell towers, and like architectural features, subject to the Historic District Design Guidelines, may extend up to fifty percent (50%) above the Zone Height, but may not contain Habitable Space above the Zone Height. Such exception requires approval by the Planning Director.
5. Elevator Penthouses may extend up to eight feet (8') above the Zone Height.
6. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays, including Olympic way-finding towers, are permitted to a height of sixty-five feet (65').

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [03-38](#) on 7/17/2003

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [2018-27](#) on 5/31/2018

Amended by Ord. [2018-43](#) on 7/19/2018

15-2.6-46 Floor Area Ratio

To encourage variety in Building Height, a floor Area to ground Area ratio must be used to calculate maximum buildable Area. The maximum Floor Area Ratio (FAR) is 4.0 measured as: total floor Area divided by Lot Area equals 4.0. Note that this is the potential maximum floor Area, and is not always achievable. Buildings of lesser floor Area are encouraged. See Section 15-2.6-12 Parking Regulations, for parking implications for Buildings that exceed 1.5 FAR.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

15-2.6-6 Architectural Review

~~Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5.~~

~~Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by the Board of Adjustment as outlined in Section 15-1-18 of the Code.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-23 on 7/9/2009

Amended by Ord. 15-53 on 12/17/2015

15-2.6-7 Swede Alley Development Criteria

In addition to the standards set forth in this Chapter, all Development abutting Swede Alley must comply with the following criteria:

- A. Structures must step down toward Swede Alley at an angle of forty-five degrees (45B) to a maximum height of twenty-four feet (24') at the edge of the Swede Alley Right-of-Way. A variety of one and two-Story facades are encouraged. Designs that create a strong indoor/outdoor connection at the ground level are strongly encouraged.
- B. Entrances must be pedestrian-scaled and defined with porches, awnings and other similar elements as described in the Park City Historic District Design Guidelines. Entrances must make provisions for shared public and service Access whenever possible. When Main Street additions extend to Swede Alley, the materials and colors of the new construction must be designed to coordinate with the existing Structure.
- C. Structures must continue the existing stair-step facade rhythm along Swede Alley. No more than sixty feet (60') of a Swede Alley facade may have the same height or Setback. On facades greater than sixty feet (60') wide, Structures must provide a variety of Building Setbacks, height, and Building form. Setbacks in the facades and stepping upper stories, decks, and Balconies are strongly encouraged. Uniform height and Setbacks are discouraged.
- D. Provisions for public Open Space, open courtyards, and landscaping are strongly encouraged.
- E. Pedestrian connections from Swede Alley to Main Street are encouraged whenever possible. Open and landscaped pedestrian connections are favored.
- F. Swede Alley facades must be simple, utilitarian, and subordinate in character to Main Street facades. While facades should be capped, details should be simple. Ornate details typically found on Main Street facades are prohibited. The Applicant must incorporate a mix of materials, accent trim and door treatments to provide architectural interest. Materials must be similar in character, color, texture and scale to those found on Main Street. Exposed concrete, large Areas of stucco and unfinished materials are prohibited.
- G. Window display Areas are allowed. However, the Swede Alley window Area must be subordinate in design to the Main Street window Area.
- H. Service Areas and service equipment must be Screened. Utility boxes must be painted to blend with the adjacent Structures. Group trash containers must be Screened.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

15-2.6-8 Canopy And Awning

- A. **APPROVAL**. No awning or Canopy may be erected, enlarged, or altered over the Main Street sidewalk without the written advance approval by the City Engineer. An awning or Canopy attached to a Building may extend over the public pedestrian Right-of-Way and project a maximum of thirty-six inches (36") from the face of a Building. An awning or Canopy must provide vertical clearance of no less than eight feet (8') from the sidewalk. With reasonable notice, the City may require that an awning or Canopy be removed from over City Right-of Way without compensating the Building Owner.
- B. **INSURANCE REQUIRED**. No awning or Canopy projecting over City Property may be erected, re-erected, located or relocated, or enlarged or modified structurally, without a certificate of insurance or a continuous bond protecting the Owner and City against all claims for personal injuries and/or Property damage in the standard amount determined by City Council. Park City Municipal Corporation must be named in the certificate of insurance as an additional insured. A thirty (30) day obligation to provide written notice to Park City Municipal Corporation of cancellation or expiration must be included in the insurance certificate.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

15-2.6-149 Access, Service And Delivery

All Access for commercial Businesses and facilities shall be located within the HCB District. Emergency Access to the HR-1 and HR-2 Districts may be allowed by the Planning Director, with review by the Chief Building Official, but such emergency exits shall be designed in such a manner as to prohibit non-emergency Use. The primary Access to parking facilities for commercial Uses shall not be from residential districts, such as HR-1 and HR-2.

All Structures must provide a means of storing refuse generated by the Structure's occupants. The refuse storage must be on-Site and accessible only from Main Street, for Structures on the west side of Main Street, or from either Main Street or Swede Alley, for Structures on the east side of Main Street. Non-Main Street Properties within the zone must provide service Access from the rear of the Structure. Refuse storage must be fully enclosed and properly ventilated.

Refuse shall be stored in containers made of durable metallic or plastic materials with a close-fitting lid. Refuse containers shall not be set out for collection earlier than 10:00 PM on the day prior to collection, and must be removed no later than 10:00 AM on the day of collection. Refuse containers set out for collection shall be placed on or directly in front of the Owner's Property, and shall not be placed in the street, sidewalk, or other public Right-of-Way in any manner that will interfere with vehicular or pedestrian traffic. Except when set out for collection pursuant to this Section, refuse containers shall be placed in a location fully Screened from view from the public Rights-of-Way via Fencing and/or walls. Public trash receptacles set in the Right-of-Way by the City for Use by the public are exempt from this regulation.

All service and delivery for businesses on the west side of Main Street must be made within the HCB Zone, and shall not be made from the upper Park Avenue residential districts (HR-1 and HR-2).

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 01-28 on 7/12/2001

Amended by Ord. 06-69 on 10/19/2006

15-2.6-9 Parking Regulations

~~New construction must provide Off-Street parking. The parking must be on-Site or paid by fee in lieu of on-Site parking set by Resolution equal to the parking obligation multiplied by the per space parking fee/in-lieu fee. The parking obligation is as follows:—~~

~~A. **RESIDENTIAL USE.** See Parking Requirements shown in Chapter 3.~~

~~B. **NON-RESIDENTIAL USE.** Non-Residential Uses must provide parking at the rate of six (6) spaces per 1,000 square feet of Building Area, not including bathrooms, and mechanical and storage spaces¹. Churches, Auditoriums, Assembly Halls and Indoor Entertainment Businesses generate a parking obligation shown in Chapter 15-3.—
Fully enclosed Parking Spaces and associated maneuvering spaces are not included in the Floor Area.—~~

~~C. **GENERAL PARKING REGULATIONS.** Property Owners may not install a driveway across the Main Street sidewalk to meet on-Site parking requirements without a variance and an obligation to reconstruct adjacent portions of the Main Street sidewalk to render the driveway crossing ADA accessible and convenient to pedestrians as possible. The sidewalk reconstruction must include lighting and landscaping.~~

~~An Applicant may appeal the staff's measurement of Floor Area to determine the parking requirement to the Board of Appeals in accordance with the International Building Code.~~

~~The Planning Commission may recommend to the City Council that new additions to Historic Structures be exempt from a portion of or all parking requirements where the preservation of the Historic Structure has been guaranteed to the satisfaction of the City.—~~

~~D. **PRE 1984 PARKING EXCEPTION.** Lots, which were current in their assessment to the Main Street Parking Special Improvement District as of January 1, 1984, are exempt from the parking obligation for a Floor Area Ratio (FAR) of 1.5. Buildings that are larger than 1.5 FAR are Non-Conforming Buildings for Off-Street parking purposes.—~~

~~To claim the parking exemption for the 1.5 FAR, the Owner must establish payment in full to the Main Street Parking Special Improvement District prior to January 1, 1984.—~~

~~Additions or remodels to Non-Conforming Churches, Auditoriums, Assembly Halls and Indoor Entertainment Businesses, that reduce the net parking demand must not prompt an~~

~~additional Off-Street parking obligation.~~

~~E.—See Section 15-3 Off-Street Parking for additional parking requirements.~~

~~¹Mechanical and storage spaces must be in accordance with IBC requirements in order to be subtracted from the Building Area; it is the intent of this Code that closets and shelves in occupied spaces are included in the Area measured for the parking requirement. For Condominium Units, the Building Area is the total Area of the Unit.~~

HISTORY

~~Adopted by Ord. 00-51 on 9/21/2000~~

~~Amended by Ord. 06-69 on 10/19/2006~~

~~Amended by Ord. 09-10 on 3/5/2009~~

15-2.6-10 Mechanical Service

All exterior mechanical equipment must be Screened to minimize noise infiltration to adjoining Properties and to eliminate visual impacts on nearby Properties, including those Properties located above the roof tops of Structures in the HCB District, and general Public view.

All mechanical equipment must be shown on the plans prepared for Conditional Use Permit and/or architectural review by the Planning, Engineering, and Building Departments. The Planning Department will approve or reject the location, Screening and painting of such equipment as part of the architectural review process.

HISTORY

~~Adopted by Ord. 00-51 on 9/21/2000~~

~~Amended by Ord. 06-69 on 10/19/2006~~

15-2.6-11 Access, Service And Delivery

~~All Access for commercial Businesses and facilities shall be located within the HCB District. Emergency Access to the HR-1 and HR-2 Districts may be allowed by the Planning Director, with review by the Chief Building Official, but such emergency exits shall be designed in such a manner as to prohibit non-emergency Use. The primary Access to parking facilities for commercial Uses shall not be from residential districts, such as HR-1 and HR-2.~~

~~All Structures must provide a means of storing refuse generated by the Structure's occupants. The refuse storage must be on-Site and accessible only from Main Street, for Structures on the west side of Main Street, or from either Main Street or Swede Alley, for Structures on the east side of Main Street. Non-Main Street Properties within the zone must provide service Access from the rear of the Structure. Refuse storage must be fully enclosed and properly ventilated.~~

~~Refuse shall be stored in containers made of durable metallic or plastic materials with a close-fitting lid. Refuse containers shall not be set out for collection earlier than 10:00 PM on the day prior to collection, and must be removed no later than 10:00 AM on the day of collection. Refuse containers set out for collection shall be placed on or directly in front of the Owner's Property,~~

~~and shall not be placed in the street, sidewalk, or other public Right-of-Way in any manner that will interfere with vehicular or pedestrian traffic. Except when set out for collection pursuant to this Section, refuse containers shall be placed in a location fully Screened from view from the public Rights-of-Way via Fencing and/or walls. Public trash receptacles set in the Right-of-Way by the City for Use by the public are exempt from this regulation.~~

~~All service and delivery for businesses on the west side of Main Street must be made within the HCB Zone, and shall not be made from the upper Park Avenue residential districts (HR-1 and HR-2).~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 01-28 on 7/12/2001

Amended by Ord. 06-69 on 10/19/2006

15-2.6-12 Goods And Uses To Be Within Enclosed Building

~~A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as an Allowed or Conditional Use, or allowed with an Administrative Permit, all goods, including food, beverage and cigarette vending machines must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration, which exceeds a wall-to-window ratio of thirty percent (30%). This section does not preclude temporary sales in conjunction with a Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-2.6-12(B)(3) for outdoor display of bicycles, kayaks, and canoes.~~

~~B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor Uses may be allowed by the Planning Department upon the issuance of an Administrative Conditional Use permit or an Administrative Permit as described herein. The Applicant must submit the required application, pay all applicable fees, and provide all required materials and plans. Appeals of departmental actions are heard by the Planning Commission.~~

- ~~1. **OUTDOOR DINING.** Outdoor dining requires an Administrative Conditional Use permit and is subject to the following criteria:~~
 - ~~a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.~~
 - ~~b. The proposed seating Area does not impede pedestrian circulation.~~
 - ~~c. The proposed seating Area does not impede emergency Access or circulation.~~
 - ~~d. The proposed furniture is Compatible with the Streetscape.~~
 - ~~e. No music or noise is in excess of the City Noise Ordinance, Title 6.~~
 - ~~f. No Use after 10:00 p.m.~~
 - ~~g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.~~

~~2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Outdoor grills and/or beverage service stations require an Administrative Permit and are subject to the following criteria:~~

- ~~a. The Use is on private Property or leased public Property, and does not diminish parking or landscaping.~~
- ~~b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.~~
- ~~c. The Use is Compatible with the neighborhood.~~
- ~~d. The proposed service station does not impede pedestrian circulation.~~
- ~~e. The proposed service station does not impede emergency Access or circulation.~~
- ~~f. Design of the service station is Compatible with the adjacent Buildings and Streetscape.~~
- ~~g. No violation of the City Noise Ordinance, Title 6.~~
- ~~h. Compliance with the City Sign Code, Title 12.~~

~~3. **OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes requires an Administrative Permit and is subject to the following criteria:~~

- ~~a. The Area of the proposed bicycle, kayak, motorized scooters, and canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.~~
- ~~b. Bicycles, kayaks, and canoes may be hung on Buildings if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.~~
- ~~c. No more than a total of fifteen (15) pieces of equipment may be displayed.~~
- ~~d. Outdoor display is only allowed during Business hours.~~
- ~~e. Additional outdoor bicycle storage Areas may be considered for rental bicycles provided there are no or only minimal impacts on landscaped Areas, parking spaces, and pedestrian and emergency circulation.~~

~~4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an Administrative Permit. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:~~

- ~~a. Notification of adjacent Property Owners.~~
- ~~b. No violation of the City Noise Ordinance, Title 6.~~
- ~~c. Impacts on adjacent Residential Uses.~~
- ~~d. Proposed plans for music, lighting, structures, electrical, signs, etc.~~
- ~~e. Parking demand and impacts on neighboring Properties.~~
- ~~f. Duration and hours of operation.~~
- ~~g. Impacts on emergency Access and circulation.~~

~~5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise requires an Administrative Permit and is subject to the following criteria:~~

- ~~a. The display is immediately available for purchase at the Business displaying the item.~~
- ~~b. The merchandise is displayed on private Property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in an alcove, recess, patio, or similar location that provides a physical separation from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right of Way regardless if the Property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.~~
- ~~c. The display is prohibited from being permanently affixed to any Building. Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the Planning Director.~~
- ~~d. The display does not diminish parking or landscaping.~~
- ~~e. The Use does not violate the Summit County health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum, forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.~~
- ~~f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.~~
- ~~g. The display shall not create a hazard to the public due to moving parts, sharp edges, or extension into public Rights of Way, including sidewalks, or pedestrian and vehicular Areas; nor shall the display restrict vision at intersections.~~
- ~~h. No inflatable devices other than decorative balloons smaller than eighteen inches (18") in diameter are permitted. Balloon height may not exceed the finished floor elevation of the second floor of the Building.~~
- ~~i. No additional signs are allowed. A sales tag, four square inches (4 sq. in.) or smaller may appear on each display item, as well as an informational plaque or associated artwork not to exceed twelve square inches (12 sq. in.). The proposed display shall be in compliance with the City Sign Code, Municipal Code Title 12, the City's Licensing Code, Municipal Code Title 4, and all other requisite City codes.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 05-49 on 8/4/2005

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

15-2.6-1311 Criteria For Bed And Breakfast Inns

A Bed and Breakfast Inn is an Allowed Use subject to an Administrative Conditional Use Permit. No permit may be issued unless the following criteria are met:

- A. The Use is in a Historic Building and/or Structure or addition thereto, or a Historically Compatible Structure.
- B. The Applicant will make every attempt to rehabilitate the Historic portion of the Structure.
- C. The Structure has at least two (2) rentable rooms. The maximum number of rooms will be determined by the Applicant's ability to mitigate neighborhood impacts.
- D. In Historic Buildings and/or Structures, the size and configuration of the rooms are Compatible with the Historic character of the Building and neighborhood.
- E. The rooms are available for Nightly Rental only.
- F. An Owner/manager is living on-Site, or in Historic Buildings and/or Structures there must be twenty-four (24) hour on-Site management and check-in.
- G. Food service is for the benefit of overnight guests only.
- H. No Kitchen is permitted within rental room(s).
- I. Parking on-Site is required at a rate of one (1) space per rentable room. The Planning Director may waive the parking requirement for Historic Buildings and/or Structures if the Applicant proves that:
 - 1. no on-Site parking is possible without compromising the Historic Building and/or Structure or Site, including removal of existing Significant Vegetation, and all alternatives for proximate parking have been explored and exhausted; and
 - 2. the Structure is not economically feasible to restore or maintain without the adaptive Use.
- J. The Use complies with Section 15-1-10, Conditional Use review.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

15-2.6-912 Parking Regulations

New construction must provide Off-Street parking. The parking must be on-Site or paid by fee in lieu of on-Site parking set by Resolution equal to the parking obligation multiplied by the per space parking fee/in-lieu fee. The parking obligation is as follows:

- A. **RESIDENTIAL USE.** See Parking Requirements shown in Chapter 3.
- B. **NON-RESIDENTIAL USE.** Non-Residential Uses must provide parking at the rate of six (6) spaces per 1,000 square feet of Building Area, not including bathrooms, and mechanical and storage spaces¹. Churches, Auditoriums, Assembly Halls and Indoor Entertainment Businesses generate a parking obligation shown in Chapter 15-3. Fully enclosed Parking Spaces and associated maneuvering spaces are not included in the Floor Area.
- C. **GENERAL PARKING REGULATIONS.** Property Owners may not install a driveway across the Main Street sidewalk to meet on-Site parking requirements without a variance and an obligation to reconstruct adjacent portions of the Main Street sidewalk to render

the driveway crossing ADA accessible and convenient to pedestrians as possible. The sidewalk reconstruction must include lighting and landscaping.

An Applicant may appeal the staff's measurement of Floor Area to determine the parking requirement to the Board of Appeals in accordance with the International Building Code.

The Planning Commission may recommend to the City Council that new additions to Historic Buildings and/or Structures be exempt from a portion of or all parking requirements where the preservation of the Historic Building and/or Structure has been guaranteed to the satisfaction of the City.

- D. **PRE 1984 PARKING EXCEPTION.** Lots, which were current in their assessment to the Main Street Parking Special Improvement District as of January 1, 1984, are exempt from the parking obligation for a Floor Area Ratio (FAR) of 1.5. Buildings that are larger than 1.5 FAR are Non-Conforming Buildings for Off-Street parking purposes.

To claim the parking exemption for the 1.5 FAR, the Owner must establish payment in full to the Main Street Parking Special Improvement District prior to January 1, 1984.

Additions or remodels to Non-Conforming Churches, Auditoriums, Assembly Halls and Indoor Entertainment Businesses, that reduce the net parking demand must not prompt an additional Off-Street parking obligation.

- E. See Section 15-3 Off Street Parking for additional parking requirements.

¹Mechanical and storage spaces must be in accordance with IBC requirements in order to be subtracted from the Building Area; it is the intent of this Code that closets and shelves in occupied spaces are included in the Area measured for the parking requirement. For Condominium Units, the Building Area is the total Area of the Unit.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-10 on 3/5/2009

15-2.6-613 Architectural Review

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites, Historic Preservation LMC Chapter 15-11, and Architectural Review LMC Chapter 15-5.

Appeals of departmental actions on compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5 are heard by the Board of Adjustment as outlined in Section 15-1-18 of the Code.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-69 on 10/19/2006

Amended by Ord. 09-23 on 7/9/2009

Amended by Ord. 15-53 on 12/17/2015

15-2.6-14 Vegetation Protection

The Property Owner must protect Significant Vegetation during any Development activity. Significant Vegetation includes large trees six inches (6") in diameter or greater measured four and one-half feet (4½') above the ground, groves of smaller trees, or clumps of oak and maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

Development plans must show all Significant Vegetation within twenty feet (20') of a proposed Development. The Property Owner must demonstrate the health and viability of all large trees through a certified arborist. The Planning Director shall determine the Limits of Disturbance and may require mitigation for loss of Significant Vegetation consistent with landscape criteria in LMC Chapter 15-3-3(D) and Title 14.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [06-69](#) on 10/19/2006

15-2.6-15 Signs

Signs are allowed in the HCB District as provided in the Park City Sign Code, Title 12.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

15-2.6-16 Related Provisions

- Fences and Walls. LMC Chapter 15-4-2.
- Accessory Apartment. LMC Chapter 15-4-7.
- Satellite Receiving Antenna. LMC Chapter 15-4-13.
- Telecommunication Facility. LMC Chapter 15-4-14.
- Parking. LMC Chapter 15-3.
- Landscaping. Title 14; LMC Chapter 15-3-3(D).
- Lighting. LMC Chapters 15-3-3(C), 15-5-5(I).
- Historic Preservation Board. LMC Chapter 15-11.
- Park City Sign Code. Title 12.
- Architectural Review. LMC Chapter 15-5.
- Snow Storage. LMC Chapter 15-3-3(E).
- Parking Ratio Requirements. LMC Chapter 15-3-6.
- Passenger Tramways and Ski Base Facilities. LMC Chapter 15-4-18.

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Exhibit 7 – LMC § 15-4 Supplemental Regulations

15-4 Supplemental Regulations

[15-4-1 Purpose](#)

[15-4-2 Fences And Retaining Walls](#)

[15-4-3 Home Occupation](#)

[15-4-4 Secondary Living Quarters](#)

[15-4-5 Lockout Units](#)

[15-4-6 Guest Houses](#)

[15-4-7 Accessory Apartments](#)

[15-4-8 Group Care Facilities](#)

[15-4-9 Child Care And Child Care Facilities](#)

[15-4-10 Timeshare Projects](#)

[15-4-11 Timeshare Conversion](#)

[15-4-12 Condominium Conversion](#)

[15-4-13 Placement Of Satellite Receiving Antennas](#)

[15-4-14 Telecommunication Facilities](#)

[15-4-15 Outdoor Display Of Works Of Art On City-Owned Property](#)

[15-4-16 Temporary Structures, Tents, And Vendors](#)

[15-4-17 Setback Requirements For Unusual Lot Configurations](#)

[15-4-18 Passenger Tramways And Ski Base Facilities](#)

[15-4-19 Review Criteria For Vehicle Control Gates](#)

[15-4-20 Special Events And Temporary Change Of Occupancy Permits](#)

[15-4-21 Goods and Uses To Be Within Enclosed Building](#)

15-2.5-1315-4-21 Goods And Uses To Be Within Enclosed Building

- A. **OUTDOOR DISPLAY OF GOODS PROHIBITED.** Unless expressly allowed as an Allowed or Conditional Use, or allowed with an Administrative Permit, all goods, including food, beverage and cigarette vending machines, must be within a completely enclosed Structure. New construction of enclosures for the storage of goods shall not have windows and/or other fenestration that exceeds a wall-to-window ratio of thirty percent (30%). This section does not preclude temporary sales in conjunction with a Master Festival License, sidewalk sale, or seasonal plant sale. See Section 15-2.5-1311(B)(3) for outdoor display of bicycles, kayaks, and canoes.
- B. **OUTDOOR USES PROHIBITED/EXCEPTIONS.** The following outdoor uses may be allowed by the Planning Department upon the issuance of an Administrative Conditional Use permit Permit, or an Administrative Permit, or Conditional Use Permit as described herein, pursuant to the Zoning in which the Use is located. The Applicant must submit the required Application application, pay all applicable fees, and provide all required materials and plans. Appeals of Departmental Actions are heard by the

Planning Commission.

1. **OUTDOOR DINING.** Outdoor dining may requires an Administrative Conditional Use Permit, Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which the Use is located, and is subject to the following criteria:
 - a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
 - b. The proposed seating Area does not impede pedestrian circulation.
 - c. The proposed seating Area does not impede emergency Access or circulation.
 - d. The proposed furniture is Compatible with the Streetscape.
 - e. No music or noise is in excess of the City Noise Ordinance, Title 6.
 - f. No Use after 10:00 p.m.
 - g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.
2. **OUTDOOR GRILLS/BEVERAGE SERVICE STATIONS.** Commercial Outdoor grills and/or beverage service stations may require an Administrative Conditional Use permit Permit, Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which the Use is located, and are subject to the following criteria:
 - a. The Use is on private Property or leased public Property and does not diminish parking or landscaping.
 - b. The Use is only for the sale of food or beverages in a form suited for immediate consumption.
 - c. The Use is Compatible with the neighborhood.
 - d. The proposed service station does not impede pedestrian circulation.
 - e. The proposed service station does not impede emergency Access or circulation.
 - f. Design of the service station is Compatible with the adjacent Buildings and Streetscape.
 - g. No violation of the City Noise Ordinance, Title 6.
 - h. Compliance with the City Sign Code, Title 12.
3. **COMMERCIAL OUTDOOR STORAGE AND DISPLAY OF BICYCLES, KAYAKS, MOTORIZED SCOOTERS, AND CANOES.** Outdoor storage and display of bicycles, kayaks, motorized scooters, and canoes for Commercial purposes may; requires an Administrative Conditional Use Permit, Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which the Use is located, and is subject to the following criteria:
 - a. The Area of the proposed bicycle, kayak, motorized scooters, or canoe storage or display is on private Property and not in Areas of required parking or landscaped planting beds.

- b. Bicycles, kayaks, and canoes may be hung on a Historic Structure Building if sufficient Site Area is not available, provided the display does not impact or alter the architectural integrity or character of the Structure.
 - c. No more than a total of fifteen (15) pieces of equipment may be displayed.
 - d. Outdoor display is only allowed during Business hours.
 - e. Additional outdoor storage Areas may be considered for rental bicycles or motorized scooters, provided there are no or only minimal impacts on landscaped Areas, Parking Spaces, and pedestrian and emergency circulation.
4. **OUTDOOR EVENTS AND MUSIC.** Outdoor events and music require an Administrative Conditional Use permit Permit, pursuant to the Zoning in which the Use is located. The Use must also comply with Section 15-1-10, Conditional Use review. The Applicant must submit a Site plan and written description of the event, addressing the following:
- a. Notification of adjacent Property Owners.
 - b. No violation of the City Noise Ordinance, Title 6.
 - c. Impact on adjacent residential-Residential Uses.
 - d. Proposed plans for music, lighting, Structures, electrical, signs, etc.
 - e. Parking demand and impacts on neighboring Properties.
 - f. Duration and hours of operation.
 - g. Impacts on emergency Access and circulation.
5. **DISPLAY OF MERCHANDISE.** Display of outdoor merchandise is subject to requires an Administrative Conditional Use Permit, Administrative Permit, or Conditional Use Permit, pursuant to the Zoning in which the Use is located, and is subject to the following criteria:
- a. The display is immediately available for purchase at the Business displaying the item.
 - b. The merchandise is displayed on private property directly in front of or appurtenant to the Business which displays it, so long as the private Area is in an alcove, recess, patio, or similar location that provides a physical separation from the public sidewalk. No item of merchandise may be displayed on publicly owned Property including any sidewalk or prescriptive Right-of-Way regardless if the property Line extends into the public sidewalk. An item of merchandise may be displayed on commonly owned Property; however, written permission for the display of the merchandise must be obtained from the Owner's association.
 - c. The display is prohibited from being permanently affixed to any Building. Temporary fixtures may not be affixed to any Historic Building in a manner that compromises the Historic integrity or Façade Easement of the Building as determined by the Planning Director.
 - d. €The display does not diminish parking or landscaping.
 - e. The Use does not violate the Summit County Health Code, the Fire Code, or International Building Code. The display does not impede pedestrian circulation, sidewalks, emergency Access, or circulation. At minimum,

forty-four inches (44") of clear and unobstructed Access to all fire hydrants, egress and Access points must be maintained. Merchandise may not be placed so as to block visibility of or Access to any adjacent Property.

- f. The merchandise must be removed if it becomes a hazard due to wind or weather conditions, or if it is in a state of disrepair, as determined by either the Planning Director or Building Official.
- g. The display shall not create a hazard to the public due to moving parts, sharp edges, or extension into public Rights-of-Way, including sidewalks, or pedestrian and vehicular Areas; nor shall the display restrict vision at intersections.
- h. No inflatable devices other than decorative balloons smaller than eighteen inches (18") in diameter are permitted. Balloon height may not exceed the finished floor elevation of the second floor of the Building.
- i. No additional signs are allowed. A sales tag, four (4) square inches or smaller may appear on each display item, as well as an informational plaque or associated artwork not to exceed twelve (12) square inches (12 sq. in.). The proposed display shall be in compliance with the City Sign Code, Municipal Code Title 12, the City's Licensing Code, Municipal Code Title 4, and all other requisite City codes.

Exhibit 8 – LMC § 15-5-5 Architectural Design Guidelines

15-5-5 Architectural Design Guidelines

- A. **PROHIBITED ARCHITECTURAL STYLES AND MOTIFS.** The following architectural styles and motifs are prohibited in Park City because these styles and motifs have a strong connection or association with other regions:
1. A-frame Structures;
 2. Geodesic dome Structures;
 3. Mediterranean motifs;
 4. Tudor or mock Tudor, half timbering;
 5. Swiss chalets;
 6. Highly ornate Victorian;
 7. Rustic frontier;
 8. Colonial;
 9. Nouveau-Chateau, French Provincial, Fairy Tale or Castle. Tower features and turrets may be allowed if roofs are not conical and if the roof line is integrated into the main Structure. Round exterior walls are permitted but not as semi-detached round rooms, i.e., a round room may not exceed 270 degrees;
 10. New Structures designed to imitate Historic Buildings and/or Structures built in Park City or elsewhere, unless the project complies with the Historic District Architectural Guidelines.
 11. Exemption. The above provisions addressing Tudor, Victorian, and colonial styles and tower elements shall not apply in the Prospector Park Subdivision.
- B. **PROHIBITED SIDING MATERIALS.** The following siding, fascia, and soffit materials are prohibited because they have proved to be unsuitable for Use in Park City due to the extreme climate, or because their appearance is such that the values of adjoining or abutting Properties are adversely affected:
1. Thick shake shingles;
 2. Ceramic tiles;
 3. Slump bloc, weeping mortar;
 4. Plastic or vinyl siding;
 5. Used brick;
 6. Synthetic stone products such as simulated stone or brick, cultured stone or brick, pre-cast stone or concrete imbedded with stone fragments;
 7. Lava rock, clinkers;
 8. Asphalt siding;
 9. Plywood siding, except that plywood may be approved by the Planning Director if utilized as a base for board and batten siding;
 10. Aluminum and vinyl siding ~~is~~ or similar materials derived from petroleum, are generally not considered ~~an~~-appropriate materials. The Planning Director may, however, consider requests for the Use of aluminum and vinyl siding. The design of the Structure shall be consistent with the Park City Design Guidelines. The Applicant will be required to bring a sample of the type and color of siding to be approved by the Planning Director. When aluminum siding is approved by the

Planning Director, it shall have a minimum thickness of .019 inches; ~~and~~ shall be backed or insulated with a minimum of 3/8 inch fiberboard of polystyrene foam; and shall have a Solar Reflective Index (SRI) value of 35 or less.

11. Exemption. Aluminum and vinyl siding, including soffits and fascia, and synthetic stone products may be permitted upon approval by the Planning Director, on Structures when such Structures are located in Areas predominately developed with Structures utilizing the same type of materials, such as in Prospector Village, Park Meadows and Prospector Park Subdivisions. Existing Buildings with synthetic stone products and aluminum or vinyl siding may be re-sided or repaired using synthetic stone products and aluminum or vinyl siding with specific approval by the Planning Director.

The Applicant is required to bring a sample of the material and description of the application method of the requested siding and/or synthetic stone to be approved by the Planning Director and an exhibit documenting siding materials found in the surrounding neighborhood.

- C. **DESIGN ORNAMENTATION.** Architectural design in Park City has historically been simple. Highly ornate Buildings are inconsistent with the architectural patterns of the community, and due to the close proximity of one Development to another, inconsistent ornamentation may become unsightly and detract from Property values.

To add architectural interest to Buildings, special ornamental siding materials may be used, provided that no more than twenty five percent (25%) of any facade of the Building is covered with ornamental siding. Examples of ornamental siding provided for information purposes only and not as a limitation, are as follows:

1. Fish scale cut shingles;
2. Half-timbered stucco;
3. Match-sticked wood or other inlays.

- D. **NUMBER OF EXTERIOR WALL MATERIALS.** Different exterior siding materials add interest to a Building, and to the community as a whole, however, the Use of too many exterior materials, like excessive ornamentation, detracts from the values of adjoining Properties. Exterior walls of any Building may be sided with up to three (3) different materials per Building, but no more than three (3) materials may appear on any one (1) wall, including ornamental siding. Trim shall not be counted as a siding material, but ornamentation is counted as a siding material. If trim covers more than ten percent (10%) of a side of the Building, it shall be counted as a siding material on that side.

- E. **ROOFING MATERIALS.** Because of the steep Grade changes within Park City, and the fact that residents and visitors are frequently in a position to look down on the City from the adjoining mountains, the appearance of roofs in Park City is of more significance than in other communities. Some roof types do not perform well in Park City's harsh climate. In addition, the Area's dry climate creates a high potential for wild land fires which makes the Use of wood roofs unsafe in some Areas. For these reasons, the following roof types are prohibited in Park City:

1. Untreated aluminum or metal, except that copper may be used;
2. Reflective materials. Metal roofing shall not have a Solar Reflective Index (SRI) rating greater than 35;
3. Roof colors shall be neutral and earth-tone. Brightly colored roofing such as bright red, blue, yellow, green, white or similar colors are highly visible.
Exception: Green is allowed if it is determined that its hue, color, chroma and other attributes of color are similar to other earth tone colors currently approved in Park City. In no case shall the color be determined to be bright or highly reflective or towards the yellow tones of the color spectrum;
4. Wood shingles, including fire retardant, prohibited only in wild land interface zones. Wood roofs may be allowed on additions to existing Structures with wood roofs, only upon specific approval of the Chief Building Official. In addition, wood roofing may be allowed on later phases, which continue the specific design of existing projects and where the original phase has wood roofing.
Existing non-conforming Structures must comply with this section when the Structure's roof is replaced;
5. Except on Historic renovations or reconstructions with adequate documentation, roof ornamentation such as scroll work, finials, and bead-and-dowel work are prohibited.

F. **ROOF SHAPES.** The following roof shapes are prohibited in Park City as the dominant roof form because they either do not perform well in the harsh climate, or tend to detract from the value of adjoining Property. As minor roof elements, the following shapes may be allowed if approved by the Planning Director:

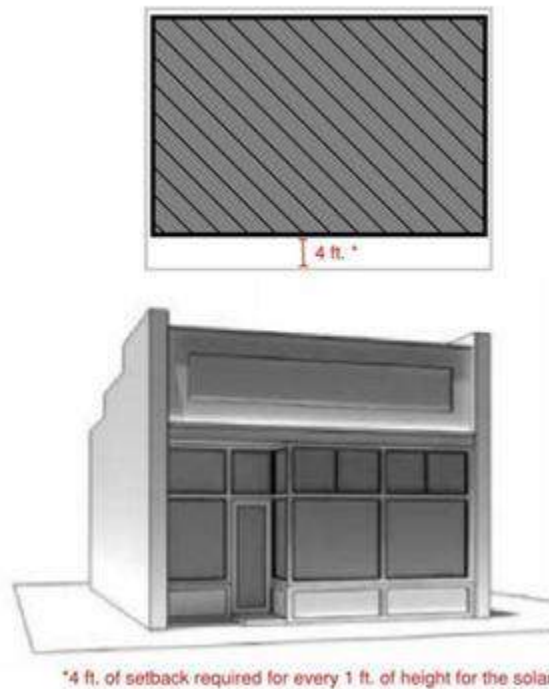
1. Mansard or fake mansard roofs;
2. Gambrel roofs;
3. Curvilinear roofs;
4. Domed roofs;
5. Geodesic domes;
6. Conical roofs, greater than 270 degrees around;
7. A-frame or modified A-frame roofs.

Mechanical equipment on roofs must be hidden with a visual barrier so it is not readily visible from nearby Properties.

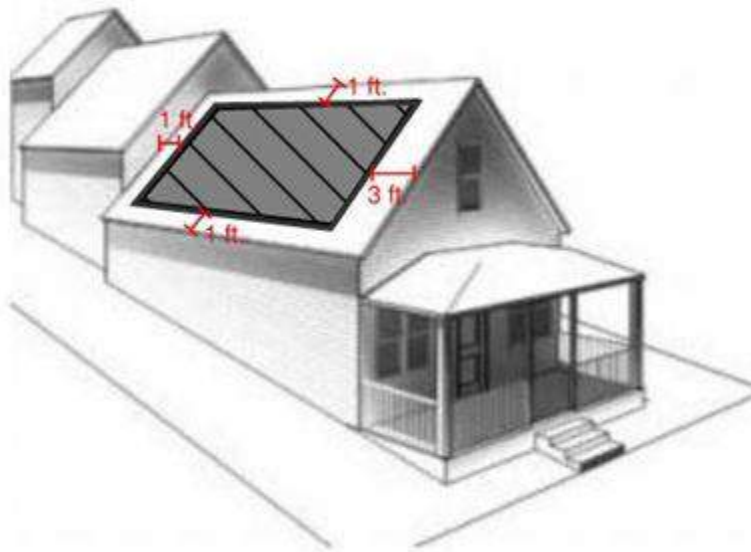
G. **SOLAR ENERGY SYSTEMS. Any solar energy system shall be designed as follows:**

1. Solar Energy Systems shall be designed so as to be incorporated in the roof plan or architectural features of the structure to the best extent possible. Solar Energy Systems shall generally be mounted flush to the roof plane. In instances where due to the existing roof angle the panel needs to be angled from the roof plane for optimum solar gain, alternative designs may be considered upon review of a visual analysis and mitigation of visual impacts from surrounding properties.
2. Solar panels, solar devices, and Solar Energy Systems and mounting equipment shall use non-reflective finishes such as an anodized finish.
3. Solar energy systems in the Historic Districts are subject to the Design Guidelines for Historic Districts and Historic Sites and shall also meet the following:

- a. On a Flat Roof, the Solar Energy System shall be mounted flush to the roof or on racks. When this is not possible, the Solar Energy System shall extend no more than five Feet (5') above the highest point of the roof. Solar Energy Systems shall be screened from view of the primary right-of-way by:
- (1) An existing parapet along the street-facing facade that is as tall as the tallest part of the Solar Energy System; or
 - (2) Setting the Solar Energy System back from the edge of the roof facing the primary right-of-way at least four feet (4') for each one foot (1') of Solar Energy System height (including any necessary racks).



- b. Solar Energy Systems are permitted on pitched roofs facing a rear or side lot line that is not visible from the right-of-way. The Solar Energy System shall be mounted flush on the pitched roof, with the system no more than one foot (1') from the surface of the roof at any point. Solar Energy Systems shall be screened from view of the primary right-of-way in the following ways:
- (1) The Solar Energy System shall be located at least one foot (1') from the ridgeline of the pitched roof.
 - (2) The Solar Energy System shall be located at least three feet (3') from the edge of the roof facing a right-of-way and one foot (1') from the edge of the roof facing the rear property line.
 - (3) The Solar Energy System shall be located at least one foot (1') from the eave of the roof.
 - (4) The Solar Energy System shall not alter the slope of the roof.



- c. Solar shingles and Propanel-type/standing seam integrated products may be appropriate on roof surfaces visible from the primary right-of-way in the Historic Districts when it can be shown that they are sized similar to conventional asphalt shingles or metal roofing. They shall be similar in color to roofing materials in the Historic Districts and shall possess an anti-reflective top coating, such as Tempered Glass Tefzel Glazing or titanium dioxide. All metal surfaces shall have a matte finish.
- d. Freestanding Solar Energy Systems shall meet all the setback requirements of an Accessory Building as outlined in the Historic zoning districts. They shall be installed in locations that minimize visibility from the public right-of-way. These systems shall be screened from the public right-of-way with materials such as fencing or vegetation of suitable scale for the Historic District.
- e. Exceptions to the location and height of the Solar Energy System above the roof are subject to Planning Director approval based on a determination that:
 - (1) A professional experienced in energy-efficient construction has conducted an energy audit and the building has optimized its energy efficiency through other means; and
 - (2) The location of the Solar Energy System does not detract from the ~~historic~~-Historic character of the site and/or the Historic District (by making the Solar Energy System a character-defining element of the building); and
 - (3) The application has demonstrated that the proposed plan will result in a net positive generation of 105% or greater.

H. **SKYLIGHTS.** Any skylight, or other translucent roof material which allows the transmission of light from the interior of the Building to the exterior, shall be designed as follows:

1. Skylights shall be limited to no more than twenty-five percent (25%) of the total roof Area;
 2. The skylight design shall facilitate the Use of natural light into the Building and any light emitted or reflected from the skylight shall be shielded from adjacent Properties;
 3. The skylight feature shall not be the highest point of the Structure; and
 4. The skylight feature shall be designed to fit as flush as possible with the roof. Skylights shall generally extend no more than two feet (2') above the roof plane.
 5. Skylights in the Historic Districts are subject to the Design Guidelines for Historic Districts and Historic Sites.
- I. **WINDOW TREATMENTS.** Windows other than rectangular windows may be used as accents and trim, but arched, rounded, or Bay Windows as the primary window treatment are prohibited. Untreated aluminum and untreated metal window frames are prohibited. Small pane colonial style windows are not allowed. Untreated aluminum, untreated metal, vinyl, and other similar window frames are generally not considered appropriate in the Historic Districts (HRL, HR-1, HR-2, HRM, HRC, HCB), and on any site designated as Historic outside of the Historic Districts. The Planning Director may, however, consider requests for the Use of these materials. The design of the Structure shall be consistent with the Park City Design Guidelines. The Applicant will be required to bring a sample of the type and color of the material to be approved by the Planning Director.
- J. **LIGHTING.**
1. **PURPOSE.** The functional objectives in providing exterior Area lighting are to illuminate Areas necessary for safe, comfortable and energy efficient Use. The number of fixtures shall be limited to provide for safe entry and egress and for sign and Business identification. Illumination of new Building features for architectural enhancement is prohibited. Historic Buildings and/or Structures may be illuminated under the terms prescribed in this Code. With the exception of Americans with Disabilities Act lighting requirements, the minimum lighting standards generally applied and recommended by the Illuminating Engineering Society of North America (IES), are observed by this Code.
 2. **CONFORMANCE WITH APPLICABLE CODES.** All outdoor electrically powered illuminating devices shall be installed in conformance with the provisions of this Code, the International Building Code, the Electrical Code, and the Sign Code under the appropriate permit and inspection. When discrepancies in these Codes exist, the most restrictive shall apply.
 3. **APPROVED MATERIALS AND METHODS OF CONSTRUCTION OR INSTALLATION/OPERATION.** The provisions of this Code are not intended to prevent the Use of any design, material or method of installation or operation not specifically prescribed by this Code, provided any such alternate has been approved. The Chief Building Official may approve any such proposed alternate providing he/she finds that:

- a. The alternative provides approximate equivalence to the applicable specific requirement of this Code;
- b. The alternative is otherwise satisfactory and complies with the intent of this Code; or
- c. The alternate has been designed or approved by a registered professional engineer and the content and function promotes the intent of this Code.

4. SUBMISSION OF PLANS AND EVIDENCE OF COMPLIANCE WITH CODE.

- a. The Applicant for any permit required by any provisions of the laws of this jurisdiction in connection with proposed work involving outdoor lighting fixtures shall submit, as part of the Application for permit, evidence that the proposed lighting fixtures and Light Source will comply with this Code. The submission shall contain the following:
 - (1) Plans indicating the location on the premises, and the type of illumination devices, fixtures, lamps, supports, reflectors, and installation and electrical details;
 - (2) Description of illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description may include, but is not limited to, catalog cuts by manufacturers, and drawings, including section where required;
 - (3) Photometric data, such as that furnished by manufacturers or similar showing the angle of the cut off or light emission. A point by point light plan may also be required to determine the adequacy of lighting over the entire Site.
Additional information may be required elsewhere in the laws of this jurisdiction upon Application for the required permit.
- b. Lamp or Fixture Substitution. On commercial Structures if any outdoor light fixture or the type of Light Source therein is proposed to be changed after the permit has been issued, a change request must be submitted to the Planning Department for approval. Adequate information to assure compliance with this Code must be provided and the request must be received prior to substitution.

5. SHIELDING. All non-exempt outdoor lighting fixtures shall have shielding as required by Table 1 of this Chapter below.

- a. Historic District Shielding and Fixture Exemption. Fixtures in the HR-L, HR-1, HR-2, HCB, HRM, and HRC Zoning Districts that replicate a Historic fixture shall be permitted to be installed without partial shields with the approval of the Planning Director. All fixtures shall be filtered and refractors that direct the light downward shall be installed if the bulb is exposed.
Historic fixtures that are fifty (50) years or older and contribute to the architectural and cultural character of the Historic District, are exempt from these requirements.

Architectural features on Historic Buildings and/or Structures may be illuminated with fully shielded fixtures.

6. **WATTAGE/FIXTURE AND LIGHT SOURCE REQUIREMENTS.** Wattage, fixture and Light Source requirements as outlined in the following Table 1 apply to all zones throughout the City:

Table 1

Light Source	Fully Shielded	Partially Shielded	Watt (Maximum Per Fixture)
High Pressure Sodium ¹		x	50
Low Pressure Sodium		x	55
Metal Halide ²	x		1,500
L Voltage/Halogen ³		x	50
Compact Fluorescent		x	75

Other Sources: As approved by the Planning Director

Note: "x" indicates the required standard.

¹This is the standard Light Source for Park City and Summit County unless otherwise noted in a specific section. Fully shielded fixtures are preferred but not required with this Light Source. Other sources are only permitted as noted. Residential porch lights and exterior garage and post lights may utilize incandescent bulbs, provided that the bulbs are Shielded. Lighting for signs may use halogen bulbs, provided that they are Shielded and directed at the sign face. Wattages outlined are the maximum and can be decreased under the Building Permit review process depending on the number and location of the fixture on each project. In no case shall the levels be reduced to levels below the Illuminating Engineering Society (IES) minimum standards.

²Metal Halide sources shall be permitted only for recreational sport field or ski Area Uses and installed only in one hundred percent (100%) fully enclosed Luminaries. Metal Halide lights shall also be filtered.

³Low voltage/halogen sources are permitted in landscaping lighting only.

7. **GAS STATION CANOPIES.** Gas station canopies may not exceed an average horizontal luminance level of eight (8) Foot Candles across the Site and the maximum point levels should not exceed fifteen (15) Foot Candles within the Area directly underneath the canopy.

8. **AREA LIGHTING - BUILDING CANOPY AND SOFFIT, WALL MOUNTED.** Area, stand alone or wall mounted fixtures shall not be mounted above eighteen feet (18') as measured from the top of the fixture to the adjacent Grade or horizontal plane being lit by the fixture. The horizontal luminance level along the sidewalk or Building Facade shall not exceed one (1) Horizontal Foot Candle with a uniformity ratio of 4:1.
9. **CONSTRUCTION SITES.** All commercial construction Sites shall submit a lighting plan as part of the Construction Mitigation Plan for the project prior to Building Permit issuance. Criteria for review shall include duration, number, location, height, Light Source, and hours of operation.
10. **LANDSCAPE LIGHTING.** The primary function of landscape lighting is to provide illumination for pathways, steps, and entrances to Buildings.
- a. **Pathway Lighting.** Two types of lights can be selected: Three foot (3') bollards with louvers and ten foot (10') pole mounted, down directed Luminaries. Bollard lights shall be low voltage. The intent of pathway lights is to provide pools of light to help direct pedestrians along the path, not to fully illuminate the path. Steps and path intersections should be illuminated for safety. The maximum Foot Candle permitted on the ground is one (1) Horizontal Foot Candle or less.
 - b. **Highlighting, Backlighting.** Only low voltage systems are permitted. Lights must be partially shielded and light must not be directly off the Property. A maximum Foot Candle permitted at ten feet (10') is 0.6 Horizontal Foot Candles from the Light Source. Up-lighting is prohibited.
 - c. **Moonlighting.** Low voltage systems may be placed in trees or on Buildings to give the effect of moonlight. Lights must be down-directed and partially shielded. A maximum Foot Candle permitted at ten feet (10') is 0.25 Horizontal Foot Candle from the Light Source. Up-lighting is prohibited.
11. **RECREATIONAL LIGHTING.** Because of their unique requirements for nighttime visibility and their limited hours of operation, baseball diamonds, playing fields, tennis courts and ski area runs may Use the Light Source permitted under Table 1 above with the following conditions and exceptions:
- a. The height of outdoor recreational posts shall not exceed seventy feet (70') above Natural Grade. The average Horizontal Foot Candle shall not exceed 3.6 across the Area boundary with a uniformity ratio of 4:1. Ski area lighting may require higher illumination levels in some instances. Those levels shall be reviewed and approved by the Planning Commission under the Conditional Use process outlined in the LMC.
 - b. All fixtures used for event lighting shall be fully shielded as defined in Section (4) herein, or be designed or provided with sharp, cutoff

capability, so as to minimize up-light, spill light and glare.

- c. Recreational lighting shall be turned off within thirty (30) minutes of the completion of the last game, practice, or event. In general, recreational lighting shall be turned off after 11:00 p.m., unless an exception is granted by the Planning Director for a specific event or as approved as part of a Master Festival license.

12. RESIDENTIAL LIGHTING.

- a. All exterior lights on porches, garage doors or entryways shall be shielded to prevent glare onto adjacent Property or public right of ways and light trespass in to the night sky. Lights shall be directed at walkways or entries and shall not be directed into the night sky.
- b. Compact fluorescent fixtures are the recommended Light Source. High pressure sodium and incandescent bulbs may be permitted, provided the wattage is low and the light is Shielded and down-directed.
- c. Bare bulb light fixtures such as flood or spotlights are not permitted.
- d. Lighting exterior Building features for architectural interest is prohibited.
- e. Security lighting shall be fully shielded and shall be set on a timer or motion detector. Infrared sensor spotlights are the recommended light type for security.
- f. Private sport court facilities shall Use fully shielded fixtures and shall not Use the lights past 11 p.m.

13. SEASONAL DISPLAY OF LIGHTS. Seasonal restrictions apply to the HCB, GC, LI and HRC zones. Residential Uses in the HR-1, HR-2, E, HRL, SF, RM, R-1, RDM, and RD zones are exempt from these requirements. Winter seasonal displays are permitted from the first of November to the 15th of April per the Park City Municipal Code.

Displays should be turned off at midnight. Any color of lights may be used; however, the lights shall not be used to create advertising messages or signs. Spelling out the name of a Business is prohibited.

14. OUTDOOR DISPLAY LOTS. Any Light Source permitted by this Code may be used for lighting of outdoor display Lots such as, but not limited to, automobile sales or rental, recreational vehicle sales, Building material sales, and seasonal goods, provided all the following conditions are met:

- a. All fixtures shall be Fully Shielded as defined in LMC Chapter 15-15.
- b. The maximum horizontal illumination across the Site shall not exceed an average Foot Candle of two (2) across the Site with a uniformity ratio of 4:1.
- c. Display lighting shall be turned off within thirty (30) minutes of closing of the Business. Lighting used after 11 p.m. shall be security lighting. Security lighting shall be required to be motion sensitive not permanently

illuminated. Infrared sensor security lights are the only type of security light permitted.

15. **PROHIBITIONS.** The following light fixtures and Light Sources are prohibited: mercury vapor lamps, laser Light Sources, unshielded floodlights or spotlights, metal halide, except for recreational Uses, see Section (10), and searchlights.

16. **OTHER EXEMPTIONS.**

- a. Nonconformance. All other outdoor light fixtures lawfully installed prior to and operable on the effective date of the ordinance codified in this Chapter, including City owned or leased Street lights, are exempt from all requirements of this Code. On commercial projects, all such fixtures shall be brought into compliance with this Code upon any Application for any exterior Building Permit. On residential Structures, only new exterior fixtures on remodels or new additions must comply with this ordinance.
- b. Fossil Fuel Light. All outdoor light fixtures producing light directly by the combustion of natural gas or other fossil fuels are exempt from the requirements of this Code.
- c. Up-lighting. Up-lighting is permitted under the following conditions:
 - (1) The use of luminaires for up-lighting on any residentially or commercial zoned Lot or Property or within a City ROW or Open Space zone, is permitted only for City-funded or owned statues, public monuments, ground –mounted Public Art, or flags of the United States of America.
 - (2) All up-lighting shall be shielded and/or have beam-angle control and shall be aimed to limit the directed light to the illuminated object only.
 - (3) Up-lighting is permitted thirty (30) minutes before sunset and until 11:00 p.m.; or, one hour after the close of location based on normal hours of operations, whichever is later.

17. **TEMPORARY EXEMPTION.**

- a. Requests. Any Person may submit a written request to the Planning Director for a temporary exemption. A temporary exemption request shall contain the following information:
 - (1) Specific exemption or exemption request;
 - (2) Type and Use of outdoor light fixtures involved;
 - (3) Duration of time for requested exemption;
 - (4) Total wattage;
 - (5) Proposed location on Site;
 - (6) Description of event or reason for need of exemption; and
 - (7) Other data as deemed necessary to adequately review and made a determination on the request.

- b. Approval; Duration. The Planning Department shall have ten (10) Business days from the date of a complete submission of the temporary request to act, in writing, on the request. The Planning Department shall approve the request if it finds that the exemption is necessary for public safety, security or other public necessity and the exemption does not materially subvert the purpose of this Chapter. If approved, the exemption shall be valid for not more than thirty (30) days from the date of approval. The approval shall be renewable by the Planning Director upon consideration of all the circumstances and provided a finding of public safety or necessity is made, and no intent to circumvent the intent of this Chapter is present. Each such renewed exemption shall be valid for not more than thirty (30) days.
- c. Denial/Appeal. If the request for a temporary exemption is denied, the Person making the request, in writing, may appeal the decision to the Planning Commission within ten (10) days of the denial as provided for in LMC Chapter 15-1.

K. **TRASH AND RECYCLING ENCLOSURES.** In addition to County health standards, the following trash enclosure design standards shall apply:

1. Trash and storage Areas shall be Screened by landscaping, Fencing, berms or other devices integral to overall Site and Building design;
2. Trash and storage enclosures shall be designed and constructed of materials that are Compatible with the proposed or existing Building and with surrounding Structures. The enclosure's design, construction, and materials shall be substantial and consisting of masonry, steel, or other materials approved by the Planning and Building Department and capable of sustaining active use by residents and trash/recycling haulers. The design shall, if physically possible, include both a pedestrian door and a truck door or gate;
3. Trash and storage Areas shall be well maintained including prompt repair and replacement of damaged gates, Fences and plants;
4. Openings of trash enclosures shall be oriented away from public view or Screened with sturdy gates wide enough to allow easy Access for trash collection, where practical;
5. The consolidation of trash Areas between Businesses and the Use of modern disposal techniques is encouraged.
6. Exception. These standards shall not apply to existing Structures that have been built with zero Setbacks or when such enclosures would negatively impact Access, circulation, or snow removal efforts.

- L. **MECHANICAL EQUIPMENT.** All electrical service equipment and sub-panels and all mechanical equipment, including but not limited to, air conditioning, pool equipment, fans and vents, utility transformers, except those owned and maintained by public utility companies, and solar panels, shall be painted to match the surrounding wall color or painted or Screened to blend with the surrounding natural terrain. Roof mounted equipment and vents shall be painted to match the roof and/or adjacent wall color and shall be Screened or integrated into the design of the Structure. Minor exceptions to Setback requirements for Screened mechanical equipment may be approved by the Planning Director where the proposed location is the most logical location for the equipment and impacts from the equipment on neighboring properties, historic facades, and streetscapes can be mitigated and roof top mechanical placement and visual clutter is minimized.
- M. **PATIOS AND DRIVEWAYS.** A Building Permit is required for all non-bearing concrete flatwork, asphalt, and/or any Impervious Surface, regardless of size or area. This includes any repairs, alterations, modifications, and expansion of existing flatwork.
- N. **LANDSCAPING.** A complete landscape plan must be prepared for the limits of disturbance area for all Building Permit applications and Historic District Design Review projects for all exterior work that impacts existing vegetation within the limits of disturbance. The landscape plan shall utilize the concept of Xeriscaping for plant selection and location, irrigation, and mulching of all landscaped areas. The plan shall include foundation plantings and ground cover, in addition to landscaping for the remainder of the lot. The plan shall indicate the percentage of the lot that is landscaped and the percentage of the landscaping that is irrigated. The plan shall identify all existing Significant Vegetation.

Materials proposed for driveways, parking areas, patios, decks, and other hardscaped areas shall be identified on the plan. A list of plant materials indicating the botanical name, the common name, quantity, and container or caliper size and/or height shall be provided on the plan. Areas of mulch shall be identified on the plan. Approved mulches include natural organic plant based or recycled materials. Stone-based mulch is not permitted.

To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved to be removed, based on a Site Specific plan, Conditional Use, Master Planned Development, or Historic District Design Review approval, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size. Where landscaping does occur, it should consist primarily of native and drought tolerant species, drip irrigation, and all plantings shall be adequately mulched.

Irrigated lawn and turf areas are limited to a maximum percentage of the allowed Limits of Disturbance Area of a Lot or Property that is not covered by Buildings, Structures, or other Impervious paving, based on the size of the Lot or Property according to the

following table:

Lot Size	Maximum Turf or Lawn Area as a percentage of the allowed Limits of Disturbance Area of the Lot that is not covered by Buildings, Structures, or other Impervious paving
Greater than one (1) acre	25%
0.50 acres to one (1) acre	35%
0.10 acres to 0.49 acres	45%
Less than 0.10 acres	No limitation

Where rock and boulders are allowed and identified on the Landscape Plan, these shall be from local sources. All noxious weeds, as identified by Summit County, shall be removed from the Property in a manner acceptable to the City and Summit County, prior to issuance of Certificates of Occupancy.

HISTORY

Adopted by Ord. [02-07](#) on 5/23/2002

Amended by Ord. [06-56](#) on 7/27/2006

Amended by Ord. [11-05](#) on 1/27/2011

Amended by Ord. [12-37](#) on 12/20/2012

Amended by Ord. [2018-27](#) on 5/31/2018

Exhibit 9 – LMC § 15-15 Defined Terms

15-15 Defined Terms

Shared Driveway. A single access way that is privately owned and maintained and provides access to two (2) or more Structures or off-street parking areas, which are located on individual lots.

Solar Reflective Index. A measure of the solar reflectance and emissivity of materials that can be used as an indicator of how hot they are likely to become when solar radiation is incident on their surface. The lower the SRI, the hotter a material is likely to become in the sunshine.

Historic Preservation Board Staff Report



Subject: Annual Historic Preservation Award Program
Author: Anya Grahn, Senior Historic District Planner
Date: November 7, 2018
Type of Item: Administrative
Project Number: GI-18-00376

Summary Recommendations

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Cindy Matsumoto Historic Preservation Award, and select (3) members to form an Artist Selection Committee. One awardee shall be selected for an art piece to be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

Background

The Historic Preservation Board (HPB) has indicated, as part of their Visioning goals, the intent to continue the Preservation Awards program. The awards program is to be based on a Project utilizing the *Design Guidelines for Historic Districts and Historic Sites*, adopted in 2009, and the focus of the award may change from year to year. The Board has agreed that the HPB's Preservation Award should not compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

In 2017, the award was renamed the Cindy Matsumoto Historic Preservation Award in honor of long-time Councilwoman Matsumoto who had been an advocate for historic preservation during her time on City Council.

Properties are selected for this award based on the following categories:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site
- Stewardship

Previous award winners include:

- 2011: High West Distillery (artist Sid Ostergaard)

- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)
- 2015: 562 Main Street (artist Cara Jean Means)
- 2016: California Comstock (artist Hilary Honadel). Additionally, plaques were awarded to 264 Ontario Avenue, 81 King Road, 257 McHenry, and 1102 Norfolk.
- 2017: Historic Egyptian Theater at 328 Main Street (artist Marianne Cone). Plaques also awarded to the King Con Counterweight, Historic Barton & Phillips Building at 438 Main Street; Historic Utah Independent Telephone Company Building at 447 Main Street; and the Historic Bogan Boarding House at 221 Main Street.

Eight (8) of these art pieces are showcased in City Hall, on the main level. In the past, owners of these sites have received a copy of the art work as part of the award; however, since 2016, we have been awarding all recipients with a bronze plaque that they can display on their building. These are jointly presented to the award recipients by City Council and the Historic Preservation Board during the month of May.

This is the eighth (8th) year that the Historic Preservation Board is honoring projects within the community. The plaques will be distributed at the City Council ceremony in May, in honor of Historic Preservation Month. The art piece will be unveiled at that time as well.

The Historic Preservation Award is intended to honor those projects completed under the 2009 *Design Guidelines*. There are a number of projects under construction that are anticipated to be very successful and can probably be nominated next year for our Preservation Awards; however, they are not yet completed.

Based on the recommendations of Planning Department Staff and the Historic Preservation Board, staff has compiled the following list of possible award recipients:

1. [1450 & 1460 Park Avenue.](#)

The house at 1450 Park Avenue first appears on the 1907 Sanborn Fire Insurance map. Though it is unclear who may have built or first owned the house, early census records show that Charles Clegg lived here from approximately 1910 to 1940. During this time, the census records depict that he worked as a millman on the 1910 and 1920 censuses, a laborer on the 1930 census, and a watchman on the 1940 census for different mining companies in Park City. Clegg and his wife Martha raised four children in the house.

Much like its neighbor, the house at 1460 Park Avenue also first appears on the 1907 Sanborn Fire Insurance map. The house may have been owned by the Ontario Silver Mining Company until 1935; however, census records dispute this, also showing individual owners and occupants. The first individual associated with this house is Charles Dahlberg, a Swedish immigrant and miner in Park City. Dahlberg lived here with his wife Ida and their four children. By the time of the 1930 census, it appears that the house may have sold as William Neil, his wife Emma, and their three children lived in the house. William was also a miner.

These houses both saw significant changes over time. Addition upon addition was added to expand the houses. New window and door openings were cut through the original wood siding. The original wood siding was then covered with asbestos siding.

In 2009, the City purchased the property and mothballed the buildings. From 2011 through 2013, the City worked with Greenpark Cohousing in order to redevelop the site as a co-housing development; this partnership later dissolved in 2014. In 2016, the City moved ahead to develop the site for an affordable housing project. The two structures were relocated towards the front of the lot, closer to Park Avenue, and restored. Six new two- and three-bedroom cottage style homes were built behind the historic houses. The project was complete in February 2018.

This project is a good example of an adaptive reuse project. The design team worked to restore the exterior of the two cottages while also rehabilitating the historic houses to create contemporary one-bedroom affordable housing units. The site that once only contained two houses now has eight free-standing affordable houses on it.

2. Little Bell Ore Bin

In 1910, the Little Bell Mill was constructed in Empire Canyon. The Mill included a 100-ton capacity concentrator that could process some 15,000 to 20,000 tons of ore throughout the year. Other buildings were also constructed around the mine shaft, including a head frame and hoist works, bunkhouse, and presumably the ore bin. After only three seasons of operation, the mill closed in 1912.

By 1941, much of the mill site had been demolished, except for just a few remaining buildings. A fire destroyed all but the ore bin in 1950. Like many of Park City's mine structures, the Little Bell Ore Bin has continued to decline due to neglect and deferred maintenance.

Recognizing the need to stabilize the structure, the Park City Historical Society & Museum received funding from the National Trust for Historic Preservation to contract Calder Richards Consulting Engineers to prepare

structural plans for the work. Deer Valley contributed the proceeds of their 2017 History Hikes fees plus the proceeds of summer gourmet luncheon to help fund the work; the remaining balance was covered by the Friends of Ski Mountain Mining History, a subcommittee of the Park City Historical Society & Museum, through their fundraising efforts. In 2018, the Park City Historical Society applied for a building permit to stabilize the ore bin. Work was completed by Clark Martinez's Xcavation Co.

This project is an example of Excellence in Restoration.

3. Jupiter Ore Bin

Incorporated in 1890, the Jupiter Mining Company consisted of 17 claims in upper Thaynes Canyon. Though part of the Crescent ore vein that proved profitable to the other mines, the vein was mined throughout the 1890s but never produced the profits anticipated for its claim holders. By 1908, the Jupiter Mining Company had been overtaken by the Silver King Coalition Mine. The Jupiter Ore Bin and two horizontal shafts are the only reminders of this early mining company.

Much like the Little Bell Ore Bin, the Jupiter Ore Bin had also suffered from years of neglect. Its structure had rotted, causing structural members to disconnect and break. The ore bin had wracked and was no longer standing upright. The National Trust for Historic Preservation had earlier contributed funds to the Park City Historical Society & Museum to complete the engineering study and construction plan; however, the work had not been started.

As part of the fifteen year Memorandum of Understanding between VR CPC Holdings ("Vail") and Park City Municipal Corporation, funds were allocated to complete the structural stabilization of the ore bin in 2018. Additional funding was provided by the Friends of Ski Mountain Mining History, under the auspices of the Park City Museum & Historical Society. The work was completed by Clark Martinez's Xcavation Co.

This project is an example of Excellence in Restoration.

4. Alliance Mine Site

In 1889, the Alliance Mining Company built a tunnel in Empire Canyon. The Park Record announced that grading for the construction of the mill buildings began in April of that year, under the direction of John Judge. The mine tunnel was used both for drainage as well as mining operations. By 1890, a new office building was constructed and a large pump house was built between 1907 and 1910. Today, only a handful of buildings remain at the Alliance Tunnel Complex. These buildings include one of the earliest remaining buildings in Park City, the wood-frame office building constructed in

1890; the concrete and steel framed Change Room built in 1907; and the concrete pump house (sometimes power house) constructed in 1907.

These sites are owned by United Park City Mines. The remaining buildings have deteriorated over time. In recent years, vandalism has become frequent with the removal of historic artifacts, salvaging of historic wood and metal materials, as well as graffiti. For the past two summers, staff has worked to address the habitual graffiti inside and outside of these structures as well as other vandalism at the site ([Press Release 6.30.17](#) and [Park Record, 5.22.18](#)).

During the summer of 2018, further vandalism, graffiti, and squatting in Empire Canyon were discovered. Vandals had constructed ramps and jumps in the interior of the Change House from historic materials salvaged on the site as well as concrete. Piles of wood core sample boxes were used as firewood, and additional debris such as couches, TVs, and mattresses had been disposed of on the site. The porch and wood siding from the historic office building were removed and used as firewood. Due to the ongoing nature of the concerns, staff began to look for alternative solutions.

The Friends of the Ski Mountain Mining History as well as Mountain Trails collaborated to organize a cleanup day in July 2018. Community members from both groups worked together to raise funds for supplies and volunteer their time to remove graffiti from the Change House. Debris around the site was removed, and historic items once removed from the building were placed back inside. The City partnered with the restoration effort to install new signs informing the public that the site was historic and vandalism and removal of materials should not occur.

Additionally, the City's Trails and Open Space team worked with the Water Department to install a new gate lower in Daly Canyon with hopes it would better deter vandalism, increase security of the city's pump house, and improve the recreational experience in the canyon.

This project is an example of stewardship of the site.

5. [Glenwood Cemetery](#)

In the early days of Park City, the deceased were often transported all the way to Salt Lake City for burial as no official cemetery had been established in the mine camp. This journey was impossible to make at times, especially during heaving winter snows. In the 1880s, fraternal organizations recognized the need to provide social connections, health insurance, and other support to their members; this support also included help to families burying loved ones.

In 1885, ten of the local fraternal orders came together and purchased three acres of land from Edward Theriot; Theriot then donated another two acres to help them establish the Glenwood Cemetery. The fraternal organizations paid for the maintenance and improvements within the cemetery, with lots being sold for \$10/double or \$20/for a family plot of 4 lots. The cemetery remained in regular use through the 1920s, and many of Park City's first families are buried here.

Following World War I, as mines began to decline, the fraternal organizations lost members. Many of the fraternities dissolved or moved away, leaving no one to care for the cemetery. By 1950, the cemetery was in severe decline. Many of the headstones were deteriorating while vandalism ruined many others.

By the 1970s, there was a significant push to restore the cemetery, and volunteer projects began to clear away brush and trash from the site. In May, 1980, a Glenwood Cemetery Committee met to discuss the problem. The result was a Glenwood Cemetery Restoration Project administered by the Park City Historical Society. In 2016, the site was purchased by the Park City Museum & Historical Society. The Glenwood Cemetery Committee, under its auspices, continues to maintain the site.

The Glenwood Cemetery Committee's and Park City Museum's dedication to the ongoing maintenance and historic interpretation of this site reflects their stewardship of the historic site.

Recommendation

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Cindy Matsumoto Historic Preservation Award and select (3) members to form an Artist Selection Committee. One awardee shall be selected for an art piece to be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

Exhibits

Exhibit A- 1450-1460 Park Avenue Current Photographs + Draft ILS Form

Exhibit B- Little Bell Ore Bin Current Photographs + Draft ILS Form

Exhibit C- Jupiter Ore Bin Current Photographs + Draft ILS Form

Exhibit D- Alliance Mine Site Current Photographs + Draft ILS Form

Exhibit E- Glenwood Cemetery Current Photographs + Draft ILS Form

1450-1460 PARK AVENUE

Park City Municipal Corporation (PCMC)



1450 PARK AVENUE

This house had numerous non-historic additions on the rear elevation, including a concrete root cellar. As part of the site's redevelopment, the City removed these additions as well as the asbestos siding. The wood siding was restored and replaced as necessary. Window openings were uncovered and new windows were installed to match the size of the historic window openings. Following the restoration, the house was sold as a one-bedroom affordable housing cottage.



HPB Packet 11.7.18





1460 PARK AVENUE

The house was in poor condition when the City began its redevelopment. Non-historic additions and asbestos siding were removed, uncovering the original door and window openings. These have been restored. Following the restoration, the house was sold as a one-bedroom affordable housing cottage.



HISTORIC SITE FORM
UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Charles Clegg House**

Address: **1450 Park Avenue**

Twtnshp Range Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Park City Redevelopment Agency**

USGS Map Name & Date: **Park City West**

Current Owner Address: **PO Box 1480**

Quad/2011

Park City, UT 84060-1480

Tax Number: **RPS-2**

Legal Description (include acreage): **LOT 2 THE RETREAT AT THE PARK SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 9073 SQ FT OR 0.21 AC 1972-1802**

2 STATUS/USE

Property Category

☒ building(s)
☐ structure
☐ site
☐ object

Evaluation

☐ eligible/contributing
☒ ineligible/non-contributing
☐ out-of-period

Use

Original Use: **single dwelling**
Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (3)**
☒ prints: **2006, 1995, unknown, 1940s**
☐ historic:

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☒ other: **survey, 7/26/2007**

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title
☐ tax card & photo
☐ building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☒ census records
☐ biographical encyclopedias
☒ newspapers

☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☒ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.
Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **T/L cottage type** No. Stories: **1**

Foundation Material: **concrete** Wall Material(s): **aluminum / vinyl siding**

Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuildings **0** and/or structures **0**.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

1450 Park is a T/L cottage that has maintained its original form, but has had many of its materials changed. The T/L cottage, also known as a cross-wing, is one of the main three types of houses built during the historic Park City mining era. In the most recent photographs it appears that work is being done on the house as the windows are boarded over and part of the roof has had its shingles removed. The part of the cross gable roof that is still covered is sheathed with composition shingles and a brick chimney is visible on the peak of the stem wing. The walls are clad with aluminum or vinyl siding, which either replaced or covered the original drop siding present in the c. 1940 photo. It is unknown if the windows have been removed or merely covered in the recent photographs, but previous photos indicate that the windows have been replaced with more modern types. The porch is covered by a metal awning, with open metal supports. This replaced the shed extension of the roof with lathe turned wood supports shown in the c. 1940 tax photo. Although the formal qualities of the house remain intact, the changes made to the house have diminished its historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1904**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Architecture	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Law	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Literature	☒ Other: Mining
☐ Community Planning & Development	☐ Health/Medicine	☐ Maritime History	
☐ Conservation		☐ Military	
		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This house appears on the 1907 Sanborn Insurance map, which was the first of those maps to cover this area, making it difficult to determine when exactly the house was built. The title history and the data obtained from the censuses do not match up, with the title history showing that the property was owned by either the mining company or the county until 1938. However, the censuses show that the house was owned and occupied by Charles D. Clegg and his wife Martha in 1910, 1920, 1930, and 1940. It is possible that the house was originally purchased off the records of the city, and was not recorded until later. This is a common occurrence in early Park City record keeping, especially concerning houses that were owned by mining companies.

Charles is recorded as working as a millman in 1910 and 1920, a laborer in 1930, and a watchman in 1940, each time working for a mining company. They raised four children in this house, and lived in Park City for many years, finally moving to St. George in 1941. The house was sold to Royal Thompson in 1948. It is currently owned by the Park City Redevelopment Agency.



1450 Park Avenue. Northwest oblique. November 2013.



1450 Park Avenue. West elevation. November 2013.



1450 Park Avenue. Southwest oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1450 Park Avenue

City: Park City, UT

Current Owner: Park City Redevelopment Agency

Address: (see historic site form for address)

Tax Number: RPS-2

Legal Description (include acreage): Lot 2 The Retreat at the Park Sub., platted 8/19/2007
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/4/1878	Jacob Arthur	Robert C. Chambers	W		[SW 1/4 S9]
5/20/1882	R.C. Chambers	Ontario Silver Mining Company	Q		[see record for legal description]
3/12/1924	Ontario Silver Mg. Co.	Ontario Silver Mg. Co.	Deed		"SW 1/4 [S9], excepting"
12/21/1938	County Treasurer	Summit County	Tax Sale		"Known as 1450 Park Ave. C.D. Clegg"
6/28/1948	C.D. Clegg, et ux	Royal Thompson	Q.C.D.		"Beg. at a pt 1646 ft. E & 206 ft. N..."
8/6/1958	Royal & Francis P. Thompson	Melvin J. & Bernice Wright	Q.C.D.		"Beg. at a pt 1646 ft. E & 206 ft. N..."
2/13/2006	Phillip Michael Wright, P.R.	Stacy Point Investments LLC	P.R. Deed		[estate of Bernice Wright]
5/9/2006	Stacy Point Investments LLC	VSN Prop. LLC & Odell Prop. LLC	W.D.		
5/10/2006	VSN Prop. LLC & Odell Prop. LLC	Lindy Point Properties LLC	W.D.		
3/20/2009	Lindy Point Properties LLC	P.C. Redevelopment Agcy.	W.D.		

Researcher: John Ewanowski, CRSA Architecture

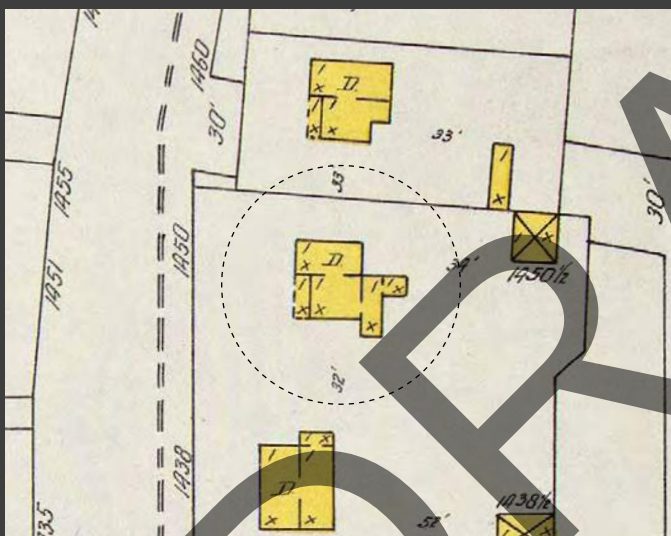
Date: 9/24/2014

Outside of extents of 1889 Sanborn

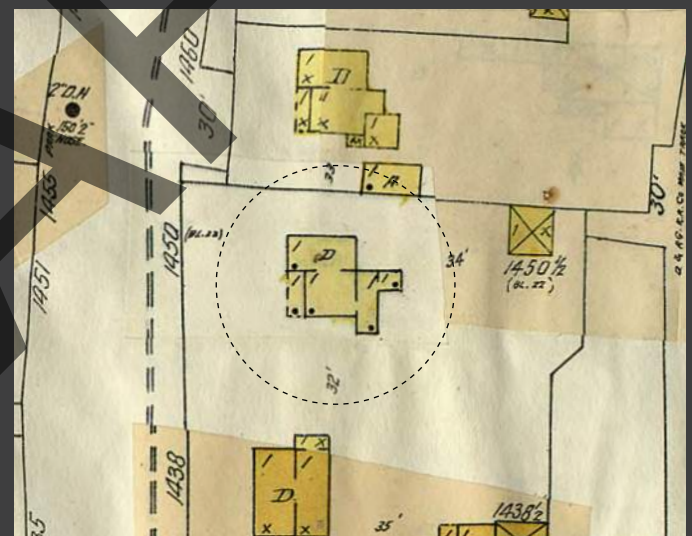
1889

Outside of extents of 1900 Sanborn

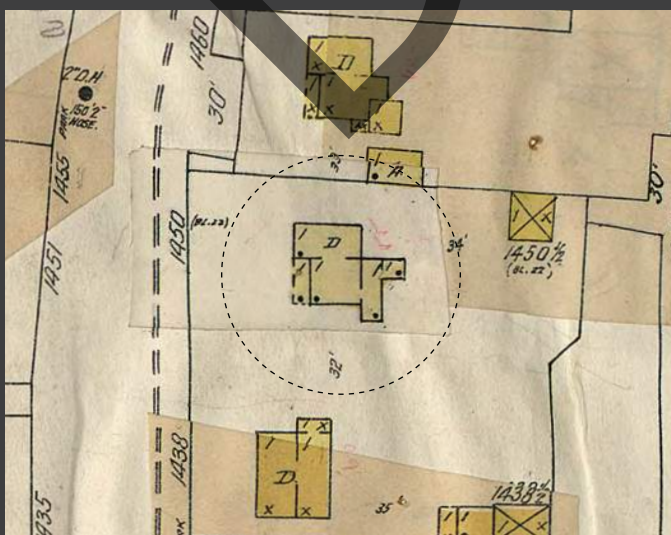
1900



1907



1929



HPB Packet 11.7.18

1941

Former Resident Dies In St. George

At her home in St. George, Utah, Friday last, Mrs. Charles David Clegg passed into her final sleep after a lingering illness.

Deceased, with her family, were honored and beloved residents of our city for many years, and Mrs. Clegg was very active in the various activities of the LDS church and the Daughters of Utah Pioneers organization. The family left Park City some 14 years ago.

Deceased was born Sept. 1, 1874, in Heber, a daughter of William and Marian Robinson Neil. She was married to C. D. Clegg in the Salt Lake LDS Temple Dec. 6, 1899.

Survivors include her husband; two sons and a daughter: Neil, Ogden; Vernon, Salt Lake City and Zula Brinkerhoff, St. George; ten grandchildren and five great-grandchildren.

Funeral services were conducted Wednesday at 2 p.m. in the LDS ward chapel and were attended by a large number of friends and former neighbors of this city.

Burial was in the Heber cemetery.

Park Record 1/27/1955

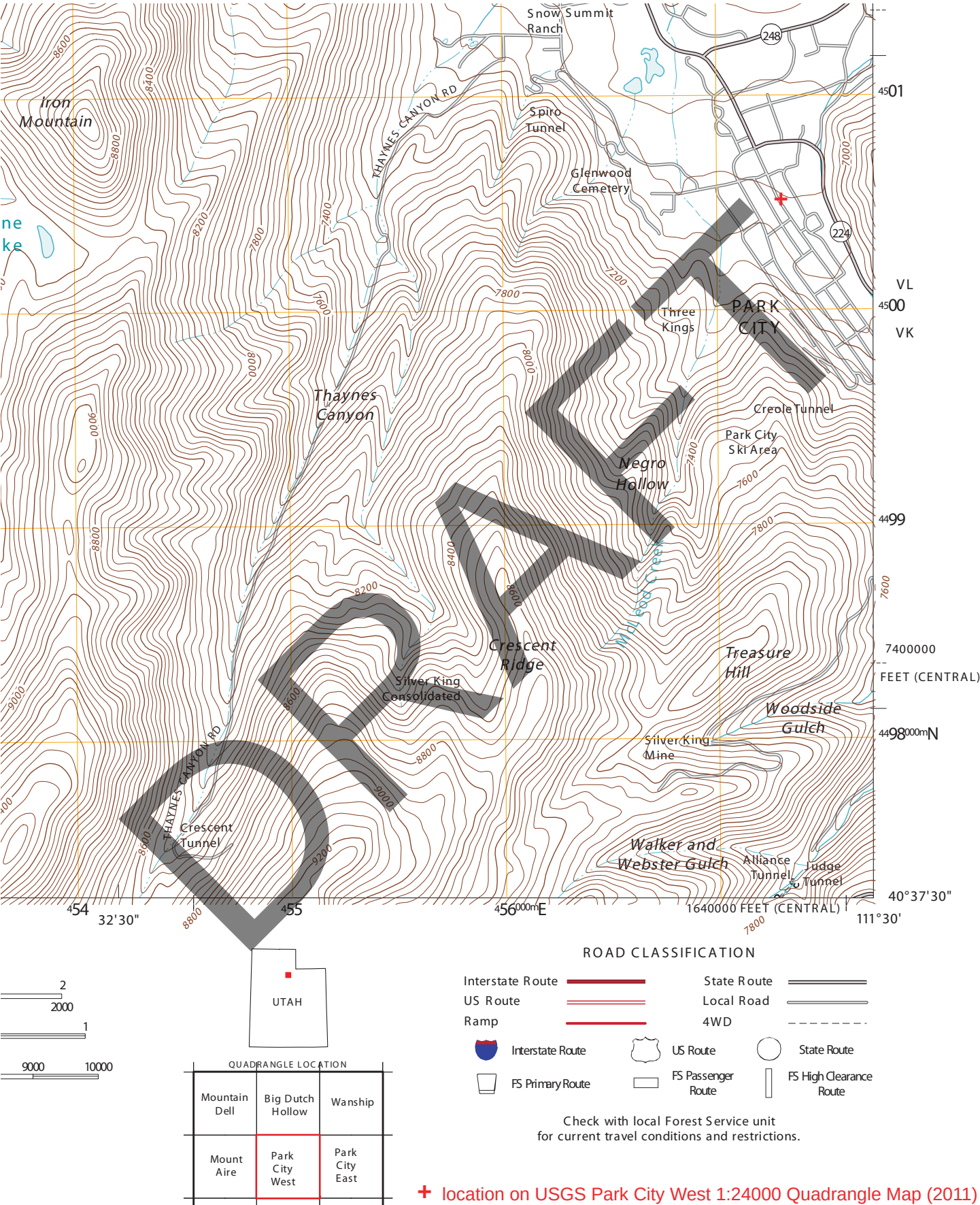
1450 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940

1450 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—USGS Map



HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Charles Dahlberg House**

Address: **1460 Park Avenue**

Twtnshp Range Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Park City Redevelopment Agency**

USGS Map Name & Date: **Park City West**

Current Owner Address: **PO Box 1480**

Quad/2011

Park City, UT 84060-1480

Tax Number: **RPS-1**

Legal Description (include acreage): **LOT 1 THE RETREAT AT THE PARK SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 9073 SQ FT OR 0.21 AC 1972-1802**

2 STATUS/USE

Property Category

☒ building(s)
☐ structure
☐ site
☐ object

Evaluation

☐ eligible/contributing
☒ ineligible/non-contributing
☐ out-of-period

Use

Original Use: **single dwelling**
Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (3)**
☒ prints: **2006, 1995**
☐ historic:

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☒ other: **survey, 7/26/2007**

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title
☐ tax card & photo
☐ building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☒ census records
☐ biographical encyclopedias
☐ newspapers

☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☒ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.
Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: T/L cottage type No. Stories: 1

Foundation Material: not verified Wall Material(s): aluminum / vinyl siding

Additions: none ☒ minor major (describe below) Alterations: none ☒ minor major (describe below)

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

1460 Park is a T/L cottage that has had many of its materials changes from their original, though the original form still remains. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. The most recent images of the house appear to show work being done on it, with its windows boarded up, and some of the roof shingles removed; it is unknown that the extent or end product of the work will be. The part of the cross gable roof that is still covered is sheathed with composition shingles. The walls are clad with aluminum siding which is not original, but due to lack of historic photos, it is unknown what the original materials were. It is unknown if the windows have been removed or simply covered up, but it appears from the 2006 photo that the original windows were replaced with aluminum types. The porch is covered by a metal awning that is very likely not original, which has open metal supports. The foundation is covered and its material is unknown. A concrete driveway sits to the south of the house. The cumulative formal and material changes have diminished its historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1901**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Architecture	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Law	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Literature	☒ Other: Mining
☐ Community Planning & Development	☐ Health/Medicine	☐ Maritime History	
☐ Conservation		☐ Military	
		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This house appears on the 1907 Sanborn Insurance map, which was the first of those maps for this area, making it difficult to determine when exactly it was built. The title history shows that the house was owned by the Ontario Silver Mining Company until 1935. However, the census records disagree with this information, with individual owners and occupants of this house appearing on the 1910, 1930, and 1940 censuses. A frequent occurrence in early Park City record keeping was that house would be bought off the books, and not recorded until many years later. This may be the case for this house.

The first individual known to have owned this house was Charles Dahlberg, who is listed as living in this house in 1910, with his wife Ida, and their four children. He and his wife were born in Sweden, and immigrated to the U.S. in 1893 and 1896 respectively. He worked as a miner, but no other information could be found on him or his family.

The house does not appear on the 1920 census. The next known occupant of the house was William Neil, who appears on the 1930 census, renting this house with his wife Elmina, and their three children. He worked as a pumpman for a mine. It is unknown who owned the house at this time, but the title history shows that the house was owned by Elizabeth Frazier by 1935. It is possible that she owned the house at this time.

The 1940 census shows that the house was being rented by Paul and Meule Olson and their four children at that time. The census states that he worked as a miner. The house was still owned by Elizabeth Frazier at this time, but no record of her living in Park City could be found. The house has been bought and sold several times since that period, and is currently owned by the Park City Redevelopment Agency.



1460 Park Avenue. Northwest oblique. November 2013.



1460 Park Avenue. West elevation. November 2013.



1460 Park Avenue. Southwest oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1460 Park Avenue

City: Park City, UT

Current Owner: Park City Redevelopment Agency

Address: (see historic site form for address)

Tax Number: RPS-1

Legal Description (include acreage): Lot 1 The Retreat at the Park Sub., platted 8/16/2007
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/4/1878	Jacob Arthur	Robert C. Chambers	W		[SW quarter S9]
5/20/1882	R.C. Chambers	Ontario Silver Mining Company	Q		[see record for legal description]
3/12/1924	Ontario Silver Mg. Co.	Ontario Silver Mg. Co.	Deed		"SW 1/4 [S9], excepting"
8/19/1935	Ontario Silver Mn'g Co.	Elizabeth Frazier	Q.C.D.		
7/6/1945	Elizabeth Frazier	Quince F. Neel et ux	Q.C.D.		"Beg. at pt 1646 ft E & 206 ft N of SW cor" ...
11/13/1953	Lucina S. Neel	Summit County Welfare Dept.	Lien		
7/5/1960	Allan & Mary Muir	Prudential Fed. Sav. & Loan Assoc.	Inst. Lien Note		
2/13/2006	Mary Muir	Stacy Point Investments LLC	W.D.		
5/9/2006	Stacy Point Investments LLC	VSN Prop. LLC & Odell Prop. LLC	W.D.		
5/10/2006	VSN Prop. LLC & Odell Prop. LLC	Lindy Point Properties LLC	W.D.		
3/20/2009	Lindy Point Properties LLC	P.C. Redevelopment Agcy.	W.D.		

Researcher: John Ewanowski, CRSA Architecture

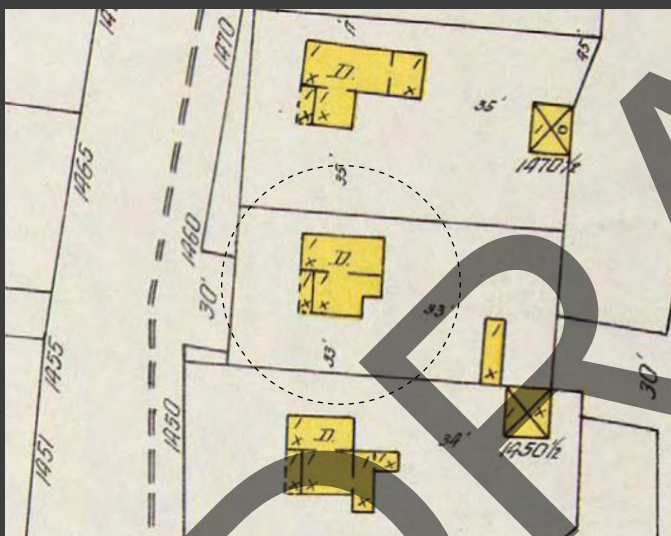
Date: 9/24/2014

Outside of extents of 1889 Sanborn

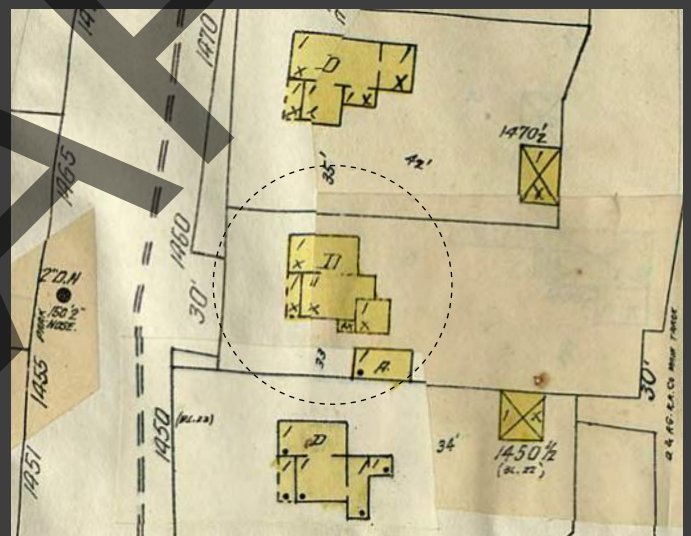
1889

Outside of extents of 1900 Sanborn

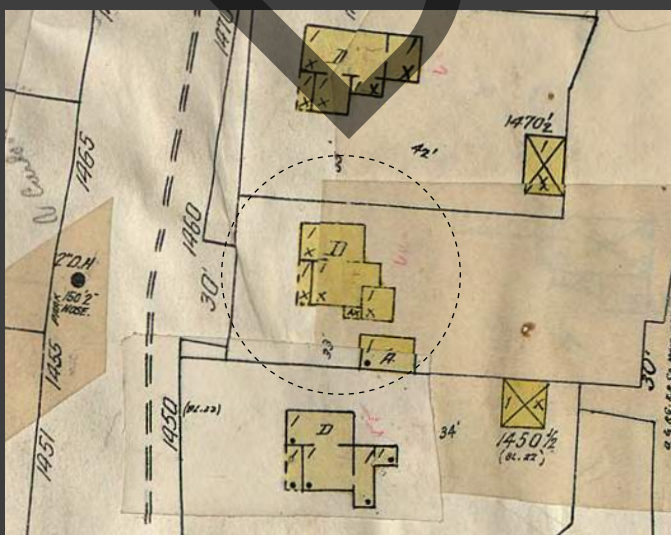
1900



1907



1929

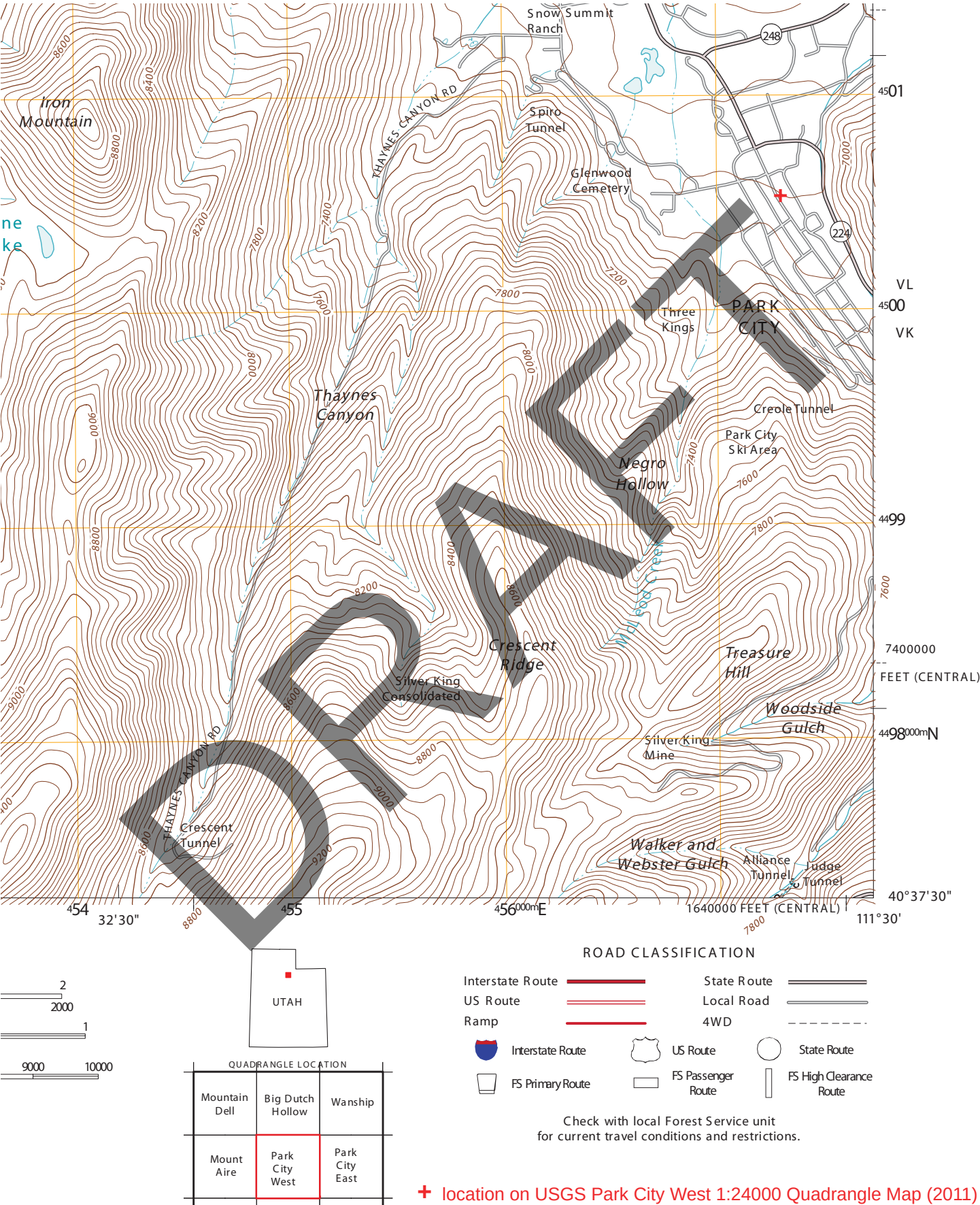


HPB Packet 11.7.18

1941



1460 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—USGS Map



LITTLE BELL ORE BIN

Friends of the Ski Mountain Mining History (FSMMH)



LITTLE BELL ORE BIN

By 2018, the ore bin's wood structure had deteriorated. Vertical timbers buried in the ground had rotted, causing the structure to wrack .

Through fundraising by the Friends of the Ski Mountain Mining History and donations from Deer Valley Resort, the Little Bell Ore Bin was structurally stabilized in summer 2018. The timbers were braced and new members were added in order to provide support. The structure was "straightened" out, reducing the strain on the historic members.





HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Little Bell Mine Ore Bin**

Address: **n/a**

Twship **2S** Range **4E** Section: **28**

City, County: **Park City, Summit, Utah**

UTM: **12T 453771mE 4495954mN**

Current Owner Name: **Deer Valley Resorts Co. – c/o Robert W. Wells**

USGS Map Name & Date: **Brighton**

Current Owner Address: **PO Box 889**

Quad/**2011**

Park City, UT 84060-0889

Tax Number: **PCA-S-98-C**

Legal Description (include acreage): **see continuation sheet.**

2 STATUS/USE

Property Category

☐ building(s)
☒ structure(s)
☐ site
☐ object

Evaluation

☒ eligible/contributing
☐ ineligible/non-contributing
☐ out-of-period

Use

Original Use: **ore storage**
Current Use: **not in use**

3 DOCUMENTATION

Photos: Dates

☒ digital: **2016 (11)**
☒ prints: **2009 (4)**
☒ historic

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title
☐ tax card & photo
☐ building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☒ newspapers

☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☐ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☐ other:

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: other style / other type No. Stories: n/a

Foundation Material: none Wall Material(s): dimensioned lumber, flat siding

Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☒ major (describe below)

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

Little has changed since this ore bin was described in a 2009 Preservation Solutions report:

"The ore bin sits against the remains of a waste pile in a narrow gully in Empire Canyon. Aside from the waste pile, it provides the only physical indication that mining activities occurred in the area. The rectangular wooden frame structure utilizes vertical posts on two exterior facades and horizontal boards attached to those posts to enclose the interior bin space. On the east elevation at the bottom of the bin are two chute openings with steel retractable gates. The base of the frame is secured with large carriage bolts, but in other areas, the joinery is made up of simple notches in the timber posts with horizontal elements being toe nailed into place. The exterior frame is not a complete rectangle, but rather reflects an inclined base to facilitate emptying the contents of the bin through the chutes. Early engineering records state that the inclined-bottom bins were not as structurally sound or efficient as flat-bottomed bins (Kellogg, 258). The exact date of construction cannot be verified, but the Little Bell Mine was active from the late 1880s through the 1920s so the bin likely dates from the active mining era in Park City (1869-1929). In addition, it is of the same type of construction, material, and design used during this period."

The bin was likely built in 1910, concurrently with the Little Bell Mill, a 100-ton capacity concentrator. The major alteration noted above is considered to be the removal of a covered trestle conveyor that loaded the bin and has been removed, as well as the removal of the rest of the Little Bell mining and milling structures.

5 HISTORY

Architect/Builder: unknown

Date of Construction: c. 1910

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing). (see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Architecture	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Law	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Literature	☒ Other: <u>Mining</u>
☐ Community Planning & Development	☐ Health/Medicine	☐ Maritime History	
☐ Conservation		☐ Military	
		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

Boutwell gave an account of the early history of the Little Bell Mine in 1912:

"This property was located August 17, 1880. A tunnel was driven from the creek level, but no systematic development was carried on until 1901. About that time the extraordinary ore developments in the Daly West mine and the strikes of rich ore in the Quincy led to vigorous efforts to establish and the secure the apex or apexes of these bodies of rich ore. The Little Bell shaft was started (August, 1901) and some lateral exploration was done. It was understood that a control in this property was acquired by owners of the Daly West mine. After this period of development, which yielded only fair results, operations dwindled to irregular prospecting. In 1906 extensive exploration toward the west exposed a considerable body of rich lead ore in the lower part of the limestone above the Weber quartzite. Again in 1909-10 the discovery of a large body of ore was reported and valuable shipments indicated its importance."

This latter ore discovery led to the construction of a concentration mill at the Little Bell in 1910 to process the 15,000 to 20,000 tons of ore that had been dumped at the head of the shaft throughout that year.¹

¹ "Mining Matters," *Park Record*, October 22, 1910.

The *Park Record* mentioned in a description of the newly completed mill, “The concentrate product is to be laundered into an 80-ton, 2-compartment bin, in which it is dewatered before being hauled to the railroad.”² This concentrated ore was transported to the railroad depot in Park City by wagons or sleighs, depending on the time of year, and shipped to market by both the Union Pacific and Denver & Rio Grande railroads.³

The Little Bell concentrator was short lived, closing permanently in September 1912 after three seasons. Almost all of the Little Bell buildings were removed by the 1941 Sanborn, excepting the headframe and hoist works, a two-story bunkhouse, and the abandoned concentrating mill. The Sanborn noted that the plant was vacant and dilapidated. A fire in 1950 destroyed the remainder of the Little Bell buildings.⁴

Solon Spiro was the main developer of the Little Bell Mine. Born in Kurnik, Germany, in 1863, Spiro immigrated to Utah in 1881 to work in the mercantile of his uncle M.S. Aschheim (this large store was located at 427 Main, the current site of the Summit County War Veterans Memorial Building). Spiro disposed of his holdings in the mercantile in 1900 to focus on mine development, including the Little Bell and Lucky Bill mines in upper Empire Canyon. He organized the Silver King Consolidated Mining Company (a.k.a. “King Con”), which would go on to be one of the largest companies in the Park City mining region. Spiro’s namesake tunnel became one of his financial blunders when, after years of drilling that began in 1916, it had not passed through any substantial ore along its over 15,000 foot length. It did help to drain the King Con properties, however, and it has been used as a drinking water supply to Park City for a century. The Silver King Coalition used the drain tunnel after purchasing King Con in 1924 and they eventually found new ore bodies after connecting the tunnel to some of their shafts. Spiro moved to New York with his wife after selling King Con. Solon Spiro died in 1927 while visiting friends and relatives in Cincinnati.⁵



Little Bell Ore Bin. From east. June 2016.

² Ibid.

³ Zalinski, EdwardR. “Ore Occurrence at Little Bell Mine,” *The Engineering and Mining Journal* 91 (1911: 1101), Google Books, accessed December 1, 2015.

⁴ “Park Float,” *Park Record*, August 31, 1950.

⁵ “Solon Spiro Dies In Eastern Home,” *Park Record*, August 2, 1929.



Little Bell Ore Bin. From southeast. June 2016.



Little Bell Ore Bin. From south. June 2016.



Little Bell Ore Bin. From southwest. June 2016.



Little Bell Ore Bin. From west. June 2016.



Little Bell Ore Bin. From northwest. June 2016.



Little Bell Ore Bin. From north. June 2016.



Little Bell Ore Bin, structural detail. From northwest. June 2016.



Little Bell Ore Bin, structural detail. From northeast. June 2016.



Little Bell Ore Bin, chute detail. From east. June 2016.



Little Bell Mill, debris detail (about 200 feet west of ore bin). From east. June 2016.

Legal Description (include acreage): A PARCEL OF LAND KNOWN AS THE W PARCEL LOCATED IN THE SE1/4 OF SEC 20 THE SW1/4 OF SEC 21 THE W1/2 OF SEC 28, SEC 29 & THE NE1/4 OF SEC 32 T2SR4E SLBM DESC AS FOLLOWS: BEG AT A PT THAT IS S 00°30'49" E 1342.05 FT ALONG SEC LINE & E 147.24 FT FROM THE NW COR OF SEC 28 T2SR4E SLBM; & RUN TH S 35°43'21" E 536.94 FT; TH S 20°26'14" W 899.92 FT; TH N 67°40'20" W 360.46 FT; TH N 80°25'18" W 202.84 FT; TH N 67°31'45" W 135.42 FT; TH N 73°07'50" W 100.33 FT; TH N 87°06'36" W 106.94 FT; TH S 61°42'34" W 79.63 FT; TH S 27°43'54" W 484.46 FT; TH S 10°53'24" W 85.65 FT; TH S 21°48'36" E 87.11 FT; TH S 40°53'24" E 169.75 FT; TH S 58°21'35" E 92.50 FT; TH S 84°46'19" E 334.15 FT; TH N 82°18'26" E 161.11 FT; TH N 34°31'29" E 155.16 FT; TH S 10°07'39" E 88.12 FT; TH S 55°07'39" E 129.63 FT; TH N 79°52'21" E 94.35 FT; TH S 35°40'02" E 47.30 FT; TH S 61°52'36" E 311.67 FT; TH S 47°13'14" E 268.07 FT; TH S 02°06'34" E 136.35 FT; TH S 07°54'15" W 981.02 FT; TH S 78°26'39" W 434.39 FT; TH S 50°24'02" W 516.40 FT; TH S 06°30'52" E 1015.13 FT TO A PT ON THE WASATCH-SUMMIT COUNTY LINE & ON THE BOUNDARY LINE OF THE FLAGSTAFF MOUNTAIN RESORT ANNEXATION PLAT; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER SUMMIT COUNTY UTAH; TH ALONG THE ANNEXATION PLAT BOUNDARY THE FOLLOWING TWENTY-EIGHT (28) COURSES & THE WASATCH-SUMMIT COUNTY LINE THE FOLLOWING TEN (10) COURSES: 1) N 59°43'30" W 677.04 FT TO COUNTY LINE PT 2338; TH 2) S 79°07'30" W 494.73 FT TO COUNTY LINE PT 80; TH 3) N 70°28'30" W 339.90 FT TO COUNTY LINE PT 81; TH 4) N 60°14'30" W 550.10 FT TO COUNTY LINE PT 82 & TRIANGULATION PT 2339; TH 5) N 64°07'00" W 727.60 FT TO COUNTY LINE PT 83; TH 6) S 77°44'00" W 966.80 FT TO COUNTY LINE PT 85; TH 7) N 77°28'00" W 161.00 FT TO A COUNTY LINE PT & TRIANGULATION PT 2340 WH IS ALSO JUDGE TRIANGULATION PT Q; TH 8) S 85°36'00" W 219.10 FT TO COUNTY LINE PT 86; TH 9) N 46°44'00" W 384.70 FT TO COUNTY LINE PT 87; TH 10) N 34°37'00" W 1077.30 FT M/L TO COUNTY LINE PT 2343 & TO A PT ON THE DEMARCATION LINE BETWEEN THE PARK CITY SKI AREA & THE DEER VALLEY RESORT; TH ALONG SD DEMARCATION LINE N 44°09'00" E 1236.63 FT; TH N 35°07'44" E 548.54 FT; TH N 37°33'27" E 779.84 FT; TH N 49°33'13" E 616.72 FT; TH N 71°34'40" E 644.26 FT; TH N 30°09'00" E 354.14 FT; TH N 20°48'44" E 698.02 FT; TH N 10°48'36" E 569.75 FT; TH N 23°55'00" E 604.00 FT; TH N 87°35'00" E 778.00 FT; TH N 77°17'18" E 735.40 FT; TH N 82°14'00" E 672.44 FT M/L TO A PT ON THE W'LY BOUNDARY LINE OF THE "ANCHOR TUNNEL PORTAL MINING RESERVATION" SD PT BEING N 39°17'38" E 942.39 FT M/L (N 39°21'57" E 945.50 FT ACTUAL) FROM THE SW COR OF SEC 21 T2SR4E SLBM SD PT ALSO LYING ALONG THE RIDGE LINE BETWEEN EMPIRE CANYON & WALKER & WEBSTER GULCH; TH ALONG SD RIDGELINE THE FOLLOWING SIX (6) COURSES: 1) N 64°44'13" E 136.79 FT; TH 2) N 67°45'58" E 149.28 FT; TH 3) N 81°11'10" E 122.88 FT; TH 4) N 77°19'44" E 85.84 FT; TH 5) N 77°48'30" E 79.25 FT; TH 6) N 86°11'16" E 94.42 FT; TH S 32°52'26" E 223.47 FT; TH S 69°09'13" E 102.23 FT; TH N 67°07'06" E 155.24 FT; TH N 04°25'53" E 132.87 FT; TH N 40°33'53" E 119.12 FT; TH N 76°50'53" E 73.80 FT; TH N 58°12'04" E 367.31 FT; TH S 60°36'00" E 292.85 FT; TH S 37°37'22" E 197.63 FT; TH S 56°34'49" W 512.21 FT; TH S 16°53'53" E 594.40 FT; TH S 25°28'58" W 970.31 FT; TH N 81°04'17" W 419.72 FT; TH N 02°53'37" W 404.59 FT; TH N 86°31'59" W 351.13 FT; TH S 59°54'31" W 564.66 FT; TH S 25°58'38" W 776.89 FT TO THE PT OF BEG CONT 542.17 AC (LESS 6.81 AC M/L DUTCHMAN LODGE #3008) (LESS 2.37 AC M/L MARSAC LODGE LOT 61) (LESS 2.53 AC EMPIRE VILLAGE SUB DIVISION PARCEL B-2) BAL 530.46 AC M/L

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: Little Bell Mine (Empire Canyon)
City: Park City, UT
Current Owner: Deer Valley Resorts Co.
Address: (see historic site form for address)

Tax Number: PCA-S-98-C
Legal Description (include acreage): 530 ac (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
	[patented to mining company 1800s]				
1924	Silver King Consolidated	Silver King Coalition	Deed		
5/8/1953	Silver King Coalition	United Park City Mns. Co.	Mining Deed		
7/18/2003	United Park City Mns. Co.	Deer Valley Resort Co.	Q.C.D.		

Researcher: John Ewanowski, CRSA Architecture

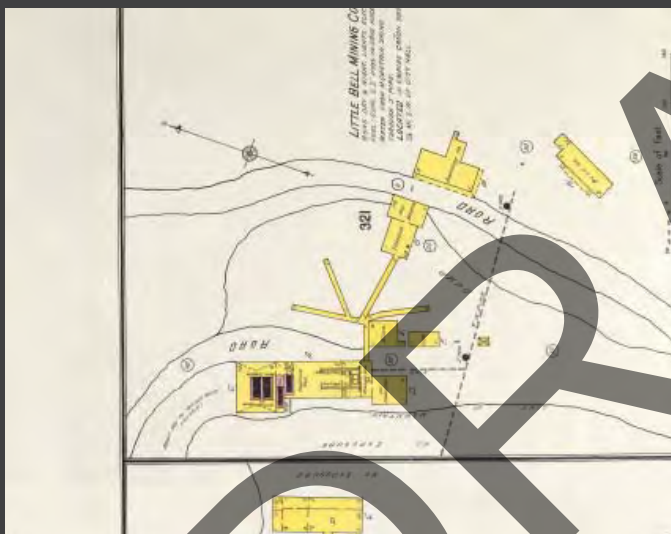
Date: 11/25/2015

(not shown on 1889 map)

1889

(not shown on 1900 map)

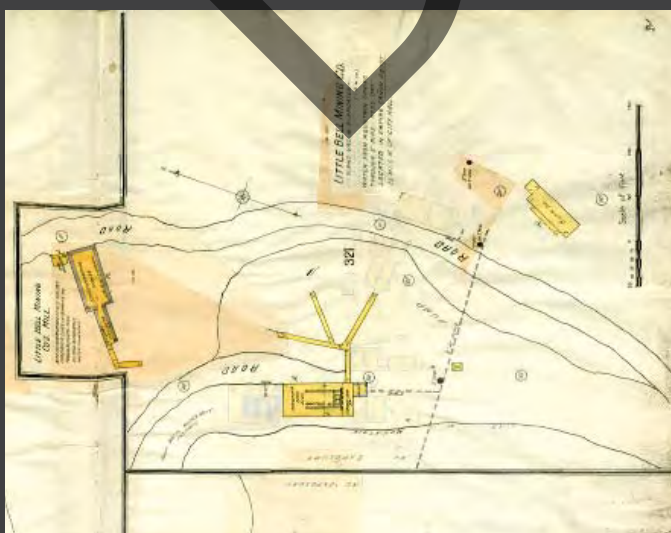
1900



1907



1929



HPB Packet 11.7.18

1941

MINING

The Little Bell Mill.

About a dozen men have been employed all week grading at the Little Bell for the new mill. The first consignment of machinery is expected to arrive soon and the building to receive it will be pushed to completion with all possible speed. Reports from the mine continue to be of a most encouraging nature, and aside from large quantities of first class, which is being taken to the surface daily, great bodies of second class is being exposed, which will be mined later when the mill goes into commission. The Little Bell has a promising future and many dividends are in sight for the stockholders.

Park Record, 6/18/1910

MINING MATTERS

The Little Bell Mill.

The correspondent of the Mining and Scientific Press, of San Francisco gives the following interesting account of the Little Bell Mill, which will soon be put into operation: "The Little Bell Consolidated Mining Co., whose property is situated a short distance south from the Daly West mine, is shipping 100 tons per month of first-grade ore to the smelters, and is paying dividends. Selon Spiro is general manager, E. L. Talbot is superintendent. A concentrating mill, treating 100 tons per day, will be in operation by October 15. The machinery will be operated by electric power, transmitted from the plant of Knight & Co., on Snake creek. The ore, which is hoisted by steam power from the 800-foot shaft, consists of lead carbonate, galena, and silver, accompanied by some copper and gold, all in a quartz and limestone gangue. The mill will start on a second-grade dump which probably contains 15,000 to 20,000 tons. The ore first will be reduced to 1 inch size by a 9 by 15 inch Blake crusher, passing thence through a trommel having 1-4 inch screens. The sampling will be done by a Cole automatic sampler. The trommel oversize goes to a set of rolls that crush to 1-4 inch size. This roll product and the trommel undersize are then elevated to 8 and 12-mesh trommels; the oversize from these passes to two latest pattern Richards' pulsator jigs, the tailing from the latter is ground to 12-mesh by an Allis-Chalmers Chilean mill. The product of the latter and the undersize from the 12-mesh trommel are elevated to a 20-mesh Callow traveling screen; the oversize from the latter is returned to the Chilean mill, and the undersize to a 40-mesh Callow screen. The oversize from the last screen passes to an 8-foot Callow settling tank, in which the pulp is thickened and concentrated over a Wilfley table; the undersize from the same screen goes to a 5-spigot Janney mechanical classifier. The material from the first two spigots flows to two 8-foot Callow tanks, and is then concentrated by a Wilfley table. Material from the other three spigots, consisting of the finer sand, goes to three Callow settling tanks, the heavy material passing to three Card tables. The overflow from the Janney classifiers is thickened in a Callow tank and concentrated over a 6-foot Frue vanner. The middling from all the tables is elevated to the Chilean mill for re-grinding. - "The concentrate product is to be laundered into an 80-ton, 2-compartment bin, in which it is dewatered before being hauled to the railroad. Rush T. Still, who has charge of the mill, estimates that the ratio of concentration will be about 6 into 1.

Park Record, 10/22/1910

MINES AND MINING

The King Con

From those who have visited the King Con The Record learns that prospects for sensational developments within the next few weeks are exceedingly promising. Several cars of rich ore are being raised daily from the recent strike, but the principal work is being done in making room that the ore may be stoped and the extent of the body determined. To say the least conditions are interesting and the future bright for the King Con.

Grassilia Plant Idle

Owing to a break down at the Grassilia Zinc plant very little work has been done since the first of the year. Thursday the machinery at the auxiliary plant was put in motion for a short trial run. Conditions, however, are not auspicious for the steady operation of either plant, and from those who are in touch with the situation the opinion is that it will be early spring before active operations commence.

The New York

Things are moving very satisfactory at this property, and while the price of stock remains stationary, prospects for a mine are brightening with every shift. Those who are familiar with the property and who are in a position to judge, say that not for years have the showing of ore been better than now, with every indication that within the next few weeks developments will be such that will prove the correctness of the policy

of the management and at the same time prove profitable to the stockholders.

Little Bell Mill Closed

Wednesday work ceased at the Little Bell Mill and from all indications it is a permanent close down—for the windows have been nailed up and work completely suspended. Shortage of water is given as the reason for this step by those in charge. Several men have been laid off in the mine. Mill superintendent still informs The Record that it is not because anything was wrong with the mill that work was suspended—for its brief operation proved it a success in every detail. The gentleman will leave next week for other fields, but just where he will locate he has not decided. The close down of this plant will throw quite a number of men out of employment.

The Virginia shipped 259,270 pounds of ore this week, and collections at the property are most promising.

Shipments

Silver King...	1,100,040
Daly Judge...	200,000
Daly Judge Zinc...	25,000
Silver King Con...	11,000
American Flag...	87,000
Daly West...	937,804
Little Bell...	23,000
Total...	2,508,440

Park Float

A fire of unknown origin destroyed the old buildings on the Little Bell property Thursday last.

There will be a practice for the degree staff of the Pythian Sisters Friday at 7 o'clock, preceding lodge in the Memorial building.

Paul Stokes, agent at the Union Pacific station is on vacation and the office is in charge of Glenn S. Ridge for the next two weeks.

The fall program for the Second ward Primary will start Wednesday, September 6th at 4 p.m. in the ward chapel. All children living in the Second ward will be made welcome.

Shir Alma Wagstaff, son of Mr. and Mrs. A. J. Wagstaff, was among the students of the University of Utah to receive his degree at the commencement exercises last evening in Salt Lake City.

Park Record, 1/28/1911

Park Record, 8/31/1950



Little Bell Ore Bin, east elevation, 2009 (photo: Preservation Solutions)



Little Bell Ore Bin, southeast oblique, 2009 (photo: Preservation Solutions)



Little Bell Ore Bin, west elevation, 2009 (photo: Preservation Solutions)

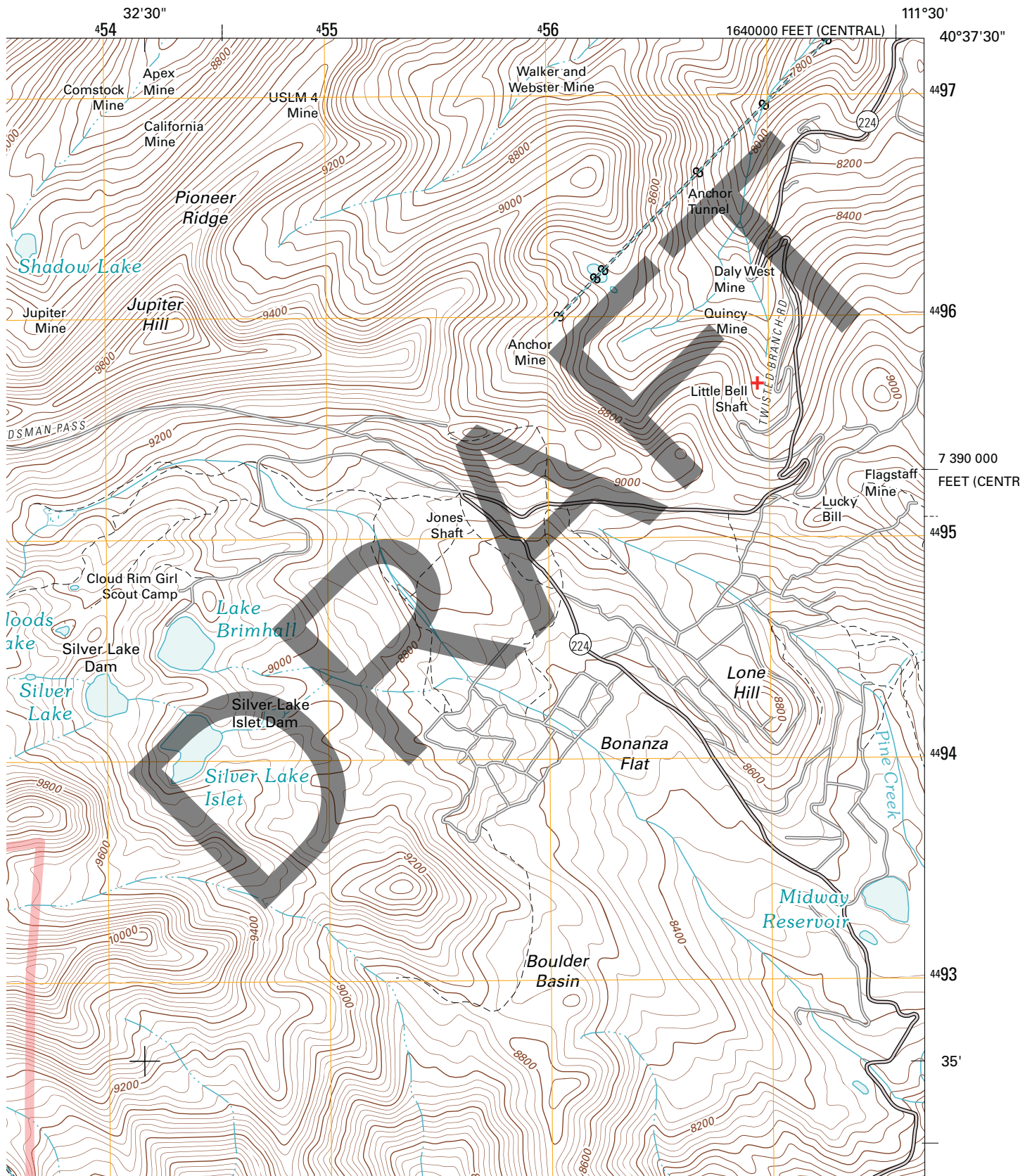




Little Bell Ore Bin, date unknown (photo: Park City Historical Society & Museum)



BRIGHTON QUADRANGLE
UTAH
7.5-MINUTE SERIES



+ Location on USGS Brighton 1:24000 Quadrangle Map (2011)

JUPITER ORE BIN

PCMC, Vail Resorts, FSMMH



JUPITER ORE BIN

Much like the Little Bell Ore Bin, this structure had wracked and needed to be stabilized. Debris was cleared to remove the weight from compromising the wood structure. The vertical supports were straightened and replaced, as necessary. Salvaged timber was used to replace broken timbers, allowing the new wood to blend in with the old.



HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Jupiter Mine Ore Bin**

Address: **n/a**

Twship **2S** Range **4E** Section: **30**

City, County: **Park City, Summit, Utah**

UTM: **12T 453771mE 4495954mN**

Current Owner Name: **United Park City Mines Company**

USGS Map Name & Date: **Brighton**

Current Owner Address: **PO Box 4349**

Quad/**2011**

Park City, UT 84060-4349

Tax Number: **PCA-S-98-PCMR**

Legal Description (include acreage): **see continuation sheet.**

2 STATUS/USE

Property Category

☐ building(s)
☒ structure(s)
☐ site
☐ object

Evaluation

☒ eligible/contributing
☐ ineligible/non-contributing
☐ out-of-period

Use

Original Use: **ore storage**
Current Use: **not in use**

3 DOCUMENTATION

Photos: Dates

☒ digital: **2016 (10)**
☒ prints: **2009 (4)**
☒ historic

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title
☐ tax card & photo
☐ building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☒ newspapers

☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☐ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☐ other:

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: other style / other type No. Stories: n/a
Foundation Material: none Wall Material(s): dimensioned lumber, flat siding
Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☒ major (describe below)
Number of associated outbuildings 0 and/or structures 1.
Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures.
Use continuation sheets as necessary.

Two main structures remain from the Jupiter Mine: an ore storage bin and a frame at the entrance to one of its two horizontal shafts. The ore bin is constructed of dimensioned lumber structure with simple wood boards running between as a means of retaining ore. The structure is rectangular in shape, while the container within is held a few feet above the ground and follows the roughly 30 degree hillside. This was designed to keep ore out of contact with the ground and as a means of using gravity to empty the bin out of two chutes at the bottom. The ore bin has been unaltered through the years and provides a significant record of the Jupiter Mine. The timber frame at the mine entrance is four feet wide at header height and rises about sixteen inches above the filled-in grade. It appears to be in good condition, although the lower size feet has been buried and obscured from view.

5 HISTORY

Architect/Builder: unknown Date of Construction: c. 1891

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Architecture	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Law	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Literature	☒ Other: Mining
☐ Community Planning & Development	☐ Health/Medicine	☐ Maritime History	
☐ Conservation		☐ Military	
		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events.
Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The Jupiter Mining Company was incorporated in late 1890 to consolidate seventeen mining claims in upper Thaynes Canyon. Its capitalization was set at \$3,000,000, indicating the hope that Thaynes would produce similarly to Empire and Ontario canyons, while the Jupiter was incorporated in Council Bluffs, Iowa, with George Wright of that town set as its first president. Parkite Charles Street was the "vice president agent" and general manager. Street was born in Ottumwa, Iowa, in 1859, moving to Montana at the age of fifteen and to Park City in 1875.¹ After selling the Jupiter Mine, Street became the eighth largest shareholder in the Silver King Coalition, though he stayed active in prospecting until his death in Salt Lake City in 1951.²

The Jupiter started horizontally, trying to tap into the Crescent ore vein that had produced a bonanza at the Crescent Mine, down canyon from the Jupiter, in 1891. It was mined off and on throughout the 1890s and early 1900s, never becoming a prolific producer. The ore bin was probably the most prevalent structure at the mine, although it is unclear when exactly it was built. The lower tunnel, near the existing tailings dump and ore bin, became the main work tunnel and was mined to 800 feet as of 1912, while the upper tunnel was largely abandoned. It was a relatively small operation, with about five men per shift. 1894, 1900, and 1906 represented particularly productive years for the Jupiter Mine.³ It appears to have been abandoned since the Jupiter Mining Company became a part of the Silver King Coalition in 1907 or 1908.

Today, the site is owned by United Park City Mines and is leased to Vail Resorts as a part of Park City Resort. The nearby Jupiter Lift serves the terrain, which has been named Jupiter Bowl after the bygone mine.

¹ "Early Mining Man Dies Of Heart Ills," *Park Record*, June 14, 1951.

² "'Won't Retire,' S.L. Miner Affirms At 90," *Park Record*, June 30, 1949.

³ Boutwell, 220.



Jupiter Mine Ore Bin. From north. July 2016.



Jupiter Mine Ore Bin. From northwest. July 2016.



Jupiter Mine Ore Bin. From west. July 2016.



Jupiter Mine Ore Bin. From southwest. July 2016.



Jupiter Mine Ore Bin. From south. July 2016.



Jupiter Mine Ore Bin. From southeast. July 2016.



Jupiter Mine Ore Bin. From east. July 2016.



Jupiter Mine Ore Bin, detail of debris. From east. July 2016.

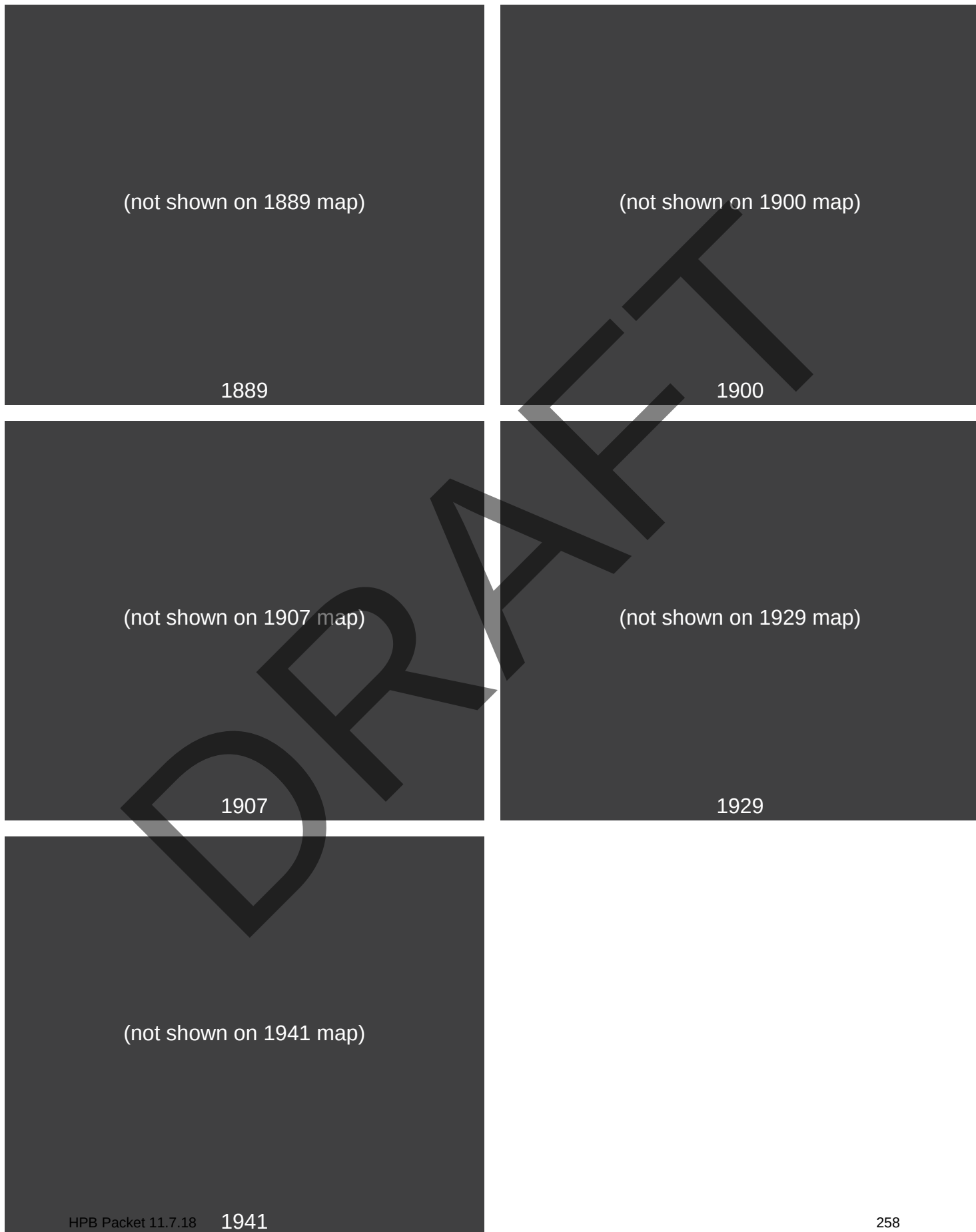


Jupiter Mine Entrance. From northwest. July 2016.



Jupiter Mine Entrance. From west. July 2016.

Legal Description (include acreage): A PARCEL OF LAND KNOWN AS THE W PARCEL LOCATED IN THE SE1/4 OF SEC 20 THE SW1/4 OF SEC 21 THE W1/2 OF SEC 28, SEC 29 & THE NE1/4 OF SEC 32 T2SR4E SLBM DESC AS FOLLOWS: BEG AT A PT THAT IS S 00°30'49" E 1342.05 FT ALONG SEC LINE & E 147.24 FT FROM THE NW COR OF SEC 28 T2SR4E SLBM; & RUN TH S 35°43'21" E 536.94 FT; TH S 20°26'14" W 899.92 FT; TH N 67°40'20" W 360.46 FT; TH N 80°25'18" W 202.84 FT; TH N 67°31'45" W 135.42 FT; TH N 73°07'50" W 100.33 FT; TH N 87°06'36" W 106.94 FT; TH S 61°42'34" W 79.63 FT; TH S 27°43'54" W 484.46 FT; TH S 10°53'24" W 85.65 FT; TH S 21°48'36" E 87.11 FT; TH S 40°53'24" E 169.75 FT; TH S 58°21'35" E 92.50 FT; TH S 84°46'19" E 334.15 FT; TH N 82°18'26" E 161.11 FT; TH N 34°31'29" E 155.16 FT; TH S 10°07'39" E 88.12 FT; TH S 55°07'39" E 129.63 FT; TH N 79°52'21" E 94.35 FT; TH S 35°40'02" E 47.30 FT; TH S 61°52'36" E 311.67 FT; TH S 47°13'14" E 268.07 FT; TH S 02°06'34" E 136.35 FT; TH S 07°54'15" W 981.02 FT; TH S 78°26'39" W 434.39 FT; TH S 50°24'02" W 516.40 FT; TH S 06°30'52" E 1015.13 FT TO A PT ON THE WASATCH-SUMMIT COUNTY LINE & ON THE BOUNDARY LINE OF THE FLAGSTAFF MOUNTAIN RESORT ANNEXATION PLAT; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE & OF RECORD IN THE OFFICE OF THE RECORDER SUMMIT COUNTY UTAH; TH ALONG THE ANNEXATION PLAT BOUNDARY THE FOLLOWING TWENTY-EIGHT (28) COURSES & THE WASATCH-SUMMIT COUNTY LINE THE FOLLOWING TEN (10) COURSES: 1) N 59°43'30" W 677.04 FT TO COUNTY LINE PT 2338; TH 2) S 79°07'30" W 494.73 FT TO COUNTY LINE PT 80; TH 3) N 70°28'30" W 339.90 FT TO COUNTY LINE PT 81; TH 4) N 60°14'30" W 550.10 FT TO COUNTY LINE PT 82 & TRIANGULATION PT 2339; TH 5) N 64°07'00" W 727.60 FT TO COUNTY LINE PT 83; TH 6) S 77°44'00" W 966.80 FT TO COUNTY LINE PT 85; TH 7) N 77°28'00" W 161.00 FT TO A COUNTY LINE PT & TRIANGULATION PT 2340 WH IS ALSO JUDGE TRIANGULATION PT Q; TH 8) S 85°36'00" W 219.10 FT TO COUNTY LINE PT 86; TH 9) N 46°44'00" W 384.70 FT TO COUNTY LINE PT 87; TH 10) N 34°37'00" W 1077.30 FT M/L TO COUNTY LINE PT 2343 & TO A PT ON THE DEMARCATION LINE BETWEEN THE PARK CITY SKI AREA & THE DEER VALLEY RESORT; TH ALONG SD DEMARCATION LINE N 44°09'00" E 1236.63 FT; TH N 35°07'44" E 548.54 FT; TH N 37°33'27" E 779.84 FT; TH N 49°33'13" E 616.72 FT; TH N 71°34'40" E 644.26 FT; TH N 30°09'00" E 354.14 FT; TH N 20°48'44" E 698.02 FT; TH N 10°48'36" E 569.75 FT; TH N 23°55'00" E 604.00 FT; TH N 87°35'00" E 778.00 FT; TH N 77°17'18" E 735.40 FT; TH N 82°14'00" E 672.44 FT M/L TO A PT ON THE W'LY BOUNDARY LINE OF THE "ANCHOR TUNNEL PORTAL MINING RESERVATION" SD PT BEING N 39°17'38" E 942.39 FT M/L (N 39°21'57" E 945.50 FT ACTUAL) FROM THE SW COR OF SEC 21 T2SR4E SLBM SD PT ALSO LYING ALONG THE RIDGE LINE BETWEEN EMPIRE CANYON & WALKER & WEBSTER GULCH; TH ALONG SD RIDGELINE THE FOLLOWING SIX (6) COURSES: 1) N 64°44'13" E 136.79 FT; TH 2) N 67°45'58" E 149.28 FT; TH 3) N 81°11'10" E 122.88 FT; TH 4) N 77°19'44" E 85.84 FT; TH 5) N 77°48'30" E 79.25 FT; TH 6) N 86°11'16" E 94.42 FT; TH S 32°52'26" E 223.47 FT; TH S 69°09'13" E 102.23 FT; TH N 67°07'06" E 155.24 FT; TH N 04°25'53" E 132.87 FT; TH N 40°33'53" E 119.12 FT; TH N 76°50'53" E 73.80 FT; TH N 58°12'04" E 367.31 FT; TH S 60°36'00" E 292.85 FT; TH S 37°37'22" E 197.63 FT; TH S 56°34'49" W 512.21 FT; TH S 16°53'53" E 594.40 FT; TH S 25°28'58" W 970.31 FT; TH N 81°04'17" W 419.72 FT; TH N 02°53'37" W 404.59 FT; TH N 86°31'59" W 351.13 FT; TH S 59°54'31" W 564.66 FT; TH S 25°58'38" W 776.89 FT TO THE PT OF BEG CONT 542.17 AC (LESS 6.81 AC M/L DUTCHMAN LODGE #3008) (LESS 2.37 AC M/L MARSAC LODGE LOT 61) (LESS 2.53 AC EMPIRE VILLAGE SUB DIVISION PARCEL B-2) BAL 530.46 AC M/L



MINES AND MINING.

The Incorporation of the Jupiter Mining Co.—The Roaring Lion Leased

Continued Improvement in the Woodside Operations at the Apex

Good News from the Anchor and Alliance—The Week's Shipments

One of the most important occurrences in local mining circles this season is the recent incorporation of the Jupiter Mining company of Utah on the laws of Iowa. The principal office of the company is at Council Bluffs Iowa with a branch office in Park City. The capitalization is \$1,000,000 divided into 100,000 shares of the par value of \$2 each. It is assessable but the maximum assessment shall not exceed 5 cents a share and shall not be levied oftener than once in three months. Geo. I. Wright of Council Bluffs Iowa is the president of the new company. Chas. L. Street of Park City Utah is vice president agent and general manager. W. Moore is treasurer and W. Biedentopf also of Council Bluffs is secretary and these officers together with A. I. Walker, C. Phillips, A. F. Howell and Captain H. Hight of Council Bluffs and H. L. Henry of Three Rivers Michigan form the board of directors who are to hold office until the next annual election. All the stock has been subscribed and paid for and among the foregoing and some St. Louis men the stock is owned chiefly. There is a pretty well filled treasury which will be kept in good condition by levying assessments for providing means for carrying on developments at the company's property until it becomes a paying mine. The company's property consists of the following mining claims situated up toward the head of Thayne's canyon in Utah mining district. The Jupiter, Liberty, General Dodge, Broadway, Nellie, S. Pink, Iraction King, William, Hookah, Otutuwa, Belmont, Queen of the Hills, Montana, Rosecamp, H. K. D. and Malachite making three distinct groups the principal of which is the old Jupiter group. The Jupiter property was formerly owned by the Link Mining and Milling company but was sold by the U. S. Marshal to satisfy a judgment in favor of Chas. L. Street and this move is practically a reorganization of the old company but the new company owns the two additional groups viz the Belmont and the Rosecamp.

THE PROPERTY ELIGIBLY LOCATED

Park Record, 9/27/1890

THE JUPITER MINE.

The Ledge is Out After Tunneling 827 Feet and Shows Indications of a Mine

Mike Fitzgerald Sells His Interest in the Tramway Nos. 1 and 2 Mining Claims

A Column of Interesting Notes from All Parts of This Great Camp

Mike Fitzgerald sold this week his one half interest in the Tramway Nos. 1 and 2 mining claims on the west side of Nigger hollow to Salt Lake parties for the sum of \$3000. The new owners will commence active developments on the ground which is all patented as early in the spring as possible. The other half of the ground is owned by Martin McGrath.

THE JOURNAL

The Jupiter has been closed down for the winter after a most successful seasons run. The lower tunnel was driven until it has reached a total of 827 feet a large portion of the ground being about the hardest rock ever encountered in this camp. At a point 827 feet from the mouth the large fissure vein was encountered and cross cut and found to be 28 feet wide filled with low grade ore and fine looking vein matter. The tunnel cut the vein to the southwest of the known ore chutes in the upper works and pay ore was not expected until the vein had been drifted on quite a distance. C. L. Street the manager had run a drift on the vein about 65 feet keeping next the hanging wall when he got orders by telegraph to close down. A heavy flow of water was encountered on the hanging wall side of the vein which is a good sign in that section. The Jupiter comprises seventeen claims all patented and is undoubtedly on the Crescent vein and next summer will join the ranks of Park City's heavy shippers.

Park Record, 12/26/1891

"Won't Retire," S. L. Miner Affirms At 90

His 90th birthday celebration over, Charles E. Street, 1340-9th East, Tuesday, found himself enveloped in a state of normal solitude, says Wednesday's Salt Lake Tribune.

Again his fingers were stained from typewriter ribbon ink as he pored over his numerous mining interests and his Salt Lake Tribune was on his desk—as it has been the past 75 years.

"I am not retired and I never will

be," the rugged individualist declared.

He is owner, president and manager of Hampton Mining Co., Ely Gibraltar Mining Co. and a recently opened lead mine in McGill, Nevada, in addition to several others.

At one time Mr. Street was eighth largest interest holder in Silver King Coalition Mines, Park City and formerly was affiliated with Jupiter Mining Co. there.

Distinction also is his as a member of Utah lodge No. 1, International Order of Odd Fellows the past 67 years. He holds the longest membership.

Mr. Street has written a comprehensive study of the Park City mining district. Many years ago he worked as a correspondent for The Tribune and The Park Record.

He was born June 25, 1859, in Ottumwa, Ia. His father, John L. Street, was Park City postmaster a number of years and a member of the Salt Lake bar. His mother was the former Ann Eliza Inskepp.

"Although I don't say 'you all' eat hominy gits or have a mint julep in my hand, I still come from a solid Virginia ancestry—150 years of them before me," he declared. Mr. Street recalls that his grandfather, Gen. Street, captured the Indian chief Blackhawk and fought in the wars by that name.

His sister, Mrs. Charles M. Fehr, 23 years younger than Mr. Street, resides in Salt Lake City. He also is the father of five daughters, Miss Ethel Street, and Mrs. E. C. McGarry, Salt Lake City; Mrs. Fred H. Burton and Mrs. J. D. Alexander, Oakland, Cal., and Mrs. Charles W. Stewart, Panama Canal zone.

He celebrated his birthday anniversary last Sunday at the home of daughter, Mrs. McGarry.

Park Record, 6/30/1949

Early Mining Man Dies Of Heart Ills

Charles Edwin Street, 91, one-time mining leader and reportedly the oldest member of Independent Order of Odd Fellows in Utah, died of a heart ailment Friday at 5:30 p.m. in a Salt Lake hospital.

Mr. Street, who began his career in the 1800s, was acting secretary of three mines, the Hampton at Stockton, Tooele county; the Ely-Gibraltar, Ely, Nevada, and Great Buffalo mine in Box Elder county. He resided at 1408-9th East.

He was born in Ottumwa, Ia., June 25, 1859, a son of John Lloyd and Anna Inskepp Street, and moved to Utah from Helena, Montana, when he was 15. In 1875, he moved to Park City.

Mr. Street was owner of the Jupiter mine which he sold to Silver King Coalition Mining Co., and developed other mines in Utah and Nevada territory.

He was active in I. O. O. F. and was a member for 88 years.

He married Agnes R. Gillespie in Park City in 1892. She died in 1938.

Survivors include a son, Motford G. Street, Salt Lake City; Mrs. June S. Burton and Mrs. Margaret S. Alexander, Oakland, California, and Mrs. Edwinia S. Stewart, Panama Canal Zone; a sister, Mrs. Charles N. Fehr, Salt Lake City; a grandson and two granddaughters.

Funeral services were conducted Monday at 1 p.m. by Dr. Robert D. Steele, president of Westminster College. Graveside rites at Mt. Olivet cemetery were conducted by the Salt Lake I. O. O. F. lodge.

Park Record, 6/14/1951



Jupiter Mine Ore Bin and Tailings Dump, view from south, 2009 (photo: Preservation Solutions)



Jupiter Mine Ore Bin, northeast elevation, 2009 (photo: Preservation Solutions)
HPB Packet 11.7.18



Jupiter Mine Ore Bin, north oblique, 2009 (photo: Preservation Solutions)



Jupiter Mine Ore Bin, north northwest elevation, 2009 (photo: Preservation Solutions)



Jupiter Mine Ore Bin, southeast elevation, 2009 (photo: Preservation Solutions)



Jupiter Mine Lower Shaft Entrance, northwest elevation, 2009 (photo: Preservation Solutions)



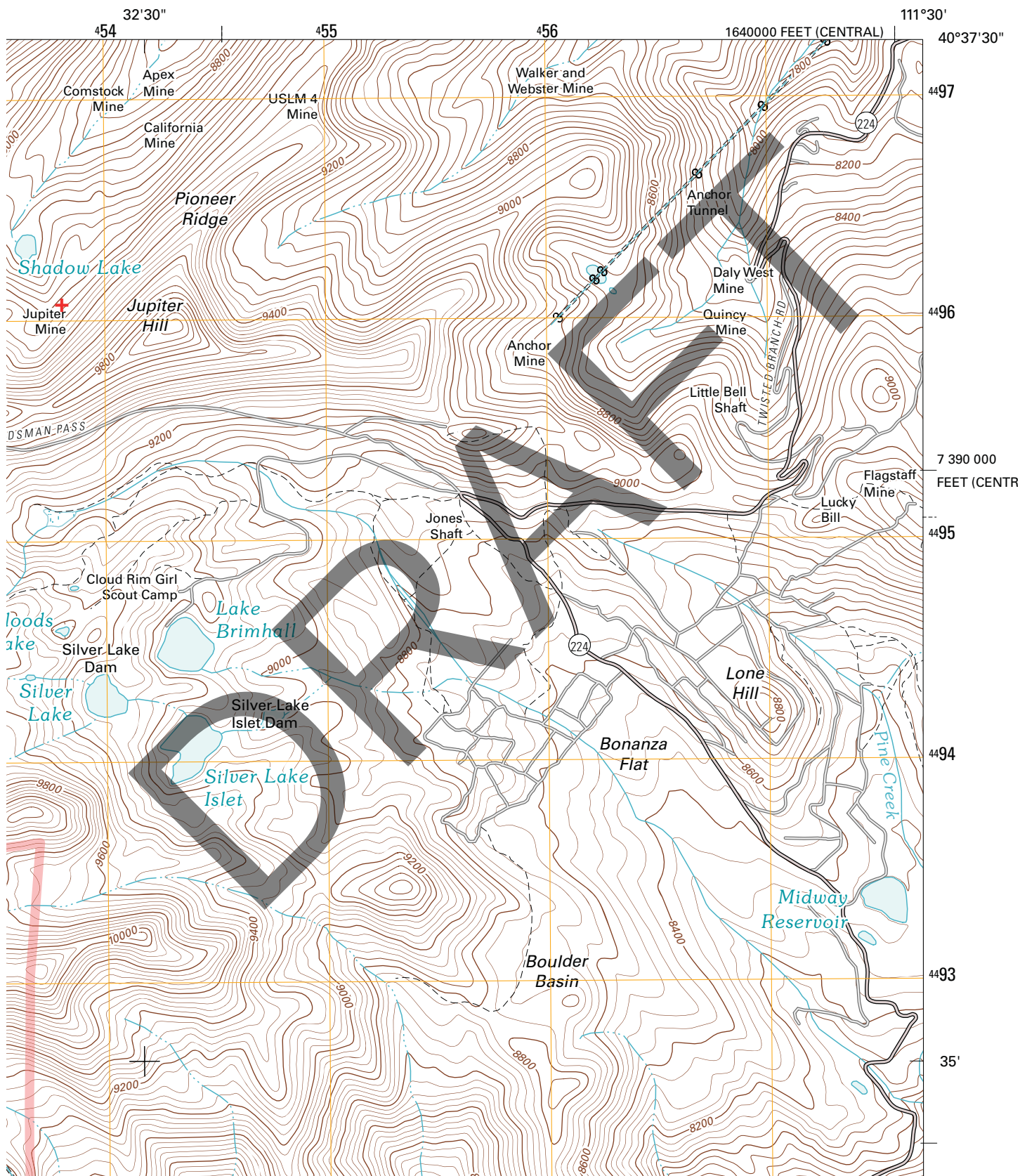
Jupiter Mine Lower Shaft Entrance, northwest elevation, 1999 (photo: Sandra Morrison)



Jupiter Mine Ore Bin, south oblique, 1999 (photo: Sandra Morrison)
HPB Packet 11.7.18



BRIGHTON QUADRANGLE
UTAH
7.5-MINUTE SERIES



ALLIANCE MINE SITE

Park City Historical Society & FSMMH



CHANGE HOUSE

Constructed in 1907, the concrete and steel framed Change House has seen the most graffiti. Graffiti covered the building inside and out. Ramps and jumps were constructed of concrete and historic artifacts salvaged from the site. The volunteers focused their attention on this building and removed much of the graffiti and debris.



OFFICE

This building is one of the oldest buildings in Park City, built in 1890. The wood, single-wall building has suffered from decades of deferred maintenance. At some point, the front porch was removed, leaving only ghost lines of the hip-roof that it once had. More recently, the wood siding and decking materials have been pulled away and used for camp fires. This past summer, the building was a victim of vandalism with new graffiti appearing on the walls.





POWER HOUSE

Constructed in 1907, this concrete building was used as a power house or possibly a pump house for the mine. In the last two summers, the interior of the structure has been hit especially hard with new graffiti. Because it is on the board form concrete, staff and volunteers have been deliberating over the best method to remove the paint.



CLEAN UP DAY

On August 8, 2018 volunteers from the Park City Museum, including the Friends of the Ski Mountain Mining History committee, and Mountain Trails worked together to remove graffiti from the metal siding of the Alliance Change House.

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Alliance Tunnel Complex**

Address: **n/a**

Twship **2S** Range **4E** Section: **21**

City, County: **Park City, Summit, Utah**

UTM: **12T 0457278mE 4497447mN**

Current Owner Name: **United Park City Mines Co.**

USGS Map Name & Date: **Park City West**

Current Owner Address: **PO Box 4349**

Quad/2011

Park City, UT 84060-4581

Tax Number: **PCA-S-98-PCMR**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category

☒ building(s)
☐ structure
☐ site
☐ object

Evaluation

☒ eligible/contributing
☐ ineligible/non-contributing
☐ out-of-period

Use

Original Use: **industrial/multiple dwelling**

Current Use: **not in use**

3 DOCUMENTATION

Photos: Dates

☒ digital: **2016 (26)**
☒ prints: **2008 (13)**
☒ historic: **c. 1900**

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title
☐ tax card & photo
☐ building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☐ census records
☐ biographical encyclopedias
☒ newspapers

☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☐ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☐ other:

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: other style / various types (see below) No. Stories: 1

Foundation Material: concrete Wall Material(s): drop wood siding

Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☒ none ☐ minor ☐ major (describe below)

Number of associated outbuildings 3 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The Alliance Tunnel Complex consists of three buildings located at the intersection of Walker and Webster Gulch and Empire Canyon, about a mile southwest of Main Street Park City. Unlike many of the other abandoned mining sites, the Alliance Tunnel Complex is not in the current boundary of any ski resorts, as it sits below Deer Valley Resort's acreage in Empire Canyon. The remaining complex contains three buildings: an office-dwelling, a change room, and a power house.

Alliance Tunnel office-dwelling

This house and office is the earliest remaining building of the three, having been built in 1890:

"The one-story frame structure reflects the typical construction and stylistic elements found in residential dwellings built during the mining boom era (1869-1929). The house is a double cell type with a moderately pitched side gable roof. The roof is sheathed in metal panels, but was originally sheathed in wood shingles. The exterior is the drop-novelty siding typically used on Park City homes of this era. The double cell house type accommodates its use as a side-by-side office and dwelling as was indicated on the 1900 Sanborn Insurance map. Double cell houses often have symmetrically arranged window openings, but this structure includes both single and paired windows asymmetrically placed on the primary façade. The windows that remain suggest that either one-over-one or two-over-two double-hung sash type windows were used. The window trim is simple and includes crowned pediments above each window and door. The doors appear to have been panel with upper lights surrounded by simple trim and transoms. A dropped, hipped-roof, full-width porch original to the house has been lost, but a few of the deteriorated porch floor elements remain. The original structure was extended to the east between 1900 and 1907. The building is in poor condition."

The condition of the office-dwelling has not changed significantly since the 2009 study. While the building has been abandoned for decades, the original materials (including siding, wall paper, and flooring) and remaining essential visual elements provide an important historical record of the role of the site in the larger context of the bygone Park City mining era.

Alliance Tunnel change room (aka "mine shed")

This structure was built in 1907 during a prosperous time in the history of the Alliance Tunnel, shortly after it became part of the Silver King Coalition (see history below). From the 2009 Preservation Solutions study:

"The large shed building is constructed of concrete and steel frame sheathed in corrugated and stamped metal roofing and siding. The roof appears to have been reconstructed and resheathed fairly recently. The building is in fair condition and full of mining era debris and equipment—core samples, circular hand-washing sink, and various parts of large industrial equipment."

The change room is generally in the same condition as in 2009, except for a large amount of graffiti that has been applied to both the exterior and interior. While the building has been abandoned for decades and vandalized, the original materials and remaining essential visual elements provide an important historical record of the role of the site in the larger context of the bygone Park City mining era.

Alliance Tunnel pump house

This structure was built around 1907 to house an electric pump that was capable of pumping 430 gallons per minute of water northwest at 250 pounds of pressure uphill to the Silver King Coalition plant in Woodside Gulch. As described by Preservation Solutions:

"The one-story concrete and stucco building is square in plan with a moderately pitched gable roof. The main entrance is located on the gable end facing southwest and is flanked by two-over-two double-hung sash type windows. The window openings include projecting concrete sills and simple concrete pediments and are covered by vertical steel security bars. The building is in poor condition. The structure is altered because of abandonment and deterioration rather than incompatible additions or development. Some projections that appear on the 1929 Sanborn Insurance map have been removed and the roof has partially collapsed or is missing."

The condition of the pump house has not changed significantly since the 2009 study. While the building has been abandoned for decades, the original materials and remaining essential visual elements provide an important historical record of the role of the site in the larger context of the bygone Park City mining era.

Site

The c. 1900 photograph shows the complex sitting west of large tailings pile at the mouth of Walker and Webster Gulch, which has since eroded somewhat into Empire Canyon. Deforested in order to construct the complex and for use of the lumber, some vegetation has begun to reclaim the area surrounding the complex, but it remains largely barren. The Alliance Tunnel opening itself has been abandoned and demolished.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1895-c. 1907**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape Architecture	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Law	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Literature	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Maritime History	☒ Other: Mining
☐ Community Planning & Development	☐ Health/Medicine	☐ Military	
☐ Conservation		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The industrial history of this site began in 1889 when the Alliance Mining Company elected to build a tunnel from their mine to the mouth of Walker and Webster Gulch that would both drain water and act as a work tunnel for mining exploration. As described by the *Park Record*, "The proposed tunnel will start from the Massachusetts hoisting works [on a ridge just south of the change room] and will run on a line with Walker & Webster gulch to the Sampson shaft, a distance of between 4500 and 5000 feet."¹ The tunnel was imperative to "prospect and drain a vast area of ground known to be fertile in ore and will open up for profitable development the Alliance property, whose ore bodies lie deep and in wet ground."² Grading for the support buildings at the mouth of the tunnel began in April 1889, and a handful of buildings were constructed in time for the 1889 Sanborn Map.³ In August 1890, the *Park Record* announced, "John Judge, who is running the Alliance company's 4590 foot tunnel expects to have his contract completed practically tomorrow evening and after that the company will take charge of the work."⁴ A "new office building," referred to as the office-dwelling was built at this time as well.

The tunnel was used both for prospecting and for drainage. Discharged water was held in reservoirs in lower Empire Canyon and used as domestic water in Park City. The Silver King Mining Company purchased the Alliance Mining Company around 1903, at which time some of the water discharge from the tunnel was siphoned to the Silver King plant in Woodside Gulch, the next canyon to the north of Walker and Webster Gulch. The discreet companies were consolidated under the Silver King Coalition when that enterprise began in 1907.

The establishment of the Silver King Coalition brought about changes for this site, beginning with the construction of the existing "mine shed." The *Park Record* described the new structure as:

"60x70 overall and the main feature of the building is the change-room, which when completed will be the most light, airy and complete of any in the camp. The room is 27x70 feet and will be fitted up in splendid shape with a sink and shower bath, while a little later on several baths will be put in and other improvements made which will add to the convenience and comfort of the employees. The stables, blacksmith, machine and carpenter shops are all handily located at the tunnel mouth and every effort is being made to make the entire plant good substantial."⁵

The tunnel had 50 employees at the time of the change room construction, which increased after an air compressor plant was installed at that time (pneumatic mining equipment). Power to the new building was supplied by a series of 50-horse-power coal boilers on site.

The pump house was added at some point between 1907 and 1910 and furnished with a 350 gallon-per-minute triplex pump to supply water to the Silver King plant in Woodside Gulch for the wet concentration processing of ore. This pumping system

¹ "Another Tunnel," *Park Record*, March 30, 1889.

² Ibid.

³ "Woodside Bonanza," *Park Record*, April 13, 1889.

⁴ "Mining Matters," *Park Record*, August 16, 1890.

⁵ "Mining Matters," *Park Record*, August 14, 1907.

had been upgraded by 1910, when the *Park Record* announced, “The Alliance adit[tion] flows 1200 gallons of water per minute, and the pumping plant at the portal, which delivers part of this volume to the [Silver King] concentrating mill, now has a Worthington, four-stage, centrifugal pump, direct connected to an electrical motor, General Electric make, the lift being 450 feet.”⁶

The Silver King Coalition used the property throughout the twentieth century. The mines were productive until the 1950s. Silver King Coalition merged with Park Utah Consolidated Mines Company in 1953 and formally became the United Park City Mines Company on May 13, 1953. While the complex is no longer used to handle water and mining support buildings, it is still owned by United Park City Mines Company.

DRAFT

⁶ “Mining Matters,” *Park Record*, October 15, 1910.



Alliance Tunnel Site. Office-Dwelling left foreground. Change room right foreground. Pump house center background. From west. July 2016.



Alliance Tunnel office-dwelling. From northwest. July 2016.



Alliance Tunnel office-dwelling. From west. July 2016.



Alliance Tunnel office-dwelling. From southwest. July 2016.



Alliance Tunnel office-dwelling. From east. July 2016.



Alliance Tunnel office-dwelling interior. From south exterior. July 2016.



Alliance Tunnel office-dwelling interior. From south exterior. July 2016.



Alliance Tunnel change room. From northeast. July 2016.



Alliance Tunnel change room. From east. July 2016.



Alliance Tunnel change room. From southeast. July 2016.



Alliance Tunnel change room. From south. July 2016.



Alliance Tunnel change room interior. From east exterior. July 2016.



Alliance Tunnel change room interior. From east exterior. July 2016.



Alliance Tunnel change room interior. From west exterior. July 2016.



Alliance Tunnel change room interior, detail of mining debris. From west exterior. July 2016.



Alliance Tunnel change room interior, detail of mining debris. From west exterior. July 2016.



Alliance Tunnel pump house. From east. July 2016.



Alliance Tunnel pump house. From southeast. July 2016.



Alliance Tunnel pump house. From south. July 2016.



Alliance Tunnel pump house. From southwest. July 2016.



Alliance Tunnel pump house. From west. July 2016.



Alliance Tunnel pump house, ceiling detail. From southwest exterior. July 2016.



Alliance Tunnel pump house, former water main detail. From southwest exterior. July 2016.



Alliance Tunnel pump house, floor detail. From southwest exterior. July 2016.



Alliance Tunnel site, former tunnel entrance location. From east. July 2016.

Legal Description (include acreage): **THAT PORTION OF THE FOLLOWING DESC MINING CLAIMS LYING WITHIN THE PCRM ANNEXATION RECORDED AS ENTRY #806101 CONT 2819.00 AC: 20TH CENTURY 4648, 20TH CENTURY #1 4649, 20TH CENTURY #2 4650, 20TH CENTURY #3 4651, 20TH CENTURY #4 4650, A GARFIELD 261, ACCIDENTIAL 4765, ACE OF DIAMONDS 4245, ACE OF DIAMONDS 5453 AMENDED, ADDENDA 384A, AETNA 196, ALBION 251, ALTA 527 (AM), AMERICAN FLAG 95, ANACONDA LODE #3 4850, ANDES 717, ANNA 6159, ANNA MARIE 4861, ANTELOPE 268, ANTIETAM 721, APE 421, APEX 5587, APPENDIX 4487, APPOLO 426, ARMS 259, ARTHUR 690, ARTIC 3502, ASPEN 5591, ATLANTA 4850, AUGUSTA 122, AURORA 298, AUTUNMAL 89 (AM), AX 6902, BABY 127, BALLMAN 205, BALTIMORE 536, BELL 6279, BELL MONT 284, BELLONITE LODE 7150, BELMONT 4850, BERLIN 721, BIBLE BACK 177, BIRD 422, BIZAINE 731, BLACK BEAR 209, BLACK BIRD MC 4846, BLACK HAWK 208, BLACK HORSE 4846, BLOCK 6211, BOSS 126, BOULANGER 731, BRAVE COLUMBIA 214, BROADWAY 223, BROADWAY FRACTION 4867, BRUSER 275, BRYAN 6209, BUCK EYE EX 250, BUCKEY 41, BULL RUN 721, BUNKER HILL 731, CALHOON 723, CALIFORNIA 4245, CAPTAIN 3041, CASH BOX 6210, CAVE 75, CELESTE 74, CENTAUR 210, CENTENNIAL LODGE 85, CENTRAL HILL 670, CHALLENGER 72, CHAMPION 186, CHAMPION 4850, CHAMPION FRACTION 4866, CHANCE 668, CHAPMAN 280 (AM), CHECK 7149, CHIEF OF THE PARK 91, CICERO 723, CLARA DAVIS 51, CLAY 723, CLEVELAND 427, CLIFF 5312, CLIMAX 174 (AM), COIN 3115, COLUMBUS 4640, COME AT LAST 199, COMSTOCK 207, CONFIDENCE 5099, CONGRESS 187, CONKLING 689, CONSOLIDATED 304, CONSTITUTION 215, CONTACT 70, CONVENTION 3116, COPPER 5453, CORNER STONE 452, CORR 73, CORTEZ 5591, COSTE 7151, CRICKET 6781, CROESUS 5316, CROWN POINT 530 (AM),**

CROWN PRINCE 263, CUMBERLAND 666, CUMBERLAND 216, CUSTER 728 (AM), CUSTER #2 4850, DANIEL O'CONNEL 92, DARK HORSE 189, DARWIN 6278, DAYLIGHT 270, DE SOTO 188, DEAD EASY #1 5591, DEAD EASY #2 5591, DELAWARE #1 660, DELAWARE #2 661, DELAWARE #3 660, DELORES #1 6208, DELORES #2 6208, DELTA 723, DELWARE 665, DEUCE 5915, DISAPPOINTMENT 276, DISPUTE 533, DOLPHIN 389, DR W F SMITH 225 (AM), ECLIPSE 6901, EGYPT 418, ELDORADO 113, ELDORADO #2 3055, ELECTRIC LIGHT 730, EMLY 698, EMMA JANE 98, EMPIRE 297, ENGINEER 3441, EQUINCTIAL 642, ESTER HALE 565, ETHEL 6859, EUREKA 104, EUREKA 663 (AM), EUROPE 101 (AM), EVENING STAR 4853, EVERGREEN 701, FAIRBANKS AMD 5364, FAIRBANKS FRACTION 5364, FAIRVIEW 106, FALLON 179, FIELD 6279, FITZ 7148, FOREST ROCK 5057, FRACTION 713, FRACTION 4862, FRACTION 5058, FRACTION 5587, FRACTIONS 728 (AM), FRANCIS 4859, FRASER 6156, FREIJA 3131, FRONTIER 307 MC, GALILEO 6280, GAMBETTA 731, GARELLE 269, GENERAL DODGE 222, GENERAL NORTON 4970, GEORGEANNA #1 460, GEORGEANNA #2 461, GEORGEANNA #3 462, GEORGEANNE #4 463, GETTYSBURG 731, GIMLET 5639, GLACIER 3500, GOLD WEDGE 5453, GOLDEN GATE 722, GOLDENROD 5591, GRAND PRIZE 90, HAMLET 435, HAMMONDVILLE 605, HANAUER 6782, HANNA 218, HATTY GREENE #1 466, HATTY GREENE #3 468, HECLA 197, HENDRICKS 428, HERAT #2 413, HERSCHEL 6277, HIDDEN TREASURE 116, HIGH CARD #1 5591, HIGH CARD #2 5591, HIGH CARD #3 5591, HIRMET #2 464, HIRMET #3 465, HONEST LOCATION, HONEST #2 LOCATION, HOPE 260, HOPE 299, HOUSATONIC 535, HOYT 253, HUNTER 521, HURON 699, HUXLEY 6278, IAGO 434, ICE BERG 3501, IDA BELLE 185, IDAHO 4158, ILLINOIS 233, INDEPENDENCE 4246, INDEX 3049, INDIA 417, INDIANA 4760, INTERVENTION 308, IRON HORSE 110 (AM), JAMES A GARFIELD 236, JEANETTE #2 162, JENNIE POWERS 65, JENNIE LIND 708, JONES 4677, JOURNAL 248, JUBITER 128 (AM), JUNE BUG #4 5140, JUNE BUG #1 5140, JUNE BUG #2 5140, JUNE BUG #3 5140, JUNE BUG #5 5140, KAS 5639, KENNE 252, KENNEDY 522, KENTUCKY #4 622, KEOKUK 285, KEY STONE 469, KEYSTONE 388, KID CARSON #2 198, KING 4970, KING CON #1 6858, KING EXTENSION 728 (AM), KING WILLIAM 129, KITE 6045, LADIES DRUM #1 609, LADIES DRUM #2 610, LADIES DRUM #3 611, LAIRD 3118, LAKE SHORE #1 441, LAKE SHORE #2 457, LAKE SHORE #3 458, LAKE SHORE #4 459, LAST CHANCE #1 5591, LEGAL TENDER 3503, LIBERTY 279, LIEFF ERIKSON 3244, LINCOLN 191, LINK 714, LITTLE BILLEE 3117, LITTLE PITTSBURG 470, LOCKPORT 538, LODE LINE 3303, LODI 721, LONE TREE 120, LOOKOUT 667, LOUIE 4992, LOYAL LEAGUE 548, LUCKY 443 (AM), LUCKY BOY 529, LUCKY JOHN 156 AMD, MC 363, MJ FRACTION 4862, MADRID 721, MAGNET 537, MAGNOLIA 109, MAID OF ERIN 647, MALACHITE 281, MANHATTAN 117, MANHATTAN #2 3050, MARCH 5453, MARCONI 6276, MARIE 4744, MARIE 5141, MARJORIE 641, MARSAC 61 AM, MARY FRACTION 6705, MARY JANE 4850, MAT & PAT 311, MATCHLESS 702, MATILDA 4959, MAUD H 585, MAY FLOWER #4 615, MAY FLOWER #5 616, MAY FLOWER #7, 607, MAYFLOWER #1 612, MAYFLOWER #2 613, MAYFLOWER #3 614, MAYFLOWER #6 617, MAYFLOWER #8 618, MCCARTY #1 4970, MCCARTY #2 4970, MCKAY 71, MENO #6 378, MINERAL SPRING 526 (AM), MINERS DELIGHT 4970, MINNESOTA 703, MINNESOTA 48 (AM), MINNESOTA EXTENSION 76, MINNIE KESEL 438, MINNOW 654, MISSOURI 272, MITE 6780, MOCKING BIRD 4970, MONITER 719, MONROE DOCTRINE 217, MONT CENIS 534 (AM), MONTANA 283, MONTEZUMA 115, MONZA 721, MORNING STAR 143, MORSE 6279, MOUNT BLANC 721 (AM), MOUNT HOPE 4850, MOUNTAIN BELL 531 (AM), MOUNTAIN SPRING 339, MULKAHY 194, NAPOLEON 731, NATHAN 71, NEEDLE 5056, NELLIE 712, NELSON 3100, NERO 192, NERO 589, NETTIE 266, NEVADA 601, NEW FOUND TREASURE 240, NEW YORK LODE #3 4850, NEWPORT #1 731, NEWPORT #2 731, NEWPORT #3 731, NEWTON 6277, NEY 731, NIAGARA 700, NINETY NINE 4742, NORTH POLE 600,

NORTH STAR 444, NORTHLAND 599, NOTCH 3437, O'BRIAN 50 (AM), OCCIDENT 69, OCEAN WAVE 387 (AM), ODIN MINE 5322, OHIO 277, OLD JUDGE 246, OLDHAM 4970, OPHILIA 436, ORIENT 68, ORLANDO 587, ORO 588, OSSIAM 99, OTHELLO 433, OTTUMWA 716, OUTLET 3075, PARK CITY 669, PARROTT 502, PARK VIEW #2 3058, PASS 6941, PAT CASEY 249, PAVIA 731, PAY ROCK 341, PAY ROCK #2 342, PEARL 723, PELICAN 492 (AM), PHOENIX 211, PIKES PEAK 721, PINE GROVE 5055, PINTO 3045, PINYON & PINYON EXT 42, PIONEER 44, PIONEER EXTENSION #3 3306, PIQUE #2 4741, PIQUE #3 4742, PIRATE KING 580, PLUTUS 267, POCKET BOOK 5843, POLYGON 723, PONTICA 581, POTSI 3304, PRINCE OSCAR OF SWEDEN 76, PROGES 306, PROTECTION 3074 (AM), PURITAN CITY 471, QUEEN 3438, QUEEN OF THE HILLS 4970, QUEEN OF THE HILLS 282, RKD 287, RACINE 234, REBELLION 193 (AM), RED CLOUD 528, RED FOX 212, REGULATOR 303, RELIANCE 6906, REMNANT 6182, REVENUE 107, RICHMOND 731, ROARING LION 183 (AM), ROCK COMFORT 4854, ROSCAMP 286, ROSE BUD 406, RUSSIAN BEAR 309, SALIENT 6659, SAMPSON 88, SAMPSON #2 89, SAMUEL 178, SAN FRANCISCO 6158, SAN JOAQUIN 257, SAN PEDRO 6029, SANTIAGO 721, SEA FOAM 407, SECOND 6155, SELDOM SEEN #1 5591, SELDOM SEEN #10 5591, SELDOM SEEN #2 5591, SELDOM SEEN #3 5591, SELDOM SEEN #4 5591, SELDOM SEEN #5 5591, SELDOM SEEN #6 5591, SELDOM SEEN #7 5591, SELDOM SEEN #8 5591, SELDOM SEEN #9 5591, SENATE 235, SEPARATOR 6903, SHAMUS O'BRIAN 195, SHERIDAN 637, SHORT LINE 343, SHOW ME 6157, SHURTLEFF 523, SILVER CLOUD #2 5123, SILVER HILL #4 4850, SILVER KEY 247, SILVER KING #1 656, SILVER KING #2 657, SILVER KING #3 658, SILVER KING #4 659, SILVER QUEEN 77, SILVER RINK 91, SILVER TREASURE 66, SITKA 721, SLAP JACK #1 5591, SLAP JACK #2 5591, SNAP 6487, SNOW SLIDE 3305, SNYDER 5629, SOLID MULDOON 131, SPRING 664, SPRING 445 (AM), SPRING CLAIM #6 4850, SQUARE DEAL 6048, ST LOUIS 108, STANDARD 305, STARLIGHT 3069, STOCKE 176, STORM KING 408, STUART 213, SUMMIT 329, SUMMIT EXTENSION 4959, SUNLIGHT 3070, SVENGALI 3439, SWEDEN 586, TJ POUND 524, TAFT FRACTION 6046, TALLON 6344, TEDDY BEARS 5914, THAYNE 163, THIERS 731, THUNDER FRACTION 5764, TIDAL WAVE 142, TIGUR 230, TIKO 5591, TIP TOP 312, TOGO 6122, TOULON 721, TRESTLE 644, TREY 6030, TRIANGLE 224, TRIBUNE 525 (AM), TRILBY 3436, TYRONE 289, UJ WENNER 274, US 715, UINTAH 3040, UNA 3056, UNION FRACTION 672, UNITED MINE 92, URAL 732, UTAH CENTRAL 3205, VALPARIASO 3048, VERMONT 105, VERNAL 731, VESUVIUS 726, VICKSBURG 731, VICTORIA 432, VOLUNTEER #2 606, WALKER AND WALKER EXT 40, WAR EAGLE #2 442 (AM), WARSAW 721, WASHATCH 86, WATER WITCH 5121, WATERLOO 731, WEBSTER 723, WEST ONTARIO #3 455, WEST ONTARIO #1 453, WEST ONTARIO #2 454, WEST ONTARIO #4 456, WEYMOUTH 4846, WHALE 608, WHIPPLE WILL 4970, WHITE BEAR 310, WHITE HAWK 4245, WHITE HORSE 5074, WHITE ROCKS 5453, WHITFORD MS 57, WILD BOB 184 (AM) WILD ROVER 200, WILD WEST #2 69 (AM), WILFLEY 6275, WOLF 3796, WOLVERINE 232, WOODBINE 114, WOODBINE #2 3051, ZACK CHANDLER 190, ZEBRA 723, ZENDA 3440, ZEPHER 439, ZONE 6688 (LESS 7.60 AC PCA-29-A) (LESS 0.07 AC PCA-29-B) (LESS 6.90 AC PCA-29-C) (LESS 15.79 AC PCA-29-D) (LESS 240.10 AC PCA-30-A) (LESS 10.00 AC PCA-30-C) (LESS 0.21 AC PCA-30-G) (LESS PCA-58-IMP-1) (LESS PCA-58-IMP-3) (LESS PCA-58-IMP-4) (LESS PCA-58-IMP-6) (LESS PCA-58-IMP-8) (LESS PCA-58-IMP-9) BAL 2538.33 M/L

[Obtain information from title abstract books at County Recorder's Office]

Tax Number: PCA-S-98-PCMR

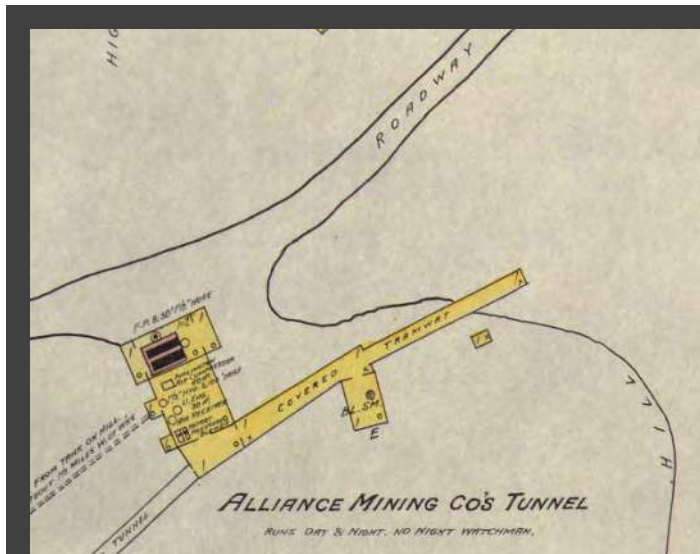
Legal Description (include acreage): in SW 1/4 Section 21 T2S R4E, 2,538 ac. (see historic site form for complete legal description)

historic site form for complete legal description)

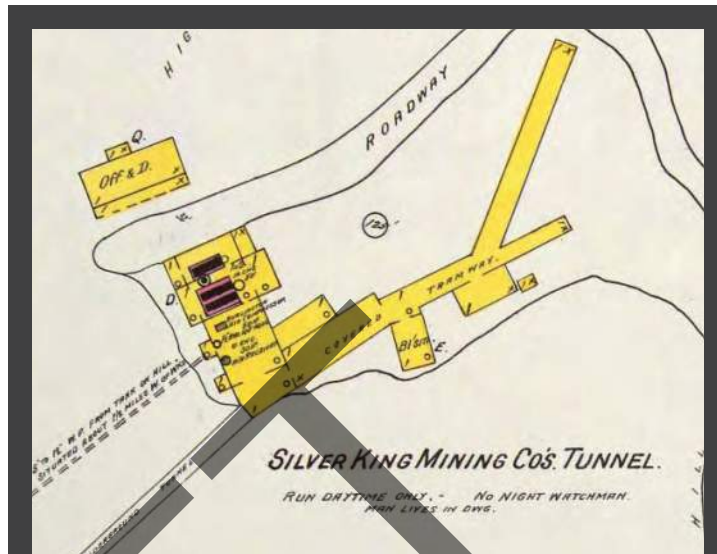
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Date: 11/24/2015

Alliance Tunnel Complex, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



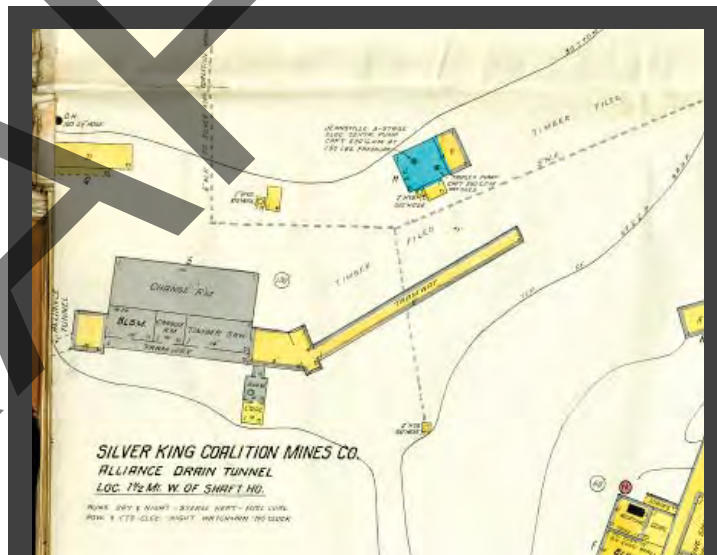
1889



1900



1907



1929



1941

ANOTHER TUNNEL.

A 5000 foot Drain Tunnel Resolved Upon
by the Alliance Company

The Cumberland Leased and Developing
---Treasure Hill Activity.

More Extensive Developments Planned by
the Ontario Co -- Mining News

The event of the week in mining circles is the announcement that the directors of the Alliance Co formerly the old Sampson have resolved to run a big tunnel for drainage and working purposes. The notice to bidders which appears in another column is to the effect that the proposed tunnel will start from the Massachusetts hoisting works and will run on a line with Walker & Webster gulch to the Sampson shaft a distance of between 4000 and 5000 feet. The size of the bore will be four feet at cap five at sill and seven feet high inside of the timbers. This tunnel will give a depth of over 700 feet below the Hanauer tunnel and more than 1200 feet below the collar of the old Sampson shaft or about 800 feet lower than the present deepest workings in the shaft. The significance and importance of this undertaking can hardly be underestimated. It will prospect and drain a vast area of ground known to be fertile in ore and will open up for profitable development the Alliance property whose ore bodies lie deep and in wet ground. Work will be commenced in a few weeks and hurried to completion which will require about a year's time. The key note which will make the Alliance of the great bonanza of the Park has been struck and under the present management there will be no such thing as fall
ONTARIO DEVELOPMENTS CONTINUED

Park Record, 3/30/1889

WOODSIDE BONANZA

It is Panning Out Bigger Than Ever - The
Mayflower Will Strike It

Getting Ready to Drive the Great Alliance
Tunnel - The New Concentrator.

Mining News for the Week from all Direc-
tions Ore and Bullion Production

The Woodside leasers bonanza is developing into one of the greatest mines in the country. For several days past explorations have been going on in a mammoth ore body and the end has not been reached yet. The vein is just such a one as many a miner has toiled a life time with only a hope of success. The ore assays higher in silver than it did and some less in lead. Fast and west drifts along the course of the vein from the tunnel workings have been run but the greater part of developments is to the westward. It has been demonstrated that the Woodside is a true fissure vein between lime and quartzite walls and its permanency is assured. A shaft is being sunk on the vein which now has a sharper pitch and it is all ore. The usual force of men is employed the high average of ore shipments continue and the indications are that the Woodside will be another Ontario long after the leasers have to give it up next August or September.

THE ALLIANCE CO'S OPERATIONS

Geo Norman has a gang of men working at the mouth of Walker & Webster gulch below the old Empire hoisting works grading out a place for the buildings which will contain the machinery to be used in driving the proposed drain tunnel for the Alliance mining company from the starting point to a point 1200 feet below the collar of the old Sampson shaft the distance being some 4500 feet through a highly mineralized section of country. If bids are satisfactory contracts will be let and work commenced within a few weeks. The Alliance company will put in the machinery tools etc and may possibly run the tunnel themselves.

A number of men are engaged at the old hoisting works getting things in readiness for resumption of work ere long. There is considerable ore yet in the upper levels of the old Sampson property and it will be stored out and sent to market this season.

Park Record, 4/13/1889

MINING MATTERS.

Good Ore Indications Found by Prospectors
In Snake Creek District

The Alliance Tunnel Contract Nearly
Finished The Anchor Bore

Lively Election for Recorder Patents
Issued - The Weekly Output

THE ALLIANCE TUNNEL

John Judge who is running the Alliance company's 4500 foot tunnel expects to have his contract completed practically to morrow evening and after that the company will take charge of the work. It is proposed to do considerable prospecting from the tunnel and also to drive ahead a few more hundred feet to a point under the shaft after which the shaft connections will be made. A new office building is being erected at the mouth of the drain tunnel and it is quite likely that from this spot the principal workings of the mine will eventually be prosecuted. Operations up at the mine are going ahead satisfactorily.

Park Record, 8/16/1890

Mining Matters.

To get an idea of the way the King Coalition company is going on for business, one has but to visit the old Alliance tunnel property, where a transformation has taken place in the past few months. Under the superintendency of J. O. Hara about twenty-five men are employed on the new tunnel house and compressor plant, with the accompanying shops and change room. The new structure is 60x70 over all and the main feature of the building is the change-room, which when completed will be the most light, airy and complete of any in the county. The room is 24x70 feet and will be fitted up in splendid shape with a bath and shower bath, while a little later on several baths will be put in and other improvements made which will add to the convenience and comfort of the employees. The stables, blacksmith, machine and carpenter shops are all handily located at the tunnel mouth and every effort is being made to make the entire plant good substantial. Mr. O'Hara has demonstrated his ability in the work he has done and has paid particular attention to thoroughness in every detail. The new company compressor, which is to be practically a duplicate of the splendid machine at the King has not yet arrived though it is on its way, and is expected any day. The eight-foot-deep concrete foundation is already in and ready for its burden. E. J. Johnson, formerly master mechanic at the King, and whose ability and experience is too well known to need further mention, is in charge of that branch of the work. A set of the barbers formerly used at the Kearns-Rice, together with the set already at the Alliance, 50-horse power each, have been replaced and will furnish the power for the machinery. The entire tunnel building to be finished up with copper board and ceiling. Some 10 or 20 men are now employed at the tunnel and the force will be materially increased when the new plant goes into commission.

ORIGINATOR OF THE KING.

Park Record, 9/14/1907

MINING MATTERS

The King Coalition.

Wednesday's Salt Lake Telegram had the following interesting story of the marvelous Silver King and the work being done there: "A number of inquiries have been made relative to the progress being made at the Silver King Coalition properties in new installation and development work. Recently an engineer made an inspection of the property and gave out the following information: The Silver King Coalition company, of which George D. Blood is now general superintendent, has nearly 400 men on the payroll at the mine and mill, the major part of the force being employed on development. On the 1300-foot level the twelve-pound rails have been supplanted by twenty-pound rails for electric haulage, and provision made for a trolley wire and a large ventilating pipe. An interesting feature of the Silver King development consists of the Alliance adit, which starts in Empire canyon, running two miles west- only into what was formerly known as the Kearns-Keith group, but now included in the Silver King area. The laterals driven from this adit aggregate nearly two miles in length, and that part which consists of the Alliance adit with the main Silver King workings corresponds to the

King workings corresponds to the 500-foot level of the latter. This adit originally was driven to develop the Sampson group and to provide drainage for the workings on the Kearns-Keith fissure, and within the last three years the latter have produced a considerable tonnage of profitable ore. An incline raise is being made on this fissure from the level of the Alliance adit to the old Kearns-Keith tunnel, a distance of 1000 feet, making a vertical height of 300 feet. The raise is progressing satisfactorily and thus far it has reached 250 feet. The laterals which go out from this adit serve to develop a number of fissures and beds at a good distance above the Silver King working. The Alliance adit flows 1200 gallons of water per minute, and the pumping plant at the portal, which delivers part of this volume to the concentrating mill, now has a Worthington, four-stage, centrifugal pump, direct connected to an electrical motor, General Electric make, the lift being 450 feet. Additional water for the mill work is conveyed from other parts of the property through surface pipe lines, two miles of which have been laid this year. All ore from the mine, including that taken from the fissures opened by the Alliance adit, is hoisted through the Silver King shaft. The electric haulage being established comprises the trackage on the 500 and 1300-foot levels, the surface trackage leading to the waste dump, and that leading to the sampler and mill. The shop machinery will also be equipped for using electric power.

Park Record, 10/15/1910

Col. Nicholas Treweek Dies in New York City

It was with sincere regret that the news of Col. Treweek's death was received in Park City last Monday. In our last issue it was stated the gentleman had undergone an operation in the Polyclinic hospital in New York City, but the cheering news was received just before going to press last week that the sufferer was greatly improved and his recovery was looked for by his scores of Utah friends.

Col. Treweek was always a staunch friend of Park City. He spent many thousands of dollars in developing Park City properties, and was esteemed by Park City citizens, and there is not a one but hoped the day would come when his efforts to put his properties on a paying basis would succeed, and riches come to him in consequence.

He was a genial, whole-souled man, a conscientious fighter, a staunch friend, and a clean, earnest mining man. He deserved success and would have acquired it had life been spared him for a few years. In the account of his death the Herald-Republican contained the following:

"Col. Nicholas Treweek, one of the oldest mining operators in Utah, died Monday in New York from a complication of diseases following an operation for throat trouble. The operation was performed on October 30, and his condition was not considered alarming until Sunday afternoon. He had been in New York since June, 1914. Friends in Utah have known him forty-five years.

He was born in Devonshire, England, November 20, 1850. He came to the United States prior to his twentieth birthday and settled in Pennsylvania, where he remained for only a few months. He came to Utah in 1870. He located at Bingham and

was a leaser in the mines there. At one time he was the owner of a number of valuable properties in the Bingham district. For a number of years Colonel Treweek was superintendent of the Lead mine and mill at Bingham.

Through his work the old Sampson Mining company of Park City was re-organized and sold to the Alliance Mining company. He was vice president and general manager of the Alliance company before it was sold to the Silver King Coalition company. Other companies which he organized for the development of mining in Utah were Wabash Mining company, Conkling Mining company, Big Cottonwood Copper & Gold company, Lucky Boy Gold Mining & Milling company of Custer, Ida. Through his efforts much money was brought to Park City for the development of the mines. He was associated with A. Hanauer and also with the Omaha & Grant Smelter company of Omaha.

Colonel Treweek also took a prominent part in public affairs. He was a member of Argenta lodge of Masons of Salt Lake, and Salt Lake lodge No. 35 of the B. F. O. Elks. He is survived by his widow Mrs. Margaret Treweek, and by six children, W. L. Treweek, Miss Ruth Treweek, Mrs. Louisa Burch, Samuel N. Treweek, Miss Frances Treweek and Morris Treweek, all of whom are in Salt Lake. A brother John Treweek also survives. The body will be brought here for burial. It is expected that Otto Stallman will accompany the casket to Salt Lake.

The funeral will take place next Sunday afternoon at 2:30 o'clock from Masonic Hall, Salt Lake, and under the auspices of the Masonic lodge of which he was an honored member.

Park Record, 11/12/1915



B. MASSACHUSETTS FAULT.

Crossing from Massachusetts shaft, at the left, to the right. Ledges along the lower right-hand side of the gulch are Weber quartzite north of fault. Alliance tunnel in right foreground, Daly-Judge tunnel at left, Crescent Ridge in left background. Looking southwest along Walker & Webster Gulch.

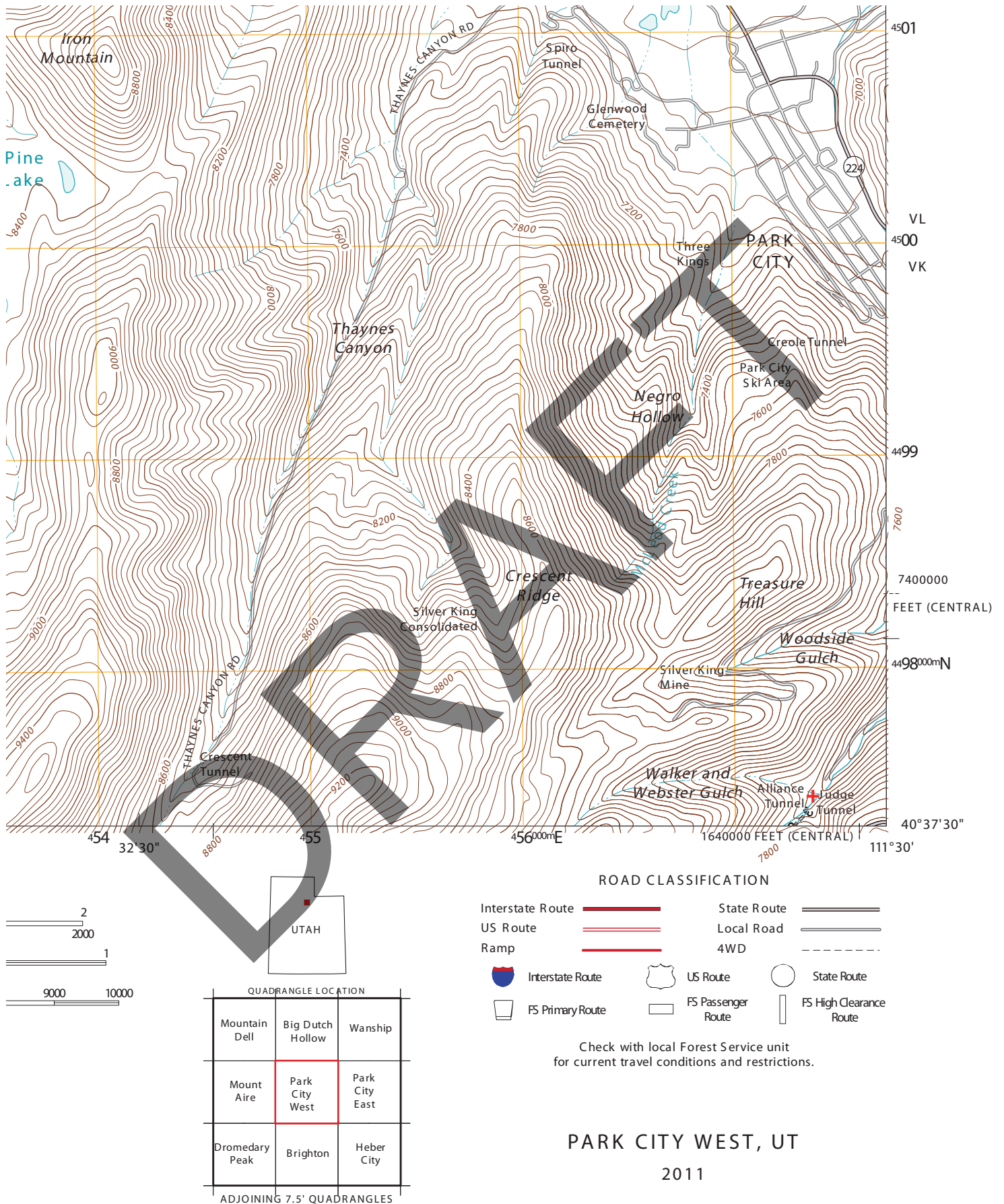
Alliance Tunnel (lower middle) c. 1907 (Boutwell, et al, plate xvii)



detail. Previous plant (left), office-dwelling (center), pump house (right)

Alliance Tunnel Complex, Park City, Summit County, Utah

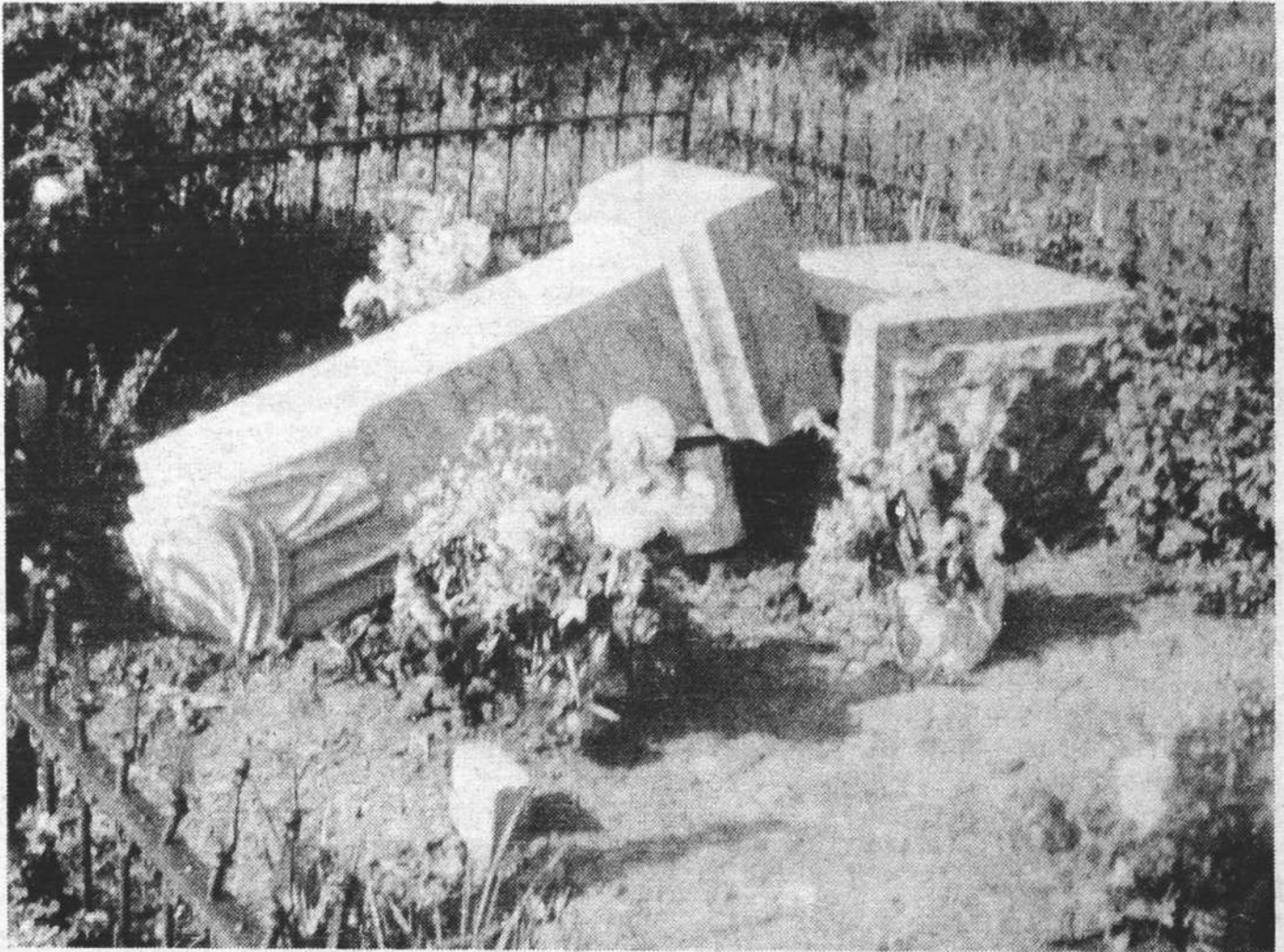
Intensive Level Survey—USGS Map



+ Location on USGS Park City West 1:24000 Quadrangle Map (2011)
HPB Packet 11.7.18

GLENWOOD CEMETERY

Park City Historical Society & Glenwood Cemetery Committee



Vandals Hit Cemetery

It was discovered Saturday morning that vandals had been romping through the Glenwood Cemetery. Several of the headstones had been pushed over and at least twenty or more were knocked off their

cement foundation. As you can see in the picture above, this probably wasn't done by children. If anyone heard or saw anything they are urged to get in touch with authorities.



HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Glenwood Cemetery**

Address: **Silver King Drive**

Twtnshp Range Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Glenwood Cemetery Association**

USGS Map Name & Date: **Park City West**

Current Owner Address: **PO Box 4422**

Quad/2011

Park City, UT 84060-4422

Tax Number: PCA-25-B-X

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category

☐ building(s)

☐ structure

☒ site

☐ object

Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **cemetery**

Current Use: **cemetery**

3 DOCUMENTATION

Photos: Dates

☐ digital:

☒ prints: **1940**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title

☐ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☐ census records

☐ biographical encyclopedias

☐ newspapers

☐ city/county histories

☐ personal interviews

☒ USHS History Research Center

☐ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

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4 ARCHITECTURAL DESCRIPTION

Building Style/Type: cemetery No. Stories: _____

Foundation Material: _____ Wall Material(s): _____

Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)

Number of associated outbuildings _____ and/or structures _____.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The Glenwood Cemetery was described in a 1996 National Register nomination form as follows:

"The Glenwood Cemetery, established in 1885 as a private burial site, is located north of the Park City Ski Resort and approximately one and one half miles northwest of the Park City Main Street Historic District (National Register, 1978), at the end of Silver King Drive, north of the Park City Ski Resort, and near the southwest corner of the Park City Golf Course. The five-acre site consists of a gently sloping, grassy, and lightly wooded hillside that is landscaped with indigenous vegetation. A stream flows diagonally, from northwest to southeast, through the cemetery. The forest-like setting provides a natural barrier from the surrounding resort condominiums which are mostly obscured from all directions except on the northeast periphery of the site.

The cemetery is divided into four large squares that are further subdivided into blocks, then lots. Each lot measures thirteen feet by eight feet. The plot map indicates the cemetery has two main avenues each twenty-five feet wide. Main Avenue runs east and west from the entrance and is bisected by Center Avenue running north and south. Alleys measuring eight feet wide demarcate the blocks—one alley runs north and south and two run east and west in each square. Smaller less distinct paths run between plots. The east and west dividing paths are approximately four and one-half feet wide and the north and south dividing paths are approximately two feet wide. Although this description indicates an orderly layout of the site, the Glenwood Cemetery has a more organic or natural appearance because indigenous, mountainside vegetation has been allowed to grow freely. The walkways are unpaved with paths marked only by bare dirt and trodden native meadow grasses, established over the years by the foot traffic.

The gravemarkers from the period of the mid 1880s through the 1920s are principally made of marble and stone with more recent markers made of granite. The gravemarkers are all unique in size, shape, and sculptural detail. Tree stumps, logs carved in an abstract manner and stacked with a globe on top, and a logging tool on top of logs, are a few of the more unique markers. Concrete borders and wood and iron fences surround various plots in the cemetery and primarily delineate family plots. These borders and fences were added by individual plot owners at unknown times. The gravemarkers, borders, and fences are in fair to moderately good condition, although, some are in poor condition due to weathering and lack of maintenance.

The ornate cast iron gate, with an overhead arch containing the name Glenwood, was fabricated and installed in the fall of 1982. The wrought iron fence bordering the cemetery was installed in sections as funds became available starting in 1987 and concluding in 1992. Metal benches were purchased and installed, two in 1989 and two more in 1990. A small tool shed, built of coursed native rock with a metal door on the west facade, was constructed in 1993 directly west of the entrance to the cemetery. A fire hydrant was also installed in 1993."

The site remains as it was described in the nomination. Though some of the elements are new, as was mentioned in the description, the most important historic aspects are undisturbed and the site retains its historic value.

5 HISTORY

Architect/Builder:

Date of Construction:

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☒ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☒ Landscape Architecture	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Law	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Literature	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Maritime History	☒ Other: Mining
☐ Community Planning & Development	☐ Health/Medicine	☐ Military	
☐ Conservation		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The history of the Glenwood Cemetery was given in the 1996 National Register nomination form as follows:

"...The Glenwood Cemetery reflects the changes in cemeteries during the late nineteenth and early twentieth centuries. A quote from the June 20, 1885 Park Record suggests that the picturesque and pastoral qualities inherent in both rural and lawn-park cemeteries were incorporated at Glenwood.

This new cemetery is located south of the Gardens, in the grove of poplars, where the soil is rich and water can be conveyed to any portion of the five-acre tract. The location is a most beautiful one and one that meets with the hearty approval of all interested. No better or more appropriate spot could have been found nearer, or even farther from town, as the thrifty grove, properly trimmed and cultivated will make delightful shades in the last resting places of deceased friends. The different lodges have each contributed \$25 for the purchase of the ground, and as improvements progress, will contribute more, until this new cemetery is fixed up in such an attractive manner as to create, it is feared, a desire in the breasts of many to beckon the grim messenger before he is ready to give them a call.

In 1885, Park City businessman Edward Theriot sold three acres of land to the fraternal organizations of Park City for a total of \$100. The different lodges, as described above, each contributed \$25 for the purchase of the ground and also contributed to any improvements made. Theriot later donated the other two acres that make up the five acre site for members as well as anyone who needed a place to be buried. "[W]hile the secret organizations are the prime movers in this new project, and have advanced all the money so far, ... , other societies, such as churches, or corporations and individuals and families will not be excluded. " ..."

"...During the early years of the Glenwood Cemetery, the members of each fraternal organization using the cemetery were responsible for the maintenance of their respective sections and plots. Initially, lots sold for \$10 each and larger plots for \$27. The period of greatest use of the cemetery was from 1889 to 1920 during which 680 of the total of 887 people were interred. The Glenwood Cemetery had, according to a 1950 study of cemeteries in Summit County, experienced its highest period of use and aesthetically pleasing appearance between 1905-22, a period when the sexton took care of individual lots for fifty centers a month and many lot holders took advantage of services. There was also a good overall care of the fences and drives by the lodge organizations.

After 1920 less than nine people were buried per year with only two people buried since 1970. The reason for this sharp decline may be attributed to the slowing mining economy. After World War II, a depressed mining economy led many people to leave Park City. Members of fraternal organizations who died or left town were not replaced by new members and all but one organization, the Elks, eventually disbanded.

By 1950 the cemetery was in a period of decline. There was one officer remaining, the sexton excavations were \$20 per interment, the four foot wire-net fence with an iron gate was in fair condition, the trees were in poor shape, the shrubbery consisted of a few scattered lilacs and rose bushes, and there was a heavy growth of weeds. The lot enclosures included seventy-eight cement copings and a variety made of marble, iron, pipe, picket, and wood. There was no evidence of planted grass. There were five water hydrants without connections and a small unpainted single room tool building. The cemetery at that time was considered to be a relative failure because of the high job mobility among miners, low morale among lot owners, and a lack of sustained inter-lodge cooperation of a type necessary to obtain high grade voluntary cooperating of lot

owners. At that time the Glenwood Cemetery did not have an effective form of cemetery organization, a satisfactory maintenance system or stable source of revenue to maintain its upkeep.

By 1950 the neglect of the cemetery became apparent to the town of Park City and the Glenwood Cemetery Preservation Committee was organized to address the needs of the Glenwood. This committee eventually became the Glenwood Cemetery Association that has organized a limited level of maintenance, raised funds through public contributions, and used the money to repair damages and make improvements. Over the years the cost of maintaining the cemetery was paid by the various lodges, but as members died or left town responsibility for maintenance fell upon a volunteer organization, Glenwood Cemetery Association and public contributions. The current owners of the Glenwood Cemetery are the Trustees of the Glenwood Cemetery Association.

The changes in the Glenwood Cemetery are relatively minor. The new gate, fence, benches and tool shed are small parts of the overall site and do not impact the historic integrity of the cemetery.”

Legal Description (include acreage): **CEMETERY: IN SEC 8 T2SR4E,SLBM DESC AS: COMMENCING AT THE SE COR OF SD SEC 8,T2SR4E,SLBM TH N ON THE E LINE OF SD SEC,500 FT TH WEST 435.60 FT TH S 500 FT TH E 435.60 FT TO THE PLACE OF BEG CONT 5.0 ACRES AWD-424 (ACCT WAS #PP-25-B-X TO PCA-25-B-X)1021-107**



Glenwood Cemetery. October 2014.



Glenwood Cemetery. October 2014.

DRAFT

[Obtain information from title abstract books at County Recorder's Office]

City: Park City, UT
Current Owner: Glenwood Cemetery Association
Address: (see historic site form for address)

[illegible]

Date: 10/2/2014



Tax photo c. 1940

Silver King Drive, Park City, Summit County, Utah
Intensive Level Survey—USGS Map

