



**PARK CITY PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING MEETING
SUMMIT COUNTY, UTAH
October 19, 2023**

1. REGULAR AGENDA - 12:00PM

- 1.A. **161 Park Avenue - Historic District Design Review** - The Applicant Seeks Historic District Design Review Approval to Deconstruct the Front Porch, Lift the Historic Structure, Construct a New Basement, Reconstruct the Front Porch and Construct a New Addition to the Rear of a Landmark Historic Structure in the Historic Residential -1 (HR-1) Zoning District. PL-22-05333
- 1.B. **316 Ontario Avenue - Modification of Approval** - The Applicant Seeks a Modification to a Steep Slope Conditional Use Permit Approval (PL-20-04640) at 316 Ontario Avenue. PL-23-05817
(A) Public Hearing, (B) Action
- 1.C. **316 Ontario Avenue - Modification of Approval** - The Applicant Seeks a Modification to Historic District Design Review Approval (PL-19-04360) at 316 Ontario Avenue. PL-23-05818
(A) Public Hearing, (B) Action
- 1.D. **1171 Empire Avenue – Steep Slope Conditional Use Permit Modification of Approval** – The Applicant Proposes Modifications to the Existing Steep Slope Conditional Use Permit for a New Single-Family Dwelling. PL-23-05848
(A) Public Hearing; (B) Action
- 1.E. **1171 Empire Avenue – Historic District Design Review Modification of Approval** – The Applicant Proposes Modifications to the Existing Historic District Design Review Approval for a New Single-Family Dwelling. PL-23-05847
(A) Public Hearing; (B) Action

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Planning Department Staff Report



Subject: 161 Park Avenue
Application: PL-22-05333
Author: Caitlyn Tubbs, Senior Planner
Date: October 19, 2023
Type of Item: Historic District Design Review

Recommendation

(I) Review the proposed Historic District Design Review (HDDR) for 161 Park Avenue, (II) conduct a public hearing, and (III) consider approving the HDDR request at 161 Park Avenue subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Andrew and Donna Cross, represented by Michael Stoker
Historic Designation: Landmark Historic Structure
Location: 161 Park Avenue
Zoning District: Historic Residential – 1 (HR-1)
Adjacent Land Uses: Residential, Institutional (Religious)
Reason for Review: The Planning Director, or their Designee, reviews and takes Final Action on Historic District Design Review requests in accordance with [LMC § 15-1-8](#).

DRC Development Review Committee
DRT Design Review Team
HDDR Historic District Design Review
HPB Historic Preservation Board
HR-1 Historic Residential – 1 Zoning District
HSI Historic Sites Inventory
LMC Land Management Code

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

Summary

161 Park Avenue is designated as a Landmark Historic Structure on Park City's Historic Sites Inventory (HSI) constructed c. 1887. The Applicant proposes to deconstruct the 140 square foot front porch, lift the Landmark Historic Structure to construct a basement and new foundation, construct an addition, reconstruct the front porch, and construct a detached Accessory Building in the rear yard.

Background

161 Park Avenue (also known as the Joseph Foster House) has an uncommon form that most closely resembles a saltbox ([HSI Form](#)). The home was constructed prior to the 1889 Sanborn Map was drawn and the HSI research materials indicate a mortgage

was first taken out on the property in 1887, likely when the house was under construction.

161 Park Avenue first appears on the Sanborn Maps in 1889 at the intersection of Park Avenue and 6th Street. The dwelling shows a set of stairs leading from Park Avenue to the center of the front porch. At the rear of the Structure, a porch extends across approximately two-thirds of the width of the home. A detached Accessory Structure is shown at the northwest corner of the property. The Site and Structure remain the same in the 1900 Sanborn Map.

The following table outlines previous applications related to this proposal:

December 14, 2021	The Applicants submitted a Historic District Design Review-Pre Application.
August 10, 2022	The Applicants submitted a Plat Amendment application to remove an interior Lot Line.
November 9, 2022	The Planning Commission reviewed the Plat Amendment request and forwarded a positive recommendation to City Council (Staff Report , Minutes , page 40).
December 8, 2022	The City Council approved the 161 Park Avenue Amended Plat under Ordinance No. 2022-46 (Staff Report , Minutes , page 9).
May 17, 2023	The 161 Park Avenue Amended Plat was recorded with the Summit County Recorder's Office (Entry# 1204654).
June 21, 2023	The Applicants submitted a Historic District Design Review Standard Application.
September 6, 2023	The Historic Preservation Board approved the Applicants' Material Deconstruction request and found the location where the proposed addition will attach to the Historic Structure is a non-contributing, non-historic addition (Staff Report , Minutes)

Analysis

In accordance with LMC [§ 15-1-8](#), the Planning Director, or their Designee, is responsible for reviewing and issuing a final decision on all Historic District Design Review applications.

(I) The proposal to deconstruct the front porch, lift the Historic Structure, construct a new basement and foundation, reconstruct the front porch and construct a new addition to the rear of the Structure complies with the requirements of the Historic Residential – 1 (HR-1) Zoning District

The subject property is located in the Historic Residential -1 (HR-1) Zoning District. The purpose of the HR-1 Zoning District is to:

A. Preserve present land Uses and character of the Historic residential Areas of

- Park City;
- B. Encourage the preservation of Historic Buildings 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.¹

LMC Section [§ 15-2.2-3](#) requires the following Lot and Site Requirements:

Requirement	Analysis of Proposal
Lot Size: 1,875 square feet	Complies – The subject property is 2,935 square feet in size.
Lot Width: 25 feet measured 15 feet back from front Lot Line	Complies – The Lot Width of the subject property is 40 feet.
Building Footprint: 1,244 square feet	Complies – The total Footprint of the Historic Structure and the proposed addition is 1,234 square feet. The Applicant has also proposed the later construction of a 64 square foot accessory building; the inclusion of this building would exceed the allowable building footprint for the Lot.
Front and Rear Setbacks: 10 feet each, totaling 20 feet	Complies with Condition of Approval 17 - The existing Historic Structure is sited 12 feet from the front Lot Line and 25 feet from the rear Lot Line. The proposed addition is sited at the rear of the Structure and the exterior walls of the addition end 10 feet from the rear Lot Line. Two balconies on the rear of the addition project into the required rear setback. Per LMC § 15-2.2-3(G) patios, decks, and similar structures may encroach into the rear Setback but only if they are no more than 30" above Final Grade. The proposed balconies are over 30" above Final Grade; Staff recommends a Condition of Approval that the balconies be modified to comply with the required Setback or removed from the proposed addition.

¹ LMC [§ 15-2.2-1](#)

Side Setbacks: 5 feet each, totaling 10 feet	Complies - The existing Historic Structure encroaches into the northern and southern side Setbacks by 2 feet 6 inches on each side. Per LMC § 15-2.2-4 existing Historic Structures are valid Non-Complying Structures. The Applicant is not proposing to expand the Historic Structure into the required side setback. The proposed rear addition is set 5 feet from the southern side Lot Line and complies with the required side yard setbacks. The Site is located at the intersection of Park Avenue and the 2nd Street public right-of-way, making 161 Park Avenue a corner lot with two Front Lot Lines. The proposed addition is set 11 feet 9 inches from the northern secondary Front Lot Line.
Building Height: 27 feet from grade to highest point, 35 feet from lowest finish floor plane to top of topmost wall plate. A minimum 10 foot horizontal step back shall take place no more than 23 feet in height from where the Building Footprint meets the lowest point of Existing Grade.	Complies – The highest point of the proposed addition is 27 feet from Existing Grade and is 35 feet from the lowest finish floor plane to the top of the topmost wall plate. The addition is set behind the Historic Structure and surpasses the 10-foot minimum step back required.

(II) The proposal to deconstruct the front porch, lift the Historic Structure, construct a new basement and foundation, reconstruct the front porch and construct a new addition to the rear of the Structure complies with the Design Guidelines for Historic Residential Sites.

The purpose of the Design Guidelines for Historic Districts and Historic Sites is:

“to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs. For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City. For the Planning Department staff and the Historic Preservation Board, it offers a framework for evaluating proposed projects to ensure that decisions are not arbitrary or based on personal taste. Finally, it affords residents the benefit of knowing what to expect when a project is proposed in the neighborhood.”²

² LMC [§ 15-13-1](#)

LMC Section [§ 15-13-2](#) sets forth the following requirements for Historic Residential Sites:

Requirement	Analysis of Proposal
Protection for Historic Structures and Sites: 1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces. 2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary facades of historic structures are inappropriate. 3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. 4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms. 5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.	Complies – 1) The homeowners have utilized all of the existing living area within the dwelling and are in need of additional space. 2) The proposed addition is located at the rear (tertiary) façade of the Historic Structure. 3) The scale and mass of the proposed addition, along with its situs on the uphill Lot, make it subordinate to the existing Historic Structure; the majority of the proposed addition is hidden from view from Park Avenue, the primary public right-of-way. 4) The proposed addition has been connected to the existing Historic Structure at an existing modification to the historic roof; no additional modifications to the historic roof form have been proposed. 5) The existing siding and roofing materials in the location of the proposed addition are non-original; the proposed addition will connect to the Historic Structure where an

6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element. 7) Maintain and preserve additions to structures that are significant to the era/period of restoration. 8) In-line additions shall be avoided.	existing rear addition is sited. 6) A transitional element has been included in this design. 7) There are no historically-significant additions. 8) The Applicant has not proposed an in-line addition.
Transitional Elements: 1) In-line additions should be avoided and are generally not appropriate. 2) A transitional element shall be required for any addition to a historic structure where the footprint of the addition is 50% or greater than the footprint of the historic structure. The historic structure's footprint may include additions to the historic structure made within the historic period that have gained historic significance in their own right. 3) When an addition to a historic structure is less than 50% of the historic structure's footprint but exceeds the height of the historic structure due to either the greater height of the addition, site topography (e.g., an uphill addition), or both, a transitional element shall	Complies – 1) The Applicant is not proposing an in-line addition. 2) The footprint of the addition (240 square feet) is approximately 24% of the footprint of the Historic Structure (994 square feet). 3) See standard 9.

be required. 4) On a rear addition, the width of the transitional element shall not exceed two-thirds (2/3) of the width of the elevation to which the transitional element is connected. The transitional element shall be set in from the corners of the affected historic elevation by a minimum of two feet (2'). 5) In the case of additions to the secondary façade, visible from the primary public right-of-way, the transitional element shall be setback a minimum of five feet (5') from the primary façade. 6) The depth of the transitional element (i.e., the distance between the affected historic elevation and the addition) shall be a minimum of one-third (1/3) the length of the least wide historic elevation adjacent to the impacted historic elevation. 7) The highest point of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure. 8) Balconies and decks may be attached to the secondary facades of a transitional element; however, no roof deck is permitted on the transitional element. 9) When an existing non-	4) See standard 9. 5) The proposed addition is located on a tertiary façade, these standards do not apply. 6) See standard 9. 7) See standard 9. 8) No balconies or decks have been proposed on the transitional element. 9) The proposed addition utilizes an existing
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historic or non-contributory addition is used as a transitional element, the preceding guidelines for transitional elements shall not apply.	non-historic addition as a transitional element between it and the existing Historic Structure; as such, the preceding guidelines for transitional elements do not apply.
General Compatibility: 1) Additions shall complement the visual and physical qualities of the historic building. 2) The addition shall be a contemporary interpretation of the historic structure's architectural style. 3) Additions shall be subordinate in scale to the primary historic structure. The footprint of an addition shall not exceed 50% of the footprint of the historic structure, including any additions that have achieved historic significance in their own right. 4) Additions shall be visually subordinate to historic structures. 5) Large additions shall be visually separated from historic buildings when viewed from the public right-of-way.	Complies – 1) The proposed addition is made up of simple unornamented building forms consistent with that of the existing Historic Structure. The solid-to-void ratio on the proposed addition is comparable with that of the Historic home and similar building materials have been proposed on the new construction. 2) The proposed addition utilizes a simple architectural style that does not detract from the character or appearance of the Historic Structure. The addition includes minimal ornamentation as supported by Chapter 15-13 of the Land Management Code. 3) The proposed addition has a footprint of approximately 240 square feet and the Historic Structure's footprint is approximately 994 square feet; the addition is well below 50% of the footprint of the Historic Structure. 4) The scale and mass of the proposed addition, along with its situs on the uphill Lot, make it subordinate to the existing Historic Structure; the majority of the proposed addition is hidden from view from Park Avenue, the primary public right-of-way. 5) The proposed addition is approximately 24% of the footprint of the Historic Structure but is still separated from the Historic Structure by an existing non-historic addition.

6) Building Components and materials used on additions shall be similar in scale and size to those found on the historic building. 7) Window shapes, patterns and proportions found on the historic building should be reflected in the new addition. 8) Windows, doors, and other features on a new addition shall be designed to be compatible with the historic structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on nearby historic structures. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of the windows on the primary historic structure and adjacent historic structures. The solid-to-void relationship and detailing of an addition shall be compatible with the historic structure.	6) The proposed materials on the new addition are similar in scale and dimension as those utilized on the Historic Structure. The siding on the proposed addition is a vertical lap siding which complements the existing siding on the Historic Structure while also distinguishing the new construction from the existing home. 7) The proposed windows reflect the 2:1 dimensional ratio and the solid-to-void ratio supported within LMC § 15-13-2(B)(2)(d). Additionally, the Applicant will not be altering any historic window openings as part of this application. 8) The proposed windows reflect the 2:1 dimensional ratio and the solid-to-void ratio supported within LMC § 15-13-2(B)(2)(d). Additionally, the Applicant will not be altering any historic window openings as part of this application.
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(III) Financial Guarantee.

Pursuant to LMC [§15-11-9](#) a Financial Guarantee is required prior to the issuance of a building permit. The Chief Building Official will determine the dollar amount for the necessary Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. When the work has been completed the

Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances.

(IV) The Development Review Committee does not require Conditions of Approval.³

The Development Review Committee reviewed this property at a meeting on September 6, 2022. No concerns were raised by any of the Committee.

The Design Review Team (DRT) reviewed this proposal on January 18, 2023, March 8, 2023, March 29, 2023, and April 26, 2023. The DRT provided design feedback to the Applicant who incorporated changes into the design of the proposed addition.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on October 4, 2023. Staff mailed courtesy notice to property owners within 100 feet on October 4, 2023. The *Park Record* published notice on October 4, 2023.⁴

Public Input

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

Alternatives

- The Interim Planning Director may approve the Historic District Design Review for 161 Park Avenue;
- The Interim Planning Director may deny the Historic District Design Review for 161 Park Avenue and direct staff to make Findings for the denial; or
- The Interim Planning Director may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Submittal Materials

Exhibit C: Physical Conditions Report

Exhibit D: Historic Preservation Plan

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

⁴ LMC [§ 15-1-21](#)

Exhibit E: 161 Park Avenue Plat
Exhibit F: 2016 Intensive Level Survey



Planning Department

October 19, 2023

Andrew and Donna Cross
P.O. Box 1813
Park City, UT 84060
andrew@crossnw.com

CC: Michael Stoker, architect

NOTICE OF INTERIM PLANNING DIRECTOR ACTION

Description

Address:	161 Park Avenue
Zoning District:	HR-1 Historic Residential
Application:	Material Deconstruction and Lift of a Landmark Historic Structure to Facilitate the Construction of an Addition
Project Number:	PL-22-05333
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 19, 2023
Project Summary:	Applicant Seeks Historic District Design Review Approval of a Proposed Basement and Rear Addition to a Landmark Historic Structure.

Action Taken

On October 19, 2023, the Interim Planning Director conducted a public hearing and approved the Material Deconstruction for portions of 161 Park Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 161 Park Avenue is a Landmark Historic Structure on Park City's Historic Sites Inventory and is also known as the Joseph Foster House.
2. The home was originally constructed c. 1887 and has an uncommon form most closely resembling a saltbox.
3. In 1984, 161 Park Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.



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4. On August 2, 2022, the Applicant submitted a Historic District Design Review Pre-Application to discuss a potential addition to the Structure.
5. On August 10, 2022, the Applicant submitted a Plat Amendment Application to consolidate multiple parcels into a single Lot of Record.
6. On November 9, 2022, the Planning Commission held a public hearing and forwarded a positive recommendation of the amended plat to the City Council.
7. On December 8, 2022, the City Council held a public hearing and approved the Plat Amendment (Ordinance No. 2022-46).
8. On May 17, 2023, the 161 Park Avenue Plat Amendment was recorded with the Summit County Recorder's Office (Entry #1204654).
9. On June 21, 2023, the Applicant submitted a full Historic District Design Review application for the proposed addition.
10. On September 6, 2023, the Historic Preservation Board approved Material Deconstruction to deconstruct the front porch, lift the Historic Structure, and reconstruct the front porch following the construction of the basement.

Conclusions of Law

1. The proposed addition is located on the tertiary façade of the Historic Structure (LMC §15-13-2(B)(4)(a)(2)).
2. The proposal to construct an addition complies with the requirements set forth in the Historic Residential (HR-1) District (LMC Chapter 15-2.2).

Requirement	Analysis of Proposal
Lot Size: 1,875 square feet	Complies – The subject property is 2,935 square feet in size.
Lot Width: 25 feet measured 15 feet back from front Lot Line	Complies – The Lot Width of the subject property is 40 feet.
Building Footprint: 1,244 square feet	Complies – The total Footprint of the Historic Structure and the proposed addition is 1,234 square feet.
Front and Rear Setbacks: 10 feet each, totaling 20 feet	Complies with Condition of Approval 17 - The existing Historic Structure is sited 12 feet from the front Lot Line and 25 feet from the rear Lot Line. The



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	proposed addition is sited at the rear of the Structure and the exterior walls of the addition end 10 feet from the rear Lot Line. Two balconies on the rear of the addition project into the required rear setback. Per LMC § 15-2.2-3(G) patios, decks, and similar structures may encroach into the rear Setback but only if they are no more than 30" above Final Grade. The proposed balconies are over 30" above Final Grade; Staff recommends a Condition of Approval that the balconies be reduced in depth to comply with the required Setback or removed from the proposed addition.
Side Setbacks: 5 feet each, totaling 10 feet	Complies - The existing Historic Structure encroaches into the northern and southern side Setbacks by 2 feet 6 inches on each side. Per LMC § 15-2.2-4 existing Historic Structures are valid Non-Complying Structures. The Applicant is not proposing to expand the Historic Structure farther into the required side setback. The proposed rear addition is set 5 feet from the northern and southern side Lot Lines and complies with the required side yard setbacks.
Building Height: 27 feet from grade to highest point, 35 feet from lowest finish floor plane to top of topmost wall plate. A minimum 10 foot horizontal step back shall take place no more than 23 feet in height from where the Building Footprint meets the lowest point of Existing Grade.	Complies – The highest point of the proposed addition is 27 feet from Existing Grade and is 35 feet from the lowest finish floor plane to the top of the topmost wall plate. The addition is set behind the Historic Structure and surpasses the 10-foot minimum step back required.



Planning Department

3. The proposal to construct an addition complies with the Design Guidelines for Historic Residential Sites (LMC §15-13-2(B)(4)).

Requirement	Analysis of Proposal
Protection for Historic Structures and Sites: 1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces. 2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary facades of historic structures are inappropriate. 3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way. 4) Additions to historic structures shall not be	Complies – 1) The homeowners have utilized all of the existing living area within the dwelling and are in need of additional space. 2) The proposed addition is located at the rear (tertiary) façade of the Historic Structure. 3) The scale and mass of the proposed addition, along with its situs on the uphill Lot, make it subordinate to the existing Historic Structure; the majority of the proposed addition is hidden from view from Park Avenue, the primary public right-of-way. 4) The proposed addition has been connected to the existing Historic Structure at an existing modification to the historic roof; no additional modifications to the historic roof form have been proposed. 5) The existing siding and roofing materials in the location of the proposed addition are non-original; the proposed addition will connect to the Historic Structure where an existing rear addition is sited. 6) A transitional element has been included in this design. 7) There are no historically-significant additions. 8) The Applicant has not proposed an in-line addition.



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placed so as to obscure, detract from, or modify historic roof forms. 5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material. 6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element. 7) Maintain and preserve additions to structures that are significant to the era/period of restoration. 8) In-line additions shall be avoided.	
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Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property. An encroachment agreement may also be required for projects utilizing soils nails that encroach onto neighboring properties.
4. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.



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5. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
6. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
7. 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, they determine 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.
8. The Historic 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.
9. The Applicant is responsible for notifying the Planning and Building Departments if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during construction, 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.
10. The Applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request such an inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.
11. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. Final Grade must be within 4 feet of Existing Grade.
12. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
13. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element shall match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic material safe no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.



Planning Department

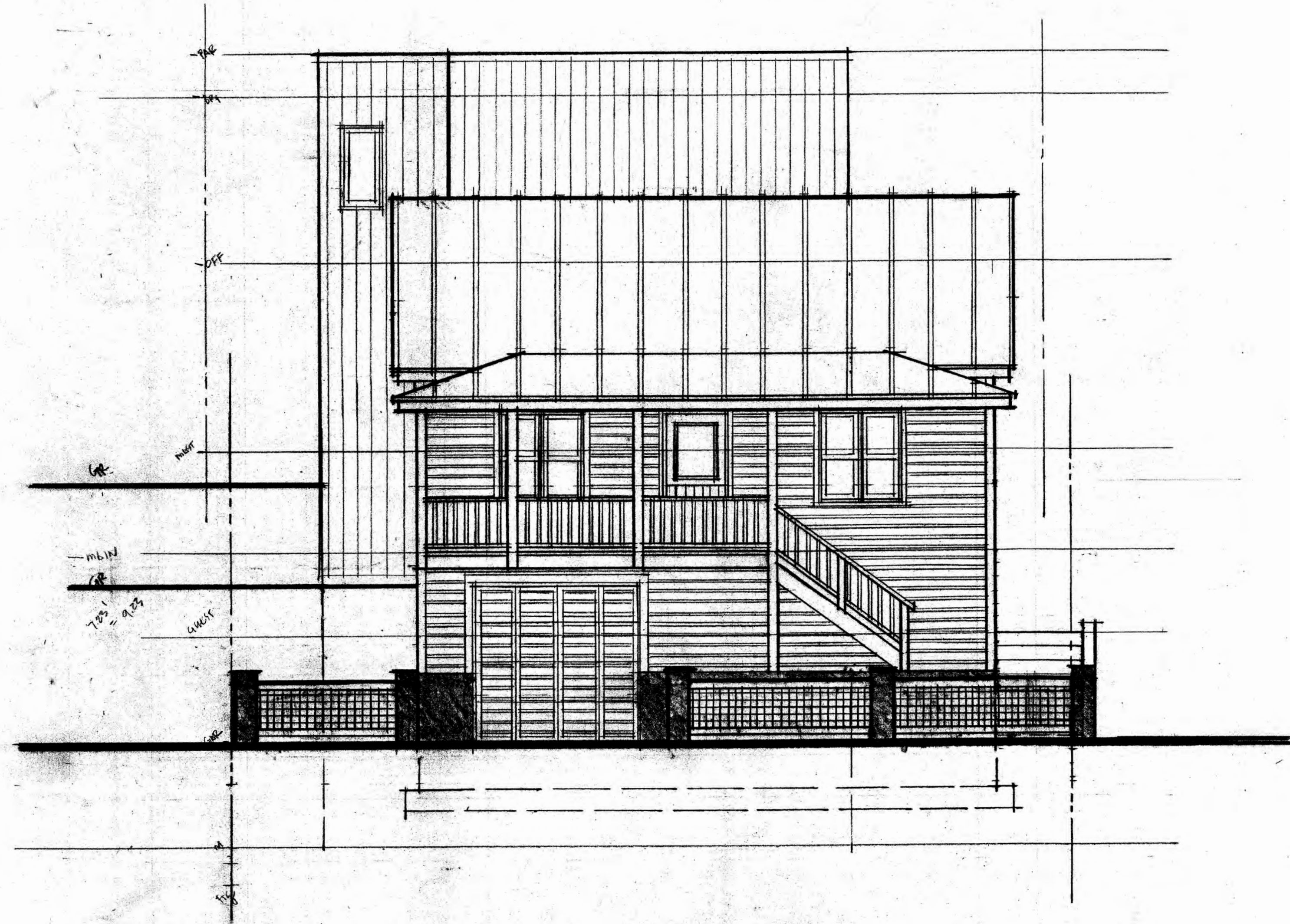
14. Should the Applicant uncover historic window and/or door openings that were not documented at the time of the Historic Preservation Board's review, the Applicant shall schedule a site visit with the Planning Department and determine if the opening should be restored. Any physical evidence of lost historic window and/or door openings shall be documented, regardless of plans for restoration.
15. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a building permit. This Financial Guarantee shall be recorded on the property with the Summit County Recorder's Office prior to submitting a building permit application.
16. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
17. The proposed balconies on the rear of the addition shall be reduced in depth to comply with the required rear Setback or removed from the proposal prior to the issuance of a building permit.

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

Sincerely,

Rebecca Ward, Interim Planning Director

CC: Caitlyn Tubbs, Senior Historic Preservation Planner



EAST ELEVATION
1/4" = 1'-0"

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CROSS RESIDENCE

A REMODEL & ADDITION FOR:
AC DC PARTNERS LLC - ANDREW & DONNA CROSS
161 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

SCALE 1/4"

DRAWN MJS

JOB 22.0851

DATE

SHEET



SOUTH ELEVATION
1/4" = 1'-0"

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CROSS RESIDENCE

A REMODEL & ADDITION FOR:
AC DC PARTNERS LLC - ANDREW & DONNA CROSS
161 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

SCALE 1/4"

DRAWN M.S.

JOB 22-085.1

DATE

SHEET

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MICHAEL J. STOKER, AIA, NCARB - ARCHITECT
KAREN BACKSTROM, AIA, LEED AP - ARCHITECT

1133 SIDEWINDER DRIVE
PARK CITY, UTAH 84060
435-641-5876
MJS@stokerarch.com



CROSS RESIDENCE

A REMODEL & ADDITION FOR:
ACDC PARTNERS LLC - ANDREW & DONNA CROSS
161 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

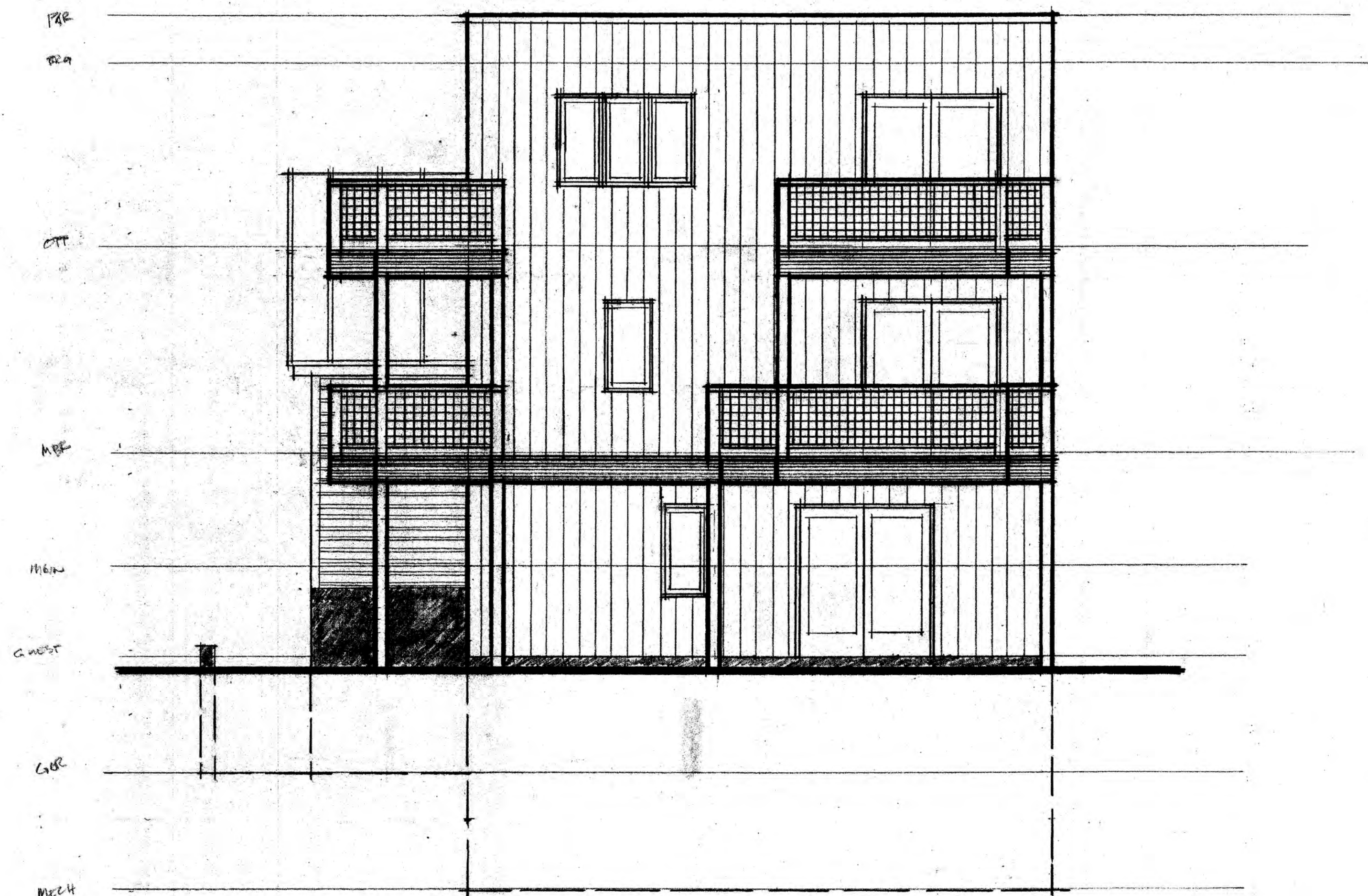
SCALE 1/4

DRAWN M

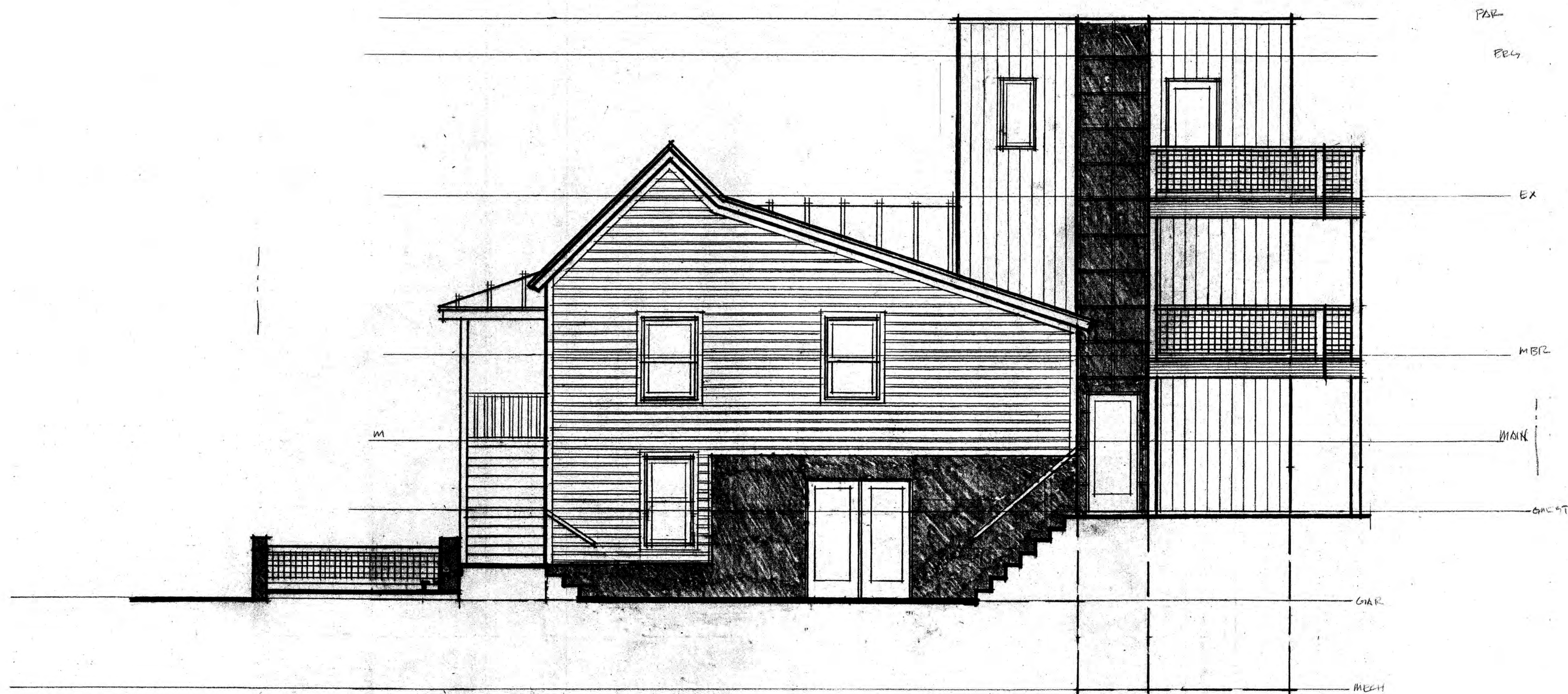
JOB 22.48

DATE _____

SHEET



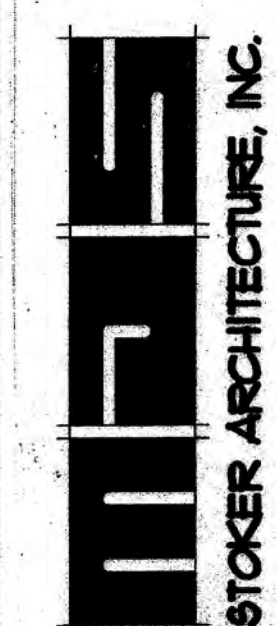
WEST ELEVATION



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

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CROSS RESIDENCE
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161 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

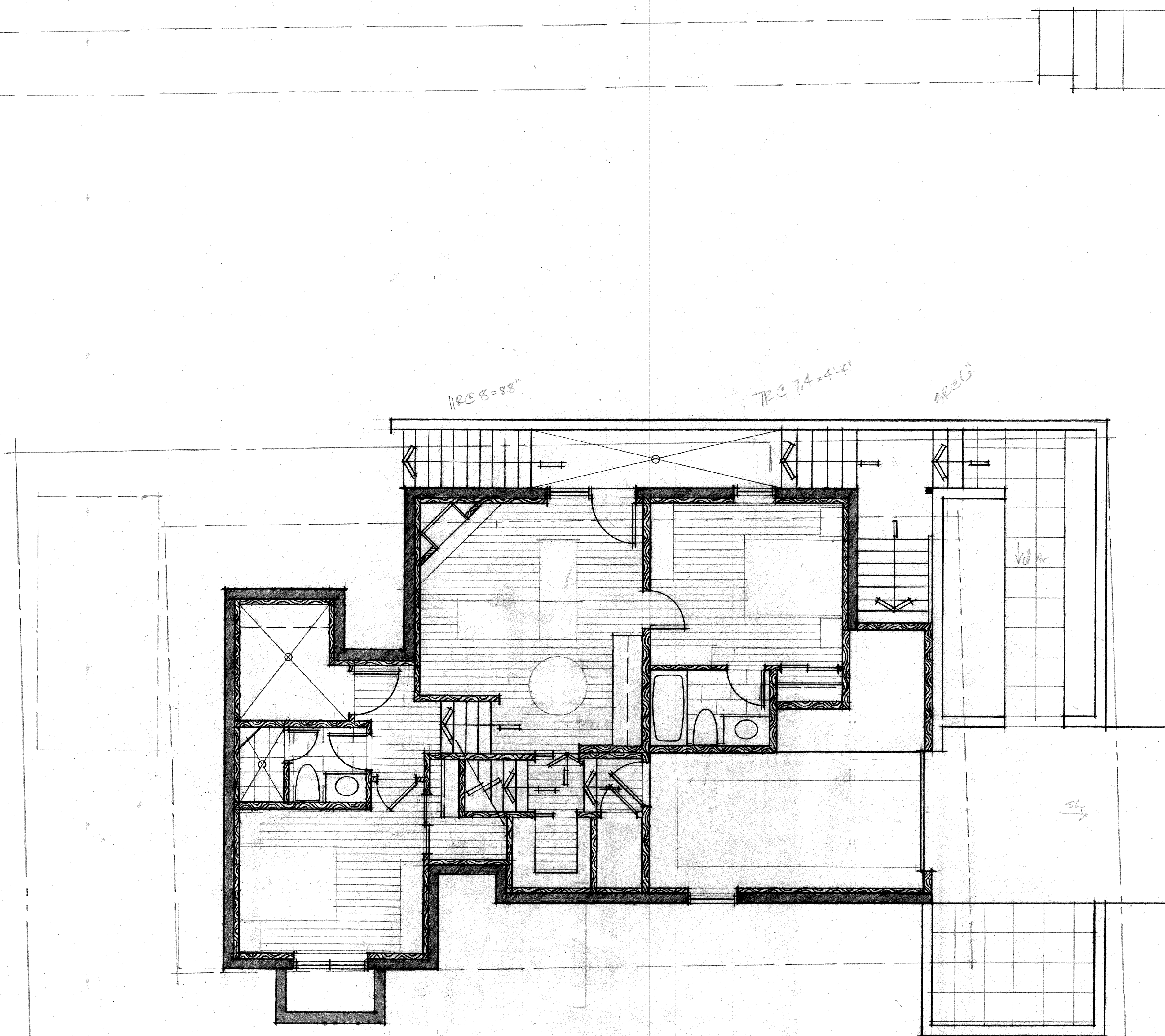
SCALE 1/4"

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DATE

SHEET



NEW LOWER LEVEL FLOOR PLAN

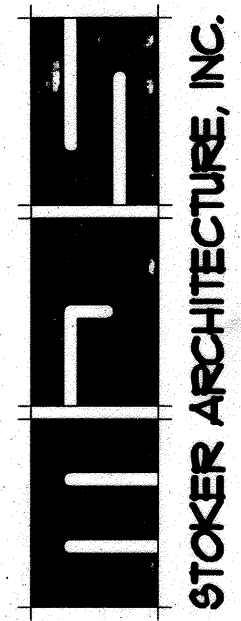
1/4" = 1'-0"

15'5" x 7'2"
T=14' x 12'10"

ALL 1244 FP
ENR 810 FP
NEW 484 FP

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CROSS RESIDENCE

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161 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

SCALE 1/4"

DRAWN MJS

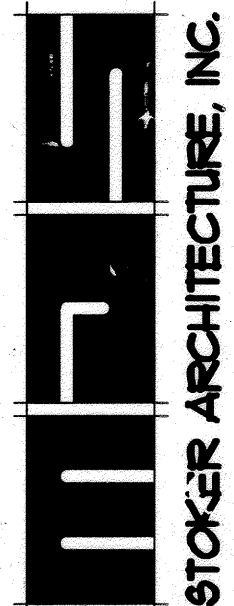
JOB 22,685,1

DATE

SHEET

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REVISIONS

SCALE 1/4"

DRAWN MJS

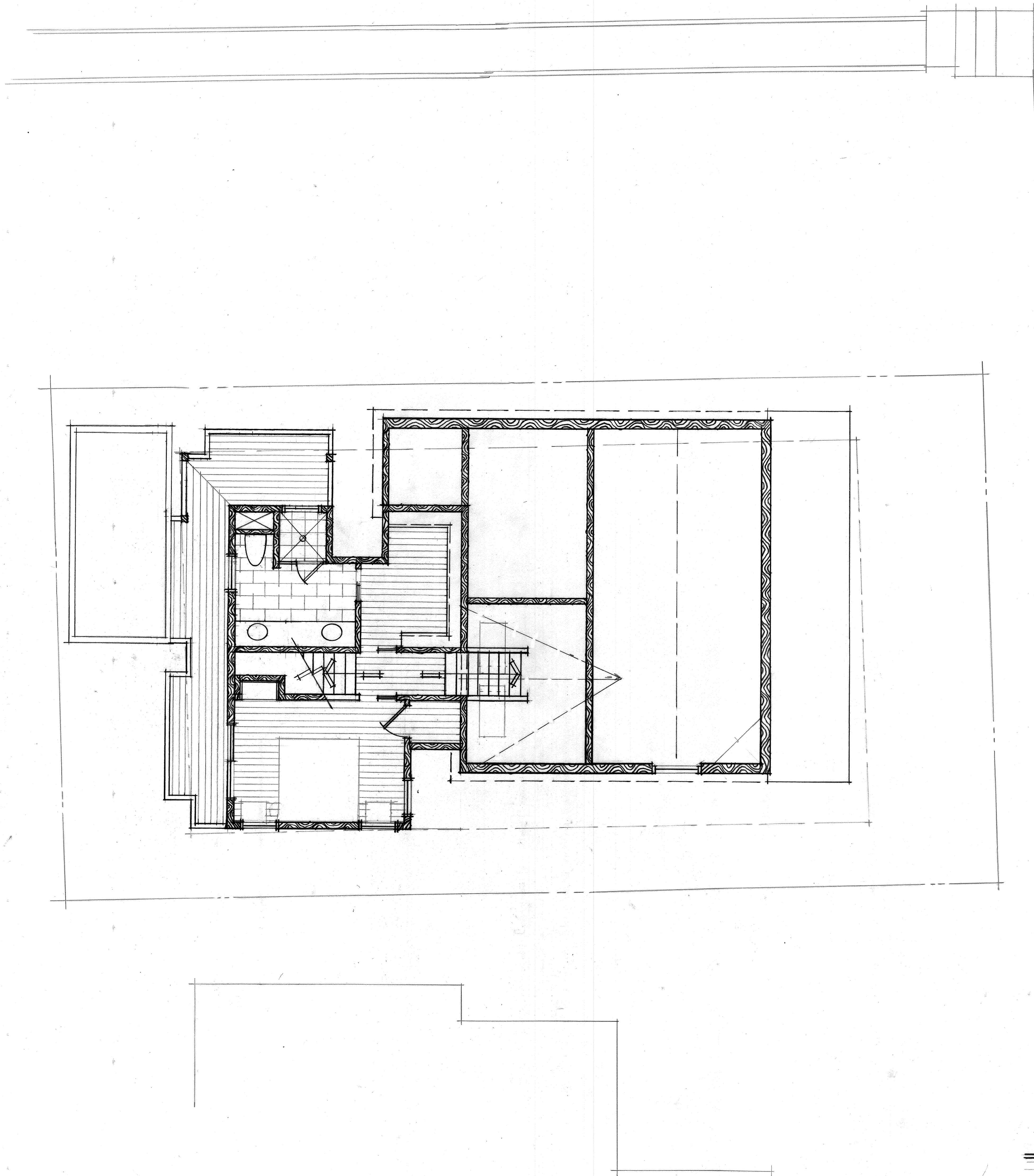
JOB 22,485.1

DATE _____

SHEET

NEW MAIN LEVEL FLOOR PLAN

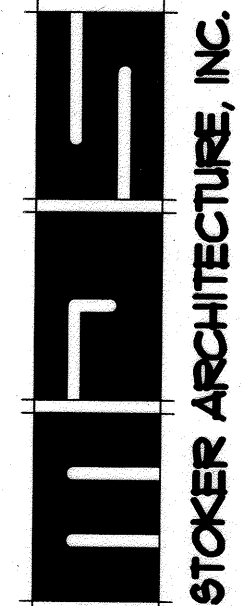
$$\|A\| = \|I - O\|$$



NEW UPPER LEVEL
FLOOR PLAN

1/4" = 1'-0"

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HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

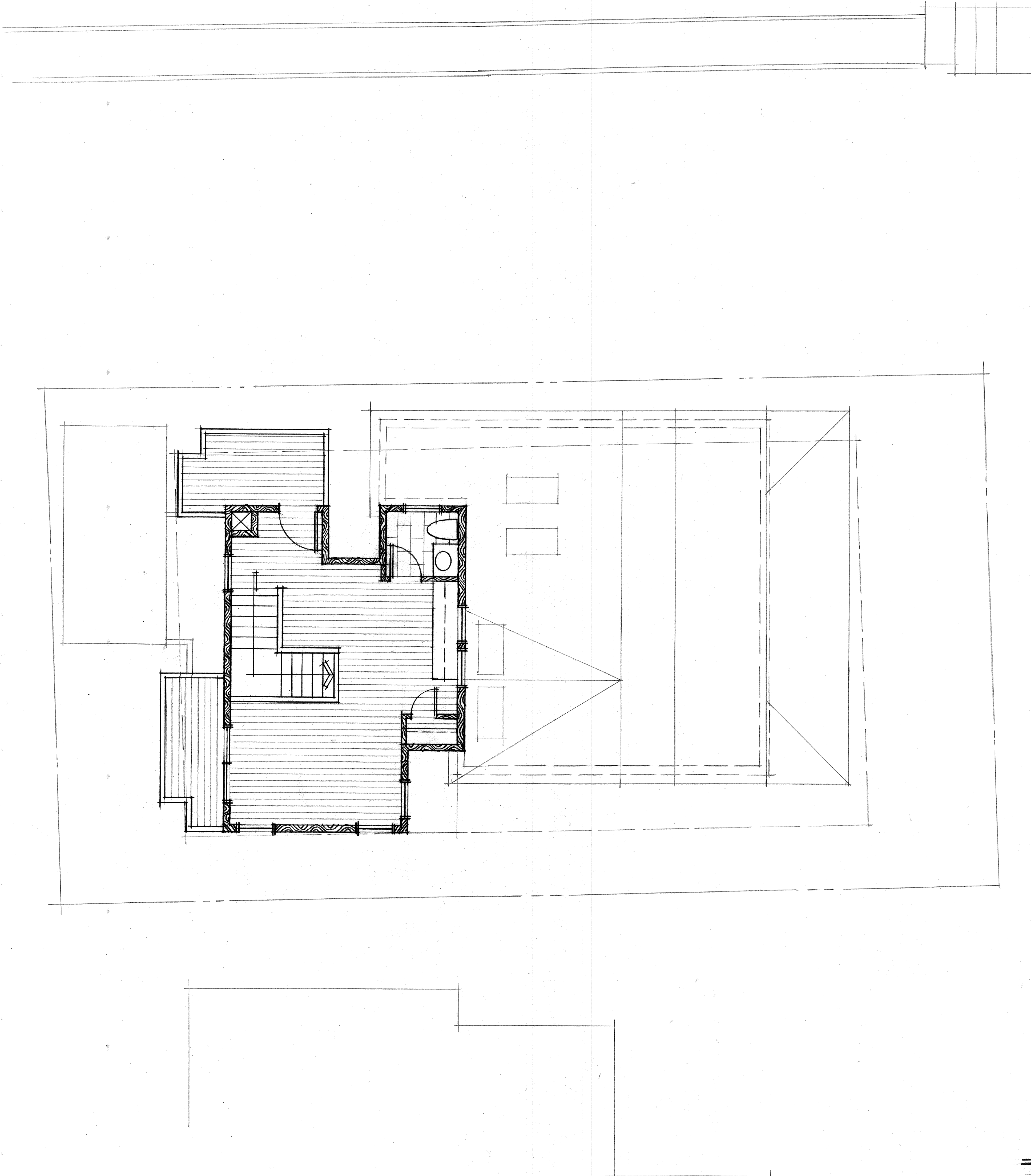
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DRAWN MJS

JOB 22.685.1

DATE

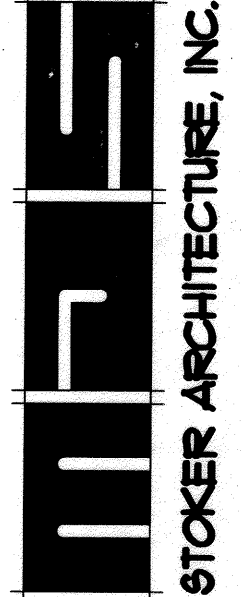
SHEET



TOP LEVEL (NEW)
FLOOR PLAN

1/4" = 1'-0"

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CROSS RESIDENCE

A REMODEL & ADDITION FOR:
AC DC PARTNERS LLC - ANDREW & DONNA CROSS
161 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

SCALE	1/4"
DRAWN	MJS
JOB	22.085.1
DATE	
SHEET	

PHYSICAL CONDITIONS REPORT

161 Park Ave
Park City, UT 84060

March 2023

1. Site Design

Element/Feature: Landscaping / site grading / Trees

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~ 1990's

Describe existing feature:

The building lot slopes upward to the rear from the finished road grade and the house sits close to the front of the lot. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity. The overall site grading varies from a high point along the West property line at about 7185' to the East property line at approximately 7176', an overall drop of about 9' over the 73-foot property length. The backyard is relatively flat at 7182', sloping approximately 6 feet from the back of the house to the front property line. The west backs up to a parking lot of the St Mary's church. There is an approximate 10" slope from the rear (west) property line up to the parking lot. There is no retaining element to the slope. Some ornamental rocks have been stacked onto the slope but don't provide any retention. A retaining wall and steps are located on the North property line made of poured concrete and wooden stairs towards the rear of the property. The east facing front of the property has a poured concrete driveway to the garage door and a pathway that goes to the front porch stairs and around the north side of the property to the back of the property. There is not significant landscaping features other than 8 box elder trees that appear to have been planted post 1980's as there is photo of the property from early 1970's showing no trees on the property.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☒ Poor ☒

In Utah, box elder trees are common in the Great Salt Lake area, the Uinta Mountains, and the Wasatch Range. They can also be found in urban and suburban areas, where they are often planted as ornamental shade trees. They are known for their fast growth and adaptability to a range of soil and climate conditions. They are a deciduous tree, meaning they lose their leaves each fall, and they produce small, winged seeds that are often called "helicopters" due to their spinning motion as they fall to the ground. Despite their usefulness as shade trees and their value to wildlife, box elder trees are sometimes considered a nuisance species due to their ability to spread quickly and grow in areas where they are not wanted. The trees located at the southeast front of the property roots have damaged the sewer line causing a significant repair. The digging out of the pipe damaged the tree. The tree in the northeast rear corner of the lot has several dead-limbs.

Photo Numbers: 1, 2, 3, 4, 6, 19.2, 20

Illustration Numbers: N/A

1. Site Design

Element/Feature: Fencing

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: unknown

Describe existing feature:

An ornamental picket fence partially covers the east and north sides of the house. The interior and east side of the fence are painted white (primed, not painted) and the exterior north side is unpainted. The back yard has a privacy fence on the north and south side (pressure treated, not painted). There is no fence on the west side of the property that backs up to the parking lot. It is not believed that the fencing is a historic feature or material.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ☒

The fencing is inconsistent around the property and is in disrepair. Many posts are rotted at base and the fence is collapsed in certain areas.

Photo Numbers: 1.1, 1.2, 2, 3.1, 3.3, 4.1, 6.1, 6.2

Illustration Numbers: N/A

1. Site Design

Element/Feature: Site grading, retaining walls

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~ 1970

Describe existing feature:

The retaining wall on the north side of the house is made of railroad timbers; there are also poured concrete steps between the retaining wall and the house. The retaining wall on the west side of the property is tiered railroad timbers which have ornamental rocks. In the backyard, the south side of the house has raised garden beds surrounded by ornamental rocks.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☒ Poor ☐

The ornamental rocks around the tiered pressure treated landscape timber retaining wall in the back yard are incomplete.

Photo Numbers: 1.1, 1.2, 2, 3.1, 3.3, 6.1, 6.2, 20.2

Illustration Numbers: 1a

2. Structure

Element/Feature: Main Structure

This Involves: ☒ An original part of building

Describe existing feature: ☒ A later addition

Estimated date of construction: c. 1887

One-story frame dwelling with gable roof (metal), and a central entrance flanked by two window openings. The front porch extends over a basement garage to the north. The porch has been altered ~ 1907 with a section to the south removed and the staircase entrance moved to the north end of the porch from the middle entrance. The porch roof was added between 1902 and 1920 based on photos also including the Jefferson School. Also, the porch roof was replaced, and the form changed slightly sometime after the 1970's photo, but likely when the metal roof was added. The frame house has the distinctive elements that define this as a typical Park City mining era the simple methods of construction, the plan type (hall-parlor), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. The basic structure as indicated by the early 1900 photos would be considered a "saltbox" design. Indications are that the original lower level was a dirt, crawl space and appears at some point prior to 1949 to have been partially excavated to create a "garage" facing towards the street. The shed roofed addition on the side was referred to as a "porch" which was indicated in the 1949 to the 1968 tax documents. The square feet total on the 1968 tax document was 866 sq ft and the current total for the main level is 966 sq ft, indicating the extension off the back was built after 1968. The extension as it exists today includes with a gabled roof off the back southeast corner of the house which merges into a side addition (previously called the "porch" on the tax document) and this structure now encloses a very narrow stairway to the basement addition. The addition has a foundation of poured concrete and cinder block. The floor and ceilings are supported by rough sawn wood beams. A loft in the main parlor has been constructed in the upper level. The lower level is finished for a living space but has very low (under 6 ft) ceiling height.

Describe any deficiencies:

Existing Condition: Excellent _____ Good _____ Fair ☒ Poor ☒

There have been no updates in the past 15 years. The structure is in average condition for its age.

Photo Numbers: All

Illustration Numbers: All

3. Roof

Element/Feature: Roof

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: late 1990's -2000

Describe existing feature:

The gabled roof addition, the front porch roof, the original section of the roof of the house and the shed-roofed porch are sheathed in standing seam metal roofing material, which was added after the 1980s photo

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☒ Poor ☒

The roof condition is functional. No apparent leaks. The installation craftsmanship shows several shoddy seams and bent or flashings. The roof is severely weathered with multiple dents and scratches. The paint is faded and weathered.

4. Chimney

Element/Feature: Chimney

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~ 1970's

Describe existing feature:

The chimney is constructed of brick and extends from the lower level of the house in the mechanical room thru the middle of the house and roof on the left third back side of the roof. It has been covered over with mortar at some point. The chimney is not functional. A p-trap and Sheetmetal exhaust vent from the furnace run thru the chimney. Old photos of the house occasionally show a chimney structure, however those and also the "S.P." on the Sanborn maps for "stovepipe" indicate a different placement in the middle of the back wall of the house – perhaps where a fireplace/stove/oven used to exist. It is likely the current chimney was constructed when the lower level was excavated and the mechanical room added.

Describe any deficiencies:

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ☒

The chimney is not functional and is in disrepair. The mortar cover is decaying.

Photo Numbers: 4.1, 4.2, 7, 19.1

Illustration Numbers: 4a

5. Exterior Walls

Element/Feature: Exterior Wall - siding

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~ 1968

Describe existing feature:

The exterior walls are clad in non-beveled wooden drop/novelty siding which replaced the asbestos shake shingles mentioned in the tax cards of 1949 and 1968. The wall are 2” thick, “single wall” construction with a single layer of vertical planks attached to top and bottom sills covered with a horizontal layer of siding without any internal studs.

Describe any deficiencies:

Existing Condition: Excellent_____ Good_____ Fair X Poor X

The exterior siding are mostly on fair condition except towards the bottom where this is rotting at the foundation. The paint is peeling and faded.

Photo Numbers: 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 18, 19, 20

Illustration Numbers: 5a - d

6. Foundation

Element/Feature: Foundation

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Characteristic of residential buildings in Park City is that very few homes were built with foundations. The stone and concrete foundations seen today replaced wood sills laid directly on undisturbed earth. The 1949 tax card notes that there is no foundation. The house was retrofitted with was a poured concrete foundation installed with some cinder block construction. There is a dirt crawl space on the northern side of the lower level. At some point a lower level walkout was excavated and joined to the existing "garage" that was noted on the tax documents from 1949 and is seen on the dunsmore/knight photo from around 1945. The lower level excavation included a narrow stairway up to the main level where the side "porch" was enclosed.

Describe any deficiencies:

Existing Condition: Excellent_____ Good_____ Fair X Poor X

The foundation was poorly installed with sub-par materials. The driveway into the lower level is showing several cracks and is uneven with signs of shifting. The concrete in the northwest corner is sinking and is unstable in main floor master-bedroom.

Photo Numbers: 18.1 – 18.4

Illustration Numbers: 6a

7. Porches

Element/Feature: Shed Roofed Front Porch

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~1930's

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs the front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is rough hewn plank. The roof of the porch is a shed roof, and the roof material is standing seam metal. This roof is not apparent on the photos, which include the old wood Jefferson School so was added after 1920. It can also be seen in the Dunsmore/Knight photo from ~1945 . The porch is located on the east façade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

Describe any deficiencies:

Existing Condition: Excellent____ Good____ Fair ☒ Poor____

The wood on the porch and stairs is worn. The stair rail is rotted and loose. Paint is peeling and worn.

Photo Numbers: 1, 2, 5, 8, 11

Illustration Numbers: 7a

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

Element/Feature: _____

This Involves: An original part of building
 X A later addition

Estimated date of construction: 15+ years old

Describe existing feature:

The home heating is forced air with a natural gas furnace (manufacturer: Lennox). The water heater is gas powered (manufacturer: Rheem – Professional Classic model). The home also has a salt-based water softener system installed. All items above and the electrical box are in the mechanical section of the lower level.

Describe any deficiencies: Existing Condition: Excellent _____ Good _____ Fair x Poor _____

All systems are 15+ years old and operational but will likely need to be replaced in the near future.

Photo Numbers: 17 Illustration Numbers:

9. Door Survey

Door Survey Form

Total number of door openings on the exterior of the structure: 3

Number of historic doors on the structure: 0

Number of existing replacement / non-historic doors: 3

Number of doors completely missing: 0

Please reference assigned window numbers base on the physical conditions report.

Number of doors to be replaced: 3

Door #:	Existing Condition (Excellent, Good, Fair, Poor)	Describe any deficiencies	Photo #	Historic (50 years or older)
9a.	Fair	Front door – pre-fabricated paneled wood – plain design – no windows or 4 quadrant beveled with some ornamentation	8, 11	Not historic
9b.	Poor	Garage door - custom made 4 panel bi-fold wood doors – not hung correctly – sagging – paint peeling and rot at bottom of panels.	1	Not historic
9c.	Poor	Rear door – plain utility door – composite material ~ 20-years old – well worn - Upper window glass – customized with a pet door – poor construction not sealed. Also does not fully open.	4.1, 4.2, 9.1, 9.2	Not historic

10. Window Survey

Window Survey Form

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

Number of historic windows on the structure: 0

Number of existing replacement / non-historic windows: 16

Number of windows completely missing: 0

Please reference assigned window numbers base on the physical conditions report.

Number of windows to be replaced: 16

Window #:	Existing Condition (Excellent, Good, Fair, Poor)	Describe any deficiencies	Photo #	Historic (50 years or older)
10a	Fair	Single one-over-one double hung sash in square opening. Plainly framed. Wood and some vinyl. Primer painted faded.	1.2	Not historic
10b	Fair	One-over-one double hung sash in vertical openings. Plainly framed around both side by side windows – painted wood	1.1, 1.2, 8.1, 11.1, 11.2	Historic opening, non-historic material
10c	Fair	One-over-one double hung sash in vertical openings. Plainly framed around both side by side windows – painted wood	1.1, 1.2, 8.1, 11.1, 11.2	Historic opening, non-historic material
10d	Fair	One-over-one double hung sash in vertical openings. Plainly framed around both side by side windows – painted wood	1.1, 1.2, 8.1, 11.1, 11.3	Historic opening, non-historic material
10e	Fair	One-over-one double hung sash in vertical openings. with flat trim wood and vinyl inserts, primed (not painted) which is peeling.	1.1, 1.2, 8.1, 11.1, 11.3	Historic opening, non-historic material

10. Window Survey

Window #:	Existing Condition (Excellent, Good, Fair, Poor)	Describe any deficiencies	Photo #	Historic (50 years or older)
10f	Fair	one-over-one double hung sash in square opening. Plainly framed. Wood and some vinyl. Primer painted faded.	2, 6.2, 12	Historic opening, non-historic material
10g	Fair	one-over-one double hung sash in square opening. Plainly framed. Wood and some vinyl. Primer painted faded.	2, 6.2, 12	Historic opening, non-historic material
10h	Fair	Basement slider window inserts, wood primed (not painted)	2, 6.2, 12	Not historic
10i	Poor	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	1.2, 3.2, 13	Not historic
10j	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	1.2, 3.1, 3.2	Historic opening, non-historic material
10k	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	1.2, 3.1, 3.2, 13	Historic opening, non-historic material
10l	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	1.2, 3.1, 3.2, 13	Not historic
10m	Fair	Basement slider window inserts, wood primed (not painted)	4.1, 4.2, 14, 18.1	Not historic
10n	Fair	Basement slider window inserts, wood primed (not painted)	4.1, 4.2, 14, 18.1, 19.1	Not historic
10o	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	4.1, 4.2, 14, 19.1	Not historic
10p	Fair	Framed windows made with tack wood and vinyl inserts, primed (not painted) which is peeling	4.1, 4.2, 3.3, 14, 19.1	Not historic

10. Window Survey

BUILDING PERMIT APPLICATION
BECOMES PERMIT WHEN SIGNED

1. Date of Application: 26 Sept 1988 Date Work Start: ASAP Receipt No: 7/a D. 9/27/88 Permit Number: 3889

2. Proposed Use of Structure: Residential

3. Building Fee Schedule

Square Ft. of Building	Valuation
☐ Rough Basement	Building Fees <u>2,000.00</u>
☐ Finish Basement	Plan Check Fees <u>15.00</u>
Carport sq. ft.	Electrical Fees
Garage sq. ft.	Plumbing Fees
Type of Bldg.	Mechanical Fees
Loc. Group	Water
No. of Bldgs.	Sewer
Value	Storm Sewer
Roof	Moving or Demo.
Temp. Conn.	Reinspection
Max. Occ. Load	

4. Address: 161 Park Ave

5. Address Certificate No. _____ Assessors Parcel No. _____

6. Block: 1 Subd. Name & Number: Park City Survey

7. Property Location: ☐ If metes and bounds see instructions

8. Total Property Area: _____ In Acres or Sq. Ft. _____ Total Bldg. Site Area Used: _____

9. Owner of Property: Hugh W. Colvin Phone: 649-0095

10. Mailing Address: Box 3213 City: Park City

11. Business Name Address: _____ Business Lic. No. _____

12. Architect or Engineer: _____ Phone: _____

13. General Contractor: Owner Phone: _____

14. Business Address: _____ State Lic. No. _____ City/Co. Lic. No. _____

15. Electrical Contractor: _____ Phone: _____

16. Business Address: _____ State Lic. No. _____ City/Co. Lic. No. _____

17. Plumbing Contractor: _____ Phone: _____

18. Business Address: _____ State Lic. No. _____ City/Co. Lic. No. _____

19. Mechanical Contractor: _____ Phone: _____

20. Business Address: _____ State Lic. No. _____ City/Co. Lic. No. _____

21. Previous Usage of Land or Structure (Past 3 yrs.): _____

22. Dwell. Units Now on Lot: _____ Assessor's Bldgs. Now on Lot: _____

23. Type of Improvement/Kind of Const.: ☐ Sign ☐ Build ☐ Remodel ☐ Addition ☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

24. No. of offstreet parking spaces: _____ Covered _____ Uncovered _____

25. SUB-CHECK: Zone HR-1 Zone Approved By SM

26. Disapproved: 9/27/88 Sub-Cl. By: SM

27. Minimum Setbacks in Feet: Front _____ Side _____ Side _____ Rear _____

28. Plot Plan: Remodel

29. House or House & Garage if Attached: _____

30. STREET: _____

31. Indicate Street if Corner Lot: _____

32. Indicate North: _____

33. NOTE: 24 hours notice is required for all inspections.

34. Comments: Replace existing windows with taller/narrower ones. Work is being done under historic grant program. If bearing wall - it must be checked

35. Land Use Cert. _____

36. Electrical Dept. _____

37. HiBack C.G. & S. _____

38. Other: _____

39. Bond Required ☐ Yes ☐ No Amount: _____

40. This application does not become a permit until signed below.

41. Plan Chk. OK by: SM

42. Signature of Approval: G. H. H. H. H. Date: 9/27/88

43. This permit becomes void and void if work or construction authorized is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

44. Signature of Contractor or Authorized Agent: SM Date: 27 Sept 88

45. Signature of Owner (If owner): _____ (Date) _____

46. Census Tract: _____ Traffic Zone: _____ Coordinate Ident. No. _____

47. New S.L.U. Code No. _____ Old S.L.U. Code No. _____

48. Certificate of Occupancy: _____

In 1988 – front windows replaced with taller/narrower windows under historic grant program.

11. Interior Photographs

Element/Feature: Main Floor and Loft

This Involves: X An original part of building
 X A later addition

Estimated date of construction: 1980s (most recent renovation)

Describe existing feature:

The main floor consists of a dining area, living area, laundry area, kitchen, bedroom, and full bathroom. The flooring is laminate (faux wood) throughout the entire area with the following exceptions: tile in the bathroom and laundry area, carpet in the bedroom and loft. The main entry is on the east side of the house which opens up to a living area and dining area. Within the living area, there is a staircase which leads to an enclosed loft. The kitchen and laundry area are positioned on the southwest side of the house next to a bedroom and bathroom on the northwest. The kitchen has partial overlay raised cabinet doors in a natural stain and a laminate countertop. The oven / stovetop are gas powered and the kitchen also has a dishwasher, refrigerator, and microwave. The bathroom has a stand-in tub and shower. We do not believe there are any historic features on the main floor or loft.

Describe any deficiencies: Existing Condition: Excellent_____ Good_____ Fair X Poor_____

The kitchen cabinets have some discoloring The laminate floors at chipped and peeling. The stairs to the loft are not to code and the rail is loose. The floor of the bedroom closet is "squishy" when walked on. Many of the cabinets do not fully open..

Photo Numbers: 15 Illustration Numbers: _____

11. Interior Photographs

Element/Feature: Lower Level

This Involves: An original part of building
 X A later addition

Estimated date of construction: 1980s (most recent renovation)

Describe existing feature:

The staircase from the laundry room brings you to the lower level which has a family room, bedroom, full bathroom, and area for mechanical, utility, service, and electrical equipment. The flooring is carpeted with the exception of the bathroom and mechanical/utility/service/electrical area which have a vinyl covering. The bathroom has a stand-in tub and shower. We do not believe there are any historic features in the lower level. The ceiling height is approximately 6 feet and there is a large beam bisecting the family room area with indication that the floor was sagging and needed additional support.

Describe any deficiencies: Existing Condition: Excellent _____ Good _____ Fair x Poor _____

All spaces / elements are listed as being in fair condition.

Photo Numbers: 16, 17

Element/Feature: Addition shed-roofed side porch

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: ~1949 / 1980

Describe existing feature:

The gabled addition on the side of the structure (south elevation) first appears on the tax assessment cards dated, 1949. It is noted as a porch with dirt floors. There is no evidence of the side addition prior to 1940 in any of the Sanborn maps or historical photos. Photo evidence shows that the porch was sided and roof with the same asbestos shake and shingle roof as the rest of the house at that time. (~1945). The porch was later renovated to its current condition sometime in the late 1970's early 1980's when the entire house was renovated with a metal roof, replaced siding and finished rear addition and the lower level excavated and added. Currently the side porch is clad in the novelty drop-siding and covered with the metal roof that covers the rest of the structure. There is a window in the east elevation of the side porch which was probably added at the time of renovation. It is a vertical sliding window. The interior of the porch has been built out with a switch back staircase that goes to the lower level and a room with a back door and a mud-room area that now has laundry utility. The walls are finished in painted stucco, and the floor are a combination of stone tile and carpet. None of the material in the porch addition on the interior or exterior is historical.

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

The interior of the porch is in fair condition, but the updates are aged. The exterior siding is in poor condition with peeling paint and severe wet damage towards the foundation.

Photo Numbers: 20.2 Illustration Numbers: _____

Element/Feature: Addition (north) rear gabled roof

This Involves:
 — An original part of building
 X A later addition

Estimated date of construction: ~ 1960 - 70's

covered shed-
no wall

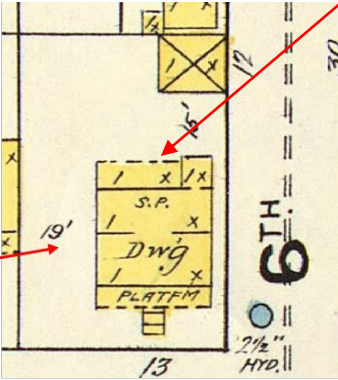
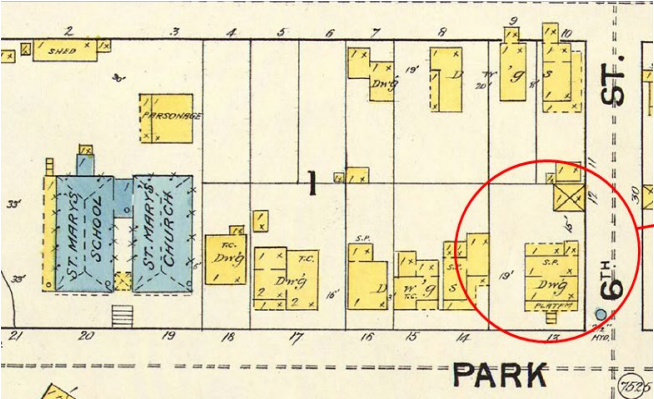
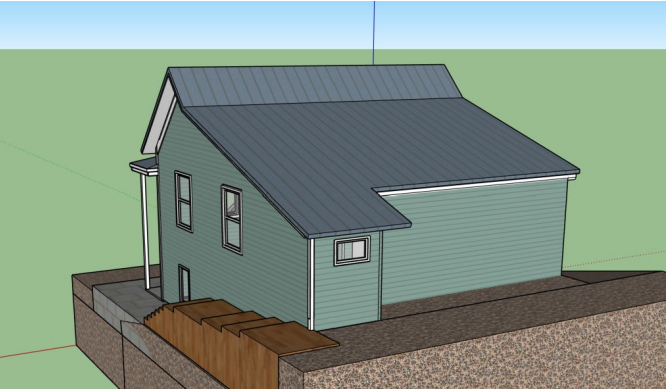


Fig 1: Original structure form pre-gabled addition

1889

According to the Sanborn maps, a dotted line is visible at the outer northwest corner rear profile of this feature, indicating that there was no wall. This suggests that historically, this feature existed without a wall. Additionally, photographs of the structure from 1996, prior to the installation of the metal roof, show that the roof line was set back from the structure before the gabled addition was added. These findings suggest that the original historical structure is as depicted in figure 1.

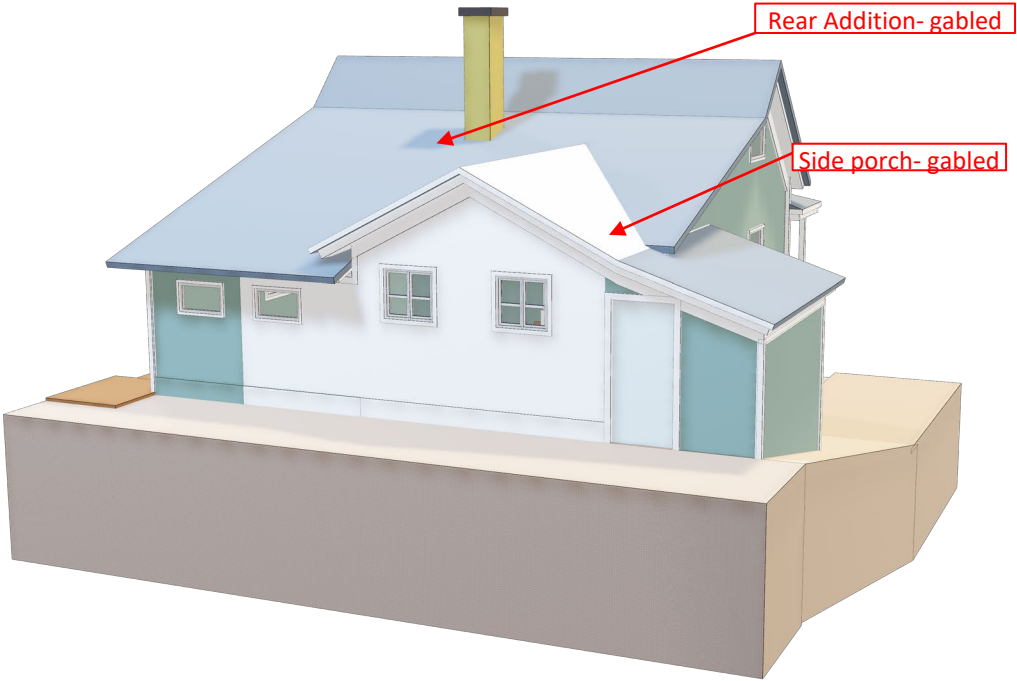


Photo – Building Permit Summit County - 1996

Element/Feature: Addition (north) rear gabled roof

This Involves: An original part of building
 X A later addition

Estimated date of construction: ~ 1960 - 70



The areas of the structure marked in white, were part of renovation of the structure sometime in the late 1960's or 1970. There are no building permits or any documentation during this period that we could find. The gabled addition was built out, clad in the current novelty clad siding and covered asbestos tile roof. The interior was built out on the main level bathroom and kitchen. - See photo from 1996 – page 21

This gable feature (in white) and materials, windows are non-historic. The rear feature is not visible from the primary and tertiary public right-of-way and is only partially visible from the secondary at the higher elevation (west up the public stairs). As a result, there is no historical photo views of this feature.

Element/Feature: Renovation Interior, Exterior lower level, roof & foundation

This Involves: ☐ An original part of building
☒ A later addition

Estimated date of construction: late 1970's early 1980's

Describe existing feature:

The historic inventory file indicates that the house was lifted to make room for a basement garage sometime before 1949, but the indication are that the lower level was excavated to make room for the garage. The tax appraisal card dated 1968 notes dirt floor. The lower level and foundation appear to have been installed in the late 1970's in conjunction with a replacement of the exterior walls, (novelty drop-siding) finishing of the basement with an additional bedroom, bathroom, living area and mechanical room. A chimney installed thru the lower-level mechanical room thru roof serves as a ventilation only. The foundation is poured concrete and mortared cinder block. Rough hewn structural beams were installed in the lower and upper level to reinforce the structure. Structural beams were also installed in the main floor parlor and support a loft. The roof still appears as asbestos shingle in 1995 photo, but siding is the new drop siding indicating that the metal roof was added later in the late 1990's

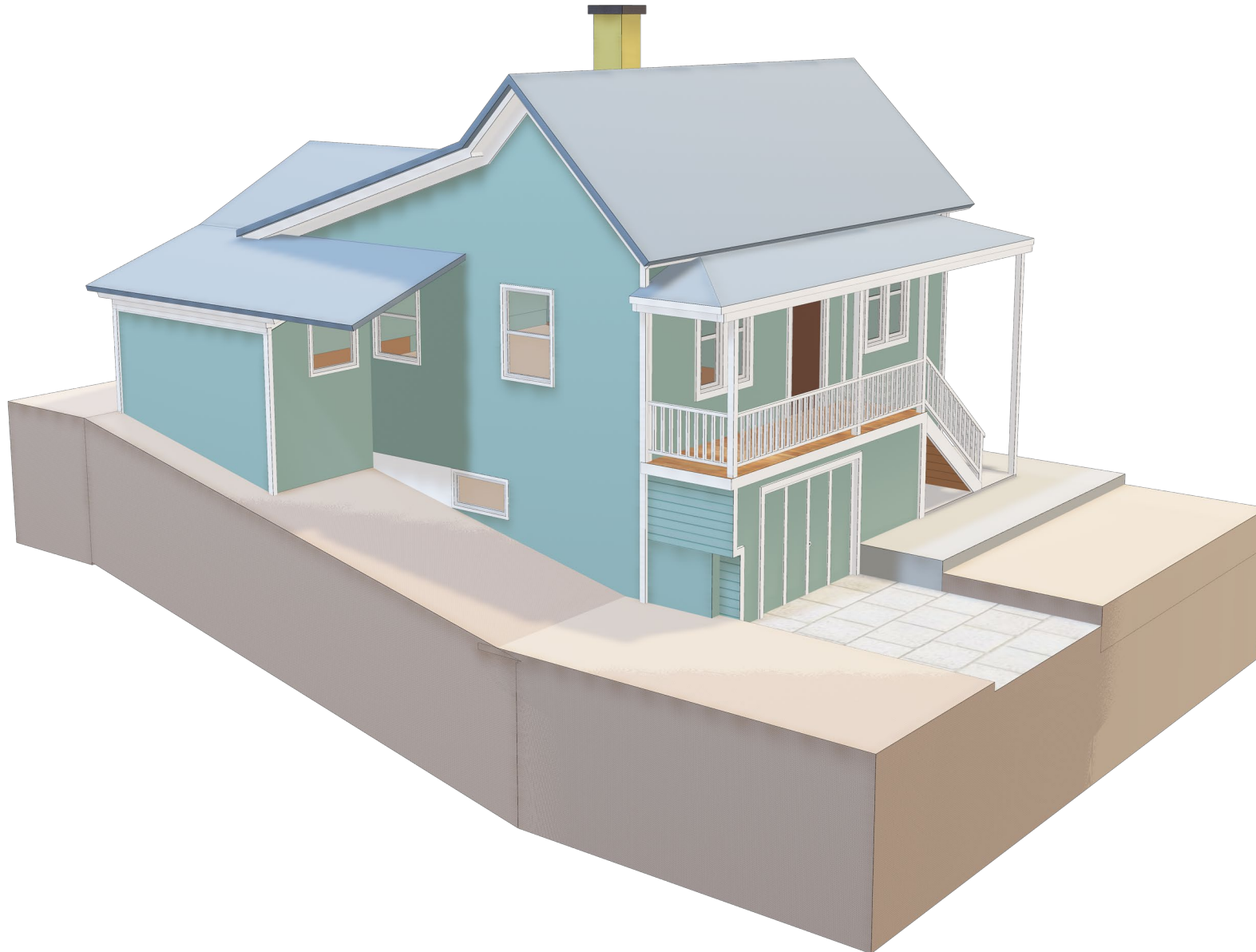
Describe any deficiencies: Existing Condition: Excellent _____ Good _____ Fair X Poor X

The renovations are materials are not-historic, but the overall form is intact with some deviations detailed in the sub-sections. The renovations are dated, paint is worn and water damage to siding is prevalent. The foundation shows poor workmanship. Many cracks and unevenness. Cinder blocks, and chimney patched with mortar that is falling off. (not applied correctly). The wooden structural beams throughout the house are in good condition and structurally stable.

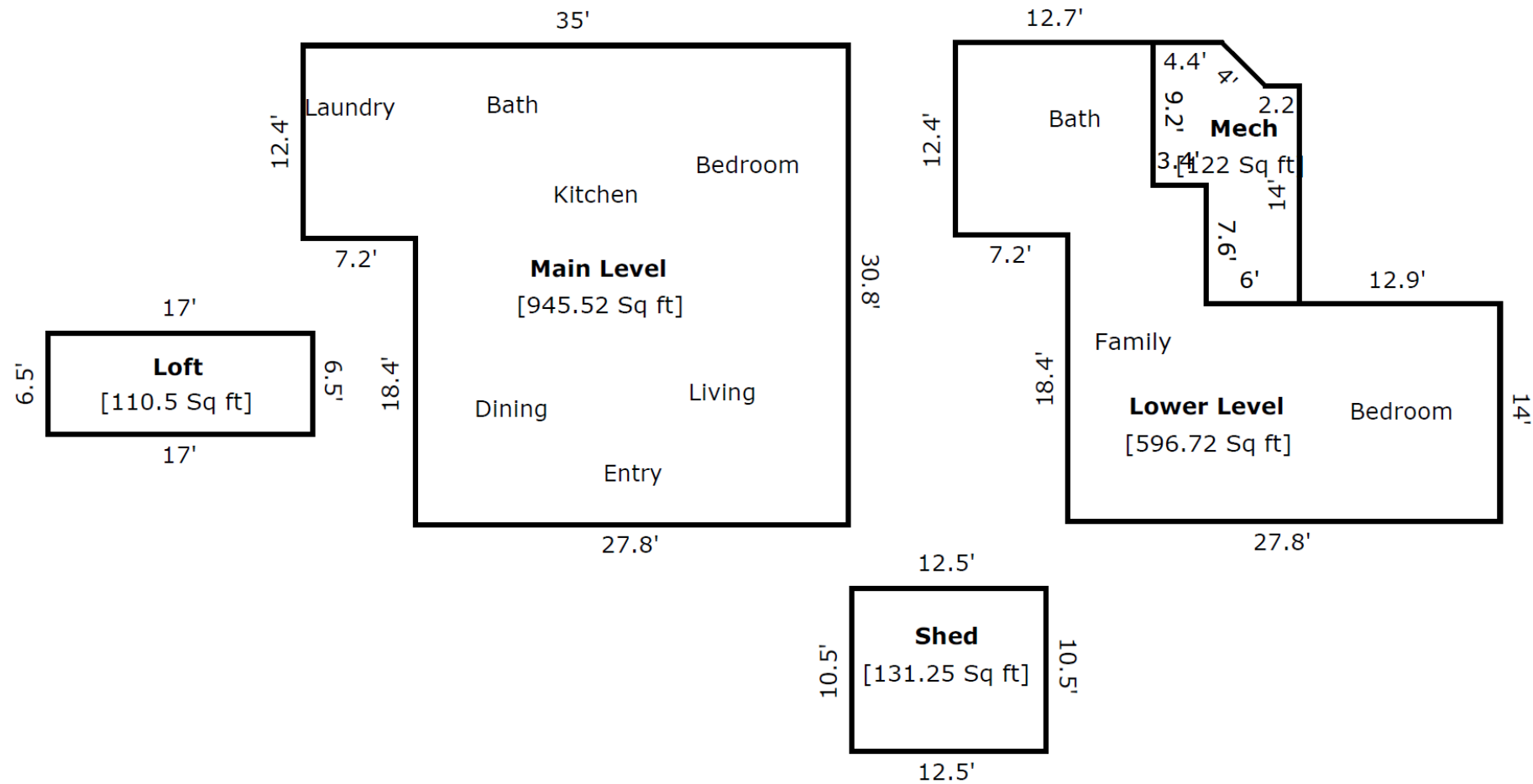
Photo Numbers: 15 - 18 Illustration Numbers:

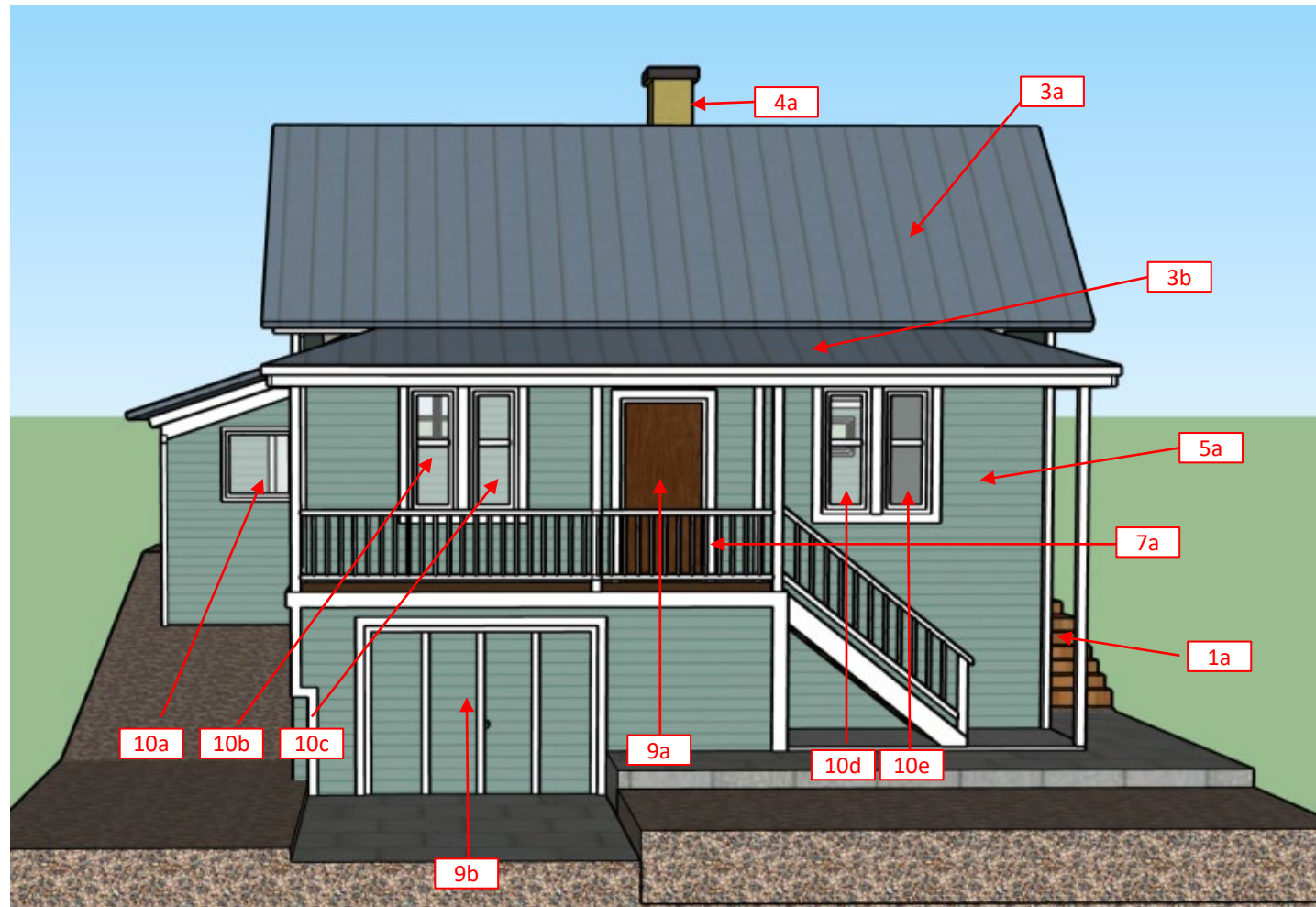
Illustrations

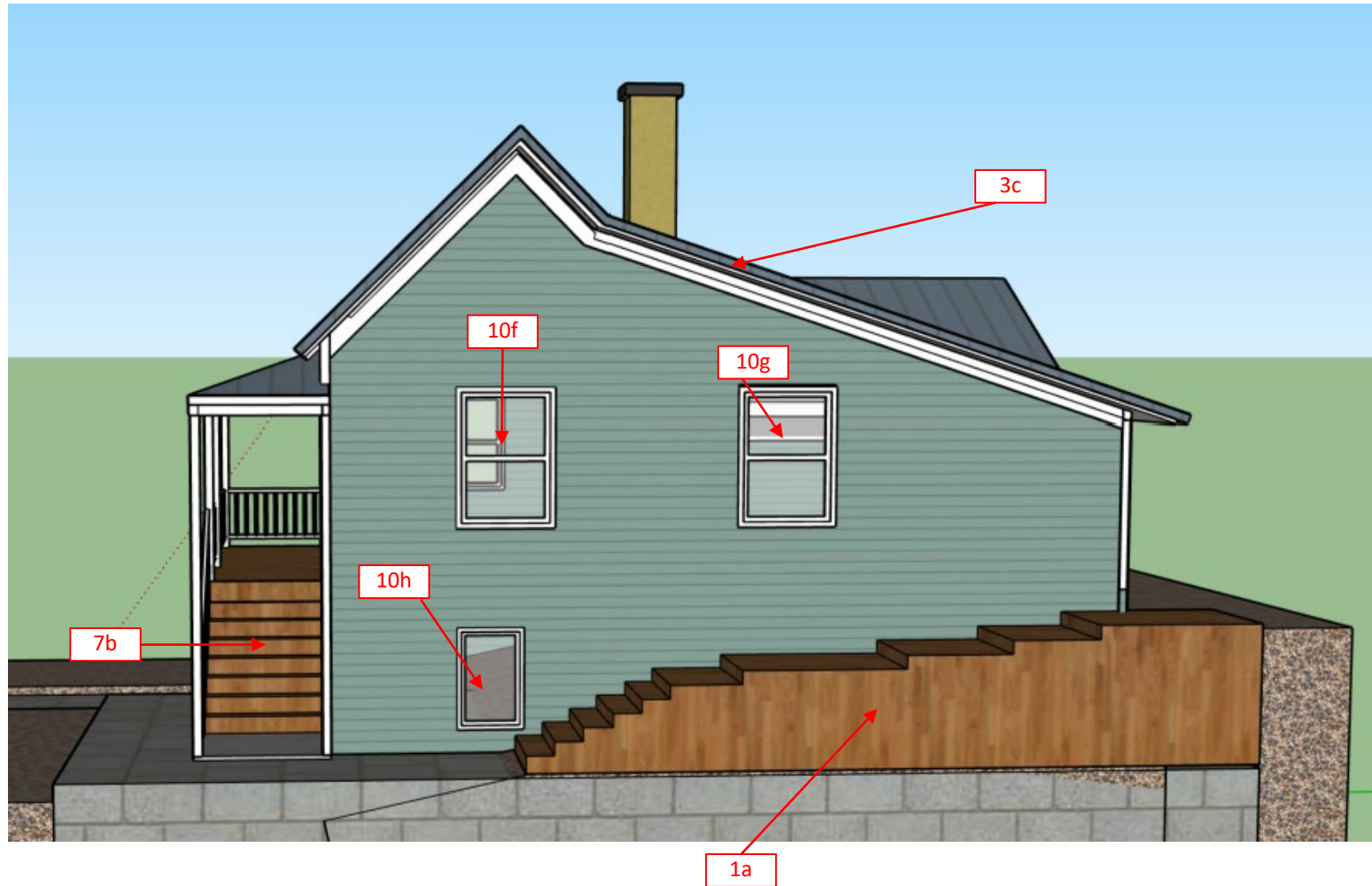
Existing Structure 3D Model

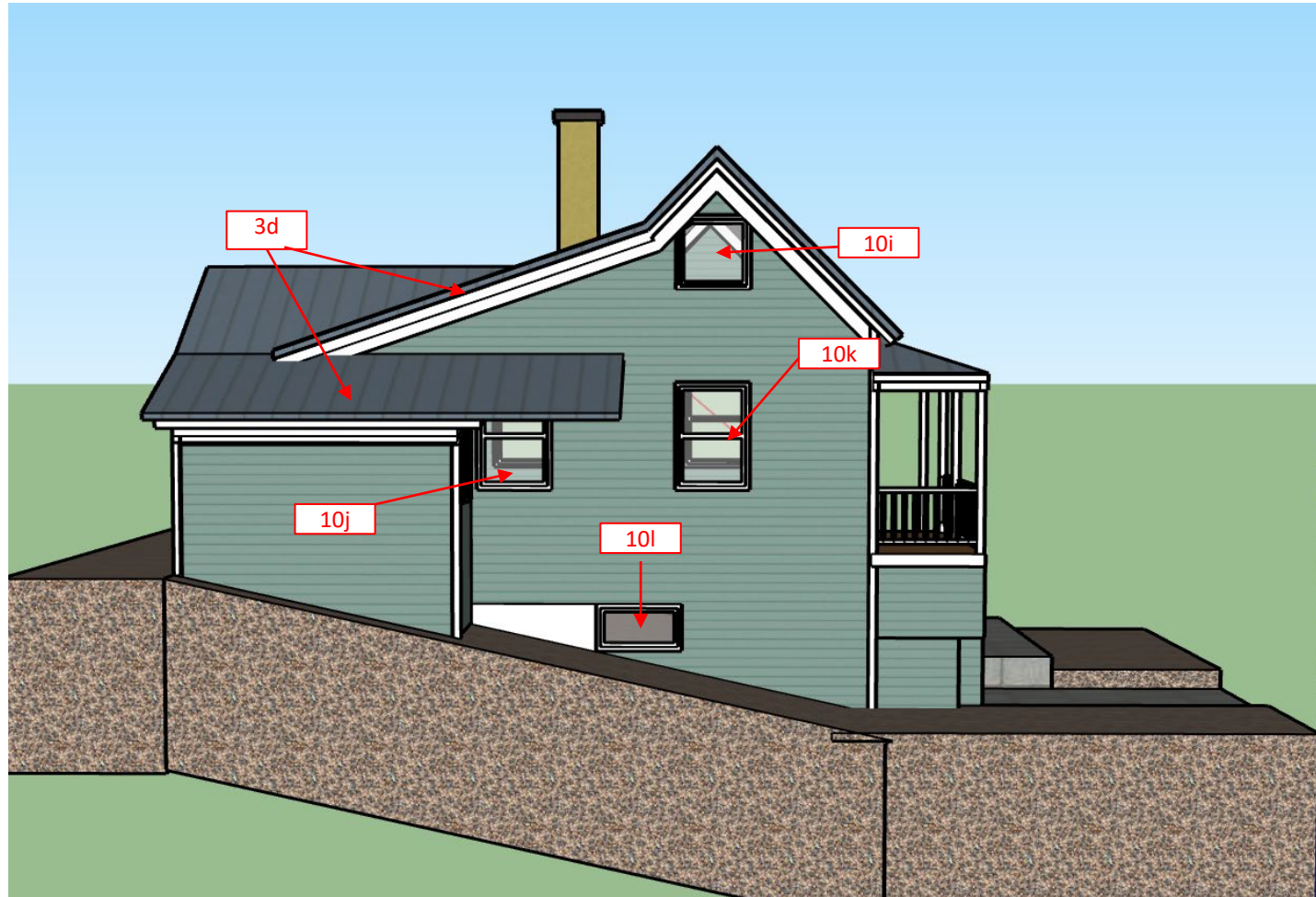


Existing Structure – sketch dimensions









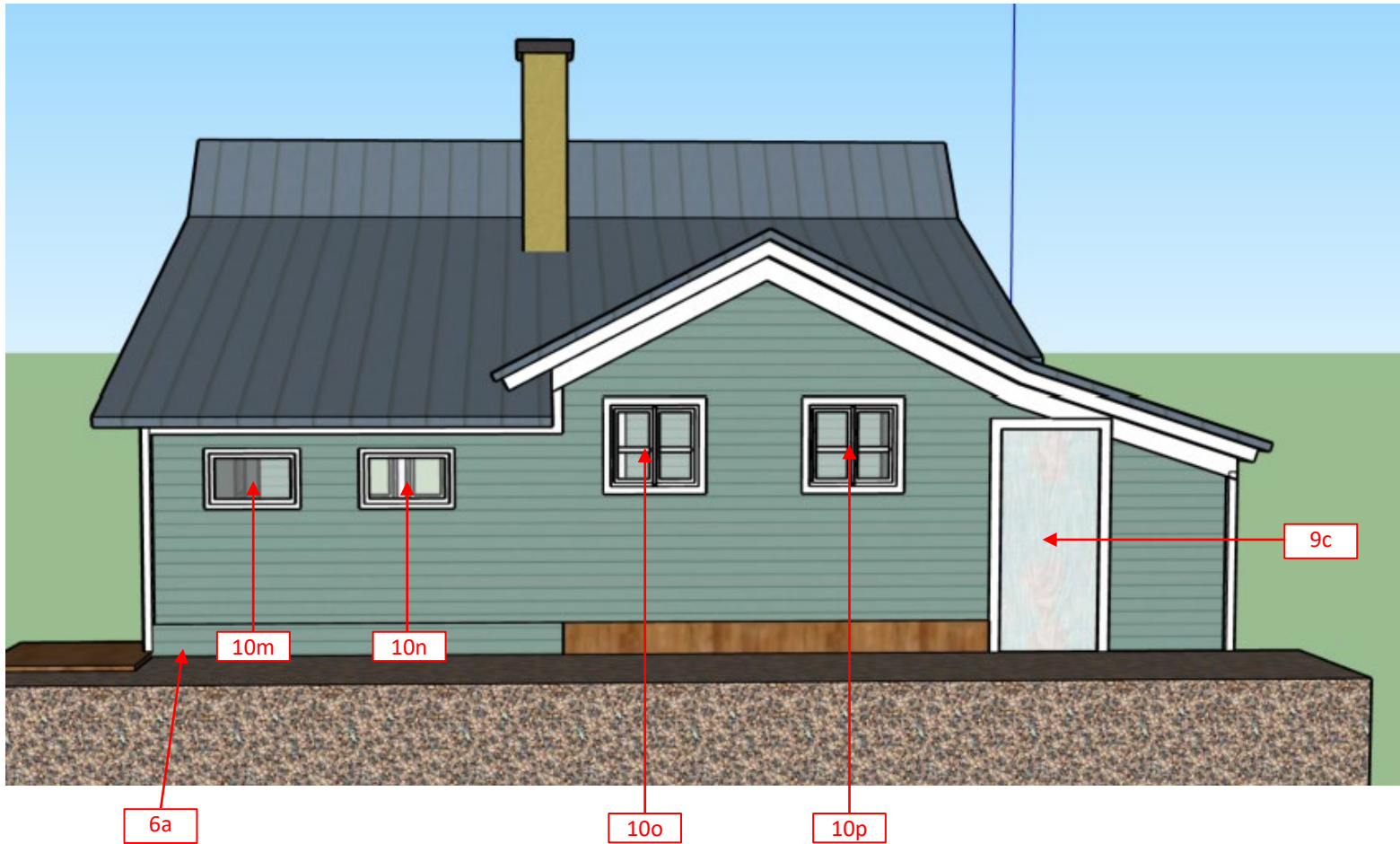


Photo Documentation

Photo #1: East Elevation (front)



Photo 1.1



Photo 1.2

Photo #2: North Elevation



Photo #3: South Elevation



Photo 3.1



Photo 3.2



Photo 3.3

Photo #4: West Elevation (Rear)



Photo 4.1



Photo 4.2

Photo #5: East Elevation Porch Ceiling and Support Structure Detail



Photo 5.1



Photo 5.2

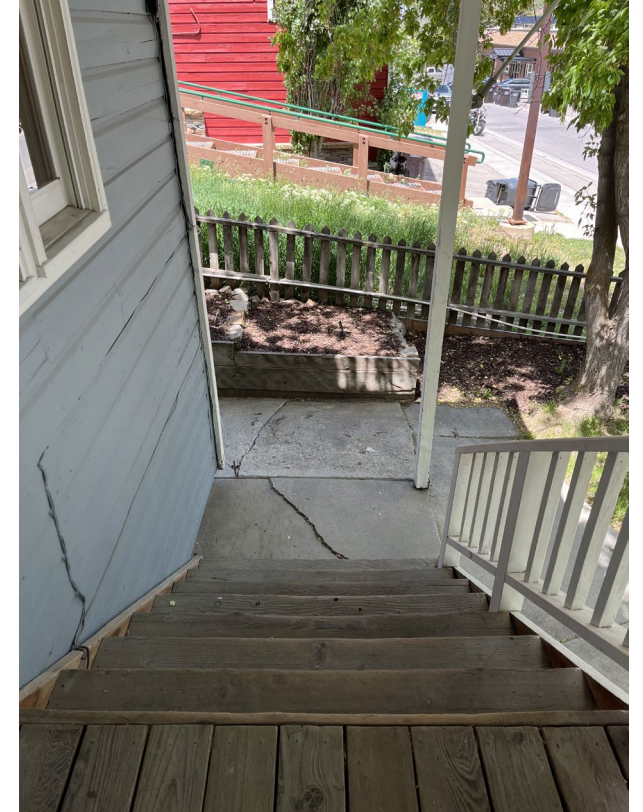


Photo 5.3

Photo #6: North property line – retaining wall and steps



Photo 6.1



Photo 6.2

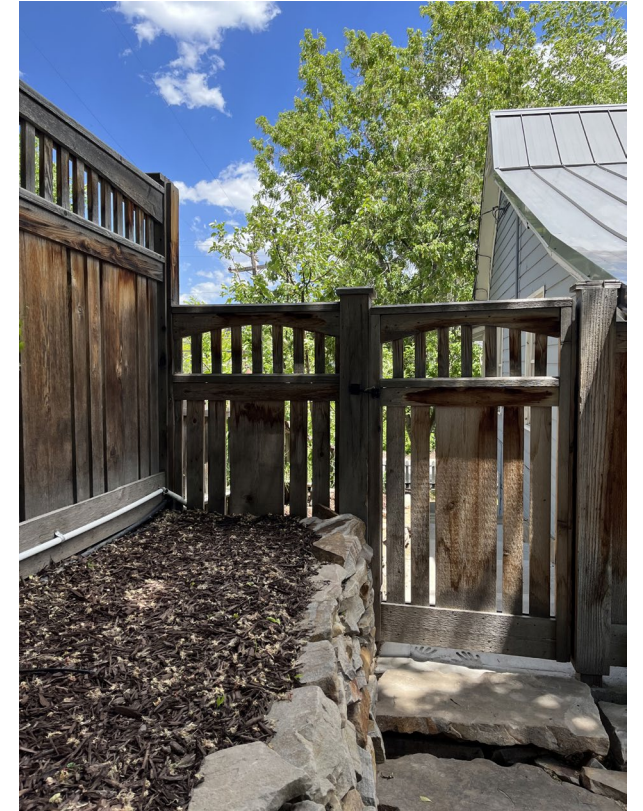


Photo 6.3

Photo #7: West Elevation – Chimney



Photo 7.1

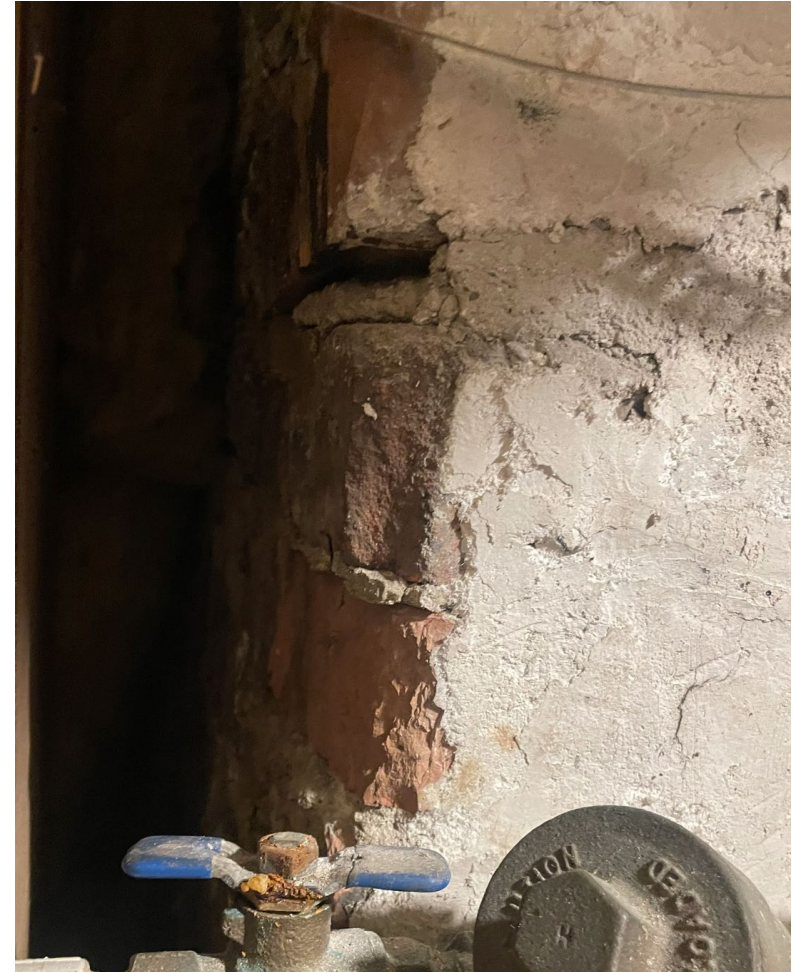


Photo 7.2

Photo #8: East Elevation – Front Door & Window



Photo 8.1



Photo 8.2

Photo #9: West Elevation – Door (rear)



Photo 9.1



Photo 9.2

Photo #10: East Elevation (front) – Garage Door



Photo 10.1



Photo 10.2

Photo #11: East Elevation (front – window detail)



Photo 11.2



Photo 11.1



Photo 11.3

Photo #12: North Elevation – Window



Photo #13: South Elevation – Window

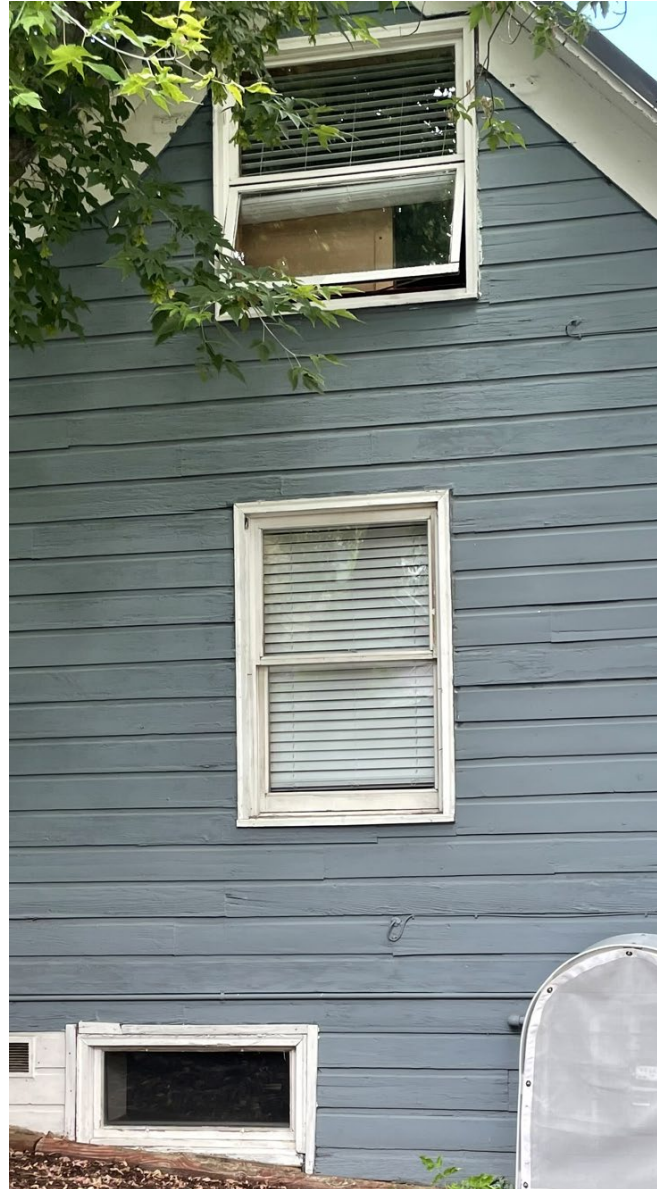


Photo #14: West Elevation (rear) – Windows



Photo #15: Interior Main Floor, family-room, kitchen, loft, bath, bedroom & laundry



Photo 15.1 - kitchen



Photo 15.2 –living



Photo 15.4 - bathroom



Photo 15.5 - laundry

Photo #15: Interior Main Floor, family-room, kitchen, loft, bath, bedroom & laundry



Photo 15.5 – structural beams



Photo 15.6 - loft



Photo 15.7 - loft

Photo #15: Interior Main Floor, family-room, kitchen, loft, bath, bedroom & side gable, laundry, staircase



Photo 15.8 – side porch staricase



Photo 15.9

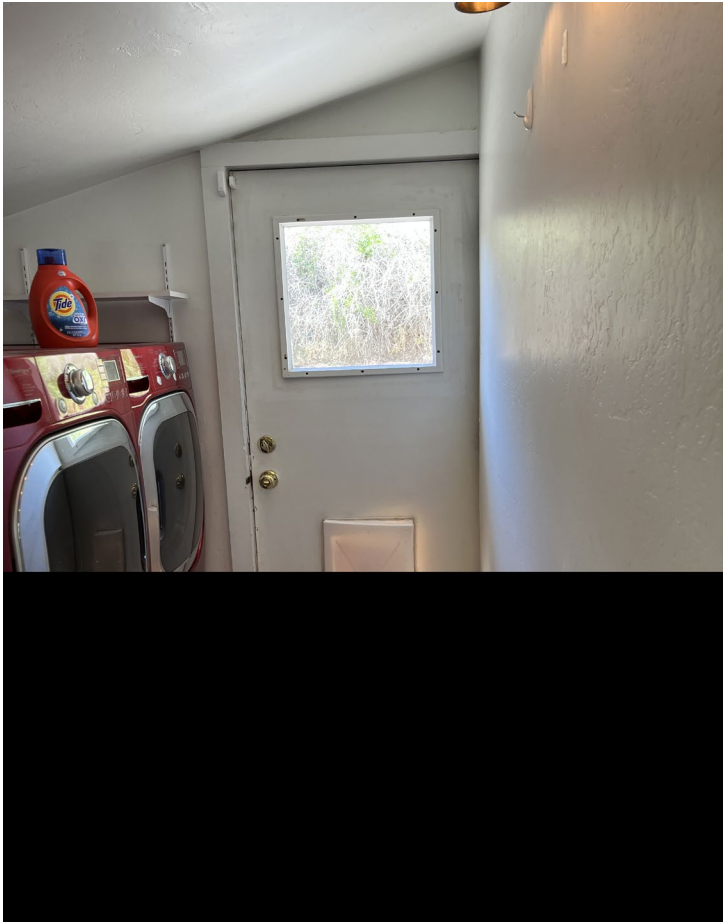


Photo 15.10 – mud room, utility

Photo #16: Lower level, family-room, bath & bedroom



Photo 16.1 – lower family room



Photo 15.3- lower bedroom



Photo 15.2 – lower bath

Photo #17: Mechanical System, Utility Systems, Service Equipment & Electrical



Photo 17.1 - furnace



Photo 17.2 – water heater



Photo 17.3 – electrical panel

Photo #18: West Elevation – Foundation



Photo 18.1 - Foundation



Photo 18.2 – Foundation rear corner



Photo 18.3 – southeast corner



Photo 18.4 – northeast corner



Photo 18.5 – northeast corner

Photo #18: West Elevation – Roof



**Photo 18.1 – West Elevation
Roof**



Photo 18.2 – Aerial roof



Photo 18.3 – east view roof



Photo 18.4

Photo #19: Aerial View – Rear Slope to back lot line



Photo 19.1 Rear Slope – Aerial View



Photo 19.2 Rear Slope – to Church parking lot

Photo #20: West Elevation – Accessory Building



Appendix: additional information



Rectangular or “Hall-Parlor” House

Buildings that are described as rectangular or “Hall-Parlor” are simple, rectangular in plan with a gable roof usually oriented with the ridge parallel to the street. The name comes from the floor plan composed of two rooms placed side by side; the hall, generally a square room, and an adjoining parlor, often smaller than the “hall”. Porches may extend across part or all of the façade and a few wrap around the corners of the house. The porches are defined by dropped or extended roofs with shed or hipped forms. Most rectangular homes are one or one-and-a-half stories and several have rear shed or saltbox roof profiles.

Appendix: additional information



[Asbestos Cement Siding Inspection | Brea Home Inspector \(signaturemore.com\)](#)

Appendix: additional information



Photo # 2010.24.36 – undated photo east elevation “110 Block Park Ave “Dunsmore. Henry Knight” estimated 1945 – when Knight purchased the house from Dunsmore

Appendix: additional historical information

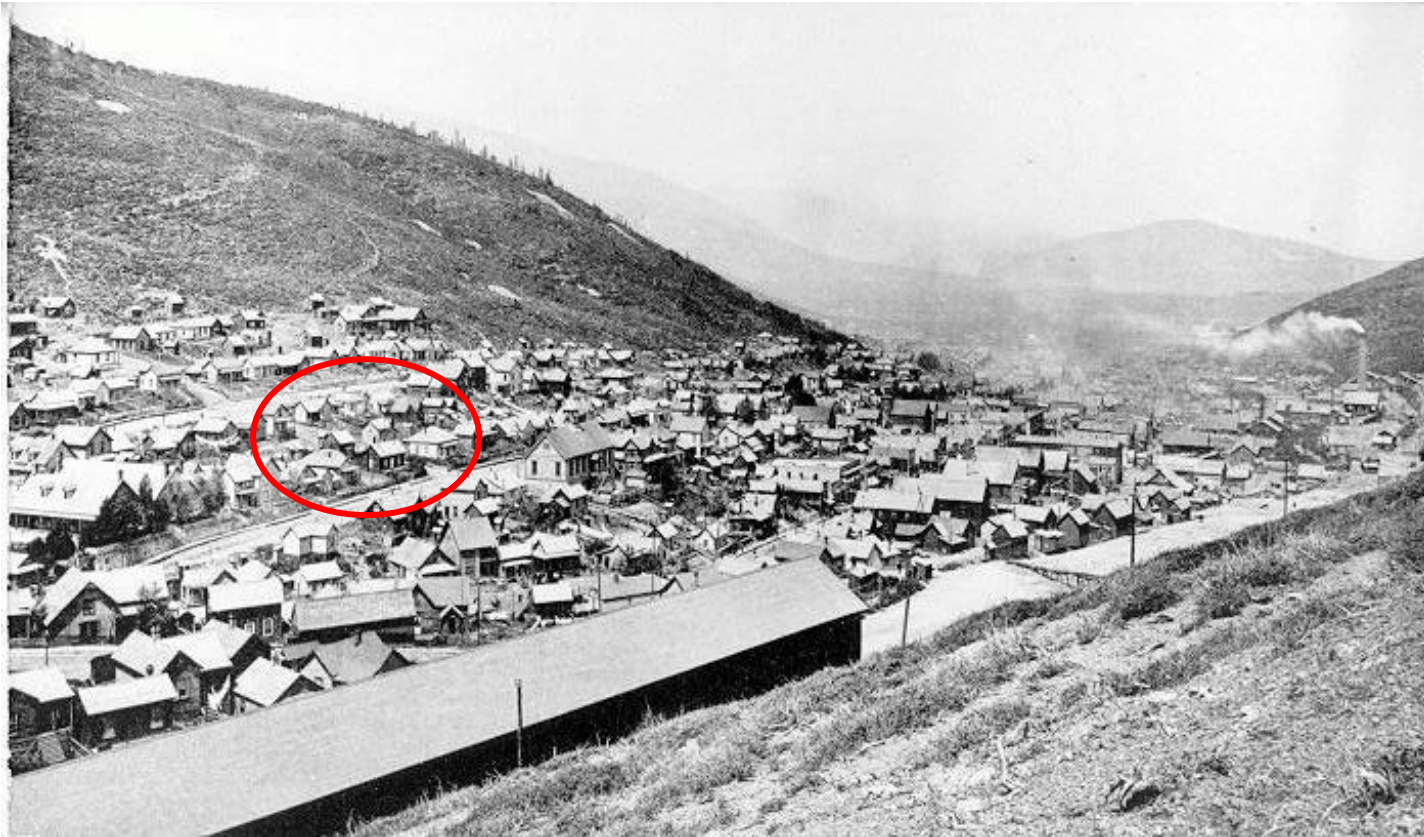


Photo # 1984.50.20 – undated estimated between 1902 – 1920 due to Jefferson School in wood

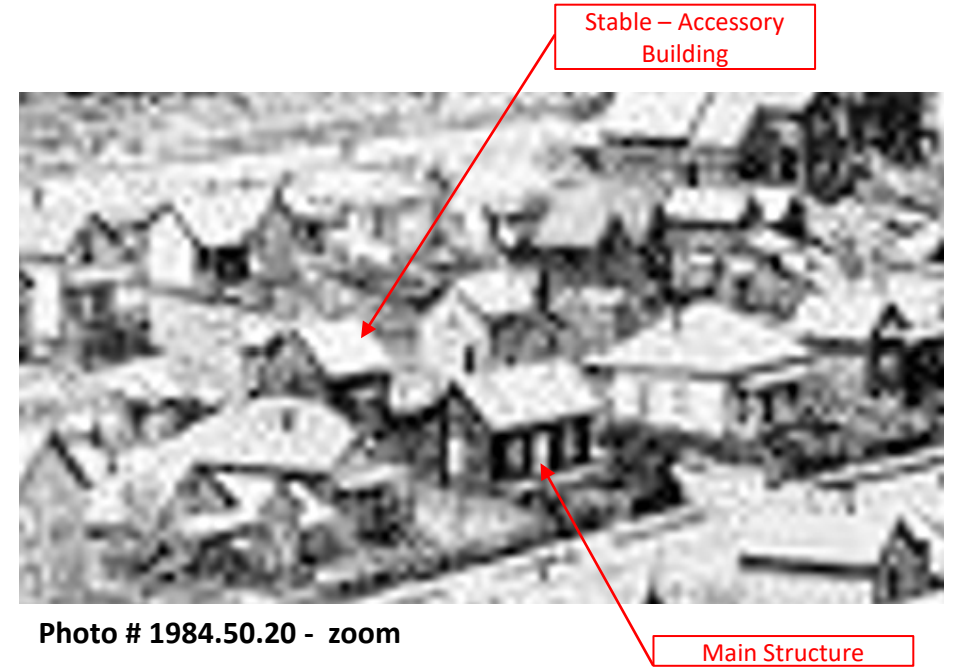


Photo # 1984.50.20 - zoom

Appendix: additional historical information

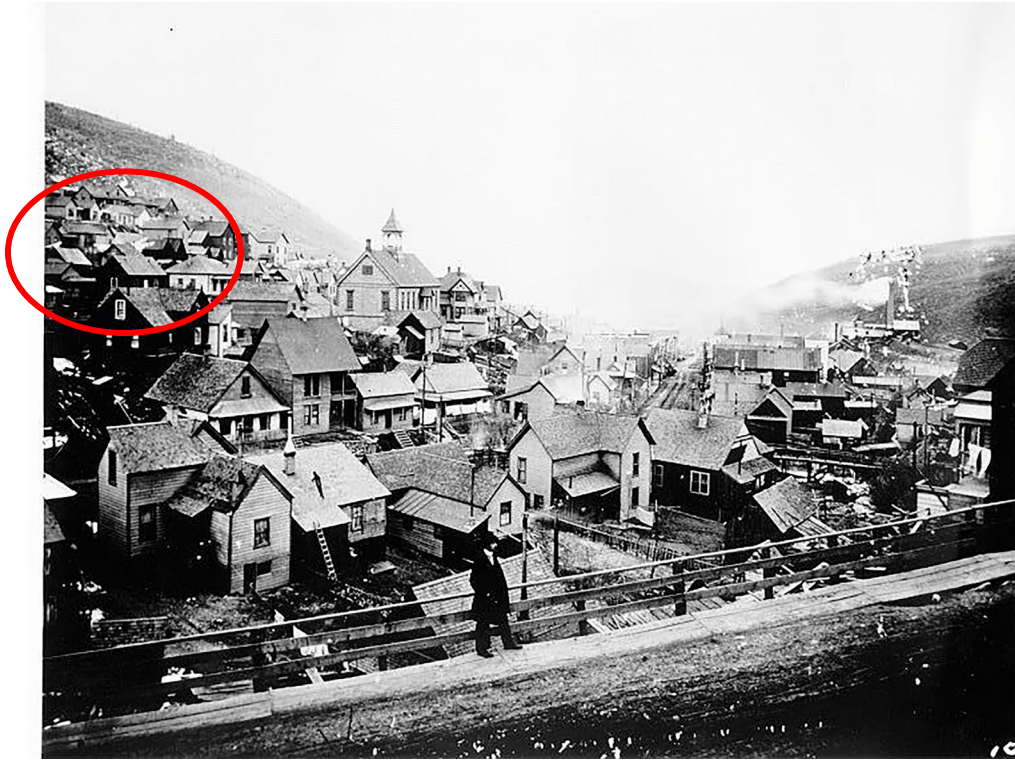


Photo # 1996.14 – between 1902 – 1920 due to Jefferson School in wood

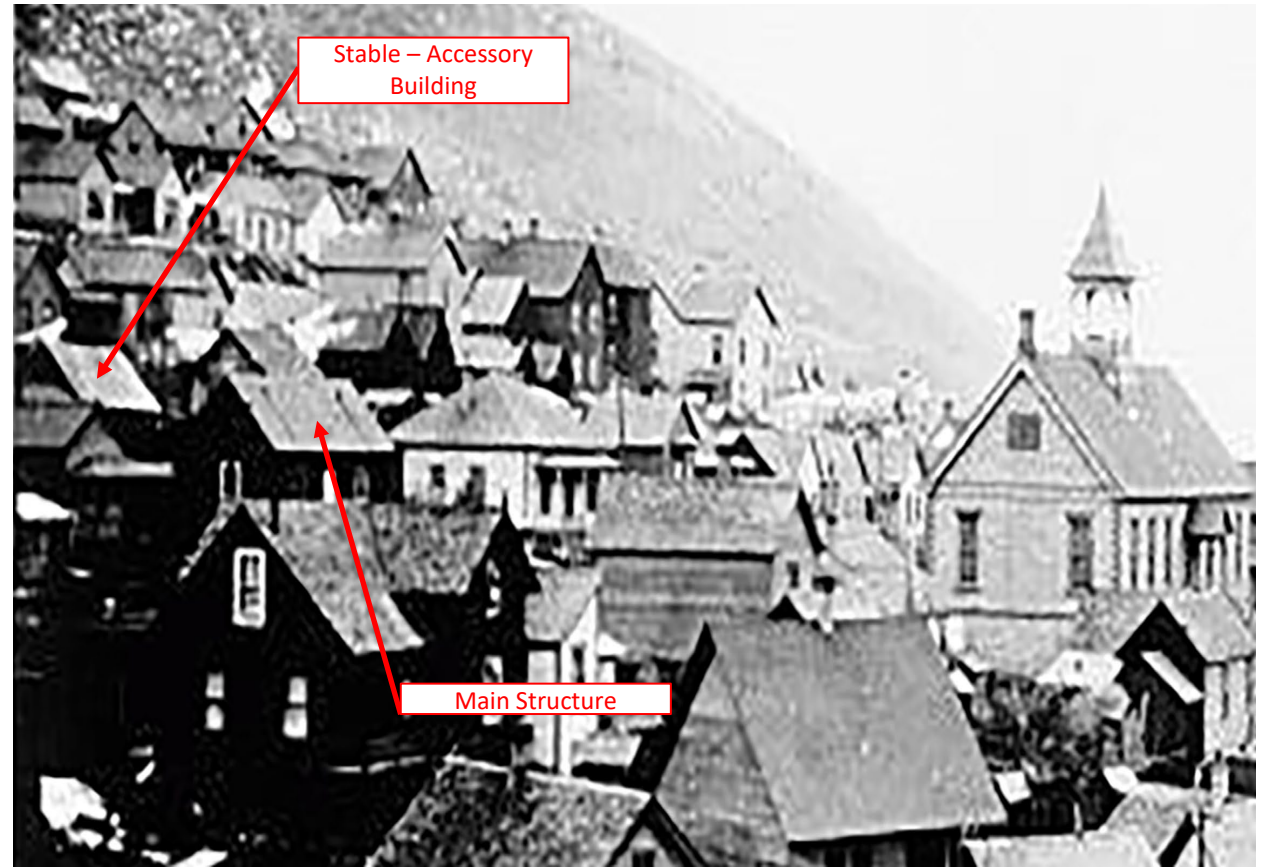


Photo # 1996.14 – ZOOM

Appendix: additional information

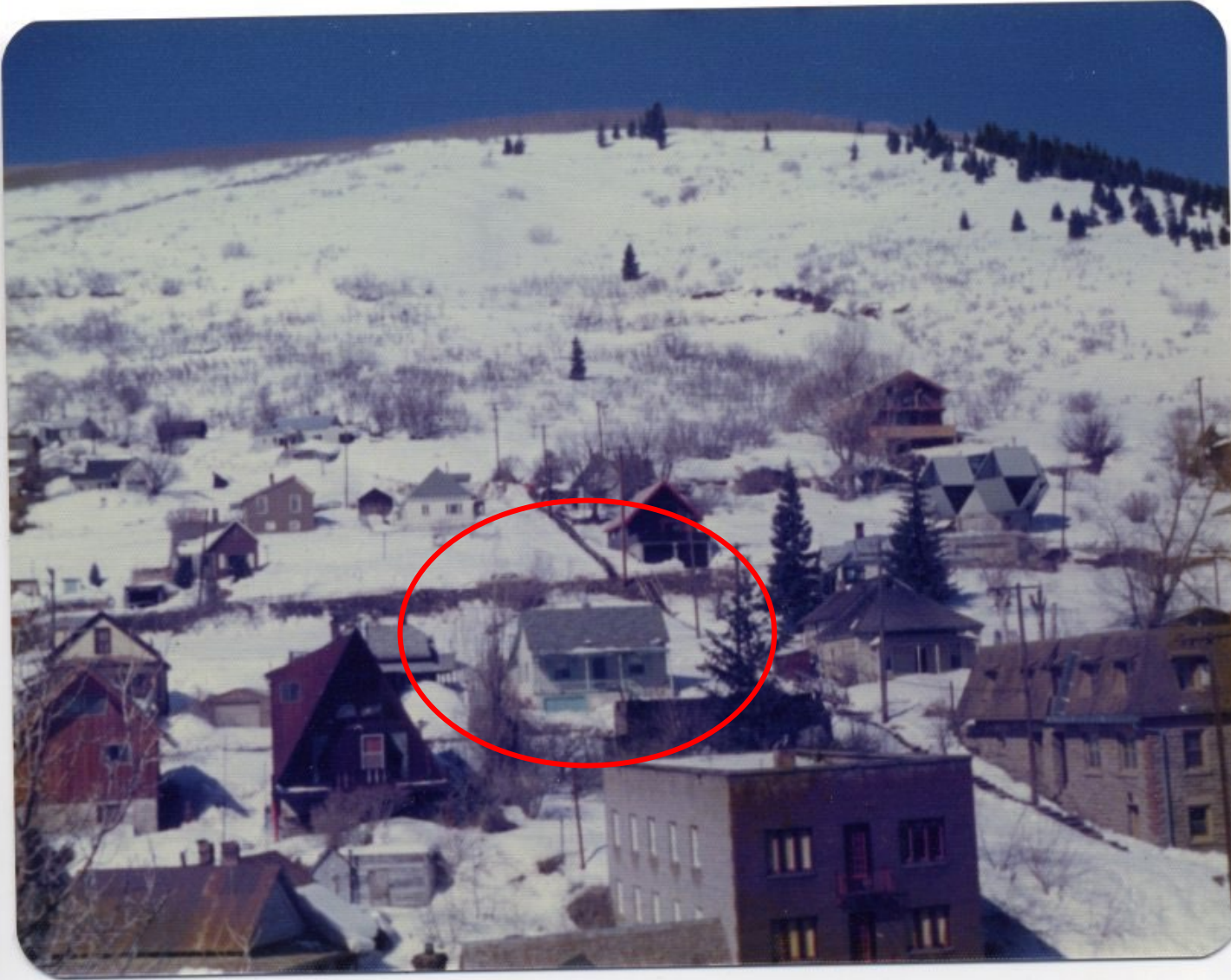


Photo # Digi37.7 – Rob Slettom photo early 1970s

Appendix: additional information



Photo – Building Permit Summit County - 1996

Appendix: additional information

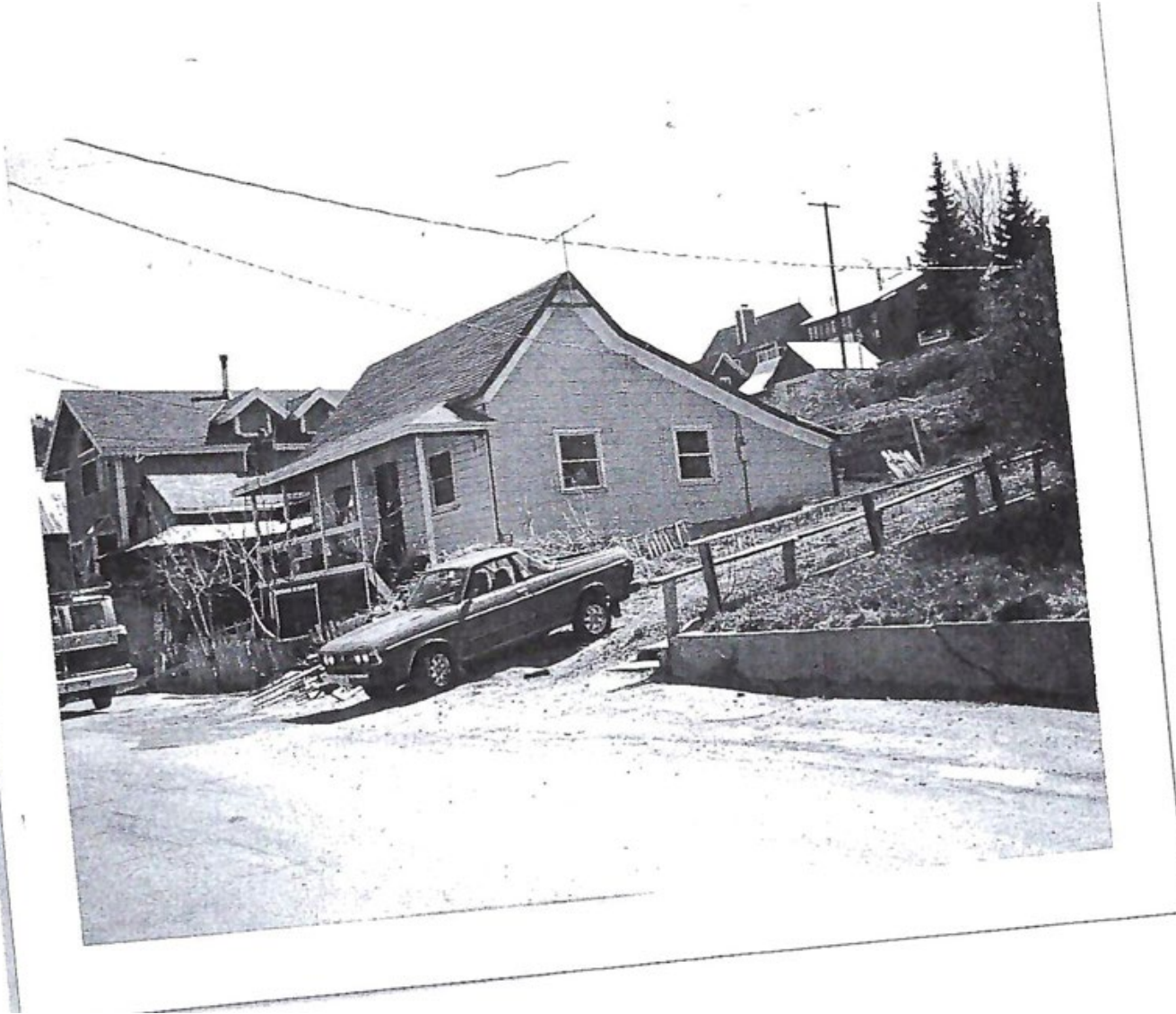


Photo – Building Permit Summit County – ~1970s

HISTORIC PRESERVATION PLAN

161 Park Ave
Park City, UT 84060

July 2023

HISTORIC PRESERVATION PLAN SUMMARY

Description

Applicant: Andrew & Donna Cross
Representative: Mike Stoker, Stoker Architects
Hayden Construction, General Contractor
Location: 161 Park Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Single-Family Dwellings, St. Mary’s Chapel, Public Stairs

Background:

161 Park Avenue is in the Historic Residential -1 (HR-1) Zoning District. The site is identified by Summit County as parcel number PC-7, the northern 15 feet of Lot 15 and all of Lot 16, Block 1, Park City Survey. 161 Park Avenue is occupied by a Landmark Historic Structure as identified by the City’s Historic Sites Inventory. The Landmark Historic Structure was built circa 1887 and sits on both Lots 15 and 16. Andrew & Donna Cross purchased the property in May 2022 with the intention of rehabilitating the [Landmark Historic Structure](#) and construct an addition.

Architectural Review:

The proposed project aligns with the purpose of the Park City Land Management Code [15.2.1-1 Purpose](#), which aims to preserve and protect the historic structures in the city. The restoration project will preserve the historic character of the house while also making necessary updates to accommodate modern living standards.

The proposed plans contained herein fully comply with LMC [Chapter 15-11](#), Historic Preservation, and LMC [Chapter 15-13](#), *Design Guidelines for Historic Districts and Historic Sites*.



Fig 1. view of property from Park Ave

[Historic Sites Inventory- 161 Park Ave](#)

[Physical Conditions Report - Structure](#)

[Physical Conditions Report - Landscape](#)

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

1. Site Design

Element/Feature: SITE PLAN

This Involves: Preservation Restoration X
 Reconstruction Rehabilitation X

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

- Building site will be altered in the following:
- 1. Lift the existing structure in place and re-construct a code- compliant foundation and basement for the existing structure and an addition on the back. Then lower the home back into its original location.
 - 2. The driveway and garage will be reconstructed in same location
 - 3. The existing non-historic gabled addition in the rear and south side of the property will be partially deconstructed and replaced with an addition in the rear of the home using a portion of the exiting gable into the roof form will be reconstructed and used as a transition element.
 - 4. The non-historic accessory building in the rear of the property will be removed and replaced by with a shed that is meets historic characteristics.
 - 5. The retaining walls and patios that surround the property will be reconstructed.
 - 6. The trees on the property will be removed and replaced by more appropriate native trees and vegetation

2. Structure

Element/Feature: Original Structure

This Involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☒ Rehabilitation

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

- The exterior of the original structure will be preserved and rehabilitated using existing novelty clad siding replaced with same material replacing any degraded material.
- The roof will be replaced with same sheathed metal roof – same style.
- The interior of the structure will be demolished and renovated – the loft will be removed restoring the structure to the Hall Parlor open entry.
- The structure will be reinforced to preserve the form and lifted.
- The foundation will be excavated, and a new foundation poured.
- installed, and the structure will be set back down on the new foundation
- The structure will be lifted 2FT higher after lift
- Windows will be replaced with new windows using historical materials and form
- The garage door will be re-constructed in similar character

3. Roof

Element/Feature: ROOF

This Involves: ☐ Preservation ☐ Restoration
 ☒ Reconstruction ☐ Rehabilitation

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

The roof was updated in 1990's and is sheathed in metal construction:

- The roof will be replaced with similar metal roof - updated
- The addition will be sheathed in same roof material to match existing form
- The form will be preserved the material is non-historic

4. Chimney

Element/Feature: CHIMNEY

This Involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

- The chimney is a non-historic feature and is in disrepair. It only serves as a vent for the utilities.
- The Chimney will not be retained in the renovation

5. Exterior Walls

Element/Feature: EXTERIOR WALLS

This Involves:

☒ Preservation

☐ Restoration

☒ Reconstruction

☐ Rehabilitation

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

- Exterior walls will be retained and strengthened to meet code.
- The existing novelty clad sided exterior will use as much usable material as possible.
- Deteriorated material will be replaced with similar material and style, which is readily available.
- The siding is non-historic but is compatible with the Historic District architectural character.

6. Foundation

Element/Feature: FOUNDATION

This Involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

- Existing non-historic pored foundation and cinder block will be removed. A new code compliant concrete foundation will be constructed.
- The structure will be lifted, and the foundation will be excavated and re-poured for the exiting structure and addition.

7. Porches

Element/Feature: FRONT GABLED PORCH

This Involves: X Preservation Restoration
 Reconstruction X Rehabilitation

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

- The gabled porch will be removed to facilitate the building lift. It will be re-built to match existing.
- The material is non-historic and readily available.

8. Doors

Element/Feature: DOORS

This Involves: ☐ Preservation ☐ Restoration
 ☒ Reconstruction ☐ Rehabilitation

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

- The doors are non-historic
- Doors will be replaced with doors that are compatible with Historic District architectural characteristics
- The doors will meet all energy code requirements

9. Windows

Element/Feature: WINDOWS

This Involves: ☐ Preservation ☐ Restoration
 ☒ Reconstruction ☐ Rehabilitation

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

- The existing window material are non-historic
- Some of the forms are historic other not
- Windows will be replaced with windows that are compatible with Historic District architectural characteristics
- All windows will meet current energy code requirements

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

Element/Feature: UTILITIES

This Involves: Preservation Restoration
 X Reconstruction Rehabilitation

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

- Utilities and Mechanical Systems will be replaced and upgraded with systems that will support the structure and its addition.
- All systems will be code compliant

11. Additions

Element/Feature: ADDITIONS

This Involves: ☐ Preservation ☐ Restoration
 ☒ Reconstruction ☐ Rehabilitation

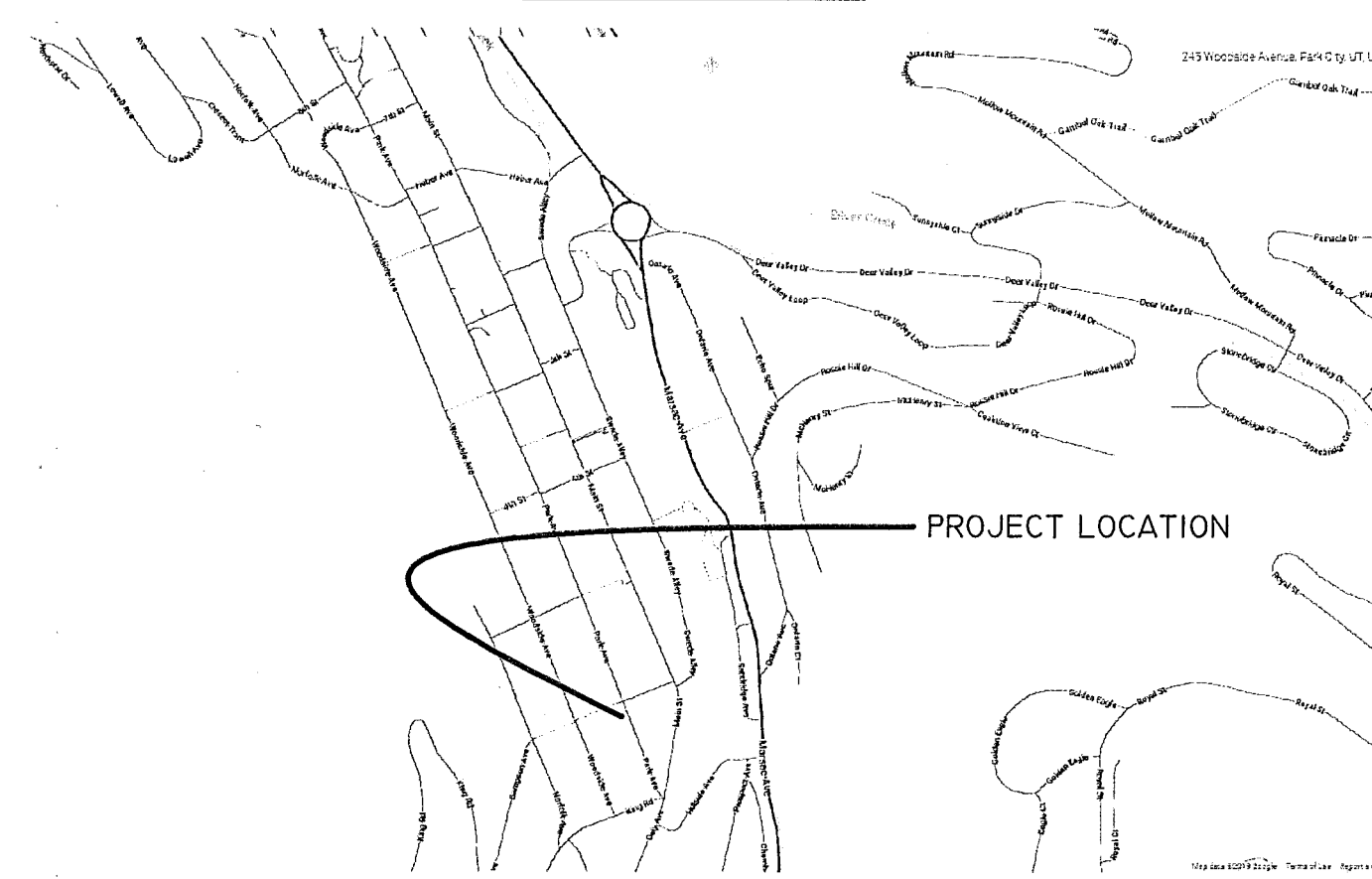
Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work::

- The addition will be constructed on the West elevation in rear of the property.
- The feature is designed to be a contemporary interpretation of the Historical District architectural character.
- The addition is visually subordinate to the original structure. The design is not a replication of the original structure.

161 PARK AVE PLAT AMENDMENT

LOCATED IN THE SE 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT
COUNTY, UTAH

VICINITY MAP



SURVEYOR'S CERTIFICATE	
IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.	
I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, HEREAFTER TO BE KNOWN AS 161 PARK AVE PLAT AMENDMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.	
 CHAD A. ANDERSON PROFESSIONAL LAND SURVEYOR	02/08/23 DATE
SURVEYOR'S SEAL	

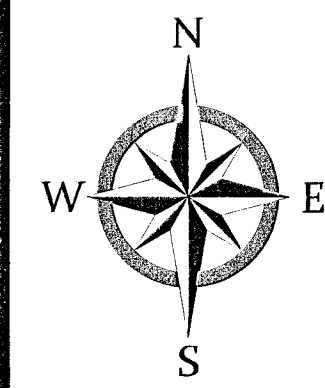
BOUNDARY DESCRIPTION	
THE NORTHERLY 15 FEET OF LOT 15 AND ALL OF LOT 16, BLOCK 1, PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.	
AREA = 0.067 ACRE	

OWNER'S DEDICATION AND CONSENT TO RECORD	
KNOW ALL MEN BY THESE PRESENTS THAT DONNA J. CROSS AND ANDREW M. CROSS, AS JOINT TENANTS, THE UNDERSIGNED OWNER OF THE TRACT(S) OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT AMENDMENT, HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.	
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS <u>28</u> DAY OF <u>MARCH</u> , 20 <u>23</u>	
 DONNA J. CROSS	 ANDREW M. CROSS

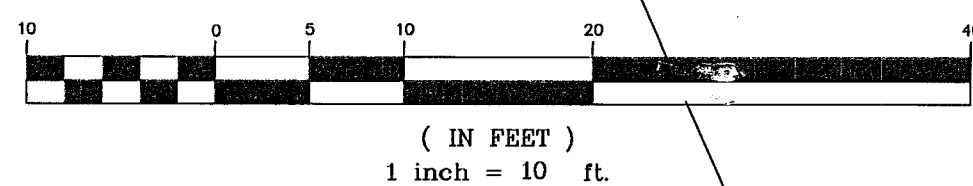
ACKNOWLEDGEMENT	
STATE OF <u>Utah</u> } S.S. COUNTY OF <u>Summit</u>	
ON THIS <u>15th</u> DAY OF <u>March</u> , 20 <u>23</u> , PERSONALLY APPEARED BEFORE ME DONNA J. CROSS AND ANDREW M. CROSS, AS JOINT TENANTS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.	
MY COMMISSION EXPIRES: <u>10-05-2026</u>	
 MARK GROSE NOTARY PUBLIC-STATE OF UTAH COMMISSION EXP. 10/05/2026 COMMISSION NO. 727132	 SIGNATURE - NOTARY PUBLIC RESIDING IN <u>Park City</u> COUNTY, <u>Summit</u>

NOTES	
1. RESIDENTIAL FIRE SPRINKLERS WILL BE REQUIRED FOR ALL NEW CONSTRUCTION PER REQUIREMENTS OF THE CHIEF BUILDING OFFICIAL.	
2. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE NO. 2022-46.	
3. SUBJECT PROPERTY IS LOCATED IN ZONE X PER FEMA FLOOD MAP NO. 490139.	
4. PLAT IS SUBJECT TO ENCROACHMENT AGREEMENT ENT NO: 01201528 BOOK: 2773 PAGE: 1562.	
5. THE HISTORIC STRUCTURE AND ANY NEW CONSTRUCTION SHALL NOT EXCEED A MAXIMUM BUILDING FOOTPRINT OF 1,244 SQUARE FEET.	

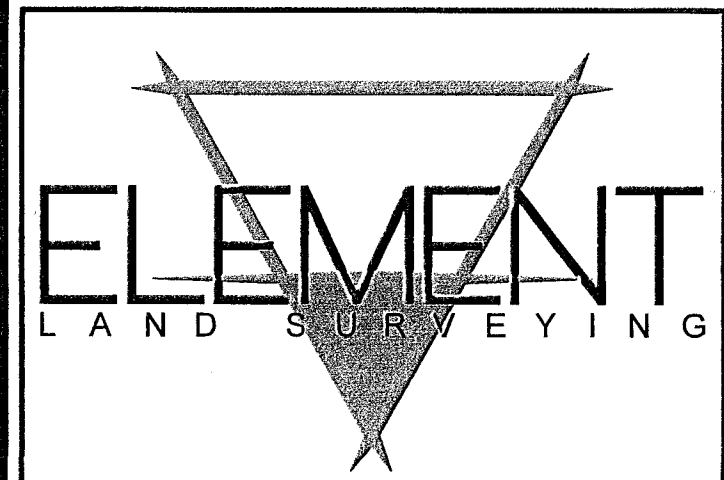
PUBLIC SAFETY ANSWERING POINT APPROVAL	
APPROVED THIS <u>17th</u> DAY OF <u>May</u> , 20 <u>23</u>	
BY: SUMMIT COUNTY GIS COORDINATOR	



GRAPHIC SCALE



ELEMENT LAND SURVEYING • 2296 SOUTH 270 EAST, HEBER CITY UT 84032 • 801-592-5975 & 801-657-8748



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS.	
ON THIS <u>29</u> DAY OF <u>March</u> , 20 <u>23</u>	
 SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	

PLANNING COMMISSION	
RECOMMENDED BY THE PARK CITY PLANNING COMMISSION	
ON THIS <u>9th</u> DAY OF November 2022.	
 CHAIR	

ENGINEER'S CERTIFICATE	
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE.	
ON THIS <u>13</u> DAY OF <u>April</u> , 20 <u>23</u>	
 PARK CITY ENGINEER	

APPROVAL AS TO FROM	
APPROVED AS TO FORM.	
ON THIS <u>10th</u> DAY OF <u>May</u> , 20 <u>23</u>	
 PARK CITY ATTORNEY	

CERTIFICATE OF ATTEST	
I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL.	
ON THIS <u>12th</u> DAY OF <u>May</u> , 20 <u>23</u>	
 PARK CITY RECORDER	

COUNCIL APPROVAL AND ACCEPTANCE	
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL.	
ON THIS 8 DAY OF DECEMBER 2022.	
 PARK CITY CLERK	

RECORDED	
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF FIRST AMERICAN TITLE INSURANCE COMPANY	
DATE <u>MAY 17, 2023</u>	TIME <u>1:10 PM</u>
PAGE <u>183</u>	ENTRY# <u>1204054</u>
FEE \$52.00	
 PARK CITY RECORDER	

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Joseph Foster House**

Address: **161 Park Avenue**

Township

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Thomas E., Jr. and Barbara J. Hansen (H/W jt.)** USGS Map Name & Date: **Park City East**

Current Owner Address: **PO Box 3771**

Quad/2011

Park City, UT 84060-3771

Tax Number: **PC-7**

Legal Description (include acreage): **N 15 FT LOT 15 & ALL LOT 16 PARK CITY BLK 1 PARK CITY TOWNSITE**

UWD-320 V-575 M66-633 M88-355 454-206 618-278 1121-464 1441-17 1443-23; 0.07 AC

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 (3), 1995**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☒ other: **survey, 11/2/1987**

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.

Researcher/Organization: Daniel Carmen / CRSA Architecture

Date: August 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **other residential type / vernacular style** No. Stories: **1**

Foundation Material: **concrete** Wall Material(s): **drop-novelty 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.

The house at 161 Park Avenue does not closely resemble any of the house types that were common built during the historic Park City mining era although its form is somewhat reminiscent of a saltbox. The side gable roof is sheathed with standing seam metal, which replaced the asphalt shingle material shown in the 1995 photo. The walls are clad in drop-novelty siding, which replaced the asbestos shingles mentioned in the tax cards. The house was lifted to make room for a basement garage sometime before 1949. The covered porch has a hip roof which extends from the main roof. The porch roof is supported by square wooden posts and a simple railing stretches between them. The porch is reached via a stairway on the north side of the porch. The windows on the primary façade are paired one-over-one double hung sash type windows that are symmetrically placed on the upper level with the door centered on the façade. The door is not visible in available photograph and, therefore, it remains unverified. The shed roof addition on the south side was a porch until at least 1968 but was later enclosed. The foundation is concrete. The added garage is a single car garage and has simple doors covered with the same drop siding as the rest of the house. There is a wooden picket fence surrounding the lot. Since the garage form was part of the original platform of the house, it does not represent a new addition. The overall form and materiality of the building remains intact and the building retains its historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1887**

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.

This house was built before the drawing of the 1889 Sanborn Insurance map, making it difficult to pinpoint its exact date of construction. The house was likely built while the property was under the ownership of Joseph Foster, who purchased it from the Park City Townsite Corporation in 1881. They received a mortgage in 1887, making that the most likely year of construction. Joseph Foster worked in a quartz mill at that time, and lived in Park City with his wife Jessie and their six children. They sold the house in 1894 to Henry Shields.

Henry Shields appears on the 1900 census of Park City. He was living on Park Avenue with his wife Armintha, and their three daughters. He worked as a lawyer, and frequently worked with the mining companies. He was also involved in the political scene of Park City. They sold the house in 1895 to John Dunsmore.

John Dunsmore appears on the 1910 census living on Park Avenue, though it is unknown if it was in this house, as there were no addresses on that census. He was born in Scotland, and immigrated to the U.S. in 1883. He worked as a stationery engineer for a mine. The 1920 census shows him living at and owning the house at 191 Park Avenue, but it is unknown if this is an error on the census or his real address. The 1930 census shows him living in this house with his wife Fay and his son Robert. That census states that he worked as a real estate owner at that time. He transferred the property to his daughter Jennie Dunsmore McQuillan in 1938.

The house does not appear on the 1940 census, indicating that it was vacant at that time. It is unknown if Jennie McQuillan ever lived at the house during the period of her ownership. The property has traded hands several times since the historic period and is currently owned by Thomas and Barbara Hansen.



161 Park Avenue. Northeast oblique. November 2013.



161 Park Avenue. East elevation. November 2013.



161 Park Avenue. Southeast oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 161 Park Avenue

City: Park City, UT

Current Owner: Thomas E. Jr. & Barbara J. Hansen

Address: (see historic site form for address)

Tax Number: PC-7

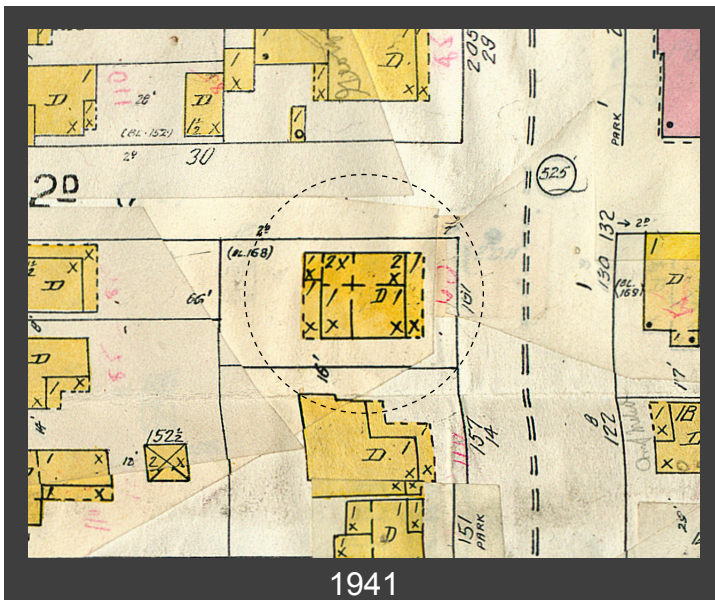
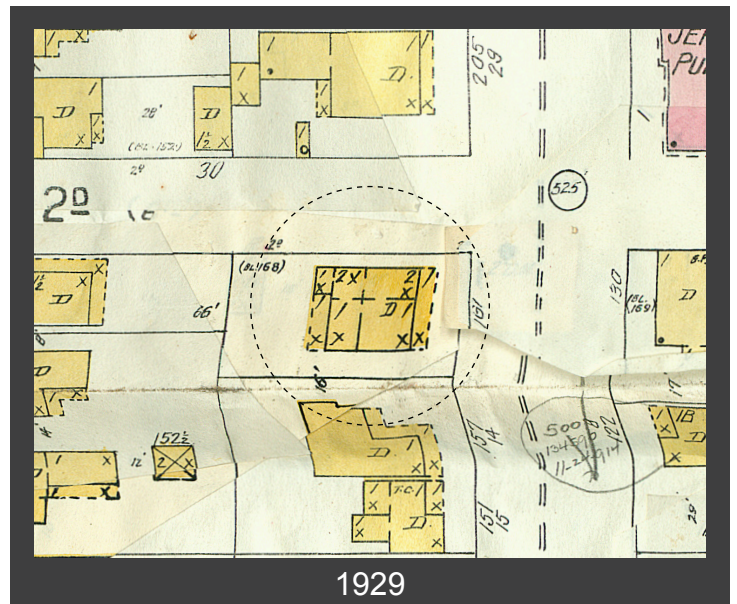
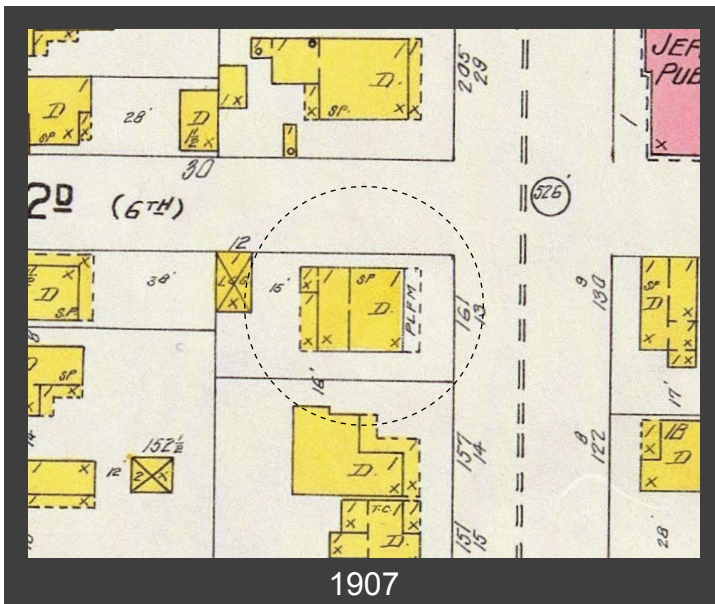
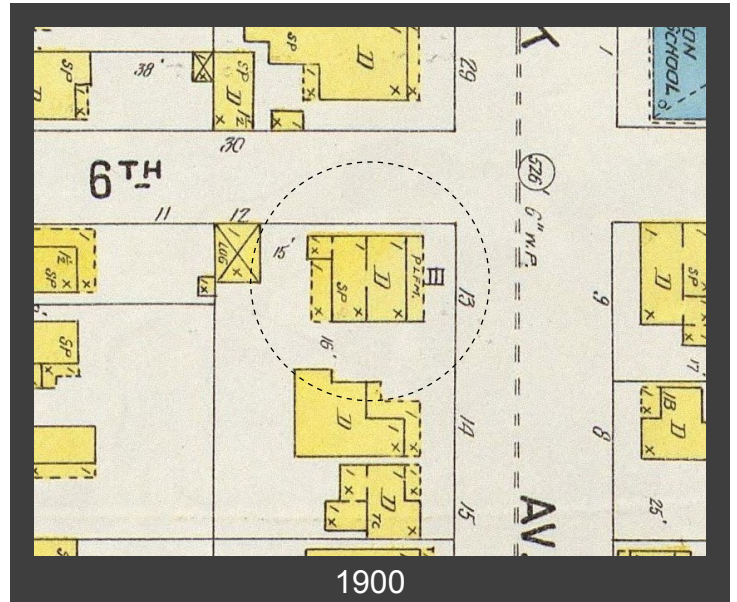
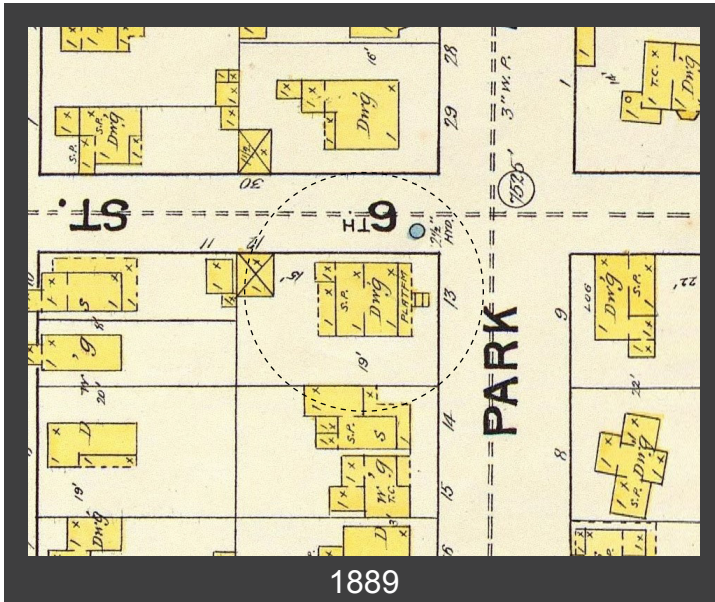
Legal Description (include acreage): PC BK1 N15ft. L15, L16)

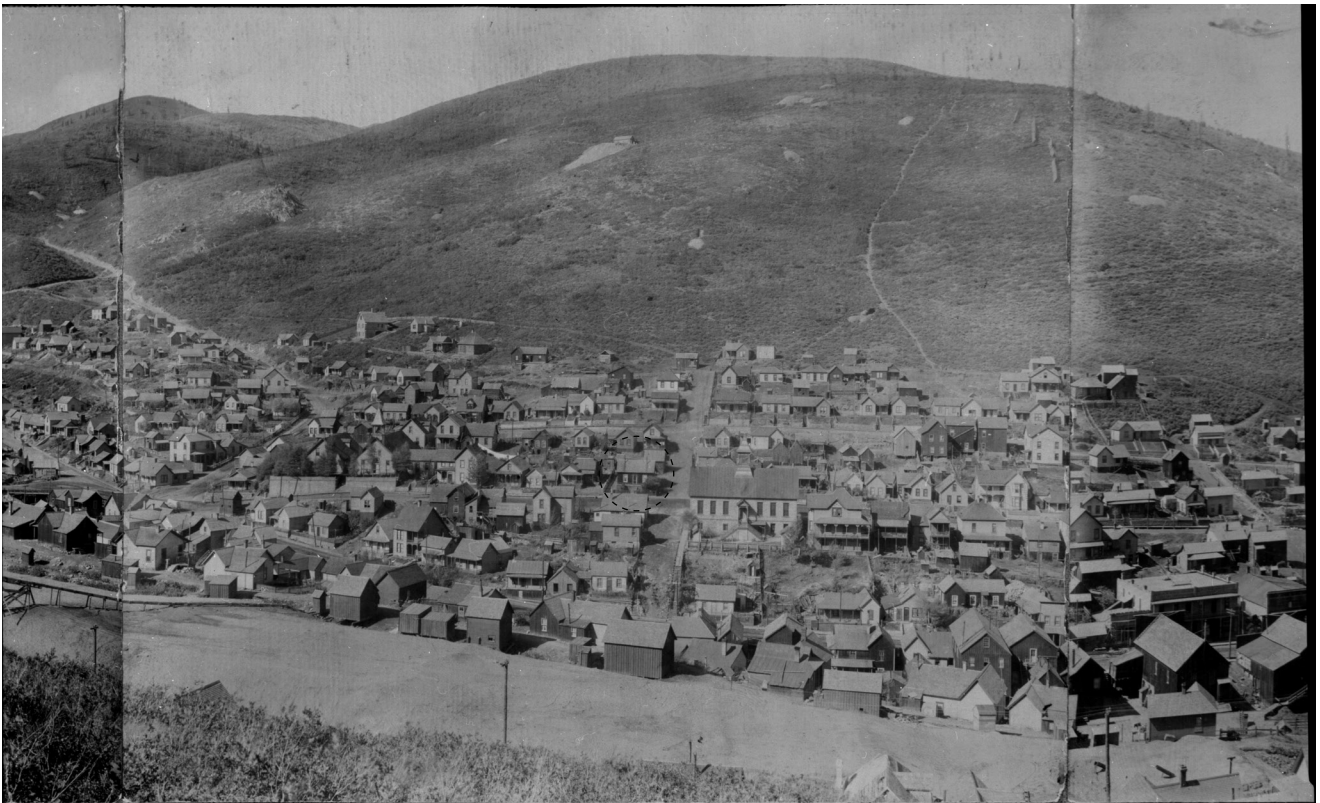
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
7/1/1881	Edwd. P. Ferry	Joseph E. Foster	W		"15,16"
6/18/1887	Joseph E. & Mrs. Joice Foster	Park City Bank	Mortgage	\$400.00	"15,16"
3/24/1894	Jos. E. Foster & wife	Henry Shields	W		"15,16"
10/28/1894	Henry Shields & wife	Mary J. Gray	Mortgage	\$300.00	"15,16"
6/25/1895	Henry Shields & H.C., hiswife	Christiana Beatty	Mortgage	\$400.00	"15,16"
11/14/1895	Henry Shields & wife	John Dunsmore	W		"15,16"
9/19/1938	John Dunsmore, est.	Jennie D. McGuillan	Decree		"N15 15, 16, 17, 18, N1/2 19, S1/2 20"
6/11/1945	Jennie Dunsmore McGuillan	Henry Knight et ux	W.D.		"N15ft. 15, all 16" [rest of form]
12/21/1976	Vera Knight	Brett Hoffman	W.D.		
11/30/1987	Brett Hoffman	Hugh W. Colvin & Julie Mastin	W.D.		
7/30/1991	Hugh W. & Julie Mastin Colvin	Thomas E. Jr. & Barbara J. Hansen	W.D.		

Researcher: John Ewanowski, CRSA Architecture

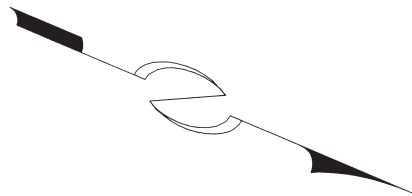
Date: 4/1/2014

161 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history

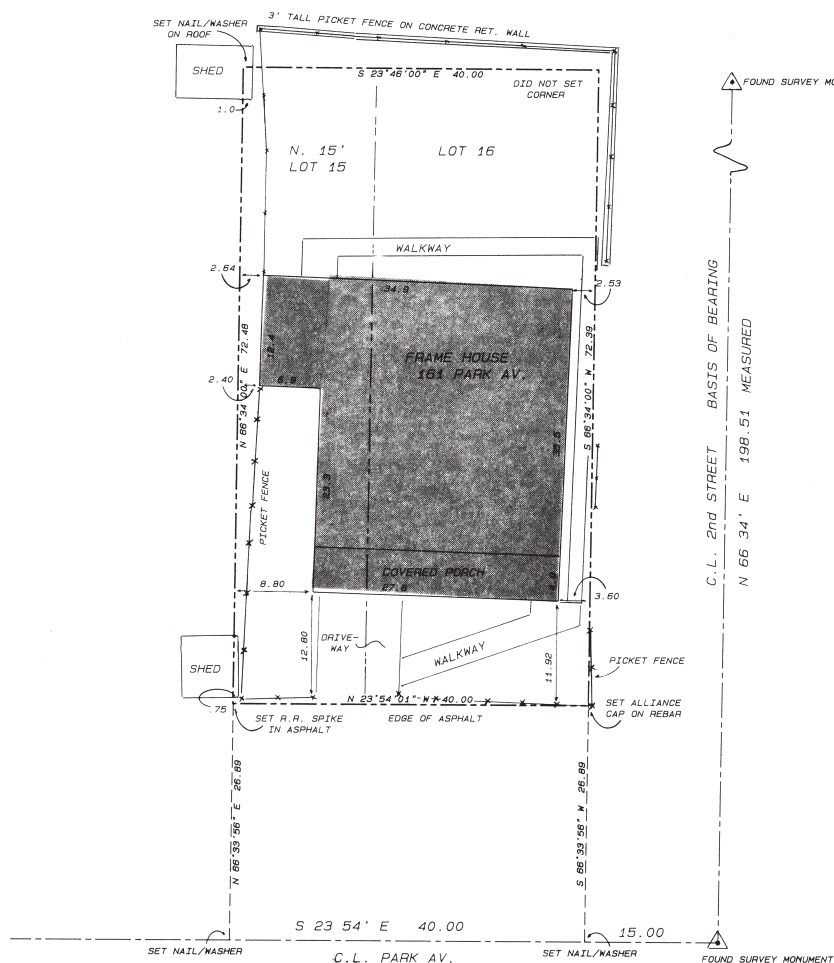




c. 1897



SCALE 1" = 10'

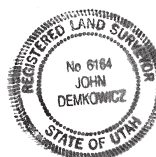


SURVEYOR'S CERTIFICATE

I, John Demkowicz, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 6164, as prescribed by the laws of the State of Utah, and that a survey of the following described property was performed under my direction.

John Demkowicz

11-2-87



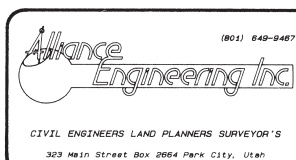
LEGAL DESCRIPTION

LOT 16 and the North 15 feet of Lot 15, Block 1 Park City Survey, in Summit County, Utah.

NARRATIVE

1. Purpose of survey: Establish boundary for property survey.
2. Basis of Bearing: Found street monuments as shown hereon.
3. Property corners and points on line were set as shown hereon.
4. Date of survey 10-22-87.
5. Located in the Southeast 1/4 of Section 16, T2S, R4E, SLB&M.
6. Block 1 was platoned per the Park City Monument Control Map.
7. All building ties are perpendicular to property line.

Alan Spriggs, Summit County Surveyor	
File No.	S-60
Request of	Alliance Engineering
Fee	10.00
By	Alan Spriggs
Filed	11-2-87
Index	Abst
Platted	3:02



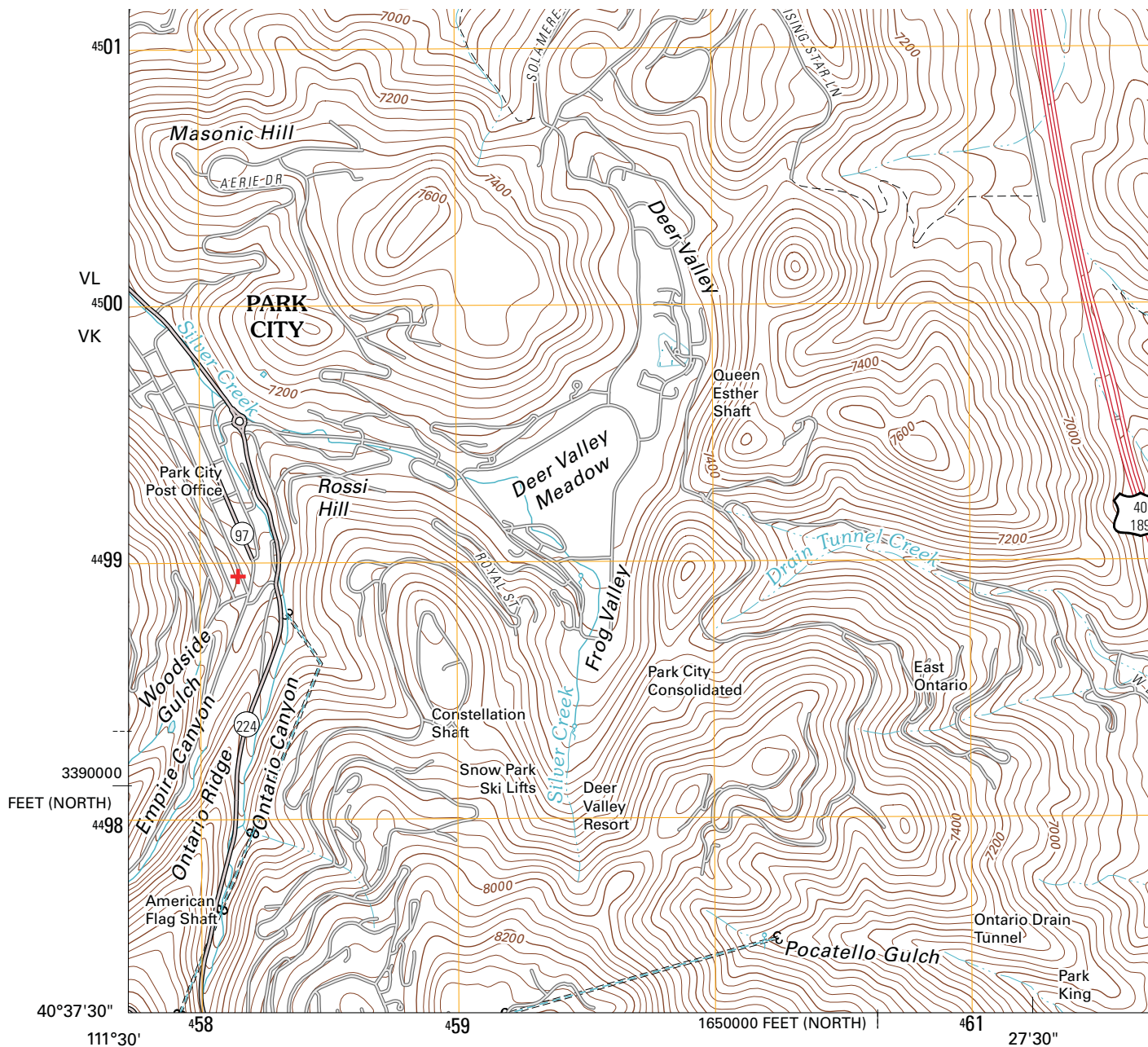
STAFF:
D. CONSTABLE

PAGE 1
OF 1

DATE: 10-27-87

PROPERTY SURVEY
LOT 16, N. 15' LOT 15
BLK 1, PARK CITY SURVEY
FOR: BRETT HOFFMAN

JOB NO: 13-10-7



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

UTM GRID AND 2011 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

GN 0° 17' 5 MILS
 MN 12° 1' 214 MILS

U.S. National Grid	
100,000-m Square ID	
VL	45 00
VK	
Grid Zone Designation	
12T	

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

Planning Department Staff Report



Subject: 316 Ontario Avenue
Application: PL-23-05817
Author: Caitlyn Tubbs, Senior Planner
Date: October 19, 2023
Type of Item: Modification of Approval - SSCUP

Recommendation

(I) Review the proposed Steep Slope Conditional Use Permit (SSCUP) Modification of Approval, (II) conduct a public hearing, and (III) consider approving the Modification subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (attached as Exhibit A).

Description

Applicant: Paige and Brad Brainard, represented by Bruce Taylor
Location: 316 Ontario Avenue
Zoning District: Historic Residential – Low Density (HRL)
Adjacent Land Uses: Residential
Reason for Review: The Planning Director reviews and takes action on proposed Modifications of Approval for items originally approved by the Planning Director in accordance with [LMC § 15-2.1-6\(B\)\(1\)](#).

DRC	Development Review Committee
DRT	Design Review Team
HDDR	Historic District Design Review
HPB	Historic Preservation Board
HRL	Historic Residential Low – Density
LMC	Land Management Code
SSCUP	Steep Slope Conditional Use Permit

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

Summary

The Applicant obtained Steep Slope Conditional Use Permit (SSCUP) and Historic District Design Review (HDDR) approval for a new detached garage at 316 Ontario Avenue on October 14, 2021. The Applicant was unable to obtain a building permit within one year of the original approvals and the Applicant has requested a modification of the original SSCUP approval date pursuant to [LMC § 15-1-10\(G\)](#).

Background

316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory (Exhibit D). The small

Landmark Historic Single-Family Dwelling has a Building Footprint of only 644 square feet and is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the Steep Slope.



On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2).

On January 6, 2021, the Historic Preservation Board approved excavating into the hillside for the construction of the detached garage ([Staff Report](#); [Minutes](#), p. 6).

On October 13, 2021, the Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling ([Staff Report](#); [Minutes](#), p. 24). The City Council reviewed and approved the Plat Amendment on October 28, 2021 under [Ordinance 2021-40](#) ([Staff Report](#); [Minutes](#), p. 12). The Plat was not recorded within one year of approval and the Applicant must pursue a new Plat approval (see Condition of Approval 5).

On October 14, 2021, the Planning Director approved the SSCUP (Exhibit E: Staff Report, Exhibit F: Minutes) and Historic District Design Review (Exhibit G: Staff Report, Exhibit F: Minutes) for 316 Ontario Avenue.

On May 12, 2023, the Applicant submitted a request to modify the approval date subject to [LMC § 15-1-10\(G\)](#). No changes have been proposed to the previously approved plans.

Analysis

(I) The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.

Accessory Buildings like detached garages are an allowed use in the HRL Zoning District¹. Accessory Buildings are defined in [LMC § 15-15-1](#) as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes Structures that do not require a building permit.

On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2). The Applicant obtained a Modified Variance to allow a Lot Size of 2,444 square feet on November 16, 2021 ([Staff Report](#), [Minutes](#), p. 2).

In all other requirements, the proposed detached garage complies with Land Management Code (LMC) § 15-2.1-3, which outlines Lot and Site requirements:

Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Variance Granted The proposed Lot is 2,444 square feet. The Applicant obtained a Modified Variance on November 16, 2021 for a Lot Size of 2,444 square feet.
Lot Width – 35 feet	Complies – the Lot width is 36.48 feet.
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the 644 square foot Landmark Historic Structure and the proposed detached garage.
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue (Staff Report ; Minutes , p.2)
Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from 9 feet to 10 feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures ² .
Side Setbacks – 5 feet	Exempt – New Construction Must Comply The southern Setback is just under 3 feet; the northern Setback is 3 feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures ³ . The proposed side Setback for the detached garage is 5 feet. Condition of Approval 6 requires the

¹ LMC § 15-2.1-2(A)(6).

² LMC § 15-2.1-4

³ LMC § 15-2.1-4

	Applicant to reduce the height of the retaining walls and the Interim Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7) .
Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

(II) Conditions of Approval are recommended in accordance with Development on Steep Slopes in the Historic Residential Low – Density Zoning District, outlined in Land Management Code Section 15-2.1-6.

Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites and Architectural Review⁴.

The Planning Director, or their Designee, considers 9 criteria when evaluating construction on a Steep Slope, outlined below with project analysis:

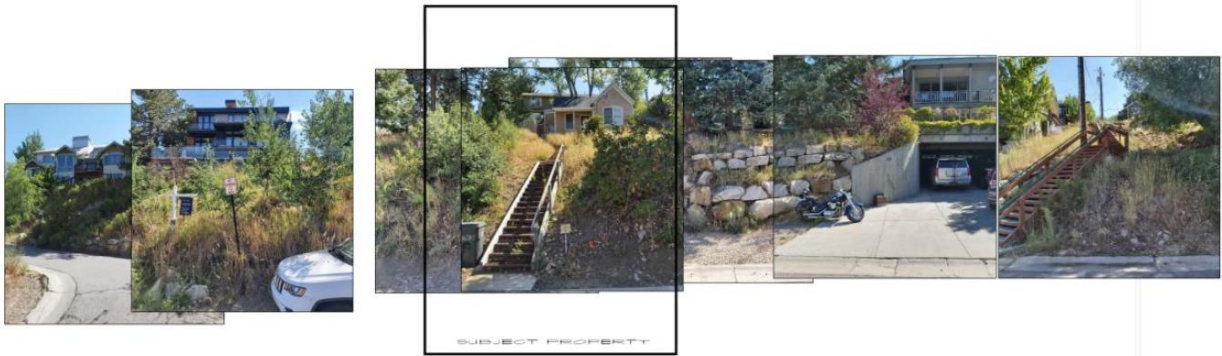
- 1) **Location of Development** – *Development is located and designed to reduce visual and environmental impacts of the Structure.*

The detached garage is proposed to be located at the front property line, pursuant to the Board of Adjustment Variance, locating the garage as far as possible at the lowest point of the slope.

- 2) **Visual Analysis** – *The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

The Applicant submitted the streetscape below:

⁴ LMC § 15-2.1-6



- 3) **Access** – *Access points and driveways must be designed to minimize grading of the natural topography and to reduce overall Building scale. Shared Driveway and parking areas and side access to garages are strongly encouraged, where feasible.*

The proposed driveway will be located over un-built right-of-way and must not slope beyond the 14% allowed pursuant to [LMC § 15-3-3\(A\)\(4\)](#). Condition of Approval 12 requires the proposed driveway width to be reduced from 14 feet to no more than 12 feet, pursuant to [LMC § 15-13-2\(B\)\(1\)\(g\)\(6\)](#).

Side access to a garage is not feasible for this Lot.

- 4) **Terracing** – *The project may include terraced retaining Structure if necessary to regain natural grade.*

Two retaining walls are proposed for the driveway. The retaining walls are proposed to be located in the un-built right-of-way. Condition of Approval 14 requires the Applicant to obtain an encroachment agreement with the City, and any other property upon which the proposed driveway and retaining walls are located, prior to submitting a building permit.

The retaining walls are proposed to slope downward toward Ontario Avenue from a height of 12 feet closest to the detached garage to one foot near Ontario Avenue. The retaining walls as proposed do not comply with [LMC § 15-2.1-6\(C\)\(7\)](#) because they create a wall effect. Condition of Approval 7 requires the Applicant to mitigate the retaining wall height and to terrace the retaining walls to be approved by the Planning Director, or their Designee, prior to submitting a building permit.

- 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.

The Streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street, shown in the photographs below:



Ontario Avenue is a narrow and steep road and there are parking challenges for residents and visitors. 316 Ontario Avenue does not currently contain any off-street parking and is exempted from providing the requisite 2 off-street parking spaces

because it is a Landmark Historic Structure⁵.

The Applicant has reduced the width of the detached garage to 12 feet to comply with [LMC § 15-13-2\(B\)\(9\)\(c\)](#). The front Setback Variance approved by the Board of Adjustment allows the Applicant to construct the detached garage up to the front property line along Ontario Avenue to reduce the cut and fill to the topography of the Site.

Condition of Approval 6 requires the Applicant to submit a landscaping plan for the Planning Director's, or their Designee's, review prior to submitting a building permit.

- 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 may require a garage separate from the main Structure or no garage.*

The Applicant proposes two retaining walls that will reach 12 feet in height. Condition of Approval 6 requires the Applicant to revise the retaining wall plan to terrace the retaining walls with landscaping to reduce the wall effect along Ontario Avenue.

- 7) **Setbacks** - *The Planning Director may require an increase in one or more setbacks to minimize the creation of a wall effect along the street. The Setback variation will be a function of the Site constraints and proposed Building scale, and Setbacks on adjoining Structures.*

The Board of Adjustment approved a Variance for the front Setback and the proposed detached garage will be aligned with the front property line. The detached garage shall retain a five-foot side Setback in compliance with the requirements of [LMC § 15-2.1-3\(I\)](#).

Condition of Approval 6 requires the Applicant to submit a retaining wall plan subject to Planning Director review and approval prior to submitting a building permit.

Because the Applicant is constructing within 5 feet of a property line and on a Steep Slope, the Building Department requires the Applicant to complete an access agreement allowing property access to adjacent properties to complete construction (Condition of Approval 13).

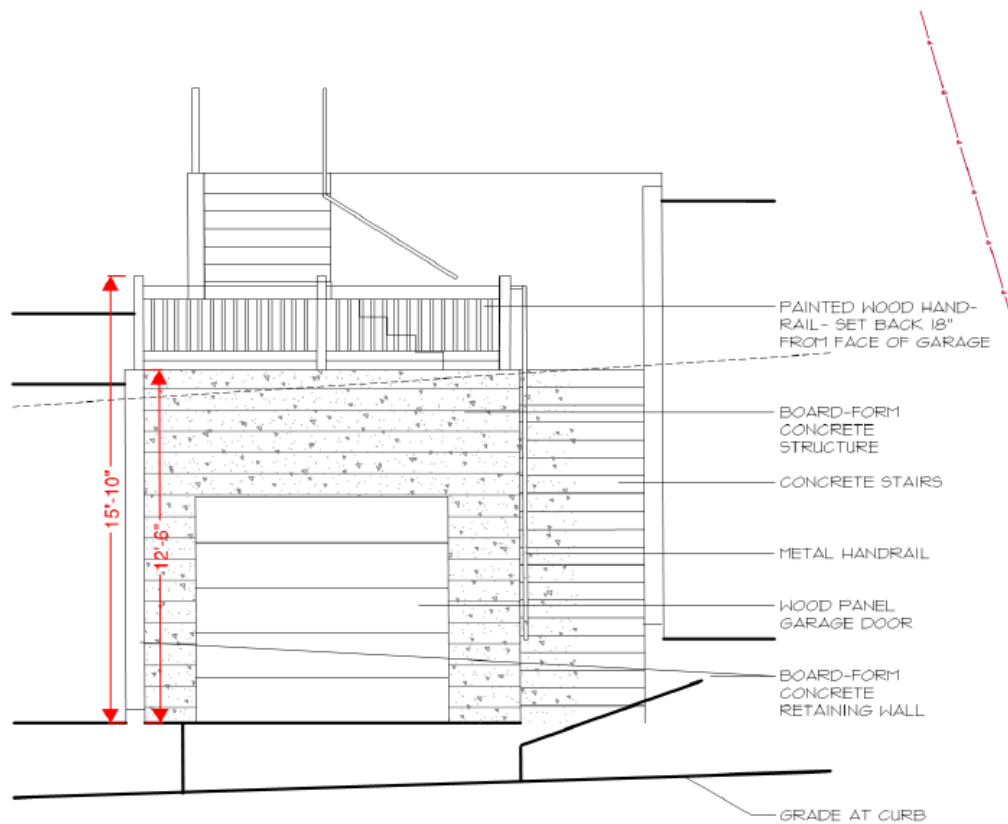
- 8) **Dwelling Volume** – *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Director may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

⁵ [LMC § 15-2.1-4](#)

The Applicant originally proposed a 384-square-foot detached garage. Based on input from the Design Review Team (DRT), the Applicant reduced the garage to 288 square feet in size.

- 9) **Building Height** – *The zone height is 27 feet. The Planning Director may require a reduction in Building Height for all or a portion of the proposed Structure to minimize its visual mass or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

The detached garage height is 12 feet, 6 inches, with the railing, set back 18 inches from the face of the garage, is 15 feet.



B FRONT (WEST) ELEVATION
SD-1.01
1/4" = 1'-0"

(III) The Development Review Committee requires Conditions of Approval.⁶

The Engineering Department requires the following Conditions of Approval for slope stabilization and erosion mitigation:

Condition of Approval 8 - Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.

Condition of Approval 9 - The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to approval by the City Engineer.

Condition of Approval 10 - The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer prior to submission of a building permit.

Condition of Approval 11 - The Applicant shall provide a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on October 4, 2023. Staff mailed courtesy notice to property owners within 300 feet on October 4, 2023. The *Park Record* published notice on October 4, 2023.⁷

Public Input

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

Alternatives

- The Interim Planning Director may approve the Modification of Steep Slope Conditional Use Permit approval;
- The Interim Planning Director may deny the Modification of Steep Slope Conditional Use Permit approval and direct staff to make Findings for the denial; or
- The Interim Planning Director may request additional information and continue the discussion to a date certain or uncertain.

⁶ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁷ LMC [§ 15-1-21](#)

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Approved Plans

Exhibit C: Amended Plat

Exhibit D: 316 Ontario Avenue Historic Sites Inventory Form

Exhibit E: October 14, 2021 SSCUP Staff Report

Exhibit F: October 14, 2021 Administrative Public Hearing Minutes

Exhibit G: October 14, 2021 HDDR Staff Report



Planning Department

October 19, 2023

Paige and Brad Brainard
c/o Bruce Taylor
bct_aia@msn.com

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 316 Ontario Avenue

Zoning District: Historic Residential – Low Density (HRL)

Application: Modification of Approval – Steep Slope Conditional Use Permit

Project Number: PL-23-05817

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: October 19, 2023

Project Summary: Construction of a detached garage in the front yard of 316 Ontario Avenue impacting a steep slope.

Action Taken

On October 19, 2023, the Interim Planning Director conducted a public hearing and approved the Modification of Steep Slope Conditional Use Permit approval according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory.
2. The small Landmark Historic Single-Family Dwelling has a Building Footprint of only 644 square feet and is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the steep slope.
3. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue.



Planning Department

4. On October 13, 2021, the Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling. The plat amendment was reviewed and approved by the City Council on October 28, 2021, under Ordinance 2021-40. The Applicant did not record the plat amendment and the approval has since expired.
5. The Applicant submitted a Historic District Design Review Application. The Design Review Team reviewed the proposal on October 6, 2021, and provided input to the Applicant, which the Applicant incorporated into the final proposed plans. The Applicant obtained approval to excavate into the natural grade from the Historic Preservation Board on January 6, 2021. The Applicant received Historic District Design Review approval from the Planning Director on October 14, 2021.
6. On November 16, 2021, the Applicant obtained a Modified Variance to the minimum Lot Size allowing a Lot Size of 2,444 square feet.
7. The Applicant submitted a Steep Slope Conditional Use Permit (SS-CUP) Application. The Applicant received SS-CUP approval from the Planning Director on October 14, 2021.
8. The Applicant did not obtain a building permit within one year of the date of SS-CUP and HDDR approval.
9. The Applicant requested a Modification of the approval date pursuant to LMC § 15-1-10(G).
10. The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.
11. Accessory Buildings, like detached garages, are an allowed use in the HRL Zoning District. Accessory Buildings are defined in LMC § 15-15-1 as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes structures that do not require a building permit.
12. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue. However, the Applicant must also obtain Variance approval for the Lot size of the approved 316 Ontario Avenue Amended Plat, which does not meet the minimum Lot size standards of the HRL Zoning District.



Planning Department

13. In all other requirements, the proposed detached garage complies with LMC § 15-2.1-3, which outlines Lot and Site Requirements:

Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Variance Granted The proposed Lot is 2,444 square feet. The Applicant obtained a Modified Variance on November 16, 2021 for a Lot Size of 2,444 square feet.
Lot Width – 35 feet	Complies – the Lot width is 36.48 feet.
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the 644 square foot Landmark Historic Structure and the proposed detached garage.
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue (Staff Report ; Minutes , p.2)
Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from 9 feet to 10 feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures ¹ .
Side Setbacks – 5 feet	Exempt – New Construction Must Comply The southern Setback is just under 3 feet; the northern Setback is 3 feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures ² . The proposed side Setback for the detached garage is 5 feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls

¹ LMC § 15-2.1-4

² LMC § 15-2.1-4



Planning Department

	and the Interim Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7) .
Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

14. Conditions of Approval are recommended in accordance with Development on Steep Slopes in the Historic Residential Low – Density Zoning District, outlined in LMC § 15-2.1-6.
15. Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites and Architectural Review.
16. The Planning Director considers nine criteria when evaluating construction on a Steep Slope:
 - a. **Location of Development** – The detached garage is proposed to be located at the front property line, pursuant to the Board of Adjustment Variance, locating the garage as far as possible at the lowest point of the slope.
 - b. **Visual Analysis** – The Design Review Team provided input regarding materials and features of the detached garage, including requirements that the board formed concrete be horizontal to reflect the horizontal siding of the Landmark Historic Structure, that the railing at the top be set back from the detached garage wall plane. The proposed plans reflect Design Review Team input.
 - c. **Access** – The proposed driveway will be located over un-built right-of-way and must not slope beyond the 14% allowed pursuant to LMC § 15-3-3(A)(4). The proposed driveway shall be reduced from 14 feet to 12 feet, pursuant to LMC § 15-13-2(B)(1)(g)(6).
 - d. **Terracing** – The retaining walls are proposed to slope downward toward Ontario Avenue from a height of 12 feet closest to the detached garage to one foot near Ontario Avenue. The retaining walls as proposed do not comply with LMC § 15-2.1-6(C)(7) because they create a wall effect.



Planning Department

Condition of Approval 6 requires the Applicant to mitigate the retaining wall height and to terrace the retaining walls to be approved by the Planning Director prior to submitting a building permit.

- e. **Building Location** – The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the public street. Ontario Avenue is a narrow and steep road and there are parking challenges for residents and visitors alike. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure. The Applicant reduced the width of the detached garage to 12 feet to comply with LMC § 15-13-2(B)(9)(c). The front Setback Variance approved by the Board of Adjustment allows the Applicant to construct the detached garage up to the front property line along Ontario Avenue to reduce the cut and fill to the topography of the Site.
- f. **Building Form and Scale** – The Applicant proposes two retaining walls that will reach 12 feet in height. Condition of Approval 6 requires the Applicant to revise the retaining wall plan to terrace the retaining walls with landscaping to reduce the wall effect along Ontario Avenue.
- g. **Setbacks** – The Board of Adjustment approved a Variance for the front Setback and the proposed detached garage will be aligned with the front property line. The detached garage shall retain a five-foot side setback in compliance with the requirements of LMC § 15-2.1-3(I).
- h. **Dwelling Volume** – The Applicant originally proposed a 384-square-foot detached garage. Based on Design Review Team input, the Applicant reduced the garage to 288 square feet.
- i. **Building Height** – The detached garage is 12 feet, 6 inches, with the railing, set back 18 inches from the face of the garage, is 15 feet.

Conclusions of Law

1. The Application, as conditioned, complies with the Land Management Code Chapter 15-2.1, *Historic Residential Low – Density Zoning District* and Section 15-2.1-6, *Development on Steep Slopes*.
2. The use will be compatible with surrounding Structures in scale and mass.
3. The effects of any differences in use or scale have been mitigated through careful planning and conditions of approval.



Planning Department

Conditions of Approval

1. The Applicant shall provide a construction mitigation plan for approval prior to the issuance of a building permit.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to the issuance of a building permit.
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. This approval will expire on October 19, 2024, unless a building permit has been issued by the Building Department before that date, unless the Applicant submits an extension request in writing to the Planning Department before the expiration date and the Planning Director approves an extension of this approval.
5. The Applicant shall file an updated Plat Amendment Application and record the 316 Ontario Avenue amended plat prior to submitting for a building permit.
6. The Applicant shall submit revised retaining wall plans, subject to Planning Director approval, prior to submitting a building permit application. The revised retaining wall plans shall mitigate the wall effect along Ontario Avenue, shall be terraced, and shall incorporate landscaping plans.
7. Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
8. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
9. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer approval.
10. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer prior to submission of a building permit.
11. The Applicant shall provide a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.
12. The driveway shall be reduced in width from 14 feet to no more than 12 feet pursuant to LMC § 15-13-2(B)(1)(g)(6).



Planning Department

13. Because the project involves construction within five feet of a property line and on a steep slope, the Building Department requires the Applicant to complete an Access Agreement allowing property access to adjacent properties to complete construction prior to beginning construction.
14. The Applicant shall obtain an Encroachment Agreement with the City for the driveway and portions of the retaining walls which will be located in the public right-of-way prior to submitting a building permit.

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

Sincerely,

Rebecca Ward, Interim Planning Director

CC: Caitlyn Tubbs, Senior Historic Preservation Planner



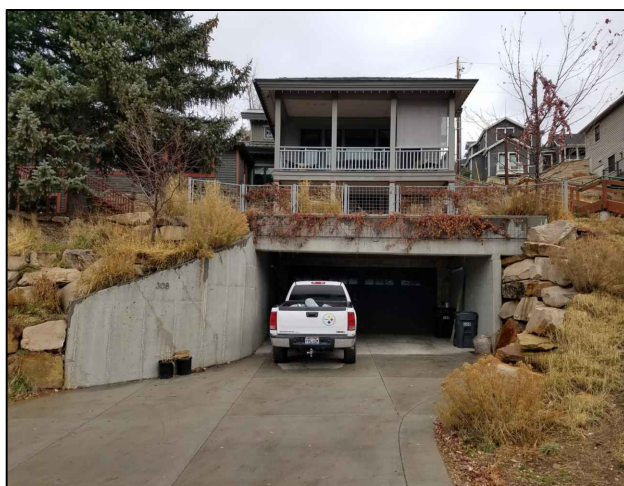
ADJACENT NEW CONSTRUCTION;
CONTEMPORARY 2 DOORS AWAY



316 ONTARIO
(SUBJECT PROPERTY)

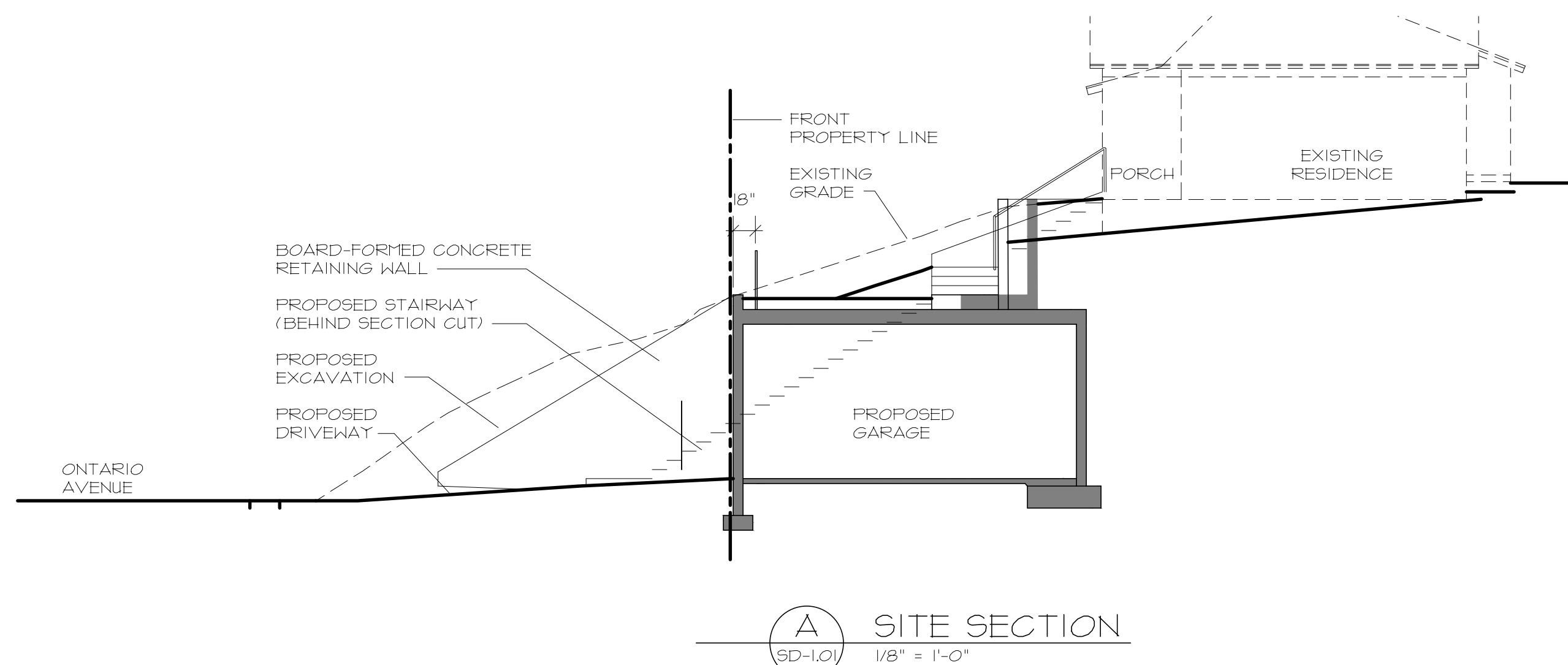


SOUTHERN NEIGHBOR
(BEHIND TREE)



2 DOORS SOUTH

ONTARIO STREETSCAPE TO NORTH
IS STEEP AND BRUSH-COVERED



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GARAGE STRUCTURE FOR
ALCALDE PROPERTIES LLC
PCC-488-A

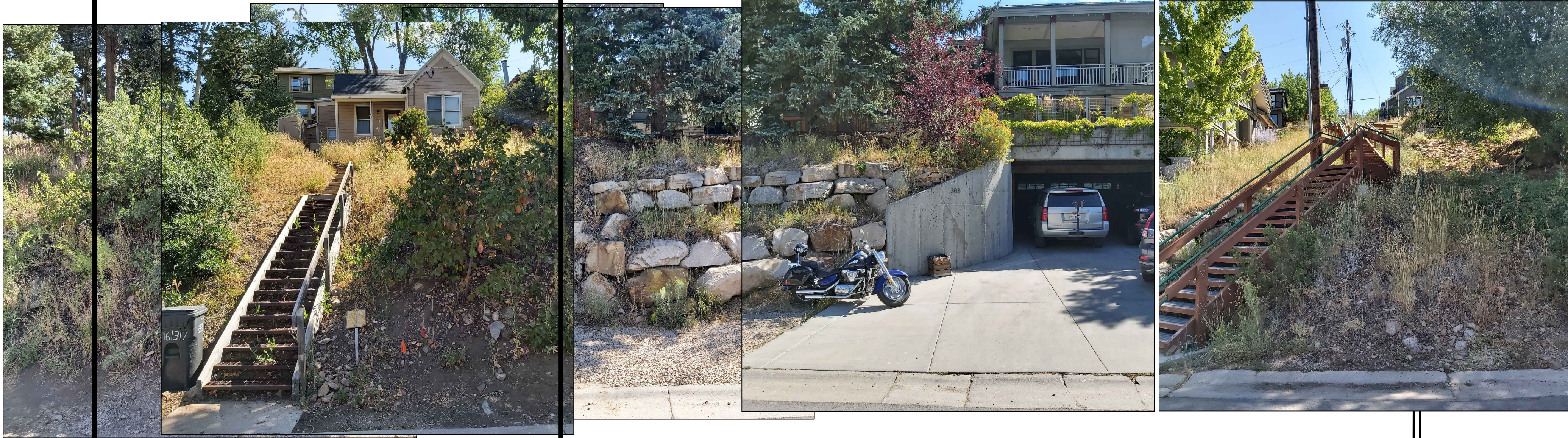
316 ONTARIO
PARK CITY, UTAH

summitdesign
architecture

p.o. box 681302 park city, utah 84068
435.649.2055

SITE PLAN

NOV 1 2018	10 29 19	10-4-21	?	?	?	?	SHEET
10 29 19	10-4-21	?	?	?	?	?	SD-1.01
SCALE: 1/8" = 1'-0"							



SUBJECT PROPERTY

ONTARIO AVENUE (WEST) STREETScape



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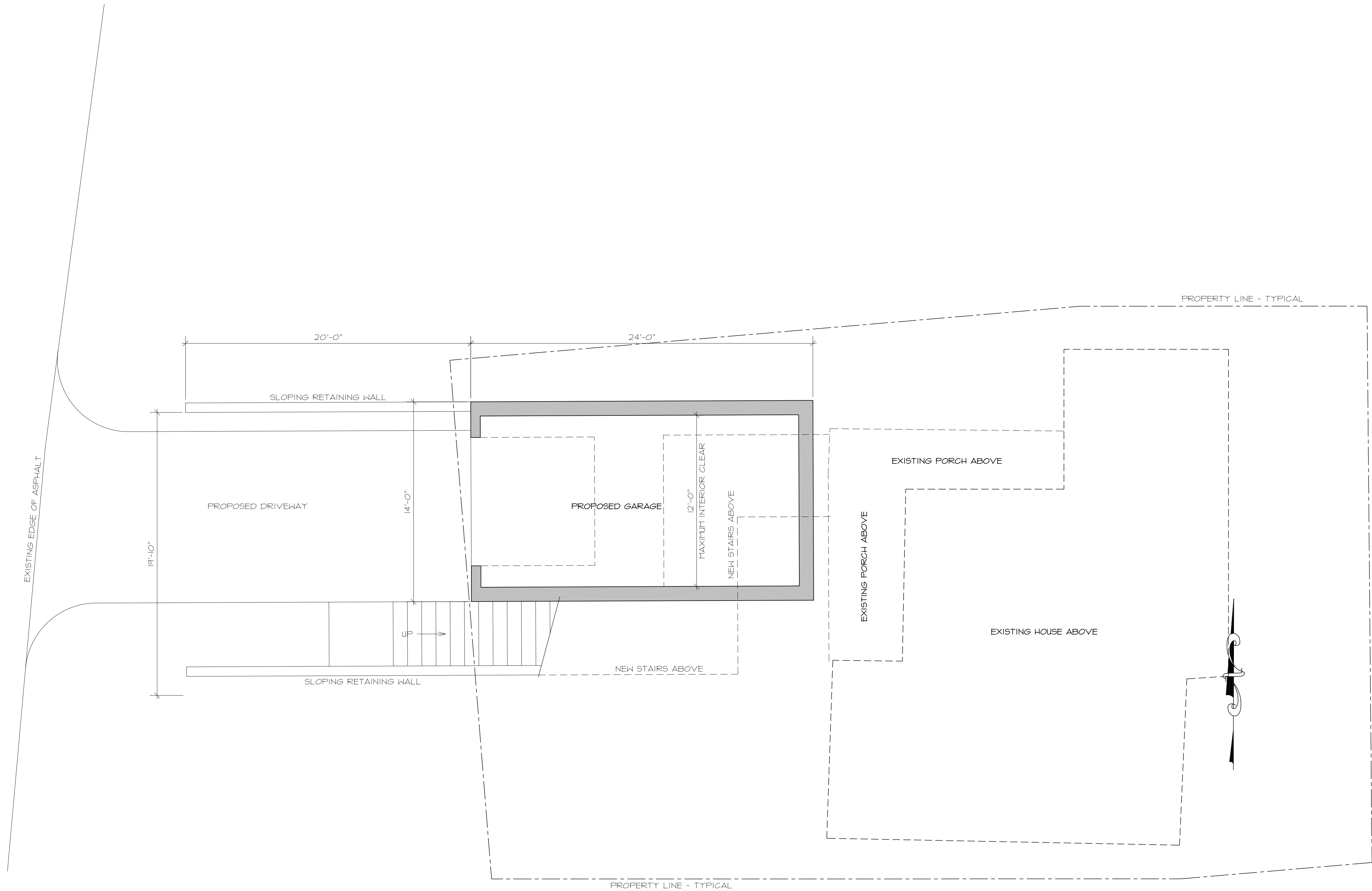
summitdesign
architecture

p.o. box 681302 park city, utah 84068
435.649.2055

STREETSCAPE

AUG 14 '20						
SCALE: 1/8" = 1'-0"						

SHEET



1 GARAGE LEVEL FLOOR PLAN
A-1.01 1/4" = 1'-0"

PROPOSED GARAGE FOOTPRINT = 384 SF
EXISTING HOUSE FOOTPRINT = 105 SF

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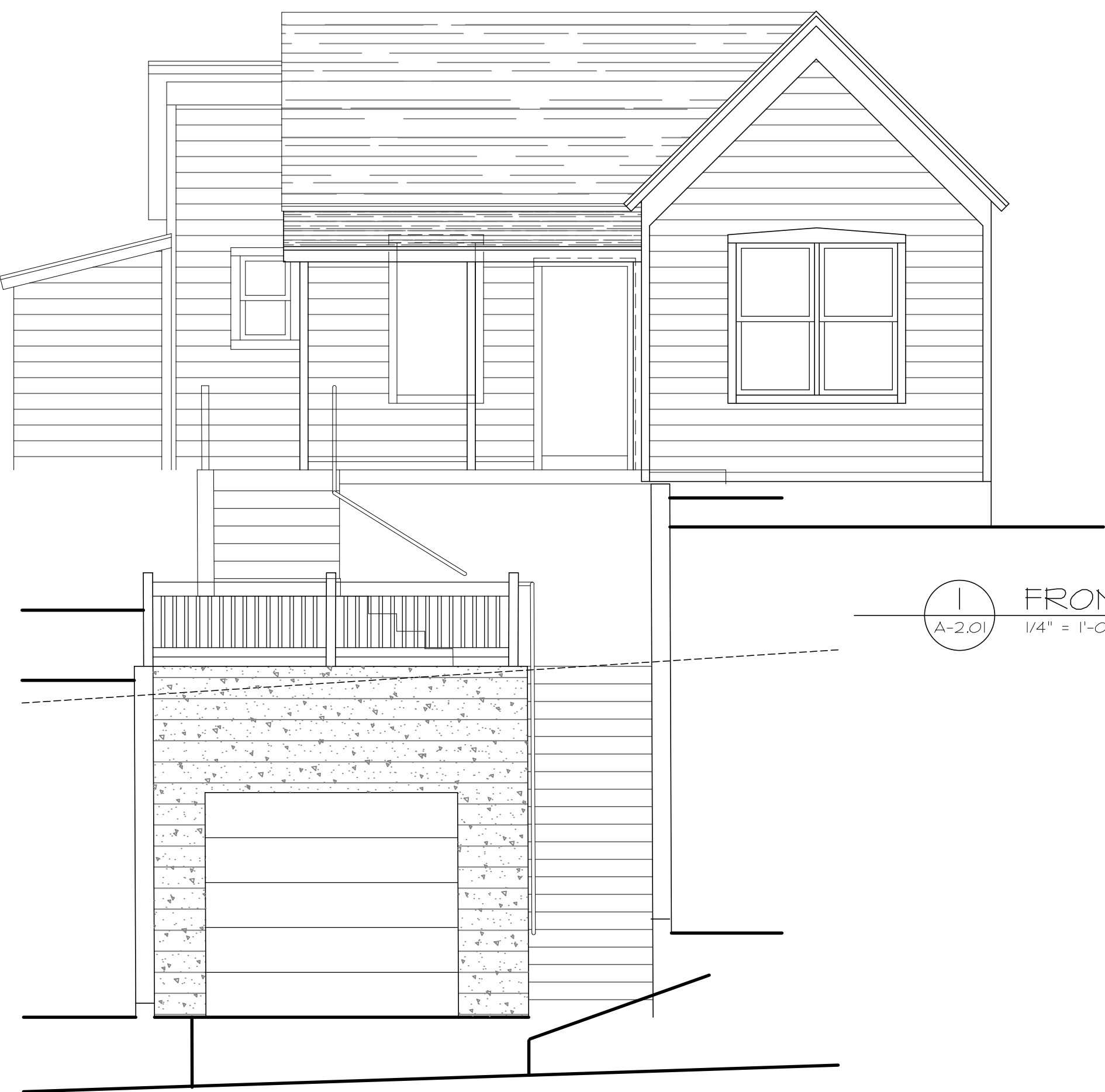
316 ONTARIO
PARK CITY, UTAH

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architecture

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435.649.2055

GARAGE LEVEL FLOOR PLAN

NOV 7 '18	10-29-19	9-3-20	10-4-21							SHEET
										A-1.01
SCALE: 1/4" = 1'-0"										



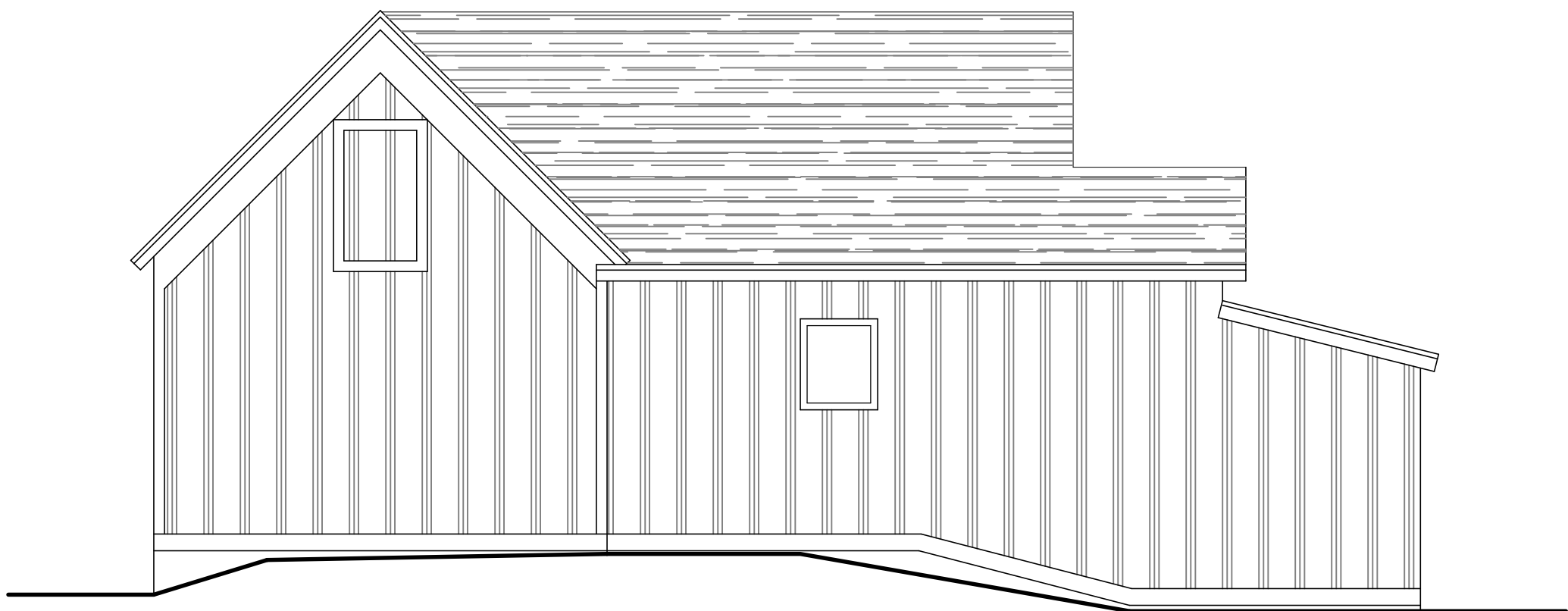
1 FRONT (WEST) ELEVATION
1/4" = 1'-0"



2 LEFT (NORTH) ELEVATION
1/4" = 1'-0"



3 RIGHT (SOUTH) ELEVATION
1/4" = 1'-0"



4 REAR (EAST) ELEVATION
1/4" = 1'-0"

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PCC-488-A

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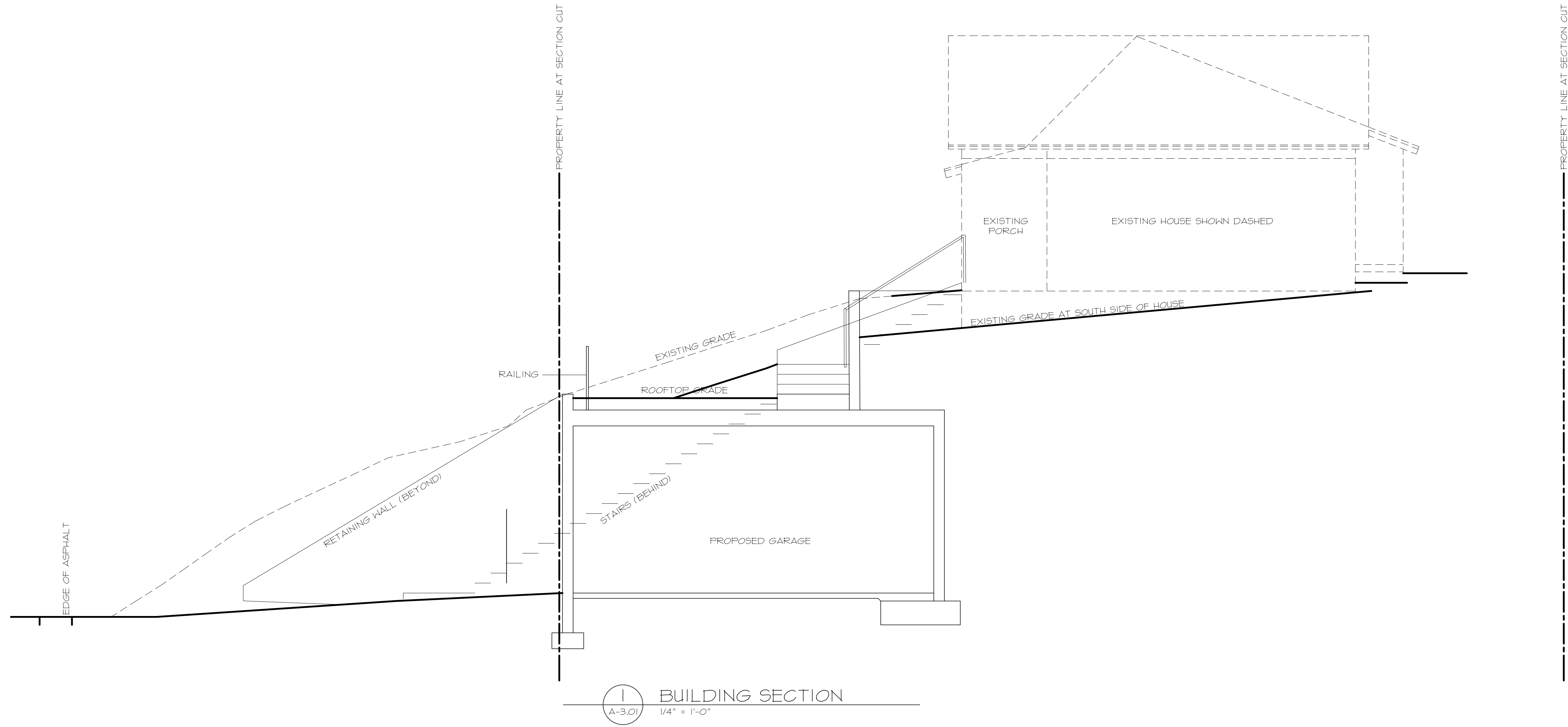
p.o. box 681302 park city, utah 84068
435.649.2055

EXTERIOR ELEVATIONS

NOV 7 '18	10-29-19	3-24-20	10-4-21				
☒	☒	☒	☒	☒	☒	☒	☒
SCALE: 1/8" = 1'-0"							

SHEET

A-2.01



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435.649.2055

BUILDING SECTION

NOV 7 '18	10-29-19	3-24-20	10-4-21							SHEET
1	2	3	4	5	6	7	8	9	10	A-3.01
SCALE: 1/8" = 1'-0"										



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Thomas Savage House

Address: 316 Ontario Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-488-A

Current Owner: Cathleen and Craig A. Savage (jt.)

Legal Description (include acreage): A PORTION OF LOTS 4 & 5 BLK 59 AMENDED PLAT OF PARK CITY SURVEY; MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A PT S 23°38'00" E 13.59 FT ALONG THE E'LY R/W LINE OF ONTARIO AVE FROM THE NW COR OF LOT 5, BLK 59 PARK CITY SURVEY; & RUN TH N 66°22'00" E 44.38 FT; TH N 71°15'01" E 30.73 FT TO THE E'LY LINE OF LOTS 5 & 4; TH ALONG SD E'LY LINE S 23°38'00" E 33.80 FT TO THE SE'LY COR OF LOT 4; TH S 66°22'00" W 75 FT TO THE SW'LY COR OF LOT 4 & TH E'LY R/W LINE OF ONTARIO AVE; TH ALONG SD E'LY LINE N 23°38'00" W 36.41 FT TO THE PT OF BEG CONT 2691 SQ FT OR 0.062 AC; ALSO LOT 3 BLK 59 PARK CITY SURVEY CONT 1875 SQ FT (LESS 1637 SQ FT 574-132 PC-487-A)(LESS 0.01 AC 1461-1324 PC-492-1-A) BAL 0.06 AC 574-134 619-32 (REF:NWD-216547-134 619-32) 2092-1672

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

☒ Building

☐ Structure

☐ Site

National Register of Historic Places:

☒ Eligible

☐ Ineligible

☐ Listed, Date:

Evaluation:

☒ Landmark Site

☐ Significant Site

☐ Non Historic

DOCUMENTATION

Photographs:

☒ Tax Photos

☒ Prints:

☐ Historic

Research Sources:

☒ Sanborn Maps

☒ tax Card

☒ Census Records

☒ City/ County Histories

☐ Personal Interviews

☒ Park City Museum

☒ Newspapers

☐ Other:

DESCRIPTION

Architectural Style: Cross-wing type / Vernacular style

No. Stories: 1

Number of Associated Structures:

☐ Accessory building(s). #

☐ Structure(s). #

Condition: ☐ Good

☒ Fair

☐ Poor

☐ Uninhabitable/Ruin

Location: ☒ Original location ☐ Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in wooden drop/novelty siding

Foundation: The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The cross-gable roof is sheathed in composition shingles

Windows/Doors: The visible windows are one-over-one double-hung in vertical openings with external storm windows and/or screens. The entry door is wood and paneled

Additions: ☐ Major

☒ Minor

☐ None

Alterations: ☐ Major

☒ Minor

☐ None

Describe Additions/ Alterations (Dates):

Essential Historic Form: ☒ Retains

☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

316 Ontario is a cross-wing type house, which has retained many of its original historical elements. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The cross gable roof is sheathed with composition shingles. There is a small shed extension off the north side of the house, which can be seen in the c. 1940 tax photo and remains largely unchanged. The walls are clad with drop-novelty wood siding. There is a pair of one-over-one double hung sash windows in the front gable end and a single window of the same type next to the door under the porch. Storm windows are present on all these windows. The windows in the gable end have a wood pediment header and although it closely matches the original, it appears to be newer. The porch is covered by a shed extension of the roof and is supported by simple wood square posts with no railing. The door is a wood frame and panel door. The site slopes up from the street and a wood stair leads to the porch from the sidewalk. No foundation is visible in the available photographs, thus its materiality remains unverified. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☒ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house appears on the 1900 Sanborn Insurance map, which was the first of those maps to cover this area, making it difficult to determine exactly when it was built. The property was initially owned by the Park City Townsite Corporation, and may have been used to house workers at that time. The title history shows that it was sold to James Mehan in 1916, who sold it shortly after to Thomas Savage.

Thomas Savage appears on the 1920 census, living in this house with his wife Maria and their daughter Margaret. They were born in Ireland, and immigrated to the U.S. in 1910 and 1915 respectively. Thomas worked as a miner, and was caught in a cave-in in 1923, while working for the Daly West mine. He died from injuries sustained in that accident in 1924. His wife Maria sold the house to Thomas's brother Herbert in that same year.

Herbert Savage is noted as owning and occupying this house on both the 1930 and 1940 census. His family consisted of his wife Margaret, and their four children. He was also born in Ireland, and came to the U.S. in 1913. He worked as a miner, and was killed in a snow slide in 1949. The property stayed in his family until 2014, when it was sold to the current owners, Alcalde Properties LLC.

REFERENCES

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- 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.
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- 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.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

316 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940





316 Ontario Avenue. Northwest oblique. November 2013.



316 Ontario Avenue. West elevation. November 2013.



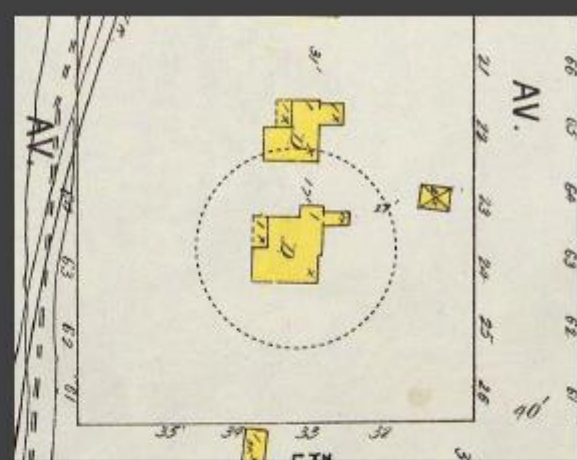
316 Ontario Avenue. Southwest oblique. November 2013.

MAPS

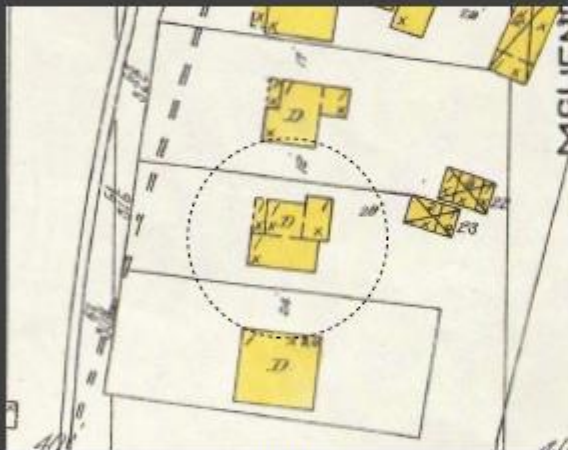
316 Ontario Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

Outside of extents of 1889 Sanborn map

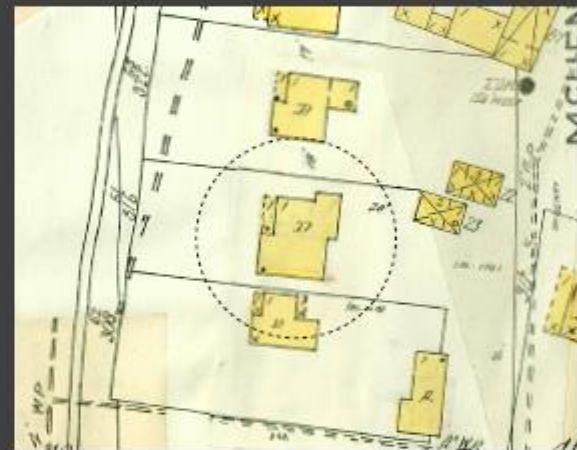
1889



1900



1907



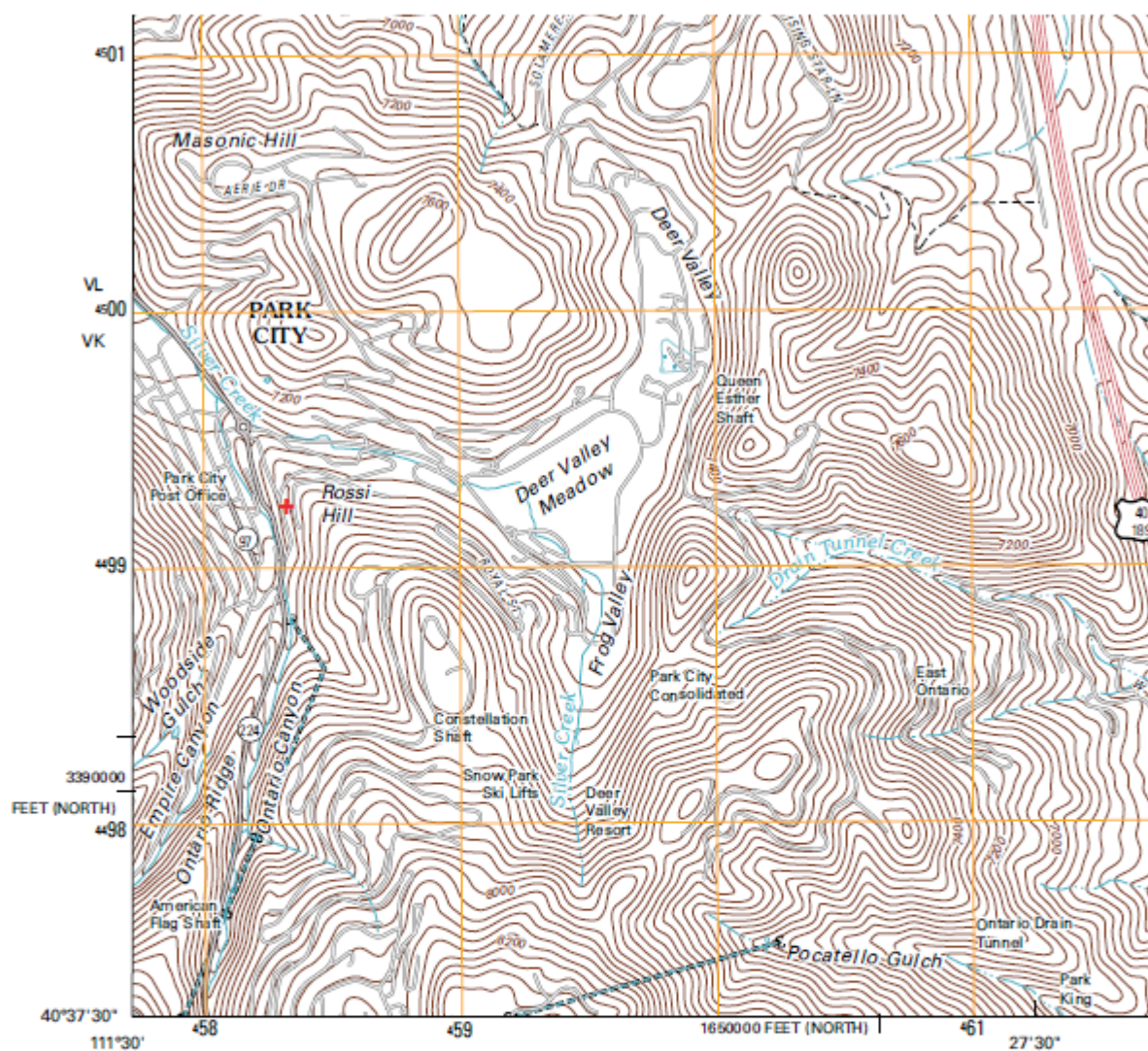
1929



1941

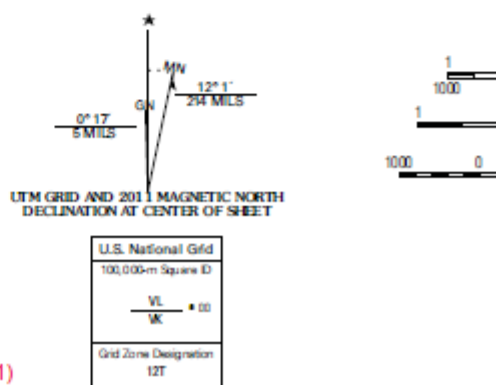
316 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 316 Ontario Avenue

City: Park City, UT

Current Owner: Cathleen and Craig A. Savage

Address: (see historic site form for address)

Tax Number: PC-488-A

Legal Description (include acreage): PC BK59 pt. L3, L4, pt. L5 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edward P. Ferry	David McLaughlin	W.D.		
5/13/1916	W.I. Snyder	James Mehan	W.D.		
7/29/1916	James Mehan	Tom Savage	W.D.		
1/23/1922	Tom Savage	Maria Savage	W.D.		Lot 3
1/29/1924	Maria Savage	Herbert Savage	W.D.		
10/7/1939	Summit County	Herbert Savage	Red. Cert.		
8/6/1991	John, William, and Cathleen Savage	Cathleen Savage	Q.C.D		Lot 3 and portion of Lots 4 & 5
9/24/2014	Craig Savage	Alcalde Properties LLC	W.D.		

Researcher: Daniel Carmen, CRSA Architecture

Date: 10/30/2014

316 Ontario Avenue, Park City, Summit County, Utah
 Intensive Level Survey—Biographical and Historical Research Materials

THOMAS SAVAGE DIES

Yesterday morning at the Miners' Hospital, Thomas Savage, the unfortunate young man who on the 31st of last May was caved on while at work in the Daly West and suffered a broken back, succumbed to his awful injuries, after nine months of suffering.

Deceased had been in Park City for thirteen years, always popular with his fellow workmen, and a genial, all round good fellow with hosts of friends. His awful accident caused wide spread regret and sorrow, and his passing away, while a severe shock to his loved ones, came as a relief, because of much suffering, with no hope of recovery. To the bereaved young widow and brother sympathy goes out in their sad affliction.

Thomas Savage was a native of Ireland, and was thirty-five years old on the 18th of last August. He came to America fourteen years ago, working in Colorado a year before coming to Park City. He is survived by his widow and one child, also a brother, Herbert Savage, who resides in this city.

Funeral services will be held at the Catholic church next Monday morning at 10 o'clock.

Park Record 2/15/1924

Miner Killed In Snow Slide—Two Escape

A tragic death occurred Monday afternoon when Herbert Savage was caught in a snow slide and two others, Owen Fenrod and Leonard Addy, narrowly escaped the avalanche of snow that thundered down the hillside just south of the last house in Empire canyon.

Herbert Savage's body was recovered by rescue workers approximately half an hour after the slide occurred.

Injured were Leonard Addy, who suffered minor bruises.

Owen Fenrod, under care of a physician, was at his home for treatment of shock, bruises and a cut on the jaw suffered when a rescue worker's shovel gouged him.

Occurred at 4 p.m.

The slide occurred at approximately 4 p.m.—only a few minutes after more than 50 men, employed at the Judge and Alliance had passed, en route from their work to their homes.

Consisting of top-corner snow which was deposited by a blizzard which raged here Sunday, the slide came down the mountainside "like water coming down a mountain," in the words of John Busto who witnessed the spectacle.

The slide deposited about 25 feet of snow on the canyon highway. Its length was approximately 175 feet.

Mr. Busto, Nick Nagich and Joe Lopez, who live in neighboring homes a short distance below the slide area, were credited Monday night with spreading the alarm which by a night rescue work promptly enough to save Addy and Fenrod from suffocation.

Heard Slide's Rumbling

Mr. Busto said he was cleaning the snow from the roof of his chicken coop when he heard a rumbling noise a short distance up the canyon.

Watching the slide engulf Mr. Savage, Mr. Addy and Mr. Fenrod, he called to Mr. Nagich and Mr. Lopez. The three ran to where the victims were last seen and frantically began shoveling to reach them. Other neighbors living farther down the canyon, attracted by the roar, rushed to join the rescue effort.

Mr. Addy "cut ran" the slide and was unharmed.

Caught Full Force

Mr. Fenrod was caught with the full force of the slide and was thrown against the side of the canyon, where rescuers reached him after a few minutes digging.

He said Monday night that "it picked me up and whirled me around and set me down near a telephone pole."

The body of Mr. Savage was found under approximately six feet of snow after rescuers had probed for half an hour the area where he was last seen.

Sheriff George M. Fisher, De. C. A. Laffoon, and members of the Park City fire department worked over Mr. Savage for approximately half an hour before he was pronounced dead. His body was removed from the slide area at about 6 p.m.

Avalanche Predicted

Less than five minutes before the slide rumbled down about 50 men employed at the Judge and Alliance tunnel had passed the slide area. They returned to the scene when they heard the slide and participated in the rescue operations.

Property Damage Light

Only property damage as result of the slide was to Mr. Lopez' chicken coop, which was partially wrecked.

Services Friday

Funeral services for Herbert William Savage will be conducted tomorrow, Friday, at 10 a.m. in St. Mary's of the Assumption Catholic church by Rev. William P. Kennedy.

Mr. Savage was born July 31, 1881, at Tuilymore, Newcastle, Ireland, and had been a resident of this city for the past 40 years. He was a miner.

He was a charter member of Mine, Mill and Smelter Workers union, local No. 91, and of St. Mary's of the Assumption parish. He married Mary Fitzcough December 23, 1917 in this city.

Surviving are his widow and three sons and two daughters: John T. Roland R., William J., Bridget Margaret and Kathleen Savage, all of this city.

Holy mass will be recited Thursday at 8 p.m. at Archer mortuary. Friends may call at the mortuary Thursday and Friday prior to services. Burial will be in the City cemetery.

Park Record 2/10/1949

SERIAL NO. _____
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. 316-Rossie Hill

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

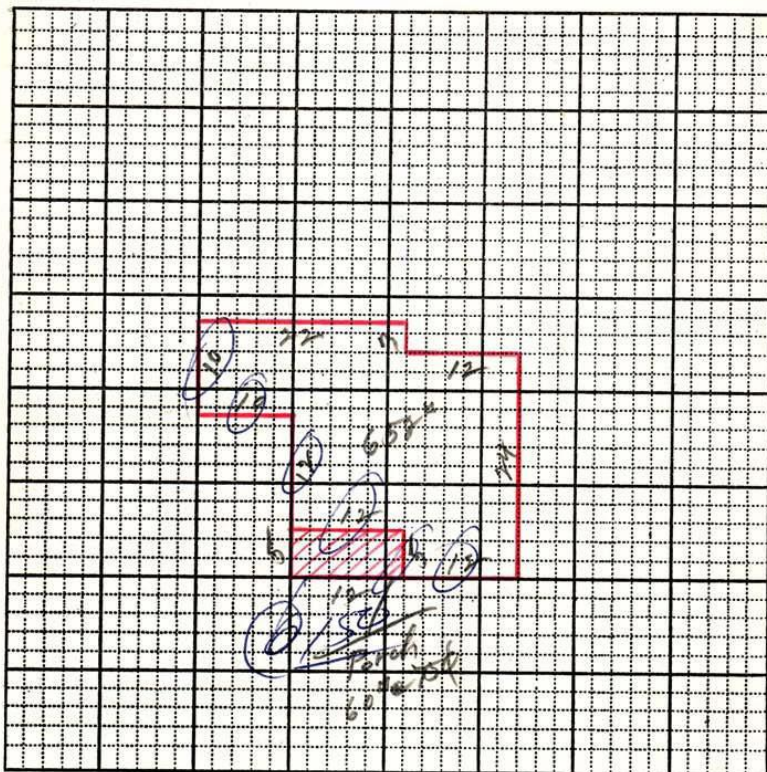
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>652</u>	\$ -	\$ <u>1345</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>121</u>
Ext. Walls <u>4-8" 4-8" 4-8"</u>		<u>18</u>
Insulated—Floors Walls Clgs.		
Roof—Type <u>Corb.</u> Mat. <u>Bot. Shg.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60" @ 25</u>	<u>115</u>	
Rear @		
<u>Wooded</u> Cellar—Basmt'— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Vol.</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing—Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—{ Hd. Wd. <u>1</u> Floors—{ Hd. Wd. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>Pantry</u> Mantels	<u>40</u>	
Tile—{ Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u> <u>Lbr. Lined - 11 @ 30"</u>		<u>120</u>
Total Additions and Deductions	<u>435</u>	<u>259</u>
Net Additions or Deductions	<u>-259</u>	<u>1345</u>

Age <u>53</u> Yrs. by	Est. Owner ☒	REPRODUCTION VALUE	\$ <u>1521</u>
	Tenant ☒	Depr. <u>12-3-4-5-6</u> <u>66/34</u>	% \$ <u>517</u>
	Neighbors ☒	Reproduction Val. Minus Depr.	\$ <u>517</u>
	Records ☒		
Remodeled _____	Est. Cost _____	Remodeling Inc. _____	% \$ _____
Garage—S <u>8</u> C <u>1</u> Depr. 2% (3%)		Obsolescence _____	\$ _____
Cars <u>1</u> Walls <u>Shg.</u>		Out Bldgs. _____	\$ _____
Roof <u>T.P.</u> Size <u>10 x 16</u> Age <u>38</u>			\$ _____
Floor <u>Dit</u> Cost <u>97/25</u>		Depreciated Value Garage	\$ <u>24</u>
Remarks _____		Total Building Value	\$ <u>541</u>

Appraised 10/1949 By Chas. A. J.

[illegible]

Form T. C. 74
State of Utah____State Tax Commission

- RC 487

Location Block 59 RC Lot 3 (Rossie Hill)

Kind of Bldg. RES St. No. 316 Ontario Ave.

Class R+ Type 1 2 3 4 4 Cost \$ X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		652		\$ 1422
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> Clgs.	
Roof Type <u>Gab.</u> Mtl. <u>Pat</u>	
Dormers—Small <u>Med.</u> Large	
Bays—Small <u>Med.</u> Large	
Porches—Front <u>60</u> @ <u>60</u> 36	
Rear <u>@</u>	
Porch <u>@</u>	
Metal Awnings <u>Mtl. Rail</u>	
Basement Entr. <u>@</u>	
Planters <u>@</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>Floor</u>	
Bsmt. Apt. <u>Rooms Fin.</u> Unfin.	
Attic Rooms Fin. <u>Unfin.</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays	
Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
Wtr. Sfr. <u>Shr. St.</u> O.T. <u>350</u>	
Dishwasher <u>Garbage Disp.</u>	
Built-in-Appliances	
Heat—Stove <u>H.A.</u> <u>X</u> Steam <u>Stkr.</u> Blr. <u>X</u>	
Oil <u>Gas</u> <u>X</u> Coal <u>Pipeless</u> Radiant	
Air Cond.	
Finish—Fir <u>Hd. Wd.</u>	
Floor—Fir <u>Hd. Wd.</u> Other	
Cabinets <u>Mantels</u>	
Tile—Walls <u>Wainscot</u> Floors	
Storm Sash—Wood D. <u>S.</u> Metal D. <u>2</u> S.	
Total Additions	386
Year Built <u>Avg. 62</u>	Reproduction Value \$ 1808
Age <u>1949-53</u>	Obsol. or Rem. %
Inf. by { Owner - Tenant -	Bldg. Value
{ Neighbor - Record - Est.	Depr. Col. <u>1 2 3 4 5 6</u> 30 %
Remodel Year <u>Est. Cost</u>	Repr. Val. Minus Depr. \$ 542
Garage—Class <u>Depr. 2% 3%</u> Carport—Factor	
Cars <u>Floor</u> <u>X</u> Walls <u>Roof</u> Doors	
Size— <u>x</u> Age <u>Cost</u> <u>x</u> %	
Other	
Total Building Value	\$
Appraised <u>5-22-58</u> By <u>1302</u>	1332

PC 487
Serial Number

.....OF.....
Card Number

Owners Name

Location BK 59 PC lot 3 (Rossie Hill)

Kind of Bldg. Res St. No. 316 ONTARIO Ave

Class 21 Type 1 2 3 4. Cost \$ 2175 X 1107 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	<u>652</u>		\$ <u>2408</u>	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone Conc. Sills ✓

Ext. Walls alum sid (C)

Roof Type gab Mtl. Pat

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 60 @ 150 90

Rear @

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — ¼ ½ ¾ Full Floor

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub. 1 Trays

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 550

Heat—Stove H.A. FA X HW Stkr Elec.

Oil Gas X Coal Pipeless Radiant 307

Air Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd. Other

Cabinets Mantels.

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S.; Metal D. 2 S. 60

Awnings — Metal Fiberglass

Total Additions 10 0 7

Year Built 1896 Avg. 1/902 Replacement Cost 34 15

1964 Fur Age 2. Obsolescence

Inf. by { Owner - Tenant - Adj. Bld. Value

{ Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

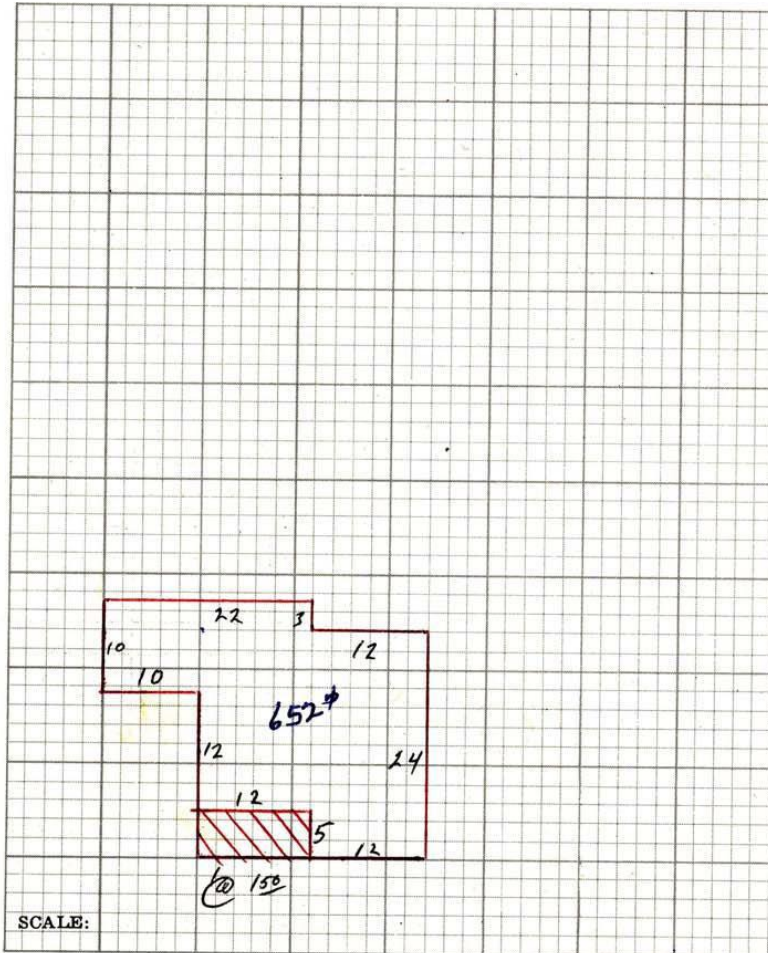
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 11-1 19 68 By 1708 1333

Appraised ② 19 By DEC 26 1968 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

REMARKS **Average Year of Construction Computation:**

Year 1891 \$ 310.8 = 91% X 69 Year = 6270

Year 1964 \$ 307 = 9% X 1 Year = 09

Average Year of Construction 1902 6279

Planning Department Staff Report



PLANNING DEPARTMENT

Subject: 316 Ontario Avenue
Application: PL-20-04640
Author: Rebecca Ward
Date: October 14, 2021
Type of Item: Administrative – Steep Slope Conditional Use Permit

Recommendation

(I) Review the proposed Steep Slope Conditional Use Permit; (II) conduct a public hearing; and (III) consider approving the proposal subject to the Draft Final Action Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant: Paige and Brad Brainard, represented by Bruce Taylor with Summit Design Group
Location: 316 Ontario Avenue
Zoning District: Historic Residential Low – Density
Adjacent Land Uses: Residential
Reason for Review: The Planning Director reviews and takes action on Steep Slope Conditional Use Permits applications in the Historic Residential Low – Density Zoning District for Lots that are under 3,750 square feet.¹

Acronyms

HRL Historic Residential Low – Density
LMC Land Management Code

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

Background

316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory (Exhibit B). The small Landmark Historic Single-Family Dwelling has a Building Footprint of only 644 square feet and is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the steep slope.

The photo below, taken from Google Maps, shows the steep slope leading up to the Landmark Historic. (321 McHenry Street can be seen in the background.) Please see Exhibit B for additional photos.

¹ LMC [§ 15-2.1-6\(B\)\(1\)](#).



On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2).

On January 6, 2021, the Historic Preservation Board approved excavating into the hillside for the construction of the detached garage ([Staff Report](#); [Minutes](#), p. 6).

The Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling ([Staff Report](#); [Audio](#)). The plat amendment is scheduled for City Council review on October 28, 2021.

The Applicant also submitted a Historic District Design Review application. The Design Review Team reviewed the proposal on October 6, 2021, and provided input to the Applicant, which the Applicant incorporated into the final proposed plans. The Historic District Design Review is scheduled for Planning Director review on October 14, 2021.

Analysis

(I) The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.

Accessory Buildings like detached garages are an allowed use in the HRL Zoning District.² Accessory Buildings are defined in LMC [§ 15-15-1](#) as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes structures that do not require a building permit.

On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2). However, pending Planning Commission recommendation and City Council approval, the Applicant will also need to request Variance approval for the Lot size, which does not meet the HRL Zoning District requirements (Condition of Approval 5).

In all other requirements, the proposed detached garage complies with Land Management Code (LMC) [§ 15-2.1-3](#), which outlines Lot and Site requirements:

Zoning Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Does Not Comply – Variance Required Condition of Approval 5 requires the Applicant to request Board of Adjustment approval for a Variance from the minimum Lot size requirements in the HRL Zoning District prior to recordation of the amended plat. The proposed Lot is 2,444 square feet.
Lot Width – 35 feet	Complies – the Lot width is 36.48 feet
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the Landmark Historic Structure and the proposed detached garage

² LMC [§ 15-2.1-2\(A\)\(6\)](#).

Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue.
Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from nine feet to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. ³
Side Setbacks – five feet	Exempt – New Construction Must Comply The southern Setback is just under three feet; the northern Setback is three feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. ⁴ The proposed side setback for the detached garage is five feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls and the Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7) .
Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

(II) Conditions of Approval are recommended in accordance with Development on Steep Slopes in the Historic Residential Low – Density Zoning District, outlined in Land Management Code Section 15-2.1-6.

Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites and Architectural Review.⁵

The Planning Director considers nine criteria when evaluating construction on a Steep Slope, outlined below with project analysis:

(1) Location of Development – *Development is located and designed to reduce visual and environmental impacts of the Structure.*

³ LMC [§ 15-2.1-4](#).

⁴ LMC [§ 15-2.1-4](#).

⁵ LMC [§ 15-2.1-6](#).

The detached garage is proposed to be located at the front property line, pursuant to the Board of Adjustment Variance, locating the garage as far as possible at the lowest point of the slope.

(2) Visual Analysis – *The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points to determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.*

The Applicant submitted the streetscape below (Exhibit D):



The Engineering Department requires the following Conditions of Approval for slope stabilization and erosion mitigation:

Condition of Approval 8 – Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.

Condition of Approval 9 – The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer Approval.

Condition of Approval 10 – The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer prior to submission of a building permit.

Condition of Approval 11 – The Applicant shall provide a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.

The Design Review Team provided input regarding materials and features of the

detached garage, including requirements that the board formed concrete be horizontal to reflect the horizontal siding of the Landmark Historic Structure, that the railing at the top be set back from the detached garage wall plane. The proposed plans reflect Design Review Team input (Exhibit C).

(3) Access – *Access points and driveways must be designed to minimize grading of the natural topography and to reduce overall Building scale. Shared Driveway and parking areas and side access to garages are strongly encouraged, where feasible.*

The proposed driveway will be located over un-built right-of-way and must not slope beyond the 14% allowed pursuant to LMC [§ 15-3-3\(A\)\(4\)](#). Condition of Approval 12 requires the proposed driveway width to be reduced from 14 feet to 10 feet, pursuant to [LMC § 15-13-2\(B\)\(1\)\(g\)\(6\)](#).

Side access to a garage is not feasible for this Lot.

(4) Terracing – *The project may include terraced retaining Structure if necessary to regain natural grade.*

Two retaining walls are proposed for the driveway. The retaining walls are proposed to be located in the un-built right-of-way. Condition of Approval 6 requires the applicant to obtain an encroachment agreement with the City, and any other property upon which the proposed driveway and retaining walls are located, prior to submitting a building permit.

The retaining walls are proposed to slope downward toward Ontario Avenue from a height of 12 feet closest to the detached garage to one foot near Ontario Avenue. The retaining walls as proposed do not comply with LMC [§ 15-2.1-6\(C\)\(7\)](#) because they create a wall effect. Condition of Approval 6 requires the Applicant to mitigate the retaining wall height and to terrace the retaining walls to be approved by the Planning Director prior to submitting a building permit.

(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.*

The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street, shown in the photos from Google Maps below:



Ontario Avenue is a narrow and steep road and there are parking challenges for residents. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure.

The Applicant reduced the width of the detached garage to 12 feet to comply with LMC [§ 15-13-2 \(B\)\(9\)\(c\)](#). The front setback Variance approved by the Board of Adjustment allows the Applicant to construct the detached garage up to the front property line along Ontario Avenue to reduce the cut and fill to the topography of the Site.

Condition of Approval 6 requires the Applicant to submit a landscape plan for Planning Director review prior to submitting a building permit.

(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 may require a garage separate from the main Structure or no garage.*

The Applicant proposes two retaining walls that will reach 12 feet in height. Condition of Approval 6 requires the Applicant to revise the retaining wall plan to terrace the retaining walls with landscaping to reduce the wall effect along Ontario Avenue.

(7) Setbacks – *The Planning Director may require an increase in one or more setbacks to minimize the creation of a wall effect along the street. The setback variation will be a function of the site constraints and proposed Building scale, and setbacks on adjacent structures.*

The Board of Adjustment approved a Variance for the front setback and the proposed detached garage will be aligned with the front property line. The detached garage shall retain a five-foot side setback in compliance with the requirements of LMC [§ 15-2.1-3\(l\)](#).

Condition of Approval 6 requires the Applicant to submit a retaining wall plan subject to Planning Director review and approval prior to submitting a building permit.

Because the Applicant is constructing within five feet of a property line and on a steep slope, the Building Department requires the Applicant to complete an Access Agreement allowing property access to adjacent properties to complete construction (Condition of Approval 13).

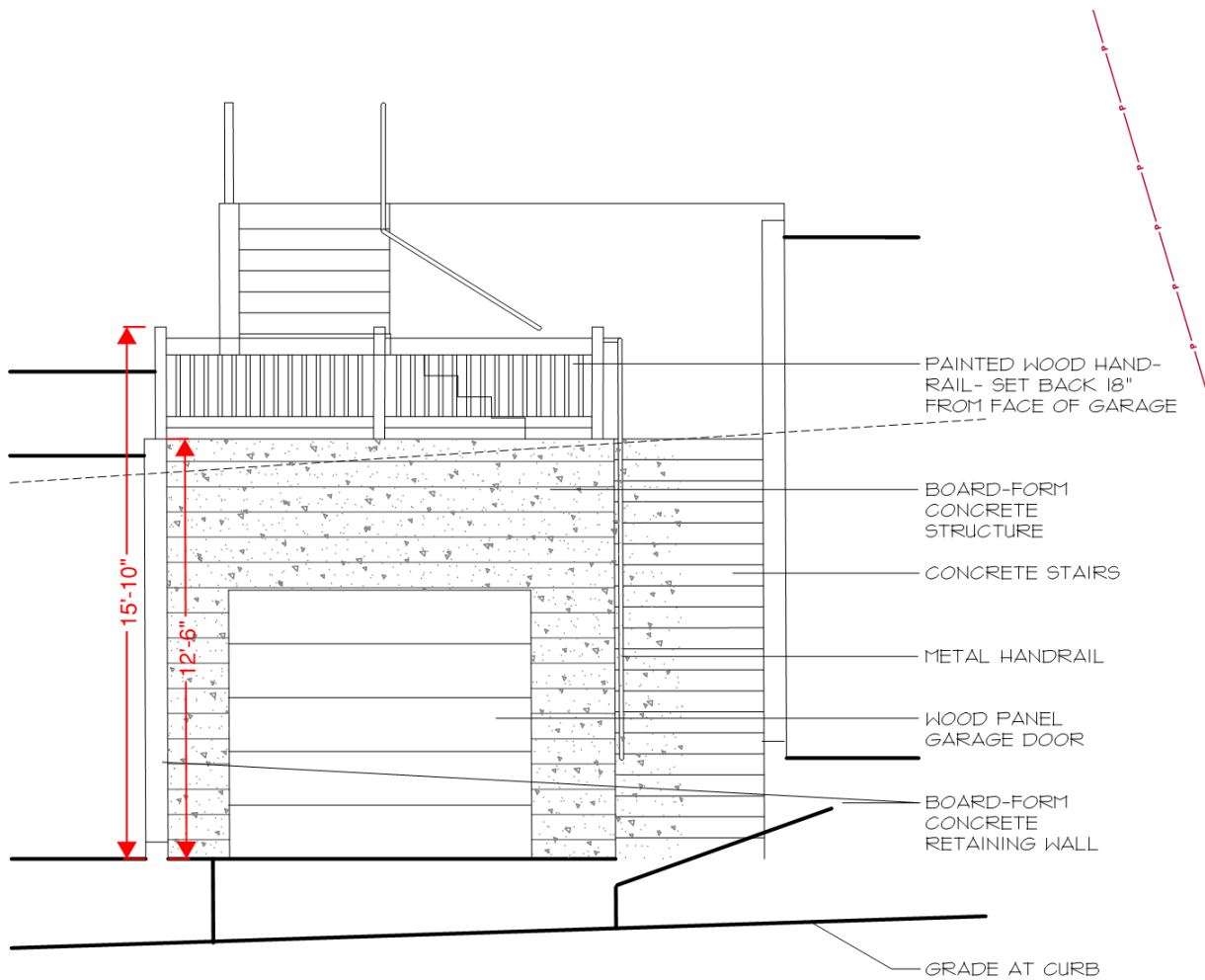
(8) Dwelling Volume – *The maximum volume of any Structure is a function of the Lot size, Building Height, Setbacks, and provisions set forth in this Chapter. The Planning Director may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.*

The Applicant originally proposed a 384-square-foot detached garage. Based on Design Review Team input, the Applicant reduced the garage to 288 square feet.

(9) Building Height – *The zone height is 27 feet. The Planning Director may require a reduction in Building Height for all or a portion of the proposed Structure to minimize its visual mass or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

The detached garage height is 12 feet, six inches, with the railing, set back 18" from the

face of the garage, is fifteen feet.



B FRONT (WEST) ELEVATION
SD-1.01 1/4" = 1'-0"

Department Review

The Development Review Committee and Planning, and Engineering Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 30, 2021. Staff mailed courtesy notice to property owners within 300 feet on September 30, 2021. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Planning Director may approve the Steep Slope Conditional Use Permit;
- The Planning Director may deny the Steep Slope Conditional Use Permit and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Historic Site Form

Exhibit C: Proposed Plans

Exhibit D: Streetscape Photos

Administrative Action Meeting
October 14, 2021
Page 1

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
<https://us02web.zoom.us/j/82328074777>
445 Marsac Avenue, Park City, Utah
October 14, 2021

STAFF:

Gretchen Milliken, Planning Director; Lillian Lederer, Planner I, Spencer Cawley, Planner I, Browne Sebright, Planner II, Rebecca Ward, Assistant Planning Director

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The Planning Director called the meeting to order at 12:02 PM.

ROLL CALL

The Planning Director noted that Planning Department staff, project Applicants, and members of the public are in attendance.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

331 Daly Avenue – Historic District Design Review – PL-21-04782 – The Applicant is proposing to construct a new Single-Family Dwelling on a vacant Lot. The property is located in the Historic Residential - 1 (HR-1) Zoning District.

Planner Browne Sebright gave a presentation that included an overview of the Historic District Design Review application and Staff recommendation for approval of the application, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval.

At 12:04, the Planning Director opened a public hearing. The project architect, Jamie Hardy, provided input that some of the elevation drawings had been updated since the images included in the Staff presentation. Jamie shared the updated drawings and clarified what elements had been modified, including the addition of a dormer to the roofline.

At 12:10, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Historic District Design Review Application in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact:

1. The Site is located at 331 Daly Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes to construct a new Single-Family Dwelling.
4. Staff reviewed 331 Daly Avenue's HDDR application for compliance with LMC Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites.
5. The application was reviewed per LMC § 15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts and LMC Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
6. Staff published notice on the City's website and posted notice to the property on September 29, 2021.
7. Staff mailed courtesy notice to property owners within 300 feet on September 29, 2021.
8. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal meets the criteria for the Design Guidelines for New Residential Infill Construction in Historic Districts outlined in the LMC § 15-13-8.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the plans approved October 14, 2021, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures,

- and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
6. The City Engineer shall review and approve all grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
 7. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction drawings and documents. The overall aesthetics of the approved HDDR architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved by Planning Staff prior to construction.
 8. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
 9. 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.
 10. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
 11. New construction activity shall not physically damage nearby Historic Sites.
 12. New materials should reflect the character of the Historic District.
 13. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
 14. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
 15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.4-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
 16. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
 17. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.

18. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
19. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
20. Construction waste should be diverted from the landfill and recycled when possible.
21. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, 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.
22. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
23. Project Conditions shall apply (attached).

11 Red Cloud Trail – Administrative Conditional Use Permit – PL-21-04990 –

The Applicant proposes constructing a cast-in-place retaining wall in the Front Setback that exceeds six feet (6') in height to retain a portion of the Lot where there is a significant change in grade from the proposed driveway.

Planner Cawley gave an overview of the project proposal and noted that the Empire Pass Design Review Board gave final approval for the proposed plans, which include the retaining wall.

Planner Cawley reviewed the Conditions of Approval and specifically called out that additional landscaping or screening may be required to lessen visual impacts.

Director Milliken asked the Applicant if landscaping is planned for the final design of the wall. The Applicant stated that their plans include the landscaping as approved by the Empire Pass Design Review Board.

At 12:19, the Planning Director opened a public hearing. No public input was provided. The Applicant, Magleby Construction did not add any additional comments.

At 12:20, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Administrative Conditional Use Permit Application in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The subject property is located at 11 Red Cloud Trail, in the Estate (E) Zoning District, and part of the Flagstaff Mountain Annexation and Mater Planned Development.
2. The Lot is identified with Summit County as RCLD-1-AM.
3. The site is inside the Sensitive Lands Overlay Zone and outside the Soils Ordinance Zone.
4. Retaining walls exceeding six feet (6') in height within the Front Setbacks are an Administrative Conditional Use in the E Zoning District.
5. The purpose of this Administrative Conditional Use Permit request is to allow for a retaining wall exceeding six feet (6') in height within the Front Setback. Per the plans submitted September 3, 2021, the retaining wall reaches a height of nine feet, zero inches (9'-0") in height.
6. Public notice was posted on the property on October 4, 2021, and notices sent to affected adjacent property owners on August 9, 2021. An Administrative Review was held on October 14, 2021, by the Planning Director, which was open to the Public. No written comments were given before or at the time of the meeting.
7. On June 17, 2021, the Empire Pass Design Review Board gave final approval for the planned retaining wall.

Conclusions of Law

1. The permit, as conditioned, is consistent with LMC § 15-1-10, *Conditional Use Review Process*, LMC § 15-2.10-3, *Lot and Site Requirements*, LMC § 15-4-2(A)(1), *Fences and Retaining Walls*, and LMC Chapter 15-2.21, *Sensitive Land Overlay Zone Regulations*.
2. The Use, as conditioned, is compatible with the surrounding structures in Use, scale, mass, and circulation.
3. As conditioned, the Use is consistent with the Park City General Plan.
4. The effects of any difference in Use or Scale have been mitigated through careful planning.

Condition(s) of Approval

1. All standard conditions of approval apply to this Administrative Conditional Use Permit.

2. If any complaints are received regarding the retaining wall, the Planning Department may require additional landscaping or screening to lessen the visual impacts on adjacent properties.
3. The Applicant shall comply with the City's outdoor Lighting Code, LMC § 15-5-5(J).
4. The wall material(s) shall comply with the Land Management Code. Any stone used shall be real.
5. The retaining wall shall be erected pursuant to the approved plans as submitted with this Application on September 3, 2021.
6. The Applicant shall comply with all Building Department processes and procedures for obtaining proper authorization to install the retaining wall. The Applicant will ensure a final inspection is completed.
7. The retaining wall shall not encroach into the City Right-of-Way.

Parcel 00-0021-1977 – Administrative Conditional Use Permit –
PL-21-04963 – The Applicant proposes to construct a temporary improvement sales center trailer and parking lot.

Planner Lillian Lederer presented an overview of the Administrative Conditional Use application including the project's Land Management Code compliance, and Staff recommendation for approval of the application, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval.

At 12:25, the Planning Director opened a public hearing. No public input was provided, and the Applicant, Bill Fiveash did not add any additional comments.

At 12:26, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Administrative Conditional Use Permit Application in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at Parcel Number 00-0021-1977.
2. The Site is located in the Recreational Commercial (RC) Zoning District.
3. The Site is located in Wasatch County, within Park City's boundaries.
4. The Site is located on 31 acres and currently under review for development of a condominium and Plat Amendment. The Temporary Improvement is to be located on proposed Lot 2, which is 2.5 acres.

5. The Applicant proposes to construct a Temporary Improvement sales center trailer and parking lot on the parcel.
6. The proposed Temporary Improvement shall match the plans submitted on September 21, 2021.
7. The public notice was posted onsite and notice to adjacent property owners was sent on September 29, 2021. An Administrative Public Hearing was held on October 14, 2021, which was open to the public. No public comments were given before this meeting.
8. The temporary sales center contains three (3) parking spaces, including one (1) handicapped space.
9. The proposed parking surfaces and pathway will be asphalt.
10. The total square footage of the temporary sales center is 1536 square feet. The trailer is 12 feet by 48 feet. The deck is 20 feet by 48 feet.
11. The temporary sales center's power will be administered through Rocky Mountain Power.
12. Water, sewer, fire, and health department regulations will be under Wasatch County jurisdiction.
13. The temporary sales center will have one (1) employee.
14. The center meetings are to be scheduled by appointment only, and the hours of operation are proposed to be from 9:00 AM to 4:30 PM, Monday through Sunday.
15. The temporary sales center is designed to market the Deer Hollow Village Condominium project for a temporary period of six months. The anticipated timeframe of the Temporary Improvement sales center and deck is December 1, 2021 to May 31, 2022.

Conclusions of Law

1. The application is consistent with requirements of the Park City Municipal Code, specifically Title 15, Section 1-10(E).
2. The proposal complies with the Land Management Code requirements pursuant to [Chapter 15-2.16 Recreation Commercial \(RC\) District](#).
3. The Use is consistent with the Park City General Plan and is allowed by an Administrative Conditional Use Permit.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved October 14, 2021, by the Planning Department. Any

- changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department of any changes, modifications, or deviations from the approved scope of work and shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
 3. Parking regulation must continue to comply with LMC § 15-2.16-8.
 4. Snow shall be plowed off the driveway, stored within the limit of disturbance, or hauled off site.
 5. The temporary sales center shall be in compliance with Municipal Sign and Lighting Codes.
 6. A Building Permit is required for the project completion, per LMC § 15-4-16(A)(5).
 7. With the project located in Wasatch County, any applicable regulations from the county are also conditional to this project.
 8. The project shall comply with the requirements of Temporary Structures, Tents, And Vendors outlined in LMC § 15-4-16.
 9. The Temporary Improvement sales center and deck will be removed by May 31, 2022. Unless construction is scheduled to begin, the parking pad shall be removed and vegetation to the site restored.
 10. Unless otherwise indicated, Conditional Use permits expire one (1) year from the date of Planning Commission approval, unless the Conditional Use has commenced on the project or a Building Permit for the Use has been issued. The Planning Director may grant an extension of a Conditional Use permit for one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10 (E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the original Conditional Use permit approval per Section 15-1-12. Extension requests must be submitted in writing prior to the expiration of the Conditional Use Permit. The Planning Commission may grant an additional one (1) year extension when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with review criteria in Section 15-1-10 (E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical

changes to the Property or surroundings. Notice shall be provided consistent with the original Conditional Use permit approval per Section 15-1.12.

Extension requests must be submitted in writing prior to the expiration of the Conditional Use Permit.

316 Ontario Avenue – Steep Slope Conditional Use Permit – PL-20-04630 –

The Applicant proposes constructing a detached garage in the front yard, impacting a steep slope.

Planner Ward provided an overview of the project, including the approved variance from the front yard setback, and pending plat amendment and Historic District Design Review applications.

Planner Ward outlined conditions of approval required by the Engineering Department and Building Department, specifically the condition of approval that the applicant must revise the retaining walls, subject to Planning Director approval prior to submittal of a building permit.

At 12:32, the Planning Director opened a public hearing. No public input was provided. The architect, Bruce Taylor, indicated the applicant is anxious to start the project and they made the requested revisions to the plans to move forward. Planner Ward mentioned a neighbor who wished to remain anonymous requested that special consideration be given for construction equipment due to narrow Ontario Avenue, and this would be addressed as part of the building permit process.

At 12:35, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Steep Slope Conditional Use Permit in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory.
2. The small Landmark Historic Single-Family Dwelling has a Building Footprint of only 644 square feet and is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the steep slope.

3. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue.
4. The Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling. The plat amendment is scheduled for City Council review on October 28, 2021.
5. The Applicant also submitted a Historic District Design Review application. The Design Review Team reviewed the proposal on October 6, 2021, and provided input to the Applicant, which the Applicant incorporated into the final proposed plans.
6. The Historic District Design Review is scheduled for Planning Director review on October 14, 2021.
7. The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.
8. Accessory Buildings like detached garages are an allowed use in the HRL Zoning District. Accessory Buildings are defined in LMC [§ 15-15-1](#) as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes structures that do not require a building permit.
9. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue. However, pending Planning Commission recommendation and City Council approval, the Applicant will also need to request Variance approval for the Lot size, which does not meet the HRL Zoning District requirements.
10. In all other requirements, the proposed detached garage complies with Land Management Code (LMC) [§ 15-2.1-3](#), which outlines Lot and Site requirements:

Zoning Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Does Not Comply – Variance Required Condition of Approval 5 requires the Applicant to request Board of Adjustment approval for a Variance from the minimum Lot size requirements in the HRL Zoning District prior to recordation of the amended plat. The proposed Lot is 2,444 square feet.

Lot Width – 35 feet	Complies – the Lot width is 36.48 feet
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the Landmark Historic Structure and the proposed detached garage
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue.
Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from nine feet to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures.
Side Setbacks – five feet	Exempt – New Construction Must Comply The southern Setback is just under three feet; the northern Setback is three feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. The proposed side setback for the detached garage is five feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls and the Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7) .
Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official

11. Conditions of Approval are recommended in accordance with Development on Steep Slopes in the Historic Residential Low – Density Zoning District, outlined in Land Management Code Section 15-2.1-6.
12. Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites and Architectural Review.

13. The Planning Director considers nine criteria when evaluating construction on a Steep Slope:
14. **Location of Development** – The detached garage is proposed to be located at the front property line, pursuant to the Board of Adjustment Variance, locating the garage as far as possible at the lowest point of the slope.
15. **Visual Analysis** – The Design Review Team provided input regarding materials and features of the detached garage, including requirements that the board formed concrete be horizontal to reflect the horizontal siding of the Landmark Historic Structure, that the railing at the top be set back from the detached garage wall plane. The proposed plans reflect Design Review Team input.
16. **Access** – The proposed driveway will be located over un-built right-of-way and must not slope beyond the 14% allowed pursuant to LMC § 15-3-3(A)(4). The proposed driveway shall be reduced from 14 feet to 10 feet, pursuant to LMC § 15-13-2(B)(1)(g)(6).
17. **Terracing** – The retaining walls are proposed to slope downward toward Ontario Avenue from a height of 12 feet closest to the detached garage to one foot near Ontario Avenue. The retaining walls as proposed do not comply with LMC § 15-2.1-6(C)(7) because they create a wall effect. Condition of Approval 6 requires the Applicant to mitigate the retaining wall height and to terrace the retaining walls to be approved by the Planning Director prior to submitting a building permit.
18. **Building Location** – The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street. Ontario Avenue is a narrow and steep road and there are parking challenges for residents. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure. The Applicant reduced the width of the detached garage to 12 feet to comply with LMC § 15-13-2 (B)(9)(c). The front setback Variance approved by the Board of Adjustment allows the Applicant to construct the detached garage up to the front property line along Ontario Avenue to reduce the cut and fill to the topography of the Site.
19. **Building Form and Scale** – The Applicant proposes two retaining walls that will reach 12 feet in height. Condition of Approval 6 requires the Applicant to revise the retaining wall plan to terrace the retaining walls with landscaping to reduce the wall effect along Ontario Avenue.
20. **Setbacks** – The Board of Adjustment approved a Variance for the front setback and the proposed detached garage will be aligned with the front property line. The

detached garage shall retain a five-foot side setback in compliance with the requirements of LMC § 15-2.1-3(I).

21. Dwelling Volume – The Applicant originally proposed a 384-square-foot detached garage. Based on Design Review Team input, the Applicant reduced the garage to 288 square feet.

22. Building Height – The detached garage height is 12 feet, six inches, with the railing, set back 18” from the face of the garage, is fifteen feet.

Conclusions of Law

1. The Application, as conditioned, complies with the Land Management Code Chapter 15-2.1, *Historic Residential Low – Density Zoning District* and Section 15-2.1-6, *Development on Steep Slopes*.
2. The use will be compatible with surrounding structures in scale and mass.
3. The effects of any differences in use or scale have been mitigated through careful planning and conditions of approval.

Conditions of Approval

1. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permit.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit.
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. This approval will expire on October 14, 2022 if a building permit has not been issued by the Building Department before the expiration date, unless the Applicant submits an extension requires in writing to the Planning Department and the Planning Director approves an extension of this approval.
5. The Applicant shall obtain Variance approval from the minimum Lot size requirements in the Historic Residential Low – Density Zoning District from the Board of Adjustment prior to submitting a building permit application.
6. The Applicant shall submit revised retaining wall plans, subject to Planning Director approval, prior to submitting a building permit application. The revised retaining

wall plans shall mitigate the wall effect along Ontario Avenue, shall be terraced, and shall incorporate landscaping plans.

7. Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
8. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
9. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer Approval.
10. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer prior to submission of a building permit.
11. The Applicant shall provide a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.
12. The driveway shall be reduced from a width of 14 feet to a width of ten feet pursuant to LMC Section 15-13-2(B)(1)(g)(6).
13. Because the Applicant is constructing within five feet of a property line and on a steep slope, the Building Department requires the Applicant to complete an Access Agreement allowing property access to adjacent properties to complete construction prior to beginning construction.

316 Ontario Avenue – Historic District Design Review – PL-20-04640 – The Applicant proposes constructing a detached garage in the front yard, impacting a steep slope.

Planner Ward stated this application is for the same proposal outlined in the steep slope conditional use permit application.

At 12:35, the Planning Director opened a public hearing. There was no public input.

At 12:37, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Historic District Design Review in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory.
2. The small Landmark Historic Single-Family Dwelling has a Building Footprint of only 644 square feet and is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the steep slope.
3. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue.
4. On January 6, 2021, the Historic Preservation Board approved excavating into the hillside for the construction of the detached garage.
5. The Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling. The plat amendment is scheduled for City Council review on October 28, 2021.
6. The Applicant also submitted a Steep Slope Conditional Use Permit application. The Design Review Team reviewed the proposal on October 6, 2021, and provided input to the Applicant, which the Applicant incorporated into the final proposed plans.
7. The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.
8. Accessory Buildings like detached garages are an allowed use in the HRL Zoning District. Accessory Buildings are defined in LMC [§ 15-15-1](#) as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes structures that do not require a building permit.
9. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue. However, pending Planning Commission recommendation and City Council approval, the Applicant will also need to request Variance approval for the Lot size, which does not meet the HRL Zoning District requirements.
10. In all other requirements, the proposed detached garage complies with Land Management Code (LMC) [§ 15-2.1-3](#), which outlines Lot and Site requirements:

Zoning Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Does Not Comply – Variance Required Condition of Approval 5 requires the Applicant to request Board of Adjustment approval for a Variance from the minimum Lot size requirements in the HRL Zoning District prior to recordation of the amended plat. The proposed Lot is 2,444 square feet.
Lot Width – 35 feet	Complies – the Lot width is 36.48 feet
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the Landmark Historic Structure and the proposed detached garage
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue.
Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from nine feet to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures.
Side Setbacks – five feet	Exempt – New Construction Must Comply The southern Setback is just under three feet; the northern Setback is three feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. The proposed side setback for the detached garage is five feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls and the Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7).

Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official
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Design

Guidelines For Historic Residential Sites.

12. LMC [§ 15-13-2\(B\)\(9\)](#) requires the following for new Accessory Buildings:

- a. New accessory buildings on downhill sites with a Historic Structure shall be located to the rear of the site, unless dictated by the Streetscape or character area to be located in the front yard – The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street. Ontario Avenue is a narrow and steep road and there are parking challenges for residents. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure. Due to the steep slope of the site and the location of the Landmark Historic Structure, a detached garage in the front yard is the feasible location and will provide on-site parking.*
- b. New accessory buildings on a site with a Historic Structure may be located at the street front if (1) a pattern of front yard historic accessory structures has been established along the street and (2) the proposed placement does not create any danger or hazard to traffic by obstructing the view of the street – See the photos above for portions of the pattern of front yard accessory structures on Ontario Avenue. The proposed placement of the detached garage does not create any danger or hazard to traffic by obstructing the view of the street. Rather, the detached garage provides on-site parking for a Landmark Historic Structure that contains no on-site parking along a steep and narrow right-of-way.*
- c. New detached garages built on sites with historic structures should have a maximum interior dimension of twelve feet in width – The Applicant reduced the interior dimension of the garage to comply with the 12-foot-width maximum.*
- d. Single-car wide tandem garages are recommended – The Applicant proposes constructing a detached single-car wide tandem garage.*
- e. Garage doors shall not exceed nine feet in width or nine feet in height. Glazing on garage doors is limited to no more than 30% of the garage door*

- The proposed garage door is eight feet in width and eight feet in height. No glazing is proposed.
- f. *Roof form, exterior materials, and architectural detailing of a detached garage shall complement the primary structure* – The Design Review Team requested the Applicant transform vertical board-formed concrete to horizontal board-formed concrete. The Design Review Team also requested the Applicant set back the railing along the detached garage roofline. The Applicant updated the proposed plans to comply. The Applicant shall continue to work with the Planning Department to revise the retaining wall plan so that the walls are terraced with landscaping to avoid a wall effect, prohibited for development on steep slopes (Condition of Approval 6).
- g. *Accessory structures shall be subordinate in scale to the primary historic structure* – The proposed detached garage (288 square feet) is less than 50% of the Landmark Historic Structure Building Footprint (644 square feet).

Conclusions of Law

1. The proposed detached garage complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density Zoning District*.
2. The proposed detached garage complies with Land Management Code Chapter 15-13-2, *Design Guidelines For Historic Residential Sites*.

Conditions of Approval

1. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permit.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit.
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. This approval will expire on October 14, 2022 if a building permit has not been issued by the Building Department before the expiration date, unless the Applicant submits an extension requires in writing to the Planning Department and the Planning Director approves an extension of this approval.

5. The Applicant shall obtain Variance approval from the minimum Lot size requirements in the Historic Residential Low – Density Zoning District from the Board of Adjustment prior to submitting a building permit application.
6. The Applicant shall submit revised retaining wall plans, subject to Planning Director approval, prior to submitting a building permit application. The revised retaining wall plans shall mitigate the wall effect along Ontario Avenue, shall be terraced, and shall incorporate landscaping plans.

ADOPTION OF MINUTES

Planner Sebright, Planner Cawley, Planner Lederer, and Planner Ward read the meeting minutes. The Planning Director approved the adoption of the minutes.

The Park City Administrative Action meeting adjourned at 12:38 PM.

Approved by Planning Director:

A handwritten signature in black ink, appearing to be "John M.", written over a horizontal line.

Planning Department Staff Report



PLANNING DEPARTMENT

Subject: 316 Ontario Avenue
Application: PL-20-04360
Author: Rebecca Ward
Date: October 14, 2021
Type of Item: Administrative – Historic District Design Review

Recommendation

(I) Review the proposed Historic District Design Review to construct a detached garage; (II) conduct a public hearing; and (III) consider approving the proposal subject to the Draft Final Action Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant: Paige and Brad Brainard,
represented by Bruce Taylor with Summit Design Group
Location: 316 Ontario Avenue
Zoning District: Historic Residential Low – Density
Adjacent Land Uses: Residential
Reason for Review: The Planning Director reviews and takes action on Historic District Design Review applications

Acronyms

HRL Historic Residential Low – Density
LMC Land Management Code

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

Background

316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory (Exhibit B). The Landmark Historic Single-Family Dwelling is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the steep slope.

The photo below, taken from Google Maps, shows the steep slope leading up to the Landmark Historic (321 McHenry Street can be seen in the background.) Please see Exhibit B for additional photos.



On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2).

On January 6, 2021, the Historic Preservation Board approved excavating into the hillside for the construction of the detached garage ([Staff Report](#); [Minutes](#), p. 6).

The Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling ([Staff Report](#); [Audio](#)). The plat amendment is scheduled for City Council review on October 28, 2021.

The Design Review Team reviewed the proposal on October 6, 2021, and provided input to the Applicant, which the Applicant incorporated into the final proposed plans (Exhibit C).

Analysis

(I) The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.

Accessory Buildings like detached garages are an allowed use in the HRL Zoning District.¹ Accessory Buildings are defined in LMC [§ 15-15-1](#) as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes structures that do not require a building permit.

On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2). However, pending Planning Commission recommendation and City Council approval, the Applicant will also need to request Variance approval for the Lot size, which does not meet the HRL Zoning District requirements (Condition of Approval 5).

In all other requirements, the proposed detached garage complies with Land Management Code (LMC) [§ 15-2.1-3](#), which outlines Lot and Site requirements:

Zoning Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Does Not Comply – Variance Required Condition of Approval 5 requires the Applicant to request Board of Adjustment approval for a Variance from the minimum Lot size requirements in the HRL Zoning District prior to recordation of the amended plat. The proposed Lot is 2,444 square feet.
Lot Width – 35 feet	Complies – the Lot width is 36.48 feet
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the Landmark Historic Structure and the proposed detached garage
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue.

¹ LMC [§ 15-2.1-2\(A\)\(6\)](#).

Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from nine feet to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. ²
Side Setbacks – five feet	Exempt – New Construction Must Comply The southern Setback is just under three feet; the northern Setback is three feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. ³ The proposed side setback for the detached garage is five feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls and the Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7) .
Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

(II) The proposal complies with Land Management Code Section 15-13-2, *Design Guidelines For Historic Residential Sites*.

LMC [§ 15-13-2\(B\)\(9\)](#) requires the following for new Accessory Buildings:

(a) New accessory buildings on downhill sites with a Historic Structure shall be located to the rear of the site, unless dictated by the Streetscape or character area to be located in the front yard.

The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street, shown in the photos from Google Maps below:

² LMC [§ 15-2.1-4](#).

³ LMC [§ 15-2.1-4](#).



Ontario Avenue is a narrow and steep road and there are parking challenges for residents. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure. Due to the steep slope of the site and the location of the Landmark Historic Structure, a detached garage in the front yard is the feasible location and will provide on-site parking.

(b) New accessory buildings on a site with a Historic Structure may be located at the street front if (1) a pattern of front yard historic accessory structures has been established along the street and (2) the proposed placement does not create any danger or hazard to traffic by obstructing the view of the street.

See the photos above for portions of the pattern of front yard accessory structures on Ontario Avenue. The proposed placement of the detached garage does not create any danger or hazard to traffic by obstructing the view of the street. Rather, the detached garage provides on-site parking for a Landmark Historic Structure that contains no on-site parking along a steep and narrow right-of-way.

(c) New detached garages built on sites with historic structures should have a maximum interior dimension of twelve feet in width.

The Applicant reduced the interior dimension of the garage to comply with the 12-foot-width maximum.

(d) Single-car wide tandem garages are recommended.

The Applicant proposes constructing a detached single-car wide tandem garage.

(e) Garage doors shall not exceed nine feet in width or nine feet in height. Glazing on garage doors is limited to no more than 30% of the garage door.

The proposed garage door is eight feet in width and eight feet in height. No glazing is proposed.

(f) Roof form, exterior materials, and architectural detailing of a detached garage shall complement the primary structure.

The Design Review Team requested the Applicant transform vertical board-formed concrete to horizontal board-formed concrete. The Design Review Team also requested the Applicant set back the railing along the detached garage roofline. The Applicant updated the proposed plans to comply.

The Applicant shall continue to work with the Planning Department to revise the retaining wall plan so that the walls are terraced with landscaping to avoid a wall effect, prohibited for development on steep slopes (Condition of Approval 6).

(g) Accessory structures shall be subordinate in scale to the primary historic structure.

The proposed detached garage (288 square feet) is less than 50% of the Landmark Historic Structure Building Footprint (644 square feet).

Department Review

The Development Review Committee and Planning, and Engineering Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website and

posted notice to the property on September 30, 2021. Staff mailed courtesy notice to property owners within 300 feet on September 30, 2021. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Planning Director may approve the Historic District Design Review;
- The Planning Director may deny the Historic District Design Review and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Historic Site Form

Exhibit C: Proposed Plans

Exhibit D: Streetscape Photos

Planning Department Staff Report



Subject: 316 Ontario Avenue
Application: PL-23-05818
Author: Caitlyn Tubbs, Senior Planner
Date: October 19, 2023
Type of Item: Modification of Approval - HDDR

Recommendation

(I) Review the proposed HDDR Modification of Approval, (II) conduct a public hearing, and (III) consider approving the Modification subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (attached as Exhibit A).

Description

Applicant: Paige and Brad Brainard, represented by Bruce Taylor
Location: 316 Ontario Avenue
Zoning District: Historic Residential – Low Density (HRL)
Adjacent Land Uses: Residential
Reason for Review: The Planning Director reviews and takes action on proposed Modifications of Approval for items originally approved by the Planning Director in accordance with [LMC § 15-2.1-6\(B\)\(1\)](#).

DRC	Development Review Committee
DRT	Design Review Team
HDDR	Historic District Design Review
HPB	Historic Preservation Board
HRL	Historic Residential Low Density Zoning District
LMC	Land Management Code
SS-CUP	Steep Slope Conditional Use Permit

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

Summary

The Applicant obtained Steep Slope Conditional Use Permit (SSCUP) and Historic District Design Review (HDDR) approval for a new detached garage at 316 Ontario Avenue on October 14, 2021. The Applicant was unable to obtain a building permit within one year of the original approvals and the Applicant has requested a modification of the original HDDR approval date pursuant to [LMC § 15-1-10\(G\)](#).

Background

316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory (Exhibit D). The small Landmark Historic Single-Family Dwelling has a Building Footprint of only 644 square

feet and is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the Steep Slope.



On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2).

On January 6, 2021, the Historic Preservation Board approved excavating into the hillside for the construction of the detached garage ([Staff Report](#); [Minutes](#), p. 6).

On October 13, 2021, the Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling ([Staff Report](#); [Minutes](#), p. 24). The City Council reviewed and approved the Plat Amendment on October 28, 2021 under [Ordinance 2021-40](#) ([Staff Report](#); [Minutes](#), p. 12). The Plat has not yet been recorded due to the need for a Variance to the minimum Lot size required by the HRL Zoning District (see Condition of Approval 5).

On October 14, 2021, the Planning Director approved the Steep Slope Conditional Use Permit (Exhibit G: Staff Report, Exhibit F: Minutes) and Historic District Design Review (Exhibit E: Staff Report, Exhibit F: Minutes) for 316 Ontario Avenue.

On May 12, 2023, the Applicant submitted a request to modify the approval date subject to [LMC § 15-11-12\(E\)](#). No changes have been proposed to the previously approved plans.

Analysis

(I) As conditioned, the proposal complies with Land Management Code Chapter

15-2.1, *Historic Residential Low – Density District.*

Accessory Buildings like detached garages are an allowed use in the HRL Zoning District¹. Accessory Buildings are defined in [LMC § 15-15-1](#) as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes Structures that do not require a building permit.

On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2). The Applicant also obtained a Modified Variance to allow a minimum Lot Size of 2,444 square feet on November 16, 2021 ([Staff Report](#); [Minutes](#), p. 2).

In all other requirements, the proposed detached garage complies with Land Management Code (LMC) § 15-2.1-3, which outlines Lot and Site requirements:

Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Variance Granted The proposed Lot is 2,444 square feet. The Applicant obtained a Modified Variance on November 16, 2021 for a Lot Size of 2,444 square feet.
Lot Width – 35 feet	Complies – the Lot width is 36.48 feet.
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the 644 square foot Landmark Historic Structure and the proposed detached garage.
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue (Staff Report ; Minutes , p.2)
Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from 9 feet to 10 feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures ² .
Side Setbacks – 5 feet	Exempt – New Construction Must Comply The southern Setback is just under 3 feet; the northern Setback is 3 feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures ³ . The proposed side Setback for the detached garage

¹ LMC § 15-2.1-2(A)(6).

² LMC § 15-2.1-4

³ LMC § 15-2.1-4

	is 5 feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls and the Interim Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7) .
Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

(II) The proposal complies with Land Management Code Section 15-13-2, *Design Guidelines For Historic Residential Sites*.

[LMC § 15-13-2\(B\)\(9\)](#) requires the following for new Accessory Buildings:

- (a) *New accessory buildings on downhill sites with a Historic Structure shall be located to the rear of the site, unless dictated by the Streetscape or character area to be located in the front yard.*

The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street, shown in the photos from Google Maps below:





Ontario Avenue is a narrow and steep road and there are parking challenges for residents and visitors alike. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure. Due to the steep slope of the site and the location of the Landmark Historic Structure, a detached garage in the front yard is the feasible location and will provide on-site parking.

(b) New accessory buildings on a site with a Historic Structure may be located at the street front if (1) a pattern of front yard historic accessory structures has been established along the street and (2) the proposed placement does not create any danger or hazard to traffic by obstructing the view of the street.

See the photos above for portions of the pattern of front yard accessory structures on Ontario Avenue. The proposed placement of the detached garage does not create any danger or hazard to traffic by obstructing the view of the street. Rather, the detached garage provides on-site parking for a Landmark Historic Structure that contains no on-site parking along a steep and narrow right-of-way.

(c) New detached garages built on sites with historic structures should have a maximum interior dimension of twelve feet in width.

The Applicant reduced the interior dimension of the garage to comply with the 12-foot-width maximum.

(d) Single-car wide tandem garages are recommended.

The Applicant proposes constructing a detached single-car wide tandem garage.

(e) Garage doors shall not exceed nine feet in width or nine feet in height. Glazing on garage doors is limited to no more than 30% of the garage door.

The proposed garage door is eight feet in width and eight feet in height. No glazing is proposed.

- (f) *Roof form, exterior materials, and architectural detailing of a detached garage shall complement the primary structure.*

The Design Review Team requested the Applicant transform vertical board-formed concrete to horizontal board-formed concrete. The Design Review Team also requested the Applicant set back the railing along the detached garage roofline. The Applicant updated the proposed plans to comply.

The Applicant shall continue to work with the Planning Department to revise the retaining wall plan so that the walls are terraced with landscaping to avoid a wall effect, prohibited for development on steep slopes (Condition of Approval 7).

- (g) *Accessory structures shall be subordinate in scale to the primary historic structure.*

The proposed detached garage (288 square feet) is less than 50% of the Landmark Historic Structure Building Footprint (644 square feet).

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on October 4, 2023. Staff mailed courtesy notice to property owners within 100 feet on October 4, 2023. The *Park Record* published notice on October 4, 2023.⁴

Public Input

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

Alternatives

- The Interim Planning Director may approve the Modification;
- The Interim Planning Director may deny the Modification and direct staff to make Findings for the denial; or
- The Interim Planning Director may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Approved Plans

Exhibit C: Amended Plat

Exhibit D: 316 Ontario Avenue Historic Sites Inventory Form

Exhibit E: October 14, 2021 HDDR Staff Report

Exhibit F: October 14, 2021 Administrative Public Hearing Minutes

⁴ LMC [§ 15-1-21](#).

Exhibit G: October 14, 2021 SSCUP Staff Report



Planning Department

October 19, 2023

Paige and Brad Brainard
c/o Bruce Taylor
bct_aia@msn.com

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 316 Ontario Avenue

Zoning District: Historic Residential – Low Density (HRL)

Application: Modification of Approval – Historic District Design Review

Project Number: PL-23-05817

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: October 19, 2023

Project Summary: Construction of a detached garage in the front yard of 316 Ontario Avenue impacting a steep slope.

Action Taken

On October 19, 2023, the Interim Planning Director conducted a public hearing and approved the Modification of Historic District Design Review approval according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory.
2. The small Landmark Historic Single-Family Dwelling has a Building Footprint of only 644 square feet and is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the steep slope.
3. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue.



Planning Department

4. On October 13, 2021, the Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling. The plat amendment was reviewed and approved by the City Council on October 28, 2021, under Ordinance 2021-40. The plat was not recorded within one year of the date of approval.
5. The Applicant submitted a Historic District Design Review Application. The Design Review Team reviewed the proposal on October 6, 2021, and provided input to the Applicant, which the Applicant incorporated into the final proposed plans. The Applicant obtained approval to excavate into the natural grade from the Historic Preservation Board on January 6, 2021. The Applicant received Historic District Design Review approval from the Planning Director on October 14, 2021.
6. The Applicant submitted a Steep Slope Conditional Use Permit (SSCUP) Application. The Applicant received SSCUP approval from the Planning Director on October 14, 2021.
7. The Applicant obtained a Modified Variance to allow a minimum Lot Size of 2,444 on November 16, 2021.
8. The Applicant did not obtain a building permit within one year of the date of SSCUP and HDDR approval.
9. The Applicant requested a Modification of the approval date pursuant to LMC § 15-1-10(G).
10. The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.
11. Accessory Buildings, like detached garages, are an allowed use in the HRL Zoning District. Accessory Buildings are defined in LMC § 15-15-1 as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes structures that do not require a building permit.
12. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue. However, the Applicant must also obtain Variance approval for the Lot size of the approved 316 Ontario Avenue Amended Plat, which does not meet the minimum Lot size standards of the HRL Zoning District.
13. In all other requirements, the proposed detached garage complies with LMC § 15-2.1-3, which outlines Lot and Site Requirements:



Planning Department

Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Variance Granted The proposed Lot is 2,444 square feet. The Applicant obtained a Modified Variance on November 16, 2021 for a Lot Size of 2,444 square feet.
Lot Width – 35 feet	Complies – the Lot width is 36.48 feet.
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the 644 square foot Landmark Historic Structure and the proposed detached garage.
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue (Staff Report ; Minutes , p.2)
Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from 9 feet to 10 feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures ¹ .
Side Setbacks – 5 feet	Exempt – New Construction Must Comply The southern Setback is just under 3 feet; the northern Setback is 3 feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures ² . The proposed side Setback for the detached garage is 5 feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls and the Interim Planning Director may require an

¹ LMC § 15-2.1-4

² LMC § 15-2.1-4



Planning Department

	increased side setback pursuant to LMC § 15-2.1-6(C)(7) .
Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

14. The proposal complies with Land Management Code Section 15-13-2, *Design Guidelines For Historic Residential Sites*.
15. LMC § 15-13-2(B)(9) requires the following for new Accessory Buildings:
 - a. *New accessory buildings on downhill sites with a Historic Structure shall be located to the rear of the site, unless dictated by the Streetscape or character area to be located in the front yard* – The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street. Ontario Avenue is a narrow and steep road and there are parking challenges for residents and visitors alike. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure. Due to the steep slope of the site and the location of the Landmark Historic Structure, a detached garage in the front yard is the feasible location and will provide on-site parking.
 - b. *New accessory buildings on a site with a Historic Structure may be located at the street front if (1) a pattern of front yard historic accessory structures has been established along the street and (2) the proposed placement does not create a danger or hazard to traffic by obstructing the view of the street* – See the photos in the Staff Report for portions of the pattern of front yard accessory structures on Ontario Avenue. The proposed placement of the detached garage does not create any danger or hazard to traffic by obstructing the view of the street. Rather, the detached garage provides on-site parking for a Landmark Historic Structure that contains no on-site parking along a steep and narrow right-of-way.
 - c. *New detached garages built on sites with historic structures should have a maximum interior dimension of twelve feet in width* – The Applicant reduced the interior dimension of the garage to comply with the 12-foot-width maximum.
 - d. *Single-car wide tandem garages are recommended* – The Applicant proposes constructing a detached single-car wide tandem garage.
 - e. *Garage doors shall not exceed nine feet in width or nine feet in height. Glazing on garage doors is limited to no more than 30% of the garage door* – The proposed garage door is eight feet in width and eight feet in height. No glazing is proposed.



Planning Department

- f. *Roof form, exterior materials, and architectural detailing of a detached garage shall complement the primary structure* – The Design Review Team requested the Applicant transform vertical board-formed concrete to horizontal board-formed concrete. The Design Review Team also requested the Applicant set back the railing along the detached garage roofline. The Applicant updated the proposed plans to comply. The Applicant shall continue to work with the Planning Department to revise the retaining wall plan so that the walls are terraced with landscaping to avoid a wall effect, prohibited for development on steep slopes (Condition of Approval 7).
- g. *Accessory structures shall be subordinate in scale to the primary historic structure* – The proposed detached garage (288 square feet) is less than 50% of the Landmark Historic Structure Building Footprint (644 square feet).

Conclusions of Law

1. The Application, as conditioned, complies with the Land Management Code Chapter 15-2.1, *Historic Residential Low – Density Zoning District* and Section 15-2.1-6, *Development on Steep Slopes*.
2. The use will be compatible with surrounding Structures in scale and mass.
3. The effects of any differences in use or scale have been mitigated through careful planning and conditions of approval.

Conditions of Approval

1. The Applicant shall provide a construction mitigation plan for approval prior to the issuance of a building permit.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to the issuance of a building permit.
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. This approval will expire on October 19, 2024, unless a building permit has been issued by the Building Department before that date, unless the Applicant submits an extension request in writing to the Planning Department before the expiration date and the Planning Director approves an extension of this approval.
5. The Applicant shall submit an updated Plat Amendment Application and record the 316 Ontario Avenue amended plat prior to submitting for a building permit.



Planning Department

6. The Applicant shall submit revised retaining wall plans, subject to Planning Director approval, prior to submitting a building permit application. The revised retaining wall plans shall mitigate the wall effect along Ontario Avenue, shall be terraced, and shall incorporate landscaping plans.
7. Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
8. The driveway shall be reduced in width from 14 feet to no more than 12 feet pursuant to LMC § 15-13-2(B)(1)(g)(6).
9. Because the project involves construction within five feet of a property line and on a steep slope, the Building Department requires the Applicant to complete an Access Agreement allowing property access to adjacent properties to complete construction prior to beginning construction.
10. The Applicant shall obtain an Encroachment Agreement with the City for the driveway and portions of the retaining walls which will be located in the public right-of-way prior to submitting a building permit.

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

Sincerely,

Rebecca Ward, Interim Planning Director

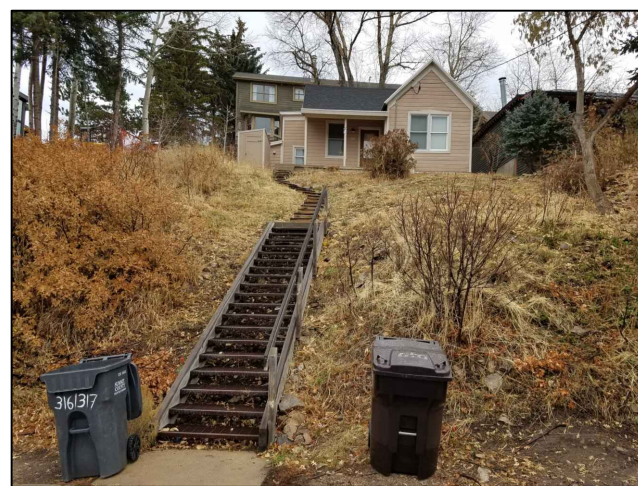
CC: Caitlyn Tubbs, Senior Historic Preservation Planner



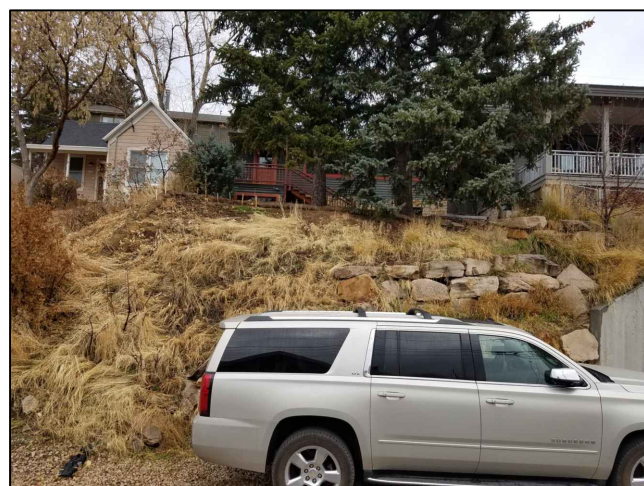
B FRONT (WEST) ELEVATION
1/4" = 1'-0"



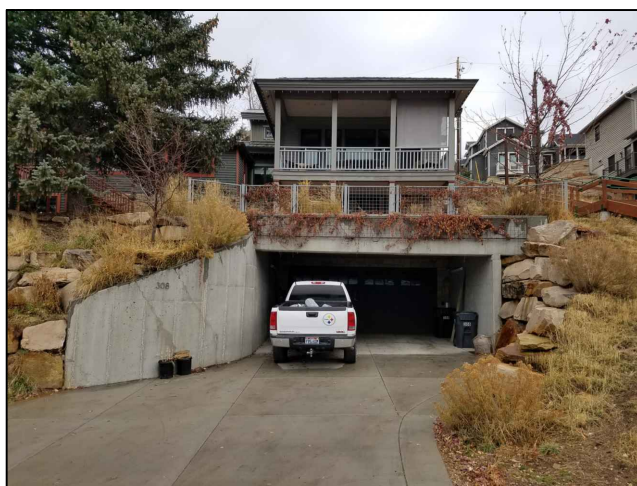
ADJACENT NEW CONSTRUCTION;
CONTEMPORARY 2 DOORS AWAY



316 ONTARIO
(SUBJECT PROPERTY)

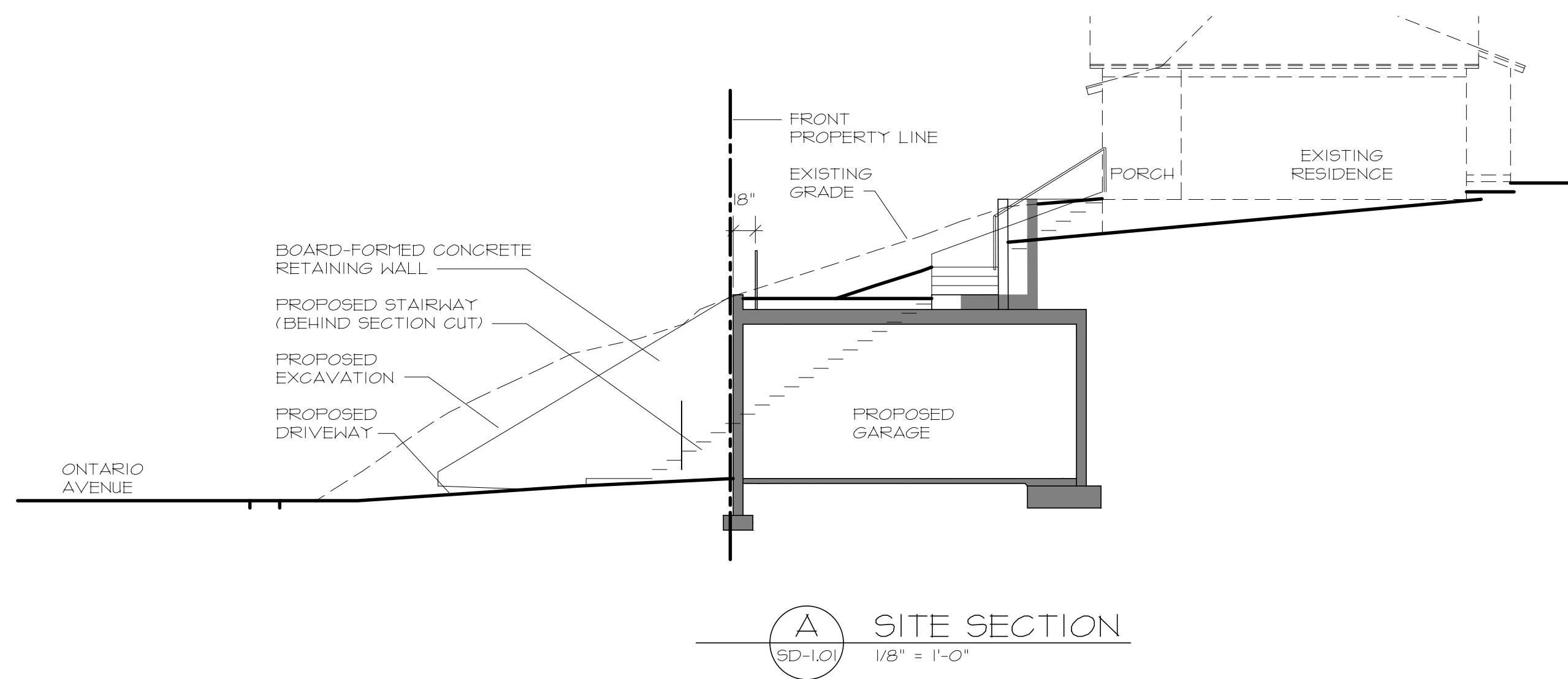


SOUTHERN NEIGHBOR
(BEHIND TREE)



2 DOORS SOUTH

ONTARIO STREETSCAPE TO NORTH
IS STEEP AND BRUSH-COVERED



A SITE SECTION
1/8" = 1'-0"

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GARAGE STRUCTURE FOR
ALCALDE PROPERTIES LLC
PCC-488-A

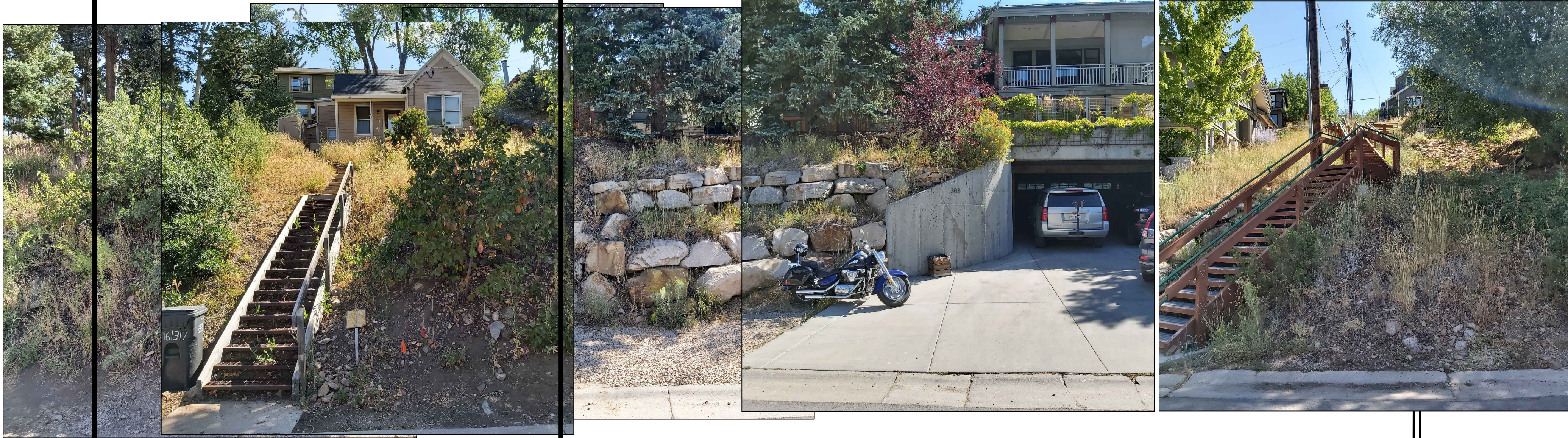
316 ONTARIO
PARK CITY, UTAH

summitdesign
architecture

p.o. box 681302 park city, utah 84068
435.649.2055

SITE PLAN

NOV 1 2018	10 29 19	10-4-21	?	?	?	?	SHEET
							SD-1.01
SCALE: 1/8" = 1'-0"							



SUBJECT PROPERTY

ONTARIO AVENUE (WEST) STREETScape



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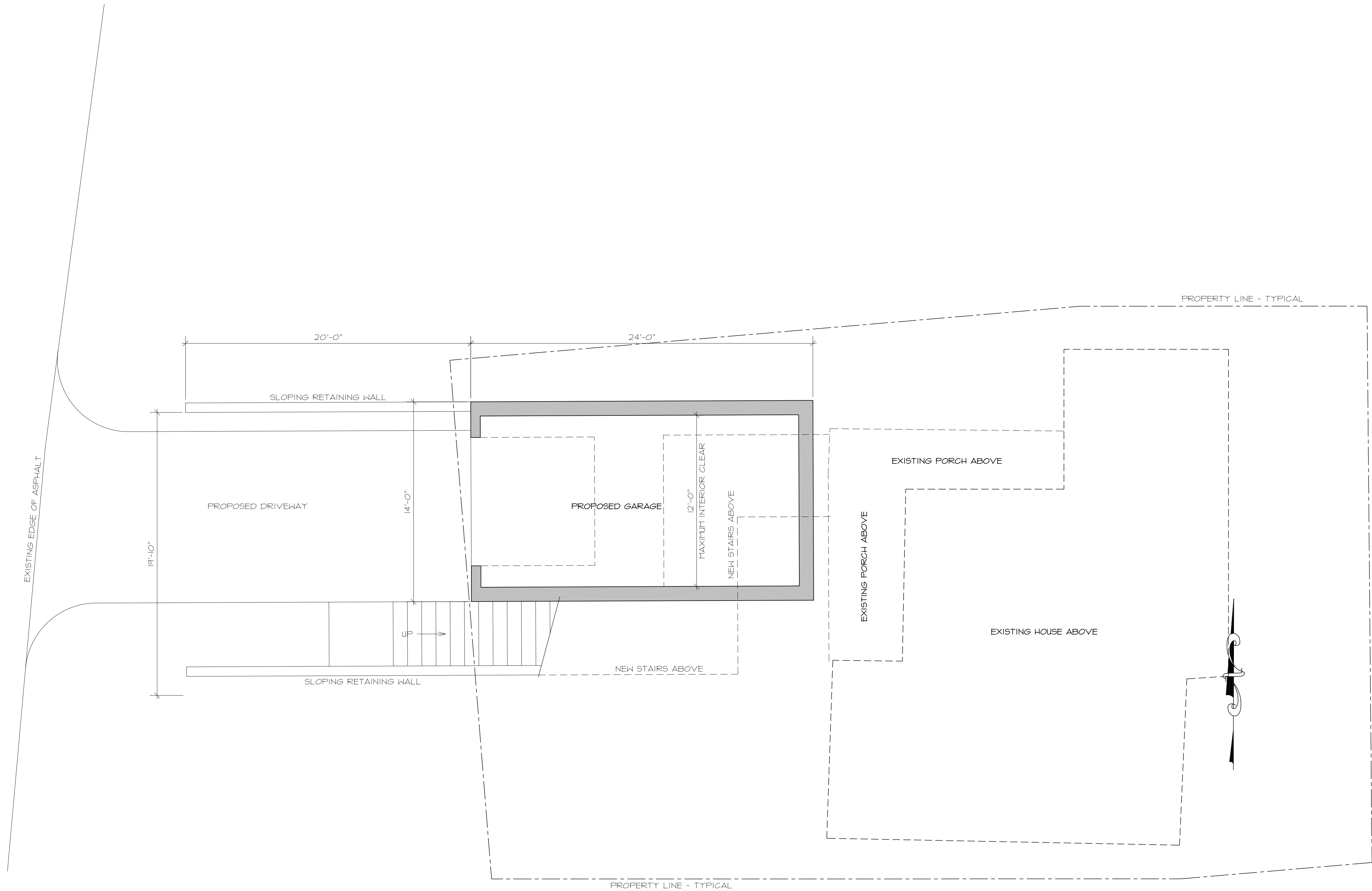
STREETSCAPE

AUG 14 '20

1	2	3	4	5	6

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

SHEET



1 GARAGE LEVEL FLOOR PLAN
A-1.01 1/4" = 1'-0"

PROPOSED GARAGE FOOTPRINT = 384 SF
EXISTING HOUSE FOOTPRINT = 105 SF

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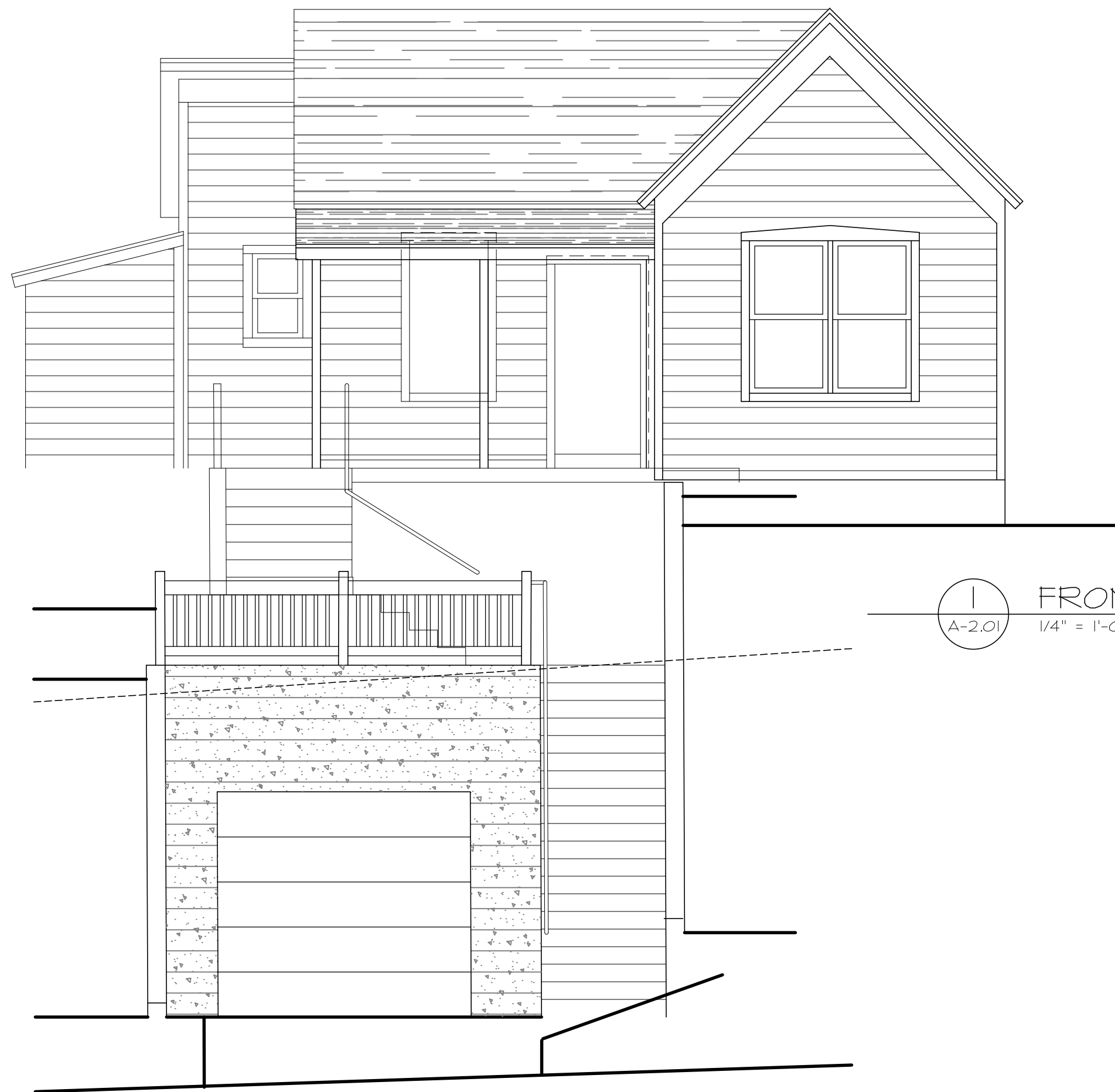
GARAGE LEVEL FLOOR PLAN

NOV 7 '18	10-29-19	9-3-20	10-4-21		

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

SHEET

A-1.01



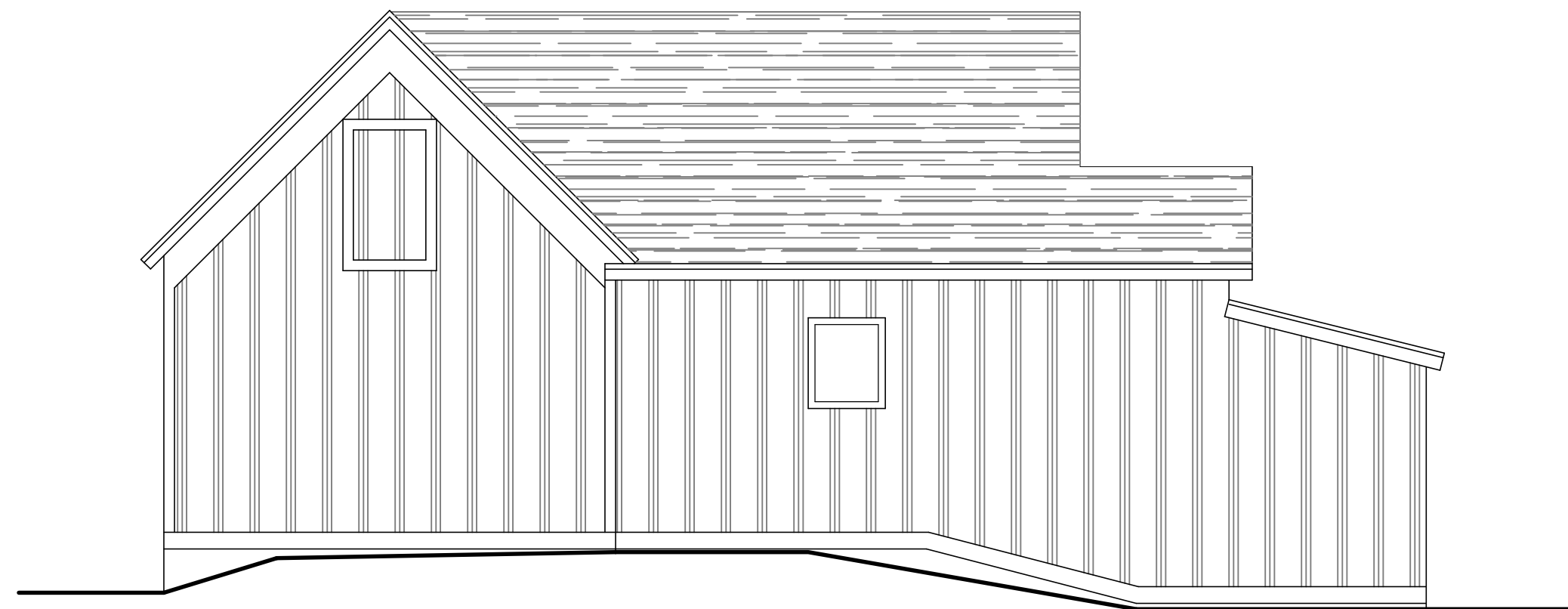
1 FRONT (WEST) ELEVATION
1/4" = 1'-0"



2 LEFT (NORTH) ELEVATION
1/4" = 1'-0"



3 RIGHT (SOUTH) ELEVATION
1/4" = 1'-0"



1 REAR (EAST) ELEVATION
1/4" = 1'-0"

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GARAGE STRUCTURE FOR
ALCALDE PROPERTIES LLC
PCC-488-A

316 ONTARIO
PARK CITY, UTAH

summitdesign
architecture

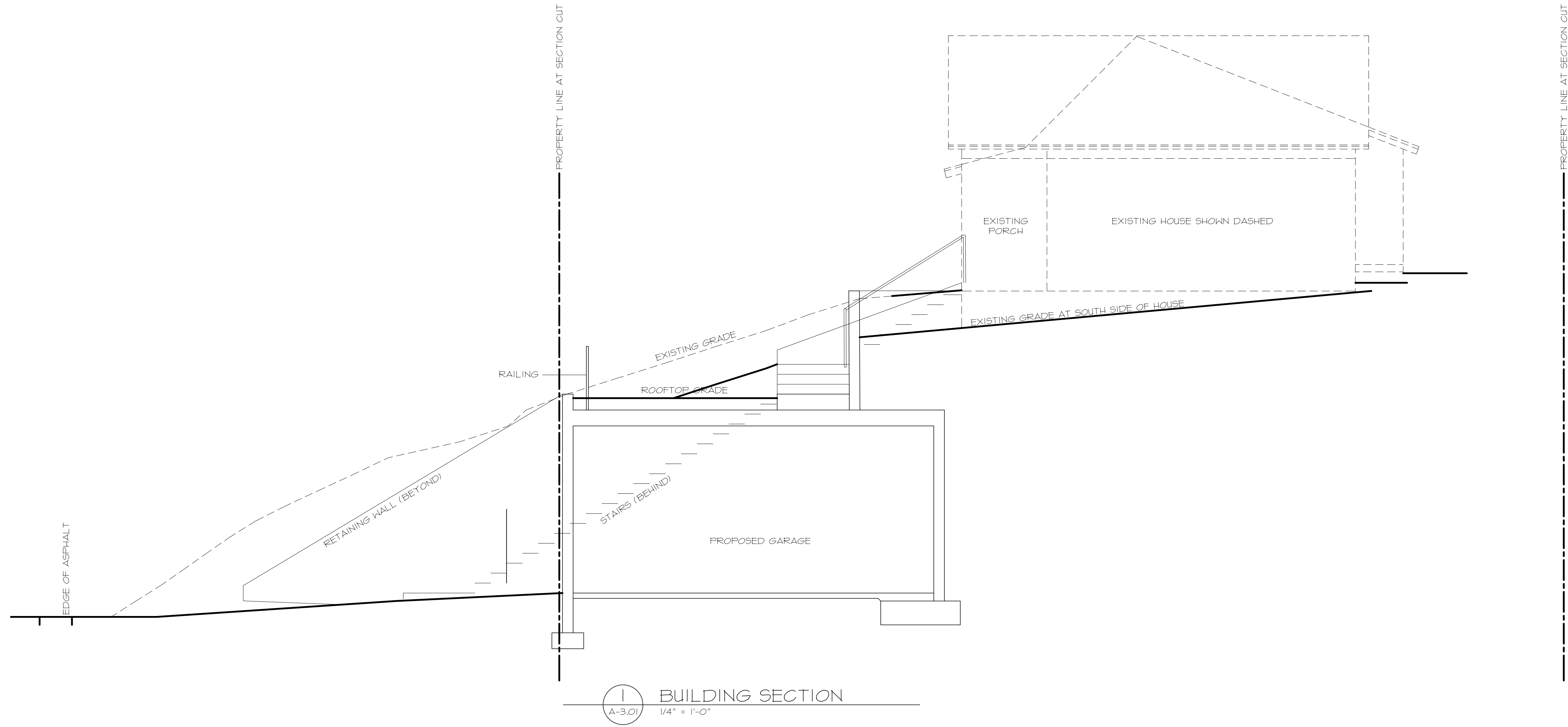
p.o. box 681302 park city, utah 84068
435.649.2055

EXTERIOR ELEVATIONS

NOV 7 '18	10-29-19	3-24-20	10-4-21				
☒	☒	☒	☒	☒	☒	☒	☒
SCALE: 1/8" = 1'-0"							

SHEET

A-2.01



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GARAGE STRUCTURE FOR
ALCALDE PROPERTIES LLC
PCC-488-A

316 ONTARIO
PARK CITY, UTAH

summitdesign
architecture

p.o. box 681302 park city, utah 84068
435.649.2055

BUILDING SECTION

NOV 7 '18	10-29-19	3-24-20	10-4-21		
SCALE: 1/8" = 1'-0"					

SHEET
A-3.01



HISTORIC SITES INVENTORY HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Thomas Savage House

Address: 316 Ontario Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-488-A

Current Owner: Cathleen and Craig A. Savage (jt.)

Legal Description (include acreage): A PORTION OF LOTS 4 & 5 BLK 59 AMENDED PLAT OF PARK CITY SURVEY; MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A PT S 23°38'00" E 13.59 FT ALONG THE E'LY R/W LINE OF ONTARIO AVE FROM THE NW COR OF LOT 5, BLK 59 PARK CITY SURVEY; & RUN TH N 66°22'00" E 44.38 FT; TH N 71°15'01" E 30.73 FT TO THE E'LY LINE OF LOTS 5 & 4; TH ALONG SD E'LY LINE S 23°38'00" E 33.80 FT TO THE SE'LY COR OF LOT 4; TH S 66°22'00" W 75 FT TO THE SW'LY COR OF LOT 4 & TH E'LY R/W LINE OF ONTARIO AVE; TH ALONG SD E'LY LINE N 23°38'00" W 36.41 FT TO THE PT OF BEG CONT 2691 SQ FT OR 0.062 AC; ALSO LOT 3 BLK 59 PARK CITY SURVEY CONT 1875 SQ FT (LESS 1637 SQ FT 574-132 PC-487-A)(LESS 0.01 AC 1461-1324 PC-492-1-A) BAL 0.06 AC 574-134 619-32 (REF:NWD-216547-134 619-32) 2092-1672

STATUS / USE

Original Use: single dwelling Current Use: single dwelling

Property Type:

☒ Building

☐ Structure

☐ Site

National Register of Historic Places:

☒ Eligible

☐ Ineligible

☐ Listed, Date:

Evaluation:

☒ Landmark Site

☐ Significant Site

☐ Non Historic

DOCUMENTATION

Photographs:

☒ Tax Photos

☒ Prints:

☐ Historic

Research Sources:

☒ Sanborn Maps

☒ tax Card

☒ Census Records

☒ City/ County Histories

☐ Personal Interviews

☒ Park City Museum

☒ Newspapers

☐ Other:

DESCRIPTION

Architectural Style: Cross-wing type / Vernacular style

No. Stories: 1

Number of Associated Structures:

☐ Accessory building(s). #

☐ Structure(s). #

Condition: ☐ Good

☒ Fair

☐ Poor

☐ Uninhabitable/Ruin

Location: ☒ Original location ☐ Moved (Date: ,original location:)

Materials: (Describe the visible materials)

Exterior Walls: The exterior walls are clad in wooden drop/novelty siding

Foundation: The foundation is not visible in the available photographs and therefore its material or existence cannot be verified

Roof: The cross-gable roof is sheathed in composition shingles

Windows/Doors: The visible windows are one-over-one double-hung in vertical openings with external storm windows and/or screens. The entry door is wood and paneled

Additions: ☐ Major

☒ Minor

☐ None

Alterations: ☐ Major

☒ Minor

☐ None

Describe Additions/ Alterations (Dates):

Essential Historic Form: ☒ Retains

☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

316 Ontario is a cross-wing type house, which has retained many of its original historical elements. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The cross gable roof is sheathed with composition shingles. There is a small shed extension off the north side of the house, which can be seen in the c. 1940 tax photo and remains largely unchanged. The walls are clad with drop-novelty wood siding. There is a pair of one-over-one double hung sash windows in the front gable end and a single window of the same type next to the door under the porch. Storm windows are present on all these windows. The windows in the gable end have a wood pediment header and although it closely matches the original, it appears to be newer. The porch is covered by a shed extension of the roof and is supported by simple wood square posts with no railing. The door is a wood frame and panel door. The site slopes up from the street and a wood stair leads to the porch from the sidewalk. No foundation is visible in the available photographs, thus its materiality remains unverified. The overall form and materiality of the building remains intact and the building retains its historic value.

SIGNIFICANCE

Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☒ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house appears on the 1900 Sanborn Insurance map, which was the first of those maps to cover this area, making it difficult to determine exactly when it was built. The property was initially owned by the Park City Townsite Corporation, and may have been used to house workers at that time. The title history shows that it was sold to James Mehan in 1916, who sold it shortly after to Thomas Savage.

Thomas Savage appears on the 1920 census, living in this house with his wife Maria and their daughter Margaret. They were born in Ireland, and immigrated to the U.S. in 1910 and 1915 respectively. Thomas worked as a miner, and was caught in a cave-in in 1923, while working for the Daly West mine. He died from injuries sustained in that accident in 1924. His wife Maria sold the house to Thomas's brother Herbert in that same year.

Herbert Savage is noted as owning and occupying this house on both the 1930 and 1940 census. His family consisted of his wife Margaret, and their four children. He was also born in Ireland, and came to the U.S. in 1913. He worked as a miner, and was killed in a snow slide in 1949. The property stayed in his family until 2014, when it was sold to the current owners, Alcalde Properties LLC.

REFERENCES

- 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.

PHOTOS

(Provide several clear historical and current photos of the property as well as locational maps indicating the location of the property in relation to streets or other widely recognized features.)

316 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940





316 Ontario Avenue. Northwest oblique. November 2013.



316 Ontario Avenue. West elevation. November 2013.



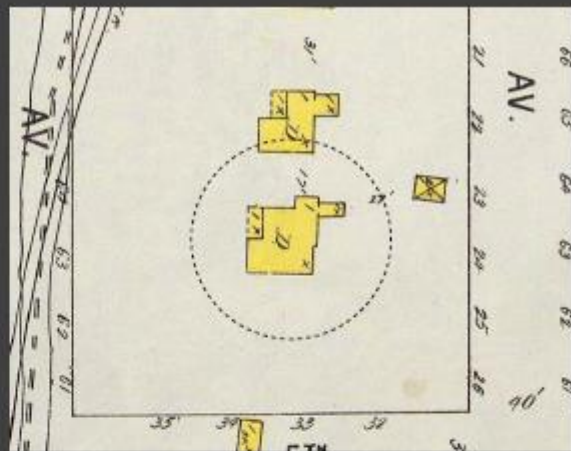
316 Ontario Avenue. Southwest oblique. November 2013.

MAPS

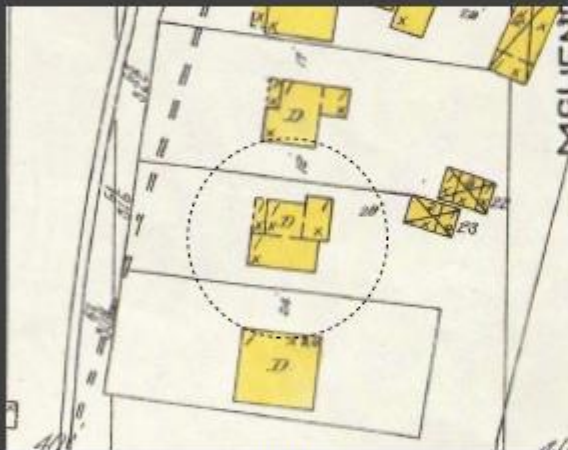
316 Ontario Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

Outside of extents of 1889 Sanborn map

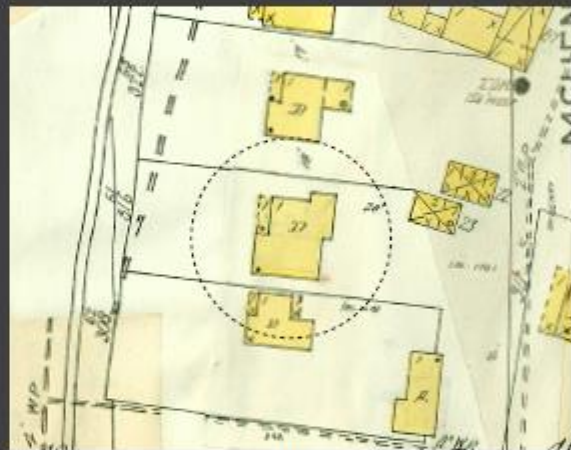
1889



1900



1907



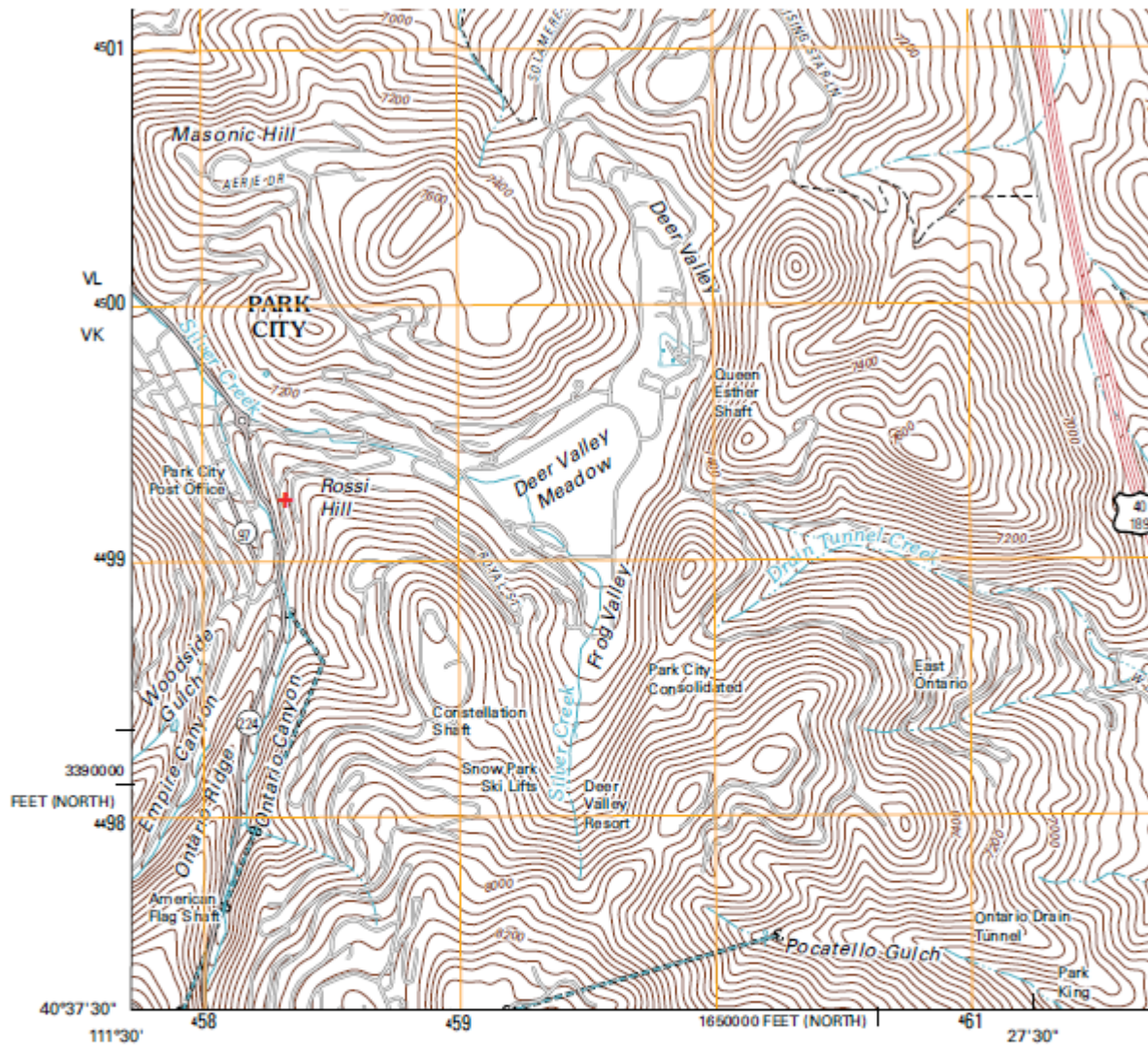
1929



1941

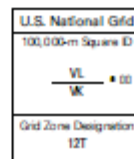
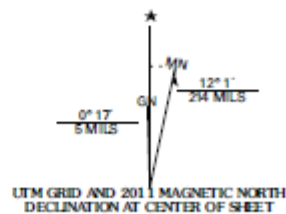
316 Ontario Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



+ location on USGS Park City East 1:24000 Quadrangle Map (2011)

DOCUMENTS

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 316 Ontario Avenue

City: Park City, UT

Current Owner: Cathleen and Craig A. Savage

Address: (see historic site form for address)

Tax Number: PC-488-A

Legal Description (include acreage): PC BK59 pt. L3, L4, pt. L5 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/22/1882	Edward P. Ferry	David McLaughlin	W.D.		
5/13/1916	W.I. Snyder	James Mehan	W.D.		
7/29/1916	James Mehan	Tom Savage	W.D.		
1/23/1922	Tom Savage	Maria Savage	W.D.		Lot 3
1/29/1924	Maria Savage	Herbert Savage	W.D.		
10/7/1939	Summit County	Herbert Savage	Red. Cert.		
8/6/1991	John, William, and Cathleen Savage	Cathleen Savage	Q.C.D		Lot 3 and portion of Lots 4 & 5
9/24/2014	Craig Savage	Alcalde Properties LLC	W.D.		

Researcher: Daniel Carmen, CRSA Architecture

Date: 10/30/2014

316 Ontario Avenue, Park City, Summit County, Utah
 Intensive Level Survey—Biographical and Historical Research Materials

THOMAS SAVAGE DIES

Yesterday morning at the Miners' Hospital, Thomas Savage, the unfortunate young man who on the 31st of last May was caved on while at work in the Daly West and suffered a broken back, succumbed to his awful injuries, after nine months of suffering.

Deceased had been in Park City for thirteen years, always popular with his fellow workmen, and a genial, all round good fellow with hosts of friends. His awful accident caused wide spread regret and sorrow, and his passing away, while a severe shock to his loved ones, came as a relief, because of much suffering, with no hope of recovery. To the bereaved young widow and brother sympathy goes out in their sad affliction.

Thomas Savage was a native of Ireland, and was thirty-five years old on the 18th of last August. He came to America fourteen years ago, working in Colorado a year before coming to Park City. He is survived by his widow and one child, also a brother, Herbert Savage, who resides in this city.

Funeral services will be held at the Catholic church next Monday morning at 10 o'clock.

Park Record 2/15/1924

Miner Killed In Snow Slide—Two Escape

A tragic death occurred Monday afternoon when Herbert Savage was caught in a snow slide and two others, Owen Fenrod and Leonard Addy, narrowly escaped the avalanche of snow that thundered down the hillside just south of the last house in Empire canyon.

Herbert Savage's body was recovered by rescue workers approximately half an hour after the slide occurred.

Injured were Leonard Addy, who suffered minor bruises.

Owen Fenrod, under care of a physician, was at his home for treatment of shock, bruises and a cut on the jaw suffered when a rescue worker's shovel gouged him.

Occurred at 4 p.m.

The slide occurred at approximately 4 p.m.—only a few minutes after more than 50 men, employed at the Judge and Alliance had passed, en route from their work to their homes.

Consisting of top-corner snow which was deposited by a blizzard which raged here Sunday, the slide came down the mountainside "like water coming down a mountain," in the words of John Busto who witnessed the spectacle.

The slide deposited about 25 feet of snow on the canyon highway. Its length was approximately 175 feet.

Mr. Busto, Nick Nagath and Joe Lopez, who live in neighboring homes a short distance below the slide area, were awakened Monday night with spreading the alarm which brought rescue work promptly enough to save Addy and Fenrod from suffocation.

Heard Slide's Rumbling

Mr. Busto said he was cleaning the snow from the roof of his chicken coop when he heard a rumbling noise a short distance up the canyon.

Watching the slide engulf Mr. Savage, Mr. Addy and Mr. Fenrod, he called to Mr. Nagath and Mr. Lopez. The three ran to where the victims were last seen and frantically began shoveling to reach them. Other neighbors living farther down the canyon, attracted by the roar, rushed to join the rescue effort.

Mr. Addy "cut ran" the slide and was unharmes.

Caught Full Force

Mr. Fenrod was caught with the full force of the slide and was thrown against the side of the canyon, where rescuers reached him after a few minutes digging.

He said Monday night that "it picked me up and whirled me around and set me down near a telephone pole."

The body of Mr. Savage was found under approximately six feet of snow after rescuers had probed for half an hour the area where he was last seen.

Sheriff George M. Fisher, De. C. A. Laffoon, and members of the Park City fire department worked over Mr. Savage for approximately half an hour before he was pronounced dead. His body was removed from the slide area at about 6 p.m.

Avalanche Predicted

Less than five minutes before the slide rumbled down about 50 men employed at the Judge and Alliance tunnel had passed the slide area. They returned to the scene when they heard the slide and participated in the rescue operations.

Property Damage Light

Only property damage as result of the slide was to Mr. Lopez' chicken coop, which was partially wrecked.

Services Friday

Funeral services for Herbert William Savage will be conducted tomorrow, Friday, at 10 a.m. in St. Mary's of the Assumption Catholic church by Rev. William P. Kennedy.

Mr. Savage was born July 31, 1881, at Tuilymore, Newcastle, Ireland, and had been a resident of this city for the past 40 years. He was a miner.

He was a charter member of Mine, Mill and Smelter Workers union, local No. 91, and of St. Mary's of the Assumption parish. He married Mary Fitzcough December 23, 1917 in this city.

Surviving are his widow and three sons and two daughters: John T. Roland R., William J., Bridget Margaret and Kathleen Savage, all of this city.

Holy mass will be recited Thursday at 8 p.m. at Archer mortuary. Friends may call at the mortuary Thursday and Friday prior to services. Burial will be in the City cemetery.

Park Record 2/10/1949

SERIAL NO. _____
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. 316-Rossie Hill

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X %

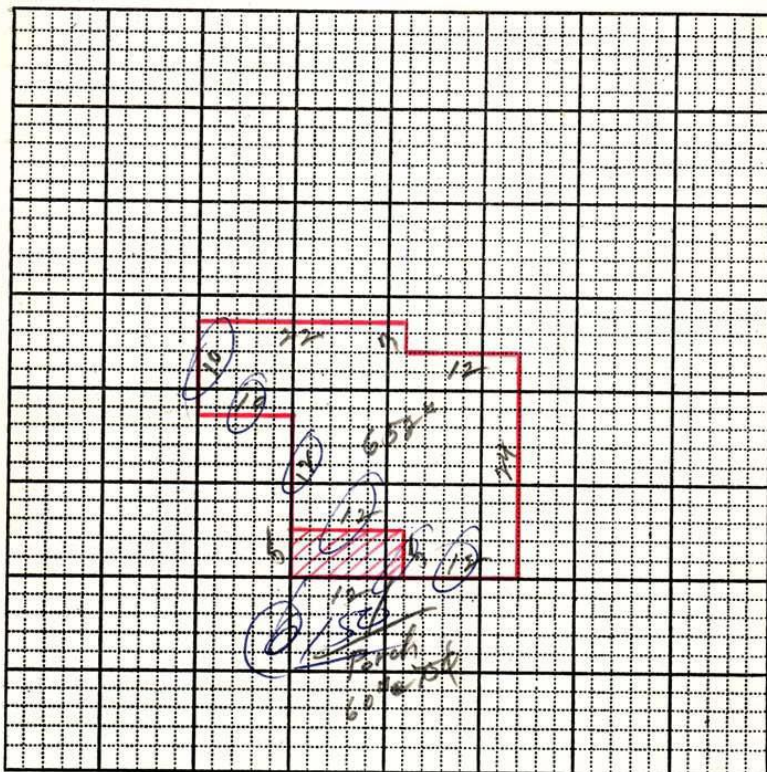
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>652</u>	\$ -	\$ <u>1345</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>121</u>
Ext. Walls <u>4-8" 4-8" 4-8"</u>		<u>18</u>
Insulated—Floors Walls Clgs.		
Roof—Type <u>Corb.</u> Mat. <u>Bot. Shg.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>60" @ 25</u>	<u>115</u>	
Rear @		
Cellar <u>Basmt</u> — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Vol.</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing—Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—{ Hd. Wd. <u>1</u> Floors—{ Hd. Wd. <u>1</u> Fir. <u>1</u> { Fir. <u>1</u> Conc. <u>1</u> { Conc. <u>1</u>		
Cabinets <u>Pantry</u> Mantels	<u>40</u>	
Tile—{ Walls <u>1</u> Wainscot. <u>1</u> Floors <u>1</u>		
Lighting—Lamp Drops <u>1</u> Fix. <u>1</u> <u>Lbr. Lined - 4 @ 30"</u>		<u>120</u>
Total Additions and Deductions	<u>435</u>	<u>259</u>
Net Additions or Deductions	<u>-259</u>	<u>1345</u>

Are Age <u>53</u> Yrs. by	Est. Owner ☒ Tenant ☒ Neighbors ☒ Records ☒	REPRODUCTION VALUE	\$ <u>1521</u>
		Depr. <u>12-3-4-5-6</u> <u>66/34</u>	% \$ <u>517</u>
		Reproduction Val. Minus Depr.	\$ <u>517</u>
Remodeled	Est. Cost	Remodeling Inc.	% \$
Garage—S <u>8</u> C <u>1</u> Depr. <u>2%</u> (<u>3%</u>)		Obsolescence	\$
Cars <u>1</u> Walls <u>Shg.</u>		Out Bldgs.	\$
Roof <u>T.P.</u> Size <u>10 x 16</u> Age <u>38</u>			\$
Floor <u>Dirt</u> Cost <u>97/25</u>		Depreciated Value Garage	\$ <u>24</u>
Remarks		Total Building Value	\$ <u>541</u>

Appraised 10/1949 By Chas. A. J.

[illegible]

Form T. C. 74
State of Utah____State Tax Commission

RC 487

Location Block 59 RC Lot 3 (Rossie Hill)

Kind of Bldg. RES St. No. 316 Ontario Ave.

Class R+ Type 1 2 3 4 4 Cost \$ X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		652		\$ 1422
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings		Additions
Foundation—Stone	Conc.	None
Ext. Walls	<u>Siding</u>	
Insulation—Floors	Walls	Clgs.
Roof Type	<u>Gab.</u>	Mtl. <u>Pat</u>
Dormers—Small	Med.	Large
Bays—Small	Med.	Large
Porches—Front	<u>60</u>	@ <u>60</u> 36
Rear		@
Porch		@
Metal Awnings		Mtl. Rail
Basement Entr.		@
Planters		@
Cellar-Bsmt.	$\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full	Floor
Bsmt. Apt.	Rooms Fin.	Unfin.
Attic Rooms Fin.		Unfin.
Plumbing	Class <u>1</u> Tub <u>1</u> Trays	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. <u>1</u> Shr. St. <u>1</u> O.T. <u>1</u>	
	Dishwasher <u>1</u> Garbage Disp. <u>1</u>	350
Built-in-Appliances		
Heat—Stove	<u>H.A.</u> <u>X</u> Steam <u>Stkr.</u> <u>Blr.</u> <u>X</u>	
	Oil <u>Gas</u> <u>X</u> Coal <u>Pipeless</u> <u>Radiant</u>	
Air Cond.		
Finish—Fir	<u>✓</u> Hd. Wd.	
Floor—Fir	<u>✓</u> Hd. Wd. Other	
Cabinets	<u>✓</u> Mantels	
Tile—Walls	Wainscot Floors	
Storm Sash—Wood D.	<u>2</u> S. <u>2</u> ; Metal D. <u>2</u> S.	
Total Additions		386
Year Built	Avg. <u>62</u>	Reproduction Value
<u>Ave Age 1949-53</u>	Age	\$ <u>1808</u>
Inf. by <u>Owner - Tenant -</u>		Obsol. or Rem. %
<u>Neighbor - Record - Est.</u>		Bldg. Value
Remodel Year	Est. Cost	Depr. Col. <u>1 2 3 4 5 6</u> 30 %
		Repr. Val. Minus Depr.
Garage—Class	Depr. 2% 3%	Carport—Factor
Cars	Floor <u>X</u> Walls	Roof
Size—x	Age	Doors
Other	Cost	x %
Total Building Value		\$
Appraised	<u>5-22-1958</u>	By <u>1302</u> 1332

PC 487
Serial Number

.....OF.....
Card Number

Owners Name

Location BK 59 PC lot 3 (Rossie Hill)

Kind of Bldg. Res St. No. 316 ONTARIO Ave

Class 21 Type 1 2 3 4. Cost \$ 2175 X 1107 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	<u>652</u>		\$ <u>2408</u>	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone Conc. Sills ✓

Ext. Walls alum sid (C)

Roof Type gab Mtl. Pat

Dormers—Small Med. Large

Bays—Small Med Large

Porches—Front 60 @ 150 90

Rear @

Porch @

Planters @

Ext. Base. Entry @

Cellar-Bsmt. — ¼ ½ ¾ Full Floor

Bsmt. Gar.

Basement-Apt. Rms. Fin. Rms.

Attic Rooms Fin. Unfin.

Plumbing { Class 1 Tub. 1 Trays

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. Shr. St. O.T.

Dishwasher Garbage Disp. 550

Heat—Stove H.A. FA X HW Stkr Elec.

Oil Gas X Coal Pipeless Radiant 307

Air Cond. — Full Zone

Finish—Fir. Hd. Wd. Panel

Floor—Fir. Hd. Wd. Other

Cabinets Mantels.

Tile—Walls Wainscot Floors

Storm Sash—Wood D. S.; Metal D. 2 S. 60

Awnings — Metal Fiberglass

Total Additions 10 0 7

Year Built 1896 Avg. 1/902 Replacement Cost 34 15

1964 Fur Age 2. Obsolescence

Inf. by { Owner - Tenant -

Neighbor - Record - Est. Adj. Bld. Value

Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

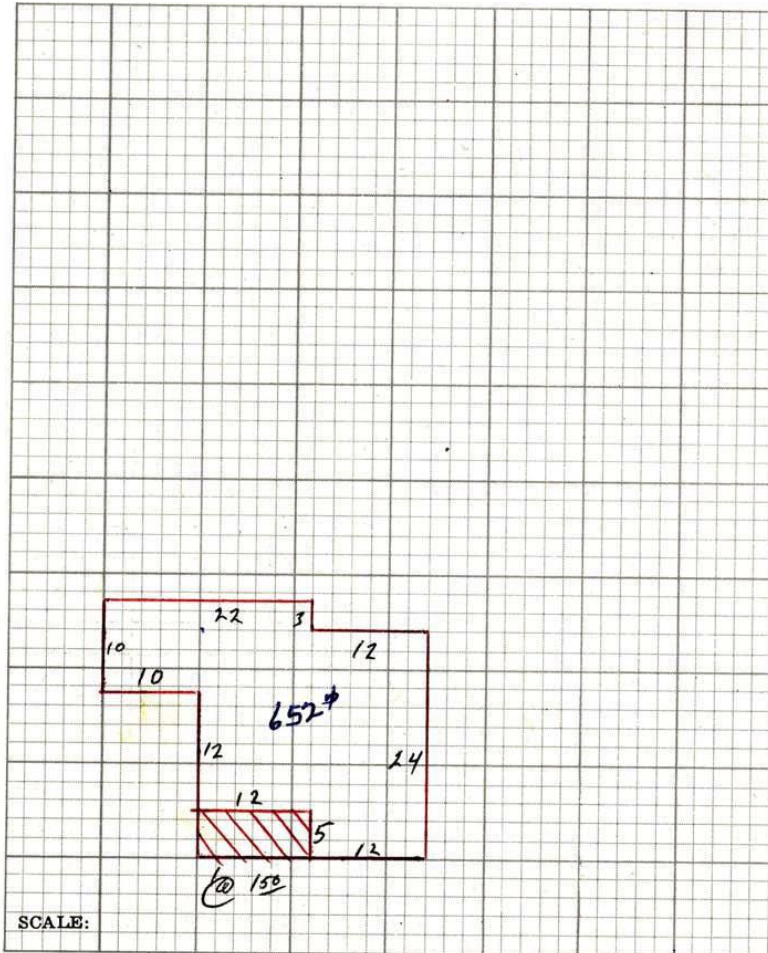
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 11-1 19 68 By 1708 1333

Appraised ② 19 By DEC 26 1968 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

REMARKS

Total

Average Year of Construction Computation:

Year 1891 \$ 310.8 = 91 % X 69 Year = 6270

Year 1964 \$ 307 = 9 % X 1 Year = 09

Average Year of Construction 1902 6279

Planning Department Staff Report



PLANNING DEPARTMENT

Subject: 316 Ontario Avenue
Application: PL-20-04360
Author: Rebecca Ward
Date: October 14, 2021
Type of Item: Administrative – Historic District Design Review

Recommendation

(I) Review the proposed Historic District Design Review to construct a detached garage; (II) conduct a public hearing; and (III) consider approving the proposal subject to the Draft Final Action Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant: Paige and Brad Brainard,
represented by Bruce Taylor with Summit Design Group
Location: 316 Ontario Avenue
Zoning District: Historic Residential Low – Density
Adjacent Land Uses: Residential
Reason for Review: The Planning Director reviews and takes action on Historic District Design Review applications

Acronyms

HRL Historic Residential Low – Density
LMC Land Management Code

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

Background

316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory (Exhibit B). The Landmark Historic Single-Family Dwelling is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the steep slope.

The photo below, taken from Google Maps, shows the steep slope leading up to the Landmark Historic (321 McHenry Street can be seen in the background.) Please see Exhibit B for additional photos.



On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2).

On January 6, 2021, the Historic Preservation Board approved excavating into the hillside for the construction of the detached garage ([Staff Report](#); [Minutes](#), p. 6).

The Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling ([Staff Report](#); [Audio](#)). The plat amendment is scheduled for City Council review on October 28, 2021.

The Design Review Team reviewed the proposal on October 6, 2021, and provided input to the Applicant, which the Applicant incorporated into the final proposed plans (Exhibit C).

Analysis

(I) The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.

Accessory Buildings like detached garages are an allowed use in the HRL Zoning District.¹ Accessory Buildings are defined in LMC [§ 15-15-1](#) as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes structures that do not require a building permit.

On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue ([Staff Report](#); [Minutes](#), p. 2). However, pending Planning Commission recommendation and City Council approval, the Applicant will also need to request Variance approval for the Lot size, which does not meet the HRL Zoning District requirements (Condition of Approval 5).

In all other requirements, the proposed detached garage complies with Land Management Code (LMC) [§ 15-2.1-3](#), which outlines Lot and Site requirements:

Zoning Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Does Not Comply – Variance Required Condition of Approval 5 requires the Applicant to request Board of Adjustment approval for a Variance from the minimum Lot size requirements in the HRL Zoning District prior to recordation of the amended plat. The proposed Lot is 2,444 square feet.
Lot Width – 35 feet	Complies – the Lot width is 36.48 feet
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the Landmark Historic Structure and the proposed detached garage
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue.

¹ LMC [§ 15-2.1-2\(A\)\(6\)](#).

Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from nine feet to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. ²
Side Setbacks – five feet	Exempt – New Construction Must Comply The southern Setback is just under three feet; the northern Setback is three feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. ³ The proposed side setback for the detached garage is five feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls and the Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7) .
Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

(II) The proposal complies with Land Management Code Section 15-13-2, *Design Guidelines For Historic Residential Sites*.

LMC [§ 15-13-2\(B\)\(9\)](#) requires the following for new Accessory Buildings:

(a) New accessory buildings on downhill sites with a Historic Structure shall be located to the rear of the site, unless dictated by the Streetscape or character area to be located in the front yard.

The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street, shown in the photos from Google Maps below:

² LMC [§ 15-2.1-4](#).

³ LMC [§ 15-2.1-4](#).



Ontario Avenue is a narrow and steep road and there are parking challenges for residents. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure. Due to the steep slope of the site and the location of the Landmark Historic Structure, a detached garage in the front yard is the feasible location and will provide on-site parking.

(b) New accessory buildings on a site with a Historic Structure may be located at the street front if (1) a pattern of front yard historic accessory structures has been established along the street and (2) the proposed placement does not create any danger or hazard to traffic by obstructing the view of the street.

See the photos above for portions of the pattern of front yard accessory structures on Ontario Avenue. The proposed placement of the detached garage does not create any danger or hazard to traffic by obstructing the view of the street. Rather, the detached garage provides on-site parking for a Landmark Historic Structure that contains no on-site parking along a steep and narrow right-of-way.

(c) New detached garages built on sites with historic structures should have a maximum interior dimension of twelve feet in width.

The Applicant reduced the interior dimension of the garage to comply with the 12-foot-width maximum.

(d) Single-car wide tandem garages are recommended.

The Applicant proposes constructing a detached single-car wide tandem garage.

(e) Garage doors shall not exceed nine feet in width or nine feet in height. Glazing on garage doors is limited to no more than 30% of the garage door.

The proposed garage door is eight feet in width and eight feet in height. No glazing is proposed.

(f) Roof form, exterior materials, and architectural detailing of a detached garage shall complement the primary structure.

The Design Review Team requested the Applicant transform vertical board-formed concrete to horizontal board-formed concrete. The Design Review Team also requested the Applicant set back the railing along the detached garage roofline. The Applicant updated the proposed plans to comply.

The Applicant shall continue to work with the Planning Department to revise the retaining wall plan so that the walls are terraced with landscaping to avoid a wall effect, prohibited for development on steep slopes (Condition of Approval 6).

(g) Accessory structures shall be subordinate in scale to the primary historic structure.

The proposed detached garage (288 square feet) is less than 50% of the Landmark Historic Structure Building Footprint (644 square feet).

Department Review

The Development Review Committee and Planning, and Engineering Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website and

posted notice to the property on September 30, 2021. Staff mailed courtesy notice to property owners within 300 feet on September 30, 2021. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Planning Director may approve the Historic District Design Review;
- The Planning Director may deny the Historic District Design Review and direct staff to make Findings for the denial; or
- The Planning Director may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Historic Site Form

Exhibit C: Proposed Plans

Exhibit D: Streetscape Photos

Administrative Action Meeting
October 14, 2021
Page 1

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE ACTION MEETING MINUTES
PLANNING DEPARTMENT
<https://us02web.zoom.us/j/82328074777>
445 Marsac Avenue, Park City, Utah
October 14, 2021

STAFF:

Gretchen Milliken, Planning Director; Lillian Lederer, Planner I, Spencer Cawley, Planner I, Browne Sebright, Planner II, Rebecca Ward, Assistant Planning Director

=====

The Planning Director called the meeting to order at 12:02 PM.

ROLL CALL

The Planning Director noted that Planning Department staff, project Applicants, and members of the public are in attendance.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

331 Daly Avenue – Historic District Design Review – PL-21-04782 – The Applicant is proposing to construct a new Single-Family Dwelling on a vacant Lot. The property is located in the Historic Residential - 1 (HR-1) Zoning District.

Planner Browne Sebright gave a presentation that included an overview of the Historic District Design Review application and Staff recommendation for approval of the application, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval.

At 12:04, the Planning Director opened a public hearing. The project architect, Jamie Hardy, provided input that some of the elevation drawings had been updated since the images included in the Staff presentation. Jamie shared the updated drawings and clarified what elements had been modified, including the addition of a dormer to the roofline.

At 12:10, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Historic District Design Review Application in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact:

1. The Site is located at 331 Daly Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes to construct a new Single-Family Dwelling.
4. Staff reviewed 331 Daly Avenue's HDDR application for compliance with LMC Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites.
5. The application was reviewed per LMC § 15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts and LMC Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
6. Staff published notice on the City's website and posted notice to the property on September 29, 2021.
7. Staff mailed courtesy notice to property owners within 300 feet on September 29, 2021.
8. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal meets the criteria for the Design Guidelines for New Residential Infill Construction in Historic Districts outlined in the LMC § 15-13-8.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the plans approved October 14, 2021, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures,

- and existing infrastructure/ streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
6. The City Engineer shall review and approve all grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
 7. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction drawings and documents. The overall aesthetics of the approved HDDR architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved by Planning Staff prior to construction.
 8. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
 9. 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.
 10. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
 11. New construction activity shall not physically damage nearby Historic Sites.
 12. New materials should reflect the character of the Historic District.
 13. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
 14. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.
 15. All proposed mechanical equipment and hot tubs shall meet all Setback requirements per LMC § 15-2.4-3 and shall be screened. All proposed mechanical equipment and utility systems and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public right-of-way Street. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
 16. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
 17. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.

18. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finished shall be used. Rustic, unfinished wood is inappropriate.
19. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
20. Construction waste should be diverted from the landfill and recycled when possible.
21. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, 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.
22. Per LMC § 15-2.2-3(K) Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
23. Project Conditions shall apply (attached).

11 Red Cloud Trail – Administrative Conditional Use Permit – PL-21-04990 –

The Applicant proposes constructing a cast-in-place retaining wall in the Front Setback that exceeds six feet (6') in height to retain a portion of the Lot where there is a significant change in grade from the proposed driveway.

Planner Cawley gave an overview of the project proposal and noted that the Empire Pass Design Review Board gave final approval for the proposed plans, which include the retaining wall.

Planner Cawley reviewed the Conditions of Approval and specifically called out that additional landscaping or screening may be required to lessen visual impacts.

Director Milliken asked the Applicant if landscaping is planned for the final design of the wall. The Applicant stated that their plans include the landscaping as approved by the Empire Pass Design Review Board.

At 12:19, the Planning Director opened a public hearing. No public input was provided. The Applicant, Magleby Construction did not add any additional comments.

At 12:20, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Administrative Conditional Use Permit Application in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The subject property is located at 11 Red Cloud Trail, in the Estate (E) Zoning District, and part of the Flagstaff Mountain Annexation and Mater Planned Development.
2. The Lot is identified with Summit County as RCLD-1-AM.
3. The site is inside the Sensitive Lands Overlay Zone and outside the Soils Ordinance Zone.
4. Retaining walls exceeding six feet (6') in height within the Front Setbacks are an Administrative Conditional Use in the E Zoning District.
5. The purpose of this Administrative Conditional Use Permit request is to allow for a retaining wall exceeding six feet (6') in height within the Front Setback. Per the plans submitted September 3, 2021, the retaining wall reaches a height of nine feet, zero inches (9'-0") in height.
6. Public notice was posted on the property on October 4, 2021, and notices sent to affected adjacent property owners on August 9, 2021. An Administrative Review was held on October 14, 2021, by the Planning Director, which was open to the Public. No written comments were given before or at the time of the meeting.
7. On June 17, 2021, the Empire Pass Design Review Board gave final approval for the planned retaining wall.

Conclusions of Law

1. The permit, as conditioned, is consistent with LMC § 15-1-10, *Conditional Use Review Process*, LMC § 15-2.10-3, *Lot and Site Requirements*, LMC § 15-4-2(A)(1), *Fences and Retaining Walls*, and LMC Chapter 15-2.21, *Sensitive Land Overlay Zone Regulations*.
2. The Use, as conditioned, is compatible with the surrounding structures in Use, scale, mass, and circulation.
3. As conditioned, the Use is consistent with the Park City General Plan.
4. The effects of any difference in Use or Scale have been mitigated through careful planning.

Condition(s) of Approval

1. All standard conditions of approval apply to this Administrative Conditional Use Permit.

2. If any complaints are received regarding the retaining wall, the Planning Department may require additional landscaping or screening to lessen the visual impacts on adjacent properties.
3. The Applicant shall comply with the City's outdoor Lighting Code, LMC § 15-5-5(J).
4. The wall material(s) shall comply with the Land Management Code. Any stone used shall be real.
5. The retaining wall shall be erected pursuant to the approved plans as submitted with this Application on September 3, 2021.
6. The Applicant shall comply with all Building Department processes and procedures for obtaining proper authorization to install the retaining wall. The Applicant will ensure a final inspection is completed.
7. The retaining wall shall not encroach into the City Right-of-Way.

Parcel 00-0021-1977 – Administrative Conditional Use Permit –
PL-21-04963 – The Applicant proposes to construct a temporary improvement sales center trailer and parking lot.

Planner Lillian Lederer presented an overview of the Administrative Conditional Use application including the project's Land Management Code compliance, and Staff recommendation for approval of the application, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval.

At 12:25, the Planning Director opened a public hearing. No public input was provided, and the Applicant, Bill Fiveash did not add any additional comments.

At 12:26, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Administrative Conditional Use Permit Application in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at Parcel Number 00-0021-1977.
2. The Site is located in the Recreational Commercial (RC) Zoning District.
3. The Site is located in Wasatch County, within Park City's boundaries.
4. The Site is located on 31 acres and currently under review for development of a condominium and Plat Amendment. The Temporary Improvement is to be located on proposed Lot 2, which is 2.5 acres.

5. The Applicant proposes to construct a Temporary Improvement sales center trailer and parking lot on the parcel.
6. The proposed Temporary Improvement shall match the plans submitted on September 21, 2021.
7. The public notice was posted onsite and notice to adjacent property owners was sent on September 29, 2021. An Administrative Public Hearing was held on October 14, 2021, which was open to the public. No public comments were given before this meeting.
8. The temporary sales center contains three (3) parking spaces, including one (1) handicapped space.
9. The proposed parking surfaces and pathway will be asphalt.
10. The total square footage of the temporary sales center is 1536 square feet. The trailer is 12 feet by 48 feet. The deck is 20 feet by 48 feet.
11. The temporary sales center's power will be administered through Rocky Mountain Power.
12. Water, sewer, fire, and health department regulations will be under Wasatch County jurisdiction.
13. The temporary sales center will have one (1) employee.
14. The center meetings are to be scheduled by appointment only, and the hours of operation are proposed to be from 9:00 AM to 4:30 PM, Monday through Sunday.
15. The temporary sales center is designed to market the Deer Hollow Village Condominium project for a temporary period of six months. The anticipated timeframe of the Temporary Improvement sales center and deck is December 1, 2021 to May 31, 2022.

Conclusions of Law

1. The application is consistent with requirements of the Park City Municipal Code, specifically Title 15, Section 1-10(E).
2. The proposal complies with the Land Management Code requirements pursuant to [Chapter 15-2.16 Recreation Commercial \(RC\) District](#).
3. The Use is consistent with the Park City General Plan and is allowed by an Administrative Conditional Use Permit.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved October 14, 2021, by the Planning Department. Any

- changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department of any changes, modifications, or deviations from the approved scope of work and shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
 3. Parking regulation must continue to comply with LMC § 15-2.16-8.
 4. Snow shall be plowed off the driveway, stored within the limit of disturbance, or hauled off site.
 5. The temporary sales center shall be in compliance with Municipal Sign and Lighting Codes.
 6. A Building Permit is required for the project completion, per LMC § 15-4-16(A)(5).
 7. With the project located in Wasatch County, any applicable regulations from the county are also conditional to this project.
 8. The project shall comply with the requirements of Temporary Structures, Tents, And Vendors outlined in LMC § 15-4-16.
 9. The Temporary Improvement sales center and deck will be removed by May 31, 2022. Unless construction is scheduled to begin, the parking pad shall be removed and vegetation to the site restored.
 10. Unless otherwise indicated, Conditional Use permits expire one (1) year from the date of Planning Commission approval, unless the Conditional Use has commenced on the project or a Building Permit for the Use has been issued. The Planning Director may grant an extension of a Conditional Use permit for one (1) additional year when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with the review criteria in Section 15-1-10 (E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical changes to the Property or surroundings. Notice shall be provided consistent with the original Conditional Use permit approval per Section 15-1-12. Extension requests must be submitted in writing prior to the expiration of the Conditional Use Permit. The Planning Commission may grant an additional one (1) year extension when the Applicant is able to demonstrate no change in circumstance that would result in an unmitigated impact or that would result in a finding of non-compliance with review criteria in Section 15-1-10 (E) or other provisions of the Land Management Code in effect at the time of the extension request. Change of circumstance includes physical

changes to the Property or surroundings. Notice shall be provided consistent with the original Conditional Use permit approval per Section 15-1.12.

Extension requests must be submitted in writing prior to the expiration of the Conditional Use Permit.

316 Ontario Avenue – Steep Slope Conditional Use Permit – PL-20-04630 –

The Applicant proposes constructing a detached garage in the front yard, impacting a steep slope.

Planner Ward provided an overview of the project, including the approved variance from the front yard setback, and pending plat amendment and Historic District Design Review applications.

Planner Ward outlined conditions of approval required by the Engineering Department and Building Department, specifically the condition of approval that the applicant must revise the retaining walls, subject to Planning Director approval prior to submittal of a building permit.

At 12:32, the Planning Director opened a public hearing. No public input was provided. The architect, Bruce Taylor, indicated the applicant is anxious to start the project and they made the requested revisions to the plans to move forward. Planner Ward mentioned a neighbor who wished to remain anonymous requested that special consideration be given for construction equipment due to narrow Ontario Avenue, and this would be addressed as part of the building permit process.

At 12:35, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Steep Slope Conditional Use Permit in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory.
2. The small Landmark Historic Single-Family Dwelling has a Building Footprint of only 644 square feet and is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the steep slope.

3. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue.
4. The Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling. The plat amendment is scheduled for City Council review on October 28, 2021.
5. The Applicant also submitted a Historic District Design Review application. The Design Review Team reviewed the proposal on October 6, 2021, and provided input to the Applicant, which the Applicant incorporated into the final proposed plans.
6. The Historic District Design Review is scheduled for Planning Director review on October 14, 2021.
7. The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.
8. Accessory Buildings like detached garages are an allowed use in the HRL Zoning District. Accessory Buildings are defined in LMC [§ 15-15-1](#) as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes structures that do not require a building permit.
9. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue. However, pending Planning Commission recommendation and City Council approval, the Applicant will also need to request Variance approval for the Lot size, which does not meet the HRL Zoning District requirements.
10. In all other requirements, the proposed detached garage complies with Land Management Code (LMC) [§ 15-2.1-3](#), which outlines Lot and Site requirements:

Zoning Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Does Not Comply – Variance Required Condition of Approval 5 requires the Applicant to request Board of Adjustment approval for a Variance from the minimum Lot size requirements in the HRL Zoning District prior to recordation of the amended plat. The proposed Lot is 2,444 square feet.

Lot Width – 35 feet	Complies – the Lot width is 36.48 feet
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the Landmark Historic Structure and the proposed detached garage
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue.
Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from nine feet to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures.
Side Setbacks – five feet	Exempt – New Construction Must Comply The southern Setback is just under three feet; the northern Setback is three feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. The proposed side setback for the detached garage is five feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls and the Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7) .
Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official

11. Conditions of Approval are recommended in accordance with Development on Steep Slopes in the Historic Residential Low – Density Zoning District, outlined in Land Management Code Section 15-2.1-6.
12. Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts and Historic Sites and Architectural Review.

13. The Planning Director considers nine criteria when evaluating construction on a Steep Slope:
14. **Location of Development** – The detached garage is proposed to be located at the front property line, pursuant to the Board of Adjustment Variance, locating the garage as far as possible at the lowest point of the slope.
15. **Visual Analysis** – The Design Review Team provided input regarding materials and features of the detached garage, including requirements that the board formed concrete be horizontal to reflect the horizontal siding of the Landmark Historic Structure, that the railing at the top be set back from the detached garage wall plane. The proposed plans reflect Design Review Team input.
16. **Access** – The proposed driveway will be located over un-built right-of-way and must not slope beyond the 14% allowed pursuant to LMC § 15-3-3(A)(4). The proposed driveway shall be reduced from 14 feet to 10 feet, pursuant to LMC § 15-13-2(B)(1)(g)(6).
17. **Terracing** – The retaining walls are proposed to slope downward toward Ontario Avenue from a height of 12 feet closest to the detached garage to one foot near Ontario Avenue. The retaining walls as proposed do not comply with LMC § 15-2.1-6(C)(7) because they create a wall effect. Condition of Approval 6 requires the Applicant to mitigate the retaining wall height and to terrace the retaining walls to be approved by the Planning Director prior to submitting a building permit.
18. **Building Location** – The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street. Ontario Avenue is a narrow and steep road and there are parking challenges for residents. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure. The Applicant reduced the width of the detached garage to 12 feet to comply with LMC § 15-13-2 (B)(9)(c). The front setback Variance approved by the Board of Adjustment allows the Applicant to construct the detached garage up to the front property line along Ontario Avenue to reduce the cut and fill to the topography of the Site.
19. **Building Form and Scale** – The Applicant proposes two retaining walls that will reach 12 feet in height. Condition of Approval 6 requires the Applicant to revise the retaining wall plan to terrace the retaining walls with landscaping to reduce the wall effect along Ontario Avenue.
20. **Setbacks** – The Board of Adjustment approved a Variance for the front setback and the proposed detached garage will be aligned with the front property line. The

detached garage shall retain a five-foot side setback in compliance with the requirements of LMC § 15-2.1-3(I).

21. Dwelling Volume – The Applicant originally proposed a 384-square-foot detached garage. Based on Design Review Team input, the Applicant reduced the garage to 288 square feet.

22. Building Height – The detached garage height is 12 feet, six inches, with the railing, set back 18” from the face of the garage, is fifteen feet.

Conclusions of Law

1. The Application, as conditioned, complies with the Land Management Code Chapter 15-2.1, *Historic Residential Low – Density Zoning District* and Section 15-2.1-6, *Development on Steep Slopes*.
2. The use will be compatible with surrounding structures in scale and mass.
3. The effects of any differences in use or scale have been mitigated through careful planning and conditions of approval.

Conditions of Approval

1. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permit.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit.
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. This approval will expire on October 14, 2022 if a building permit has not been issued by the Building Department before the expiration date, unless the Applicant submits an extension requires in writing to the Planning Department and the Planning Director approves an extension of this approval.
5. The Applicant shall obtain Variance approval from the minimum Lot size requirements in the Historic Residential Low – Density Zoning District from the Board of Adjustment prior to submitting a building permit application.
6. The Applicant shall submit revised retaining wall plans, subject to Planning Director approval, prior to submitting a building permit application. The revised retaining

wall plans shall mitigate the wall effect along Ontario Avenue, shall be terraced, and shall incorporate landscaping plans.

7. Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official.
8. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
9. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer Approval.
10. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer prior to submission of a building permit.
11. The Applicant shall provide a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.
12. The driveway shall be reduced from a width of 14 feet to a width of ten feet pursuant to LMC Section 15-13-2(B)(1)(g)(6).
13. Because the Applicant is constructing within five feet of a property line and on a steep slope, the Building Department requires the Applicant to complete an Access Agreement allowing property access to adjacent properties to complete construction prior to beginning construction.

316 Ontario Avenue – Historic District Design Review – PL-20-04640 – The Applicant proposes constructing a detached garage in the front yard, impacting a steep slope.

Planner Ward stated this application is for the same proposal outlined in the steep slope conditional use permit application.

At 12:35, the Planning Director opened a public hearing. There was no public input.

At 12:37, the Planning Director closed the public hearing.

MOTION: The Planning Director approved the Historic District Design Review in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 316 Ontario Avenue is a cross-wing type house constructed circa 1895, designated a Landmark Historic Site on the Park City Historic Sites Inventory.
2. The small Landmark Historic Single-Family Dwelling has a Building Footprint of only 644 square feet and is located toward the back of the Lot. The Lot slopes steeply down toward Ontario Avenue. The Single-Family Dwelling is accessed by a staircase ascending the steep slope.
3. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage facing Ontario Avenue.
4. On January 6, 2021, the Historic Preservation Board approved excavating into the hillside for the construction of the detached garage.
5. The Planning Commission reviewed a request to remove two remnant Lot lines to create the 316 Ontario Avenue Subdivision for the Landmark Historic Single-Family Dwelling. The plat amendment is scheduled for City Council review on October 28, 2021.
6. The Applicant also submitted a Steep Slope Conditional Use Permit application. The Design Review Team reviewed the proposal on October 6, 2021, and provided input to the Applicant, which the Applicant incorporated into the final proposed plans.
7. The proposal complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density District*.
8. Accessory Buildings like detached garages are an allowed use in the HRL Zoning District. Accessory Buildings are defined in LMC [§ 15-15-1](#) as buildings on the same Lot as the principal building that are (a) clearly incidental to, and customarily found in connection with such principal building, such as detached garages; (b) operated and maintained for the benefit of the principal use; (c) not a dwelling unit; and (d) includes structures that do not require a building permit.
9. On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setbacks to locate a detached garage along Ontario Avenue. However, pending Planning Commission recommendation and City Council approval, the Applicant will also need to request Variance approval for the Lot size, which does not meet the HRL Zoning District requirements.
10. In all other requirements, the proposed detached garage complies with Land Management Code (LMC) [§ 15-2.1-3](#), which outlines Lot and Site requirements:

Zoning Requirement	Analysis of Proposal
Lot Size – 3,750 square feet	Does Not Comply – Variance Required Condition of Approval 5 requires the Applicant to request Board of Adjustment approval for a Variance from the minimum Lot size requirements in the HRL Zoning District prior to recordation of the amended plat. The proposed Lot is 2,444 square feet.
Lot Width – 35 feet	Complies – the Lot width is 36.48 feet
Building Footprint – 1,065 square feet	Complies – under 1,000 square feet, including the Landmark Historic Structure and the proposed detached garage
Front Setback – 10 feet	Variance Granted – On October 15, 2019, the Board of Adjustment approved a Variance to the Front Setback to locate a detached garage along Ontario Avenue.
Rear Setback – 10 feet	Exempt – New Construction Must Comply The Rear Setback ranges from nine feet to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures.
Side Setbacks – five feet	Exempt – New Construction Must Comply The southern Setback is just under three feet; the northern Setback is three feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures. The proposed side setback for the detached garage is five feet. Condition of Approval 6 requires the Applicant to reduce the height of the retaining walls and the Planning Director may require an increased side setback pursuant to LMC § 15-2.1-6(C)(7).

Snow Release	Condition of Approval 7 Site plans and building designs must resolve snow release issues to the satisfaction of the Chief Building Official
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Design

Guidelines For Historic Residential Sites.

12. LMC [§ 15-13-2\(B\)\(9\)](#) requires the following for new Accessory Buildings:

- a. New accessory buildings on downhill sites with a Historic Structure shall be located to the rear of the site, unless dictated by the Streetscape or character area to be located in the front yard – The streetscape of Ontario Avenue is unusual and contains many at-grade garages that front the street. Ontario Avenue is a narrow and steep road and there are parking challenges for residents. 316 Ontario Avenue does not contain any on-site parking and is exempt from parking requirements because it is a Landmark Historic Structure. Due to the steep slope of the site and the location of the Landmark Historic Structure, a detached garage in the front yard is the feasible location and will provide on-site parking.*
- b. New accessory buildings on a site with a Historic Structure may be located at the street front if (1) a pattern of front yard historic accessory structures has been established along the street and (2) the proposed placement does not create any danger or hazard to traffic by obstructing the view of the street – See the photos above for portions of the pattern of front yard accessory structures on Ontario Avenue. The proposed placement of the detached garage does not create any danger or hazard to traffic by obstructing the view of the street. Rather, the detached garage provides on-site parking for a Landmark Historic Structure that contains no on-site parking along a steep and narrow right-of-way.*
- c. New detached garages built on sites with historic structures should have a maximum interior dimension of twelve feet in width – The Applicant reduced the interior dimension of the garage to comply with the 12-foot-width maximum.*
- d. Single-car wide tandem garages are recommended – The Applicant proposes constructing a detached single-car wide tandem garage.*
- e. Garage doors shall not exceed nine feet in width or nine feet in height. Glazing on garage doors is limited to no more than 30% of the garage door*

- The proposed garage door is eight feet in width and eight feet in height. No glazing is proposed.
- f. *Roof form, exterior materials, and architectural detailing of a detached garage shall complement the primary structure* – The Design Review Team requested the Applicant transform vertical board-formed concrete to horizontal board-formed concrete. The Design Review Team also requested the Applicant set back the railing along the detached garage roofline. The Applicant updated the proposed plans to comply. The Applicant shall continue to work with the Planning Department to revise the retaining wall plan so that the walls are terraced with landscaping to avoid a wall effect, prohibited for development on steep slopes (Condition of Approval 6).
- g. *Accessory structures shall be subordinate in scale to the primary historic structure* – The proposed detached garage (288 square feet) is less than 50% of the Landmark Historic Structure Building Footprint (644 square feet).

Conclusions of Law

1. The proposed detached garage complies with Land Management Code Chapter 15-2.1, *Historic Residential Low – Density Zoning District*.
2. The proposed detached garage complies with Land Management Code Chapter 15-13-2, *Design Guidelines For Historic Residential Sites*.

Conditions of Approval

1. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permit.
2. A final utility plan, including a drainage plan for utility installation, public improvements, and drainage, shall be submitted with the building permit and shall be reviewed and approved by the City Engineer and utility providers prior to issuance of a building permit.
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. This approval will expire on October 14, 2022 if a building permit has not been issued by the Building Department before the expiration date, unless the Applicant submits an extension requires in writing to the Planning Department and the Planning Director approves an extension of this approval.

5. The Applicant shall obtain Variance approval from the minimum Lot size requirements in the Historic Residential Low – Density Zoning District from the Board of Adjustment prior to submitting a building permit application.
6. The Applicant shall submit revised retaining wall plans, subject to Planning Director approval, prior to submitting a building permit application. The revised retaining wall plans shall mitigate the wall effect along Ontario Avenue, shall be terraced, and shall incorporate landscaping plans.

ADOPTION OF MINUTES

Planner Sebright, Planner Cawley, Planner Lederer, and Planner Ward read the meeting minutes. The Planning Director approved the adoption of the minutes.

The Park City Administrative Action meeting adjourned at 12:38 PM.

Approved by Planning Director:

A handwritten signature in black ink, appearing to be "John M.", written over a horizontal line.

Planning Department Staff Report



Subject: 1171 Empire Avenue
Application: PL-23-05848 (Current Application)
PL-23-05551 (Previous Application)
Author: Jack Niedermeyer
Date: October 19, 2023
Type of Item: Steep Slope Conditional Use Permit Modification

Recommendation

(I) Review the proposed plans for 1171 Empire Avenue, (II) conduct a public hearing, and (III) consider approving the Historic District Design Review Modification based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Jasmine Roth

Location: 1171 Empire Avenue

Zoning District: Historic Residential – 1 (HR-1)

Adjacent Land Uses: Residential

Reason for Review: The Planning Department reviews and takes final action on Steep Slope Conditional Use Permit Modification applications. ¹

ACUP	Administrative Conditional Use Permit
HDDR	Historic District Design Review
HPB	Historic Preservation Board
SFD	Single-Family Dwelling
SSCUP	Steep Slope Conditional Use Permit

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

Background

The Applicant is proposing to modify the existing SSCUP approval (PL-23-05551). On April 13, 2023, the Planning Department approved the Historic District Design Review application (HDDR) (PL-23-05579) and Steep Slope Conditional Use Permit application (SSCUP)(PL-23-05551) for the construction of a new Single-Family Dwelling

¹ LMC § [15-11-12](#)

(SFD) at 1171 Empire Avenue (Exhibits C and D).

Per condition of Approval #4 of the HDDR Final Action Letter:

4. "Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction".

Per Condition of Approval #3 and #4 of the SSCUP Final Action Letter:

3. "The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans".

4. "Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or Designee prior to construction".

On July 26, 2023, a Building permit for the construction of the new SFD was issued. On September 5, 2023, the Applicant submitted a Modification of HDDR Approval application and a Modification of SSCUP approval application for a revised set of plans that included:

- Installing a door on the north facing façade of the building.
- Constructing an at-grade pathway on the north elevation.
- Reducing the length of the roof overhangs from eight-inches to two-inches.
- Changing the pitch of a roof form on the front façade from 7:12 to 9:12.

On September 13, 2023, the proposed changes were reviewed by the Design Review Team. Upon review, the Design Review Team determined that the plans followed the Historic District Design Guidelines.

Analysis

(I) The proposal complies with the HR – 1 Zoning District requirements outlined in LMC Chapter 15-2.2.

Single Family Dwellings are an Allowed Use in the HR-1 Zoning District. ²

The Table below is limited to the analysis of the proposed modifications. Staff recommends Condition of Approval 2:

"This approval is limited to the removal of roof overhangs, construction of stairs on the north elevation, adding a door to the north elevation, and the modification to a rear retaining wall. Further modifications will require review and approval by the Planning Department prior to approval and implementation."

² LMC § [15-2.2-2](#)

Standard	Zoning Requirement	Analysis of Proposal
Rear Yard Setbacks – feet (ft.) Per LMC 15-4-2, Retaining walls may extend up to a height of six-feet from Final Grade within any required Rear or Side Setback and four-feet in height within any required Front-Setback.	10 ft. minimum	12.75 feet; Complies The proposed rear retaining walls will be 4'-3" at the highest point.
Side Yard Setbacks – feet (ft.) Per LMC 15-2.2-3(J), pathways and steps, not more than thirty inches (30") in height above Final Grade are permitted within the Side-Setback.	3 ft. minimum	3 feet each; Complies The Applicant proposes to construct steps that will be no more than 30" in height above Final Grade.
Roof Pitch The roof pitch of a Structure shall be between (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).	Between 7:12 and 12:12 for primary roof forms. Contributing roof forms can be below 7:12 in pitch.	9:12; Complies The Applicant proposes to change the roof pitch of a roof form on the front façade from 7:12 to 9:12.

(II) The proposal complies with the SSCUP criteria outlined in LMC § 15-2.2-6.

Staff recommends Condition of Approval 1:

The conditions of approval associated with the HDDR Approval (PL-23-05579) and the Modification of Steep Slope Conditional Use Permit approval application (PL-23-05551) for the construction of a new SFD at 1171 Empire Avenue continue to apply.

Department Review

The Development Review Committee reviewed the proposal on October 3, 2023. No concerns were raised.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 4, 2023. Staff mailed courtesy notice to property owners within 300 feet on October 4, 2023. The *Park Record* published notice on October 4, 2023.³

Public Input

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

Alternatives

- The Planning Director Designee may approve the Modification of SSCUP Approval Application,
- The Planning Director Designee may deny the Modification of SSCUP Approval Application and direct staff to make Findings for the denial; or
- The Planning Director Designee may request additional information and continue the discussion to a date uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Modified Plans

Exhibit C: HDDR (PL-23-05579) Final Action Letter and Approved Plans.

Exhibit D: SSCUP (PL-23-05551) Modification of Approval Final Action Letter.

³ LMC [§ 15-1-21](#)



Planning Department

October 19, 2023

Caitlyn Barhorst
(806)-559-8079

CC: Jasmine Roth

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1171 Empire Avenue

Zoning District: Historic District -1 (HR-1)

Application: Modification of Steep Slope Conditional Use Permit Approval

Project Number: PL-23-05579

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: October 19, 2023

Project Summary: The Applicant Proposes to modify the existing approval to construct New Single-Family Dwelling on a Vacant Lot.

Action Taken

On October 19, 2023, the Planning Director conducted a public hearing and approved the proposal for a Modification to the existing SSCUP Approval for a new Single-Family Dwelling at 1171 Empire Avenue, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Site is a vacant Lot located at 1171 Empire Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. This Site is not listed on the Historic Sites Inventory, nor has it been included in previous historic resource surveys.
4. On April 13, 2023, the Planning Department approved the Historic District Design Review application (PL-23-05579) and Modification of Steep Slope Conditional



Planning Department

Use Permit approval application (PL-23-05551) for the construction of a new SFD at 1171 Empire Avenue.

5. On September 5, 2023, the Applicant submitted a Modification of HDDR Approval application and a Modification of SSCUP approval application for approval for a revised set of plans.
6. The Applicant proposes to install a door on the north facing façade of the SFD, construct an at-grade pathway on the north elevation, reduce the length of all roof overhangs on the structure, and to change a roof pitch on a roof form on the front façade. .
7. On September 13, 2023, the proposed changes were reviewed by the Design Review Team.
8. On October 16, 2023 the Application was considered complete.
9. Staff published notice on the City's website and posted notice to the property on October 4, 2023.
10. Staff mailed courtesy to property owners within 300 feet on October 4, 2023.
11. The analysis section of the staff report is incorporated herein.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2 *Historic Residential – 1 (HR-1) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval

1. The conditions of approval associated with the HDDR Approval (PL-23-05579) and the Modification of Steep Slope Conditional Use Permit approval application (PL-23-05551) for the construction of a new SFD at 1171 Empire Avenue continue to apply.
2. This approval is limited to the removal of roof overhangs, construction of stairs on the north elevation, adding a door to the north elevation, and the modification to a rear retaining wall. Further modifications will require re-review by the Planning Department prior to approval and implementation.
3. Final building plans and construction details shall reflect substantial compliance with the plans dated March 29, 2023, and approved by the Planning Department on April 13, 2023. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.



Planning Department

4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee pro to construction.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5064 or email jack.niedermeyer@parkcity.org.

Sincerely,

Rebecca Ward
Interim Planning Director

CC: Jack Niedermeyer

10/2/2023 9:36:07 AM

D

C

B

A

ROTH RESIDENCE



SITE CALCULATIONS

LOT AREA: 1,875 SF (0.04 AC)
MAXIMUM BUILDING FOOTPRINT: 844 SF
OFF-STREET PARKING: 2 REQUIRED, 2 PROVIDED
GROSS SQUARE FOOTAGE: 3007 SF

OWNER

JASMINE AND BRETT ROTH
jasmine@builtcustomhomes.com
brettroth@rothstaffing.com

ARCHITECTURE

UNCOMMON ARCHITECTS
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1496 E 7380 S
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84121
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LANDSCAPE

COMPANY TBD

CONTRACTOR

J. FORD CONSTRUCTION
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801-243-3149
chad@jfordhomes.com



uncommon
architects

4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84009
uncommonarch.com
(801) 417-9951



ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV	DATE	DESCRIPTION
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COVER

CV

SITE CALCULATIONS

LOT AREA: 1,875 SF (0.04 AC)
MAXIMUM BUILDING FOOTPRINT: 844 SF
OFF-STREET PARKING: 2 REQUIRED, 2 PROVIDED
GROSS SQUARE FOOTAGE: 3007 SF

KEYED NOTE

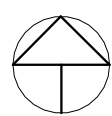
- 309 HEATED CONCRETE PATIO, 4" CONCRETE SLAB OVER 4" GRAVEL BASE.
- 311 HEATED CONCRETE DRIVEWAY.
- 2211 HOTTUB. FINAL SELECTION BY OWNER. PROVIDE POWER AND NECESSARY PLUMBING TO THIS LOCATION.
- 3201 HEATED CONCRETE DRIVEWAY.
- 3203 HEATED FLOATING CONCRETE ENTRY STEPS.

HOT TUB TO MAINTAIN 3FT MINIMUM SIDE AND 3FT REAR SETBACK FROM PROPERTY LINE

location for AC condenser(s), maintain 3ft side and rear minimum setback

A1 SITE PLAN

1/4" = 1'-0"



EMPIRE AVENUE

GENERAL SITE NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING.
2. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
3. ALL EXTERIOR SIDEWALKS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
4. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 4'-0" WIDE.
5. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
6. PROTECT EXISTING TREES DURING CONSTRUCTION W/ 6'-0" HIGH CHAIN LINK FENCE AROUND DRIPLINE.
7. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
8. CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
9. REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION WHERE NEEDED.
10. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT (IRC R401.3)
11. RETAINING WALLS (>4FT OR SUPPORTING SURCHARGE), SWIMMING POOLS, SOLOAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND/OR WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.



ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV DATE DESCRIPTION

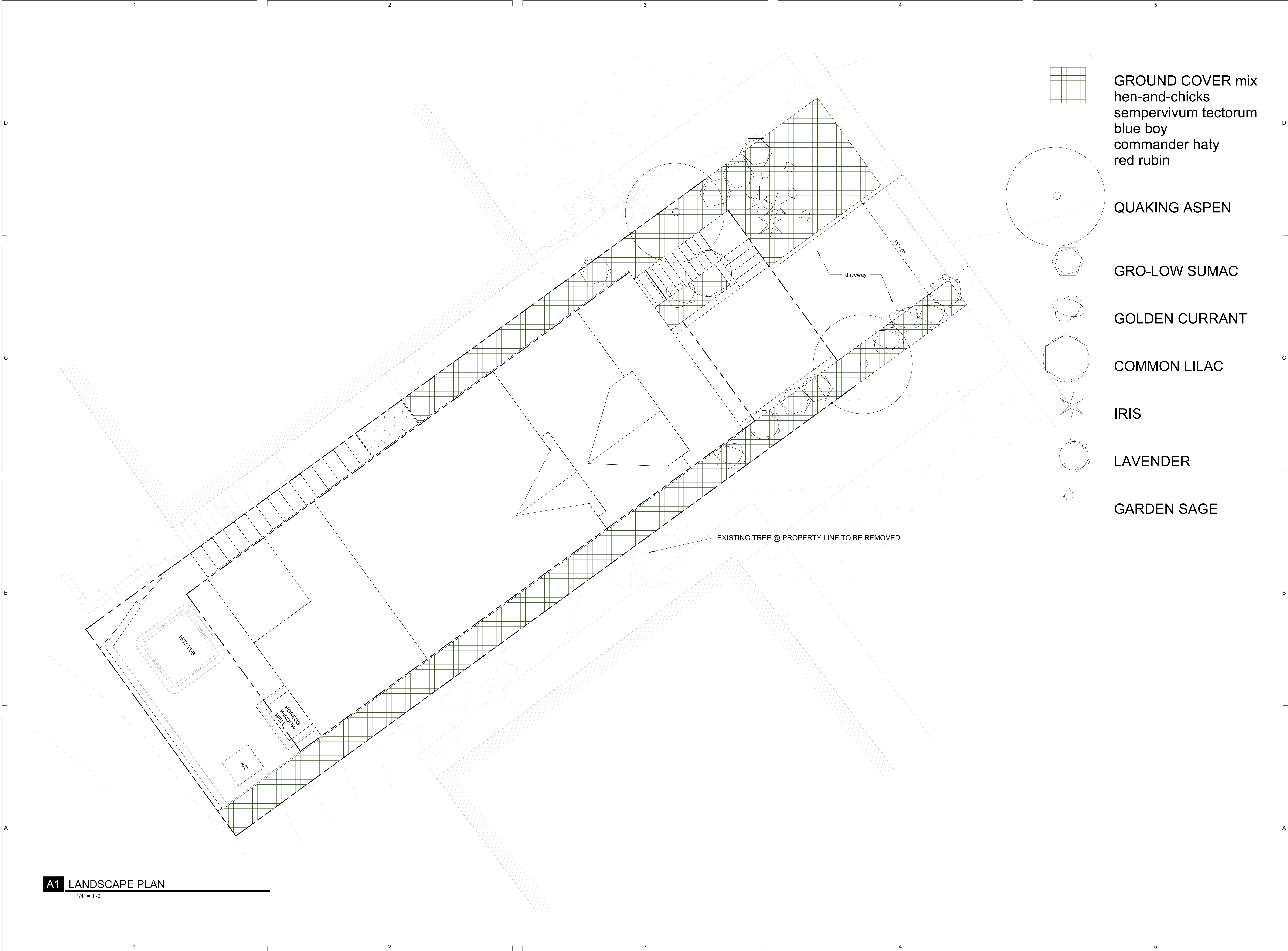
SITE PLAN

AS100

10/2/2023 9:36:08 AM

A1 LANDSCAPE PLAN

1/4" = 1'-0"



uncommon
architects

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(801) 417-9951



ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

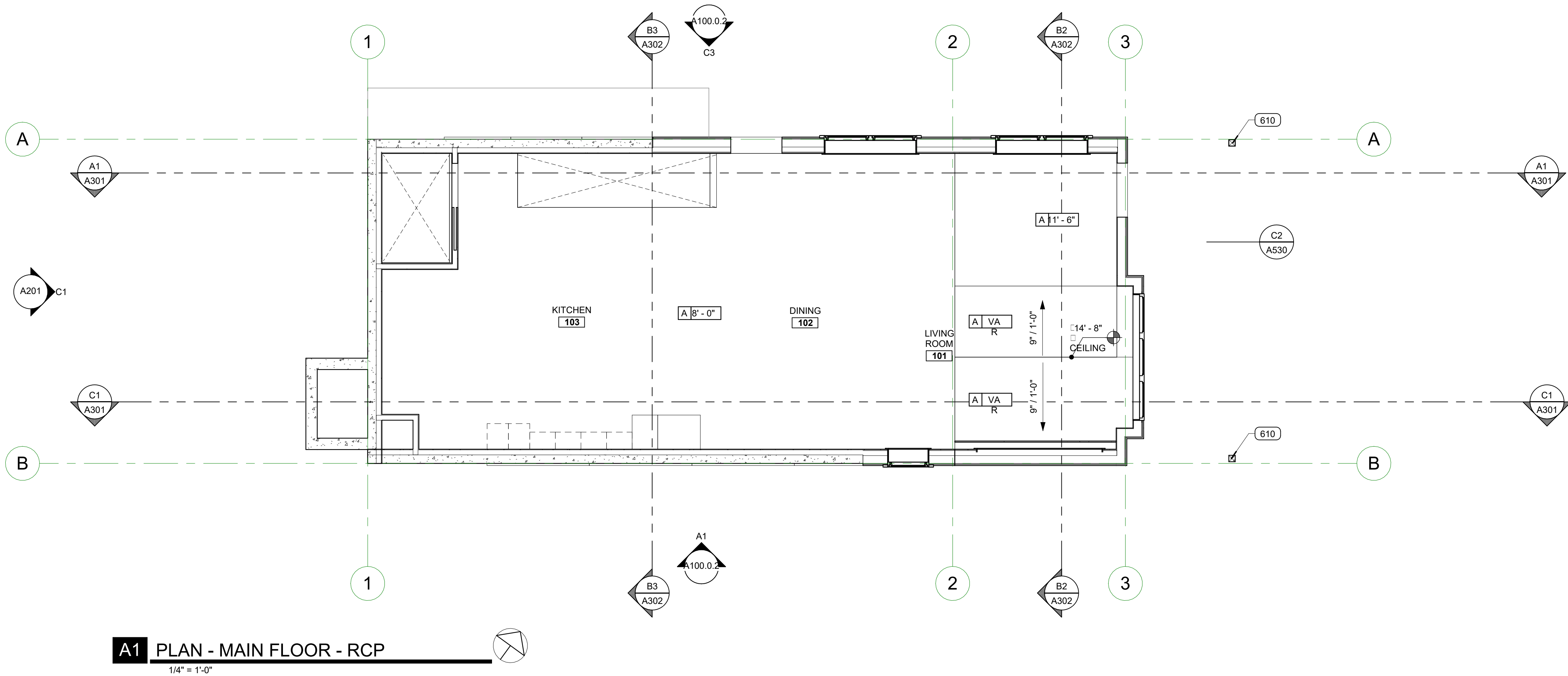
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JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

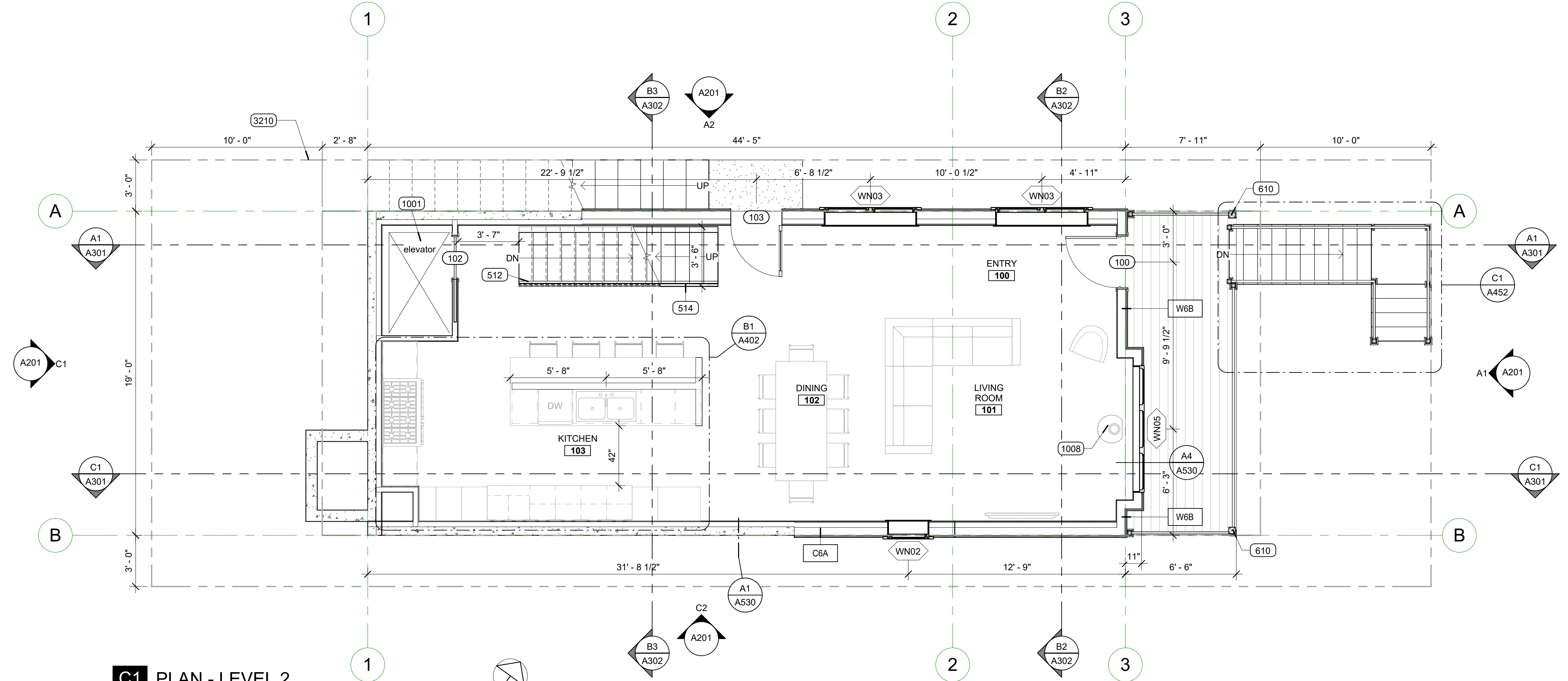
REV	DATE	DESCRIPTION
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LANDSCAPE
PLAN

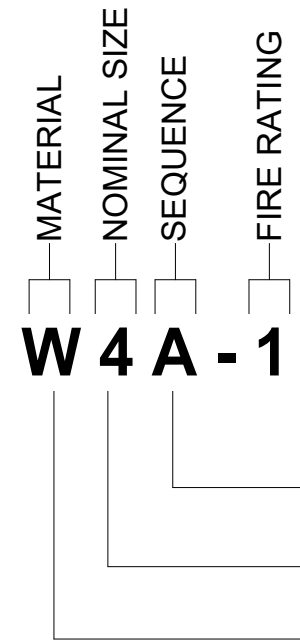
AS101



C1 PLAN - LEVEL 2
1/4" = 1'-0"



WALL TYPE



NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING (WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS
A 3 5/8" METAL STUD WALL

KEYED NOTE

- 512 RAILING. FINAL DESIGN BY OWNER.
514 GUARDRAIL. FINAL DESIGN BY OWNER.
610 4X4 WOOD TIMBER COLUMN.
1001 ELEVATOR TO BE CUSTOM BUILT. FINAL SELECTIONS BY OWNER.
1008 GAS "COOK STOVE" STYLE FIREPLACE. FINAL SELECTION BY OWNER.
3210 PROPERTY LINE.

CEILING LEGEND

- A - GYP BOARD CEILING.
B - WOOD SOFFIT.

DIMENSION NOTES

- ANY UNDIMENSIONED DOORS ARE 4" FROM THE CORNER
- PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
- DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL



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ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

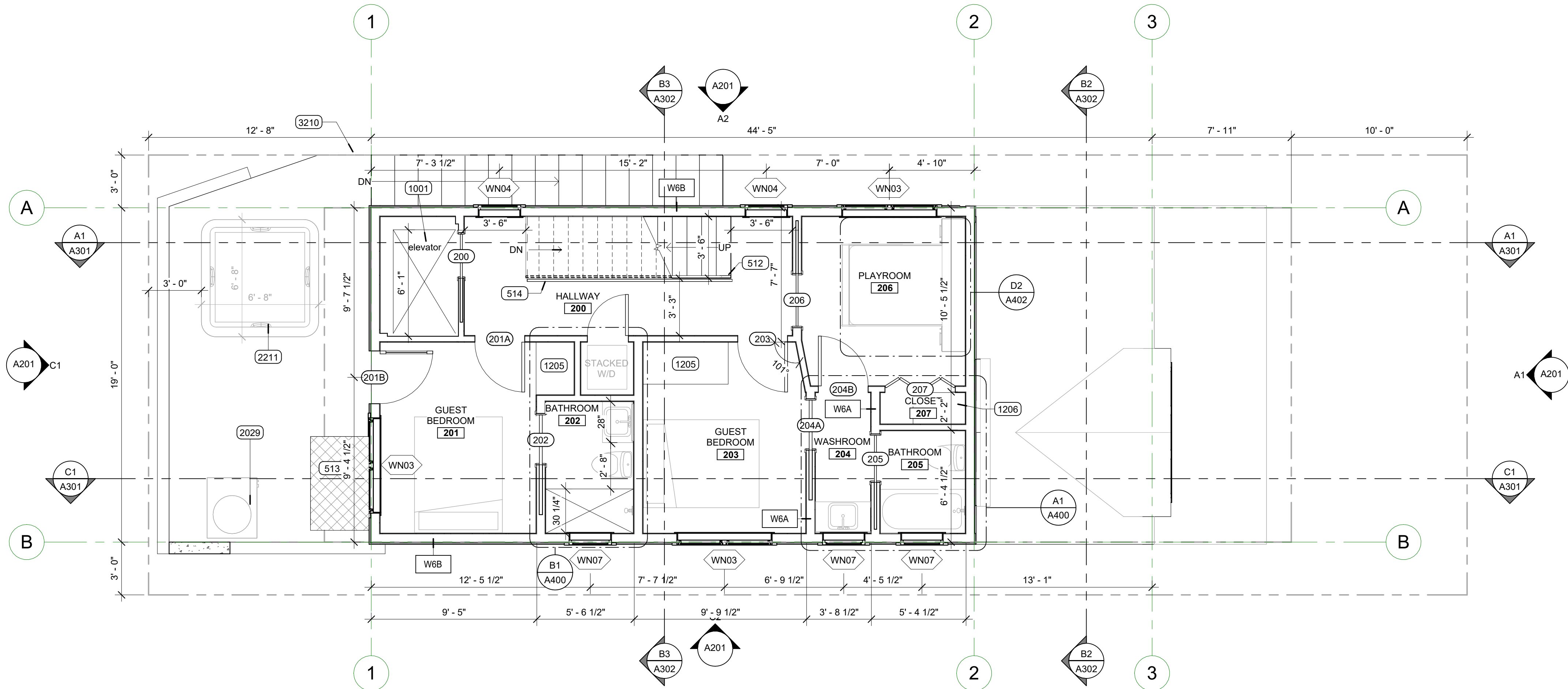
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OWNER: ROTH
DATE: 9.26.23

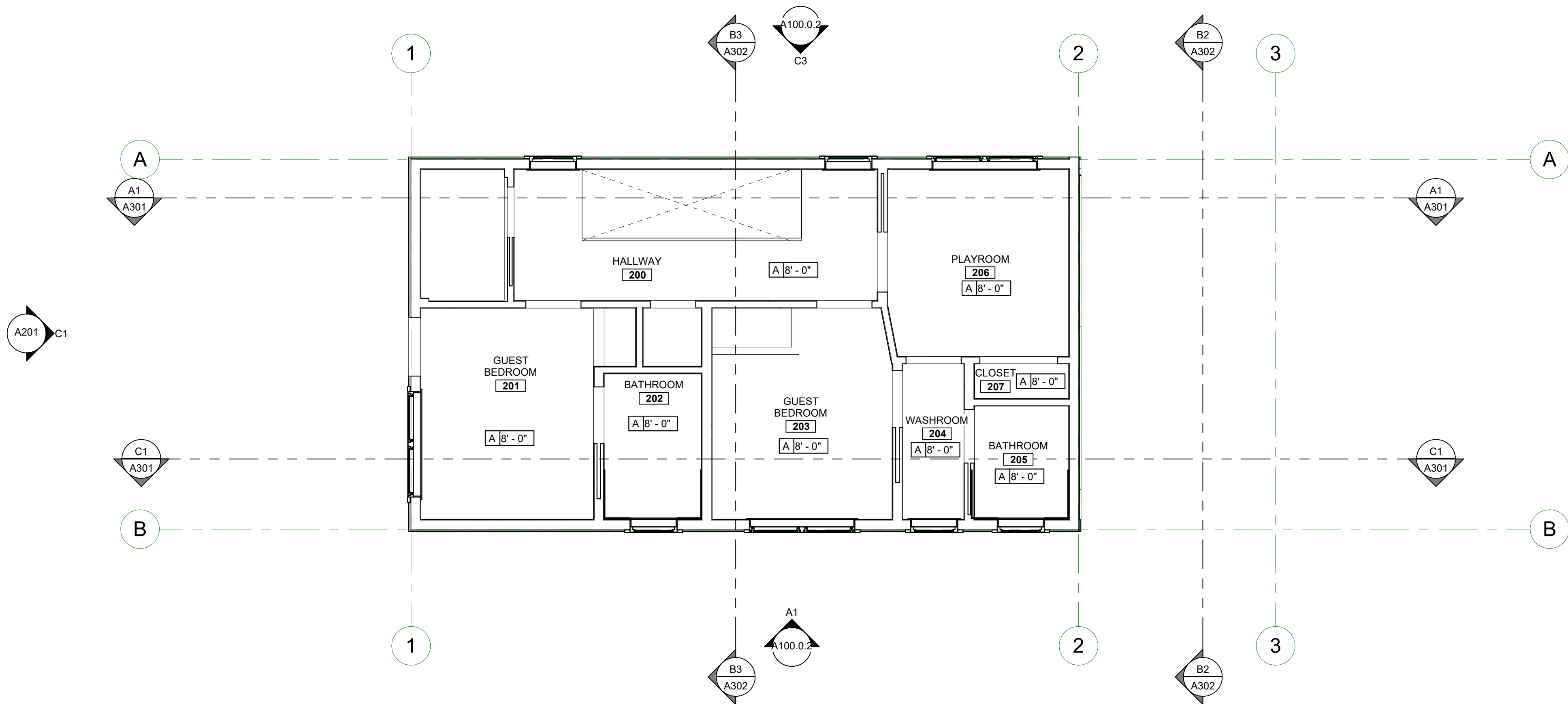
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ANNOTATED
PLAN - LEVEL 2

A110.1

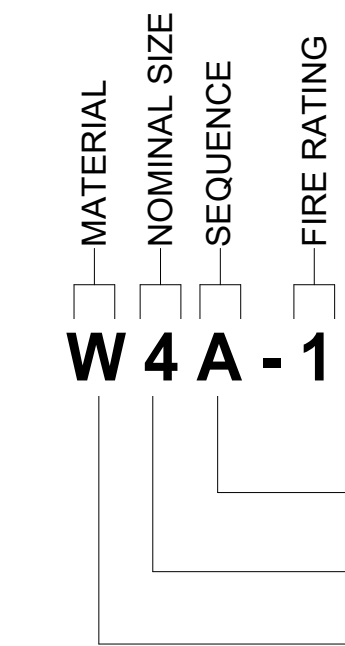


C1 PLAN - LEVEL 3
1/4" = 1'-0"



A1 PLAN - SECOND FLOOR - RCP
1/4" = 1'-0"

WALL TYPE



NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING(WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS
A 3/8" METAL STUD WALL

KEYED NOTE

- 512 RAILING. FINAL DESIGN BY OWNER.
- 513 OPERABLE METAL EGRESS WINDOW WELL GRATE COVER.
- 514 GUARDRAIL. FINAL DESIGN BY OWNER.
- 1001 ELEVATOR TO BE CUSTOM BUILT. FINAL SELECTIONS BY OWNER.
- 1205 WARDROBE DETAILS TO BE SELECTED BY OWNER.
- 1206 ATTIC ACCESS HATCH DOOR IN CLOSET. PROVIDE LADDER AS SELECTED BY OWNER.
- 2029 LOCATION FOR MINI SPLIT CONDENSER(S).
- 2211 HOT TUB. FINAL SELECTION BY OWNER. PROVIDE POWER AND NECESSARY PLUMBING TO THIS LOCATION.
- 3210 PROPERTY LINE.

CEILING LEGEND

- A** - GYP BOARD CEILING.
- B** - WOOD SOFFIT.

DIMENSION NOTES

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ROTH RESIDENCE

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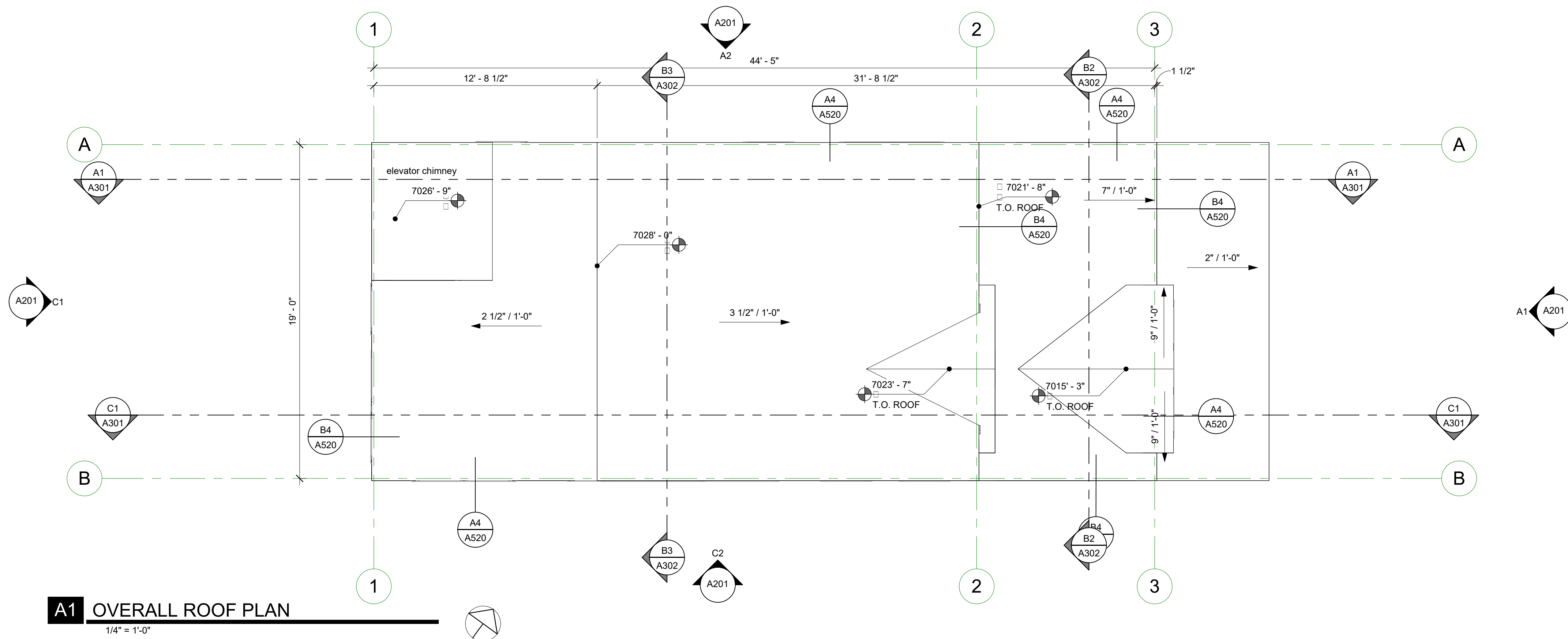
REV DATE DESCRIPTION

ANNOTATED
PLAN - LEVEL 3

A120.1



1. ROOF SHALL BE VENTED WITH AN OVER-FASCIA INTAKE VENT AND A RIDGE VENT. ALTERNATE VENTING METHODS ARE SUBJECT TO OWNER'S APPROVAL.
2. ROOF TO BE ASPHALT SHINGLE ROOF, COLOR SELECTION BY OWNER.



1171 EMPIRE AVENUE, PARK CITY UT

PLANNING MODIFICATION APPLICATION SET

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REV	DATE	DESCRIPTION
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OVERALL ROOF PLAN

A150

10/2/2023 9:36:15 AM

C1 WEST ELEVATION

1/4" = 1'-0"

C2 SOUTH ELEVATION

1/4" = 1'-0"

A1 EAST ELEVATION

1/4" = 1'-0"

A2 NORTH ELEVATION

1/4" = 1'-0"

KEYED NOTE

- 707 RAIN GUTTER.
901 BOARD FORM CONCRETE FOUNDATION.
902 MATTE METAL SIDING. FINAL SELECTION BY OWNER.
903 PAINTED WOOD SIDING. FINAL SELECTION BY OWNER. SAMPLES MUST BE APPROVED BY PLANNING DEPARTMENT.
904 ALUMINUM-CLAD WINDOWS OR FIBREX/ COMPOSITE. FINAL SELECTION TO BE APPROVED BY PLANNING DEPARTMENT PRIOR TO ORDERING. NO VINYL WINDOWS.
908 ASPHALT SHINGLE ROOF.



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ROTH RESIDENCE

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PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A201

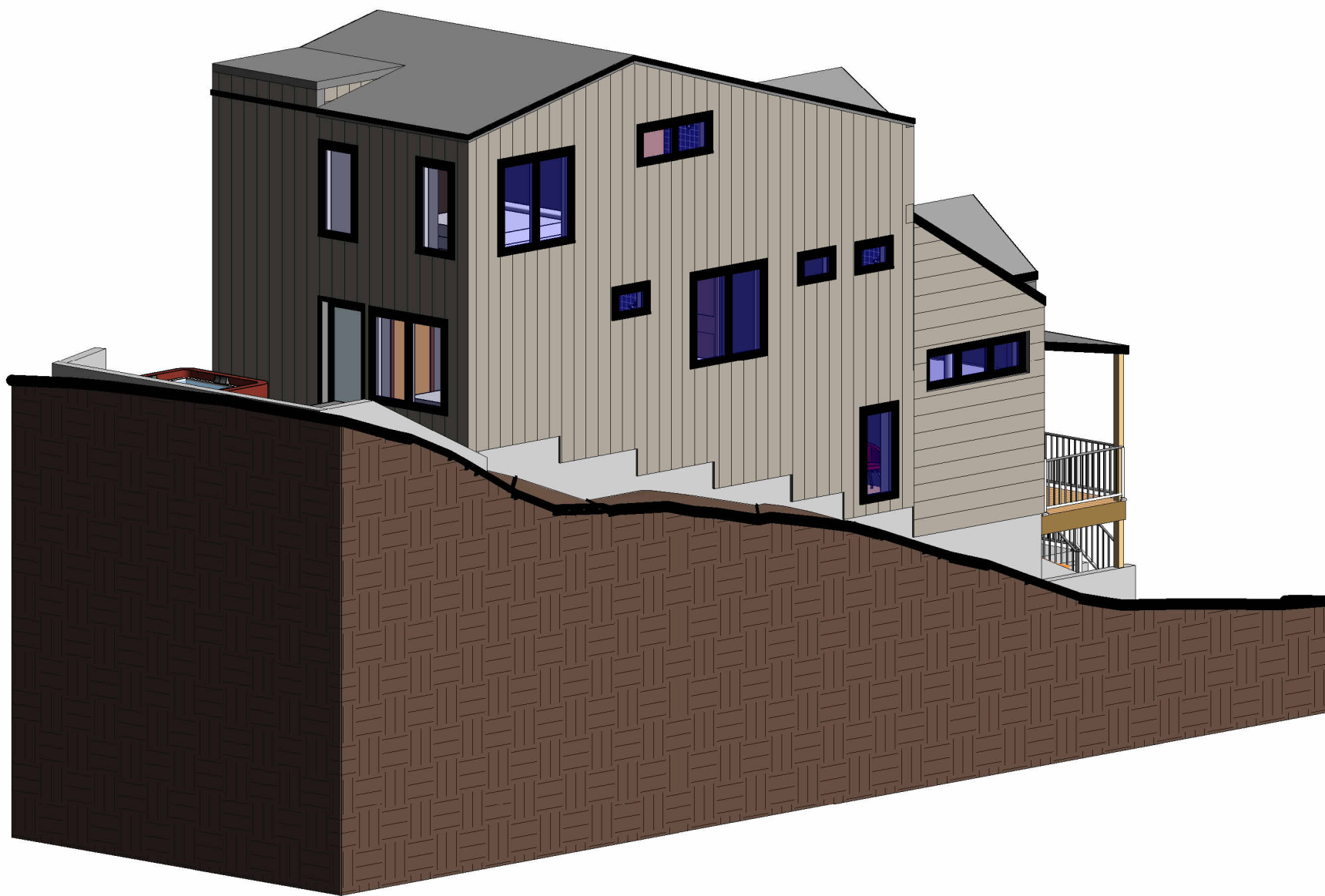
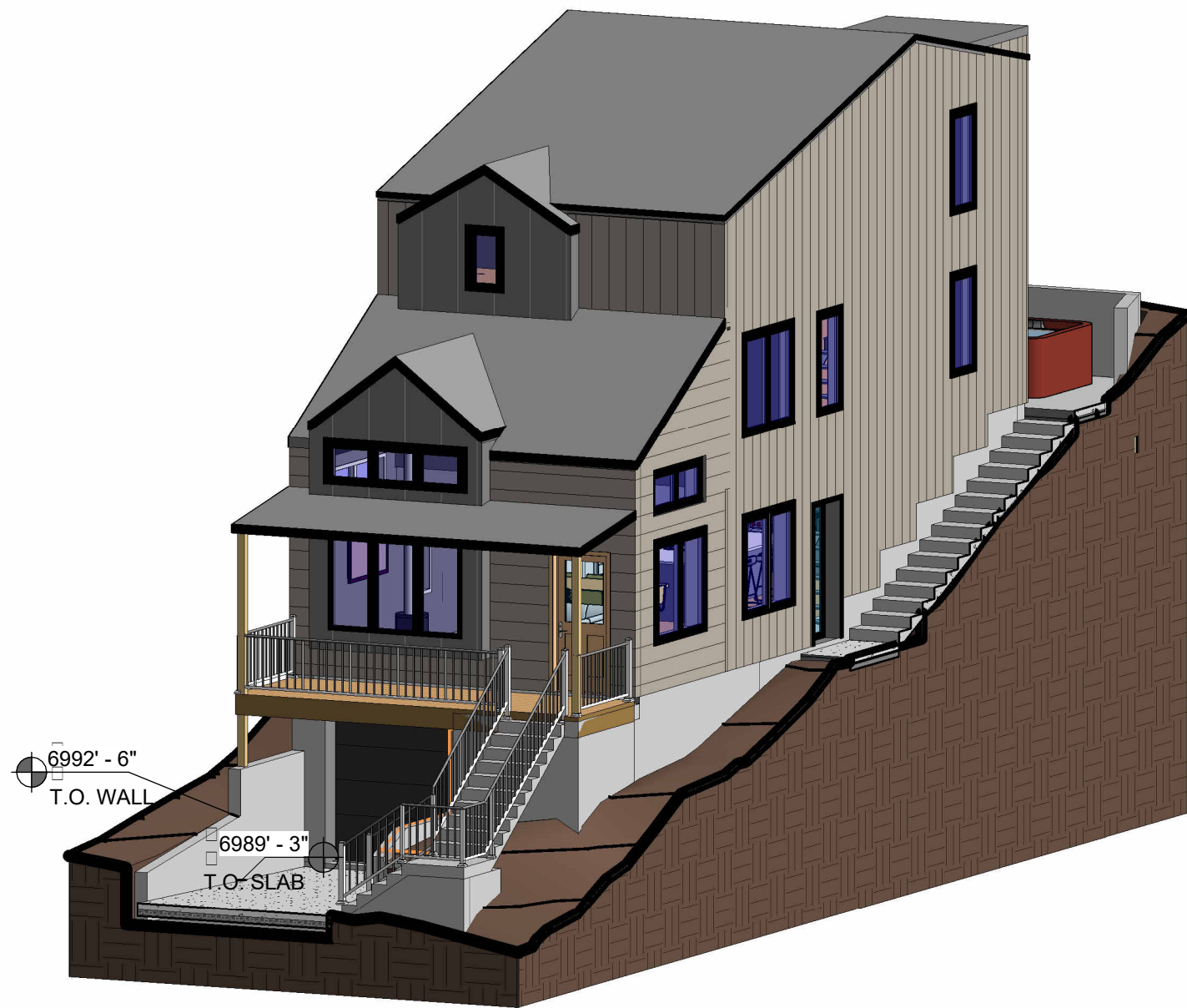
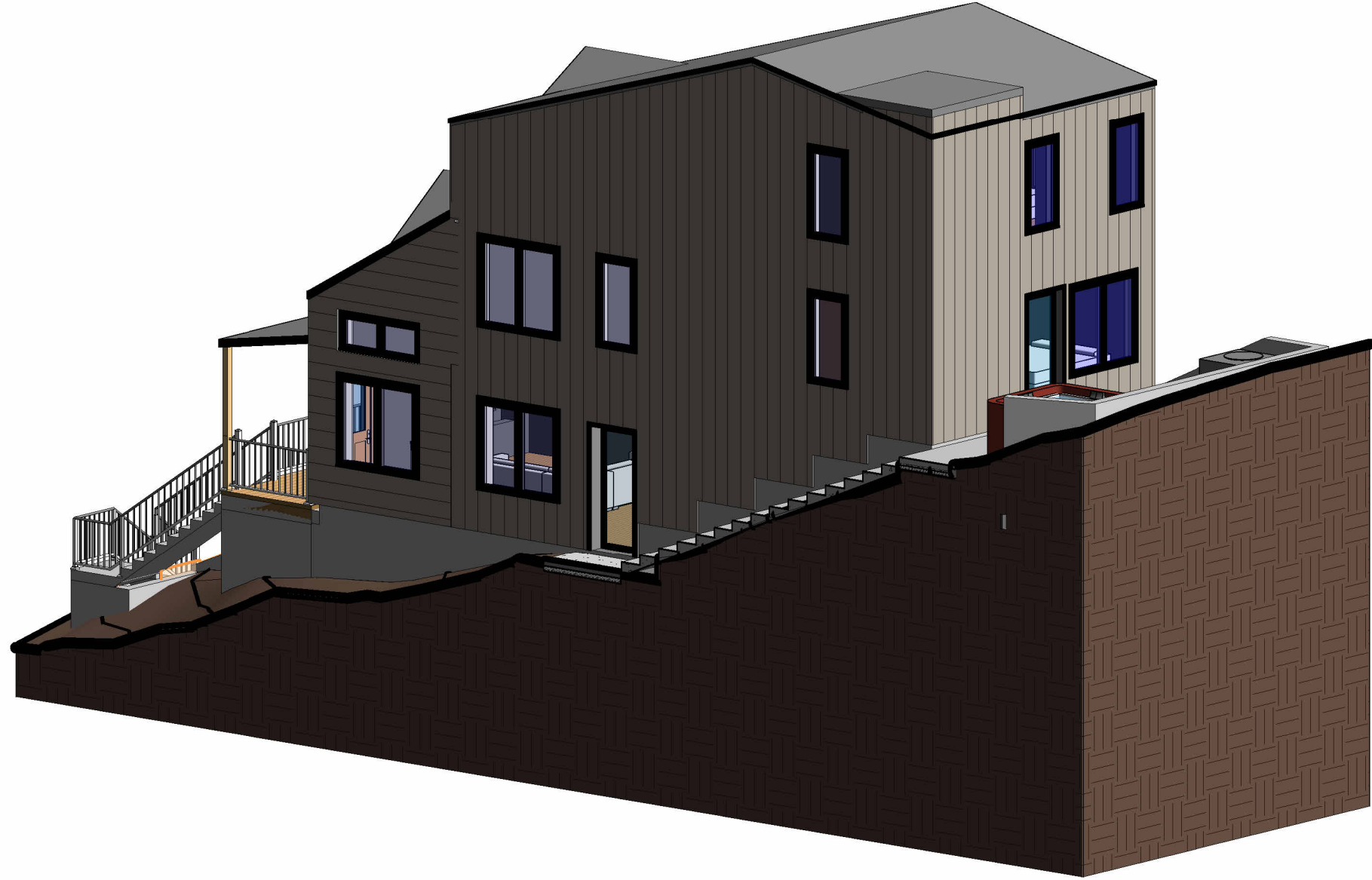
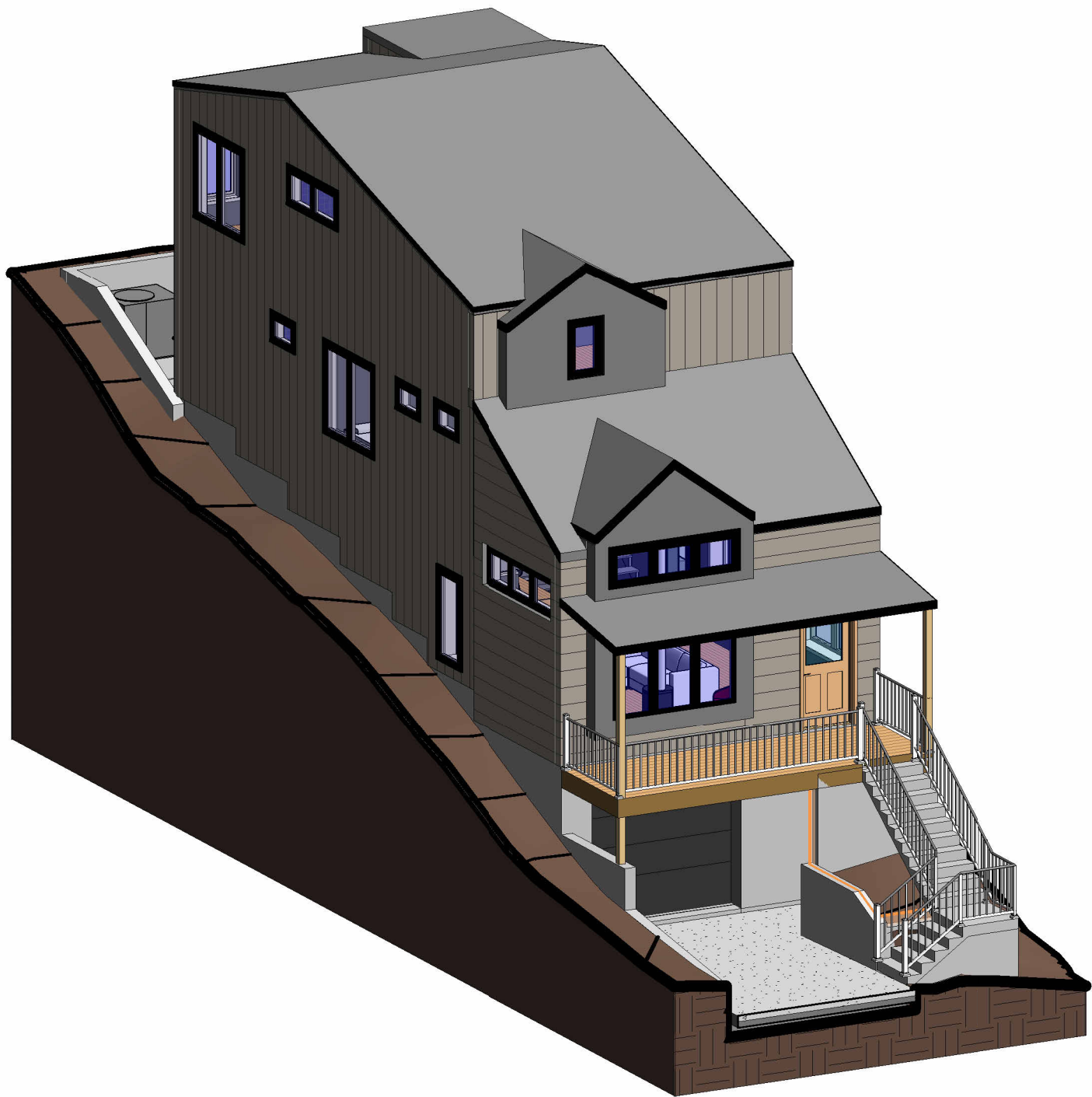
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D

C

B

A



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ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING MODIFICATION APPLICATION SET

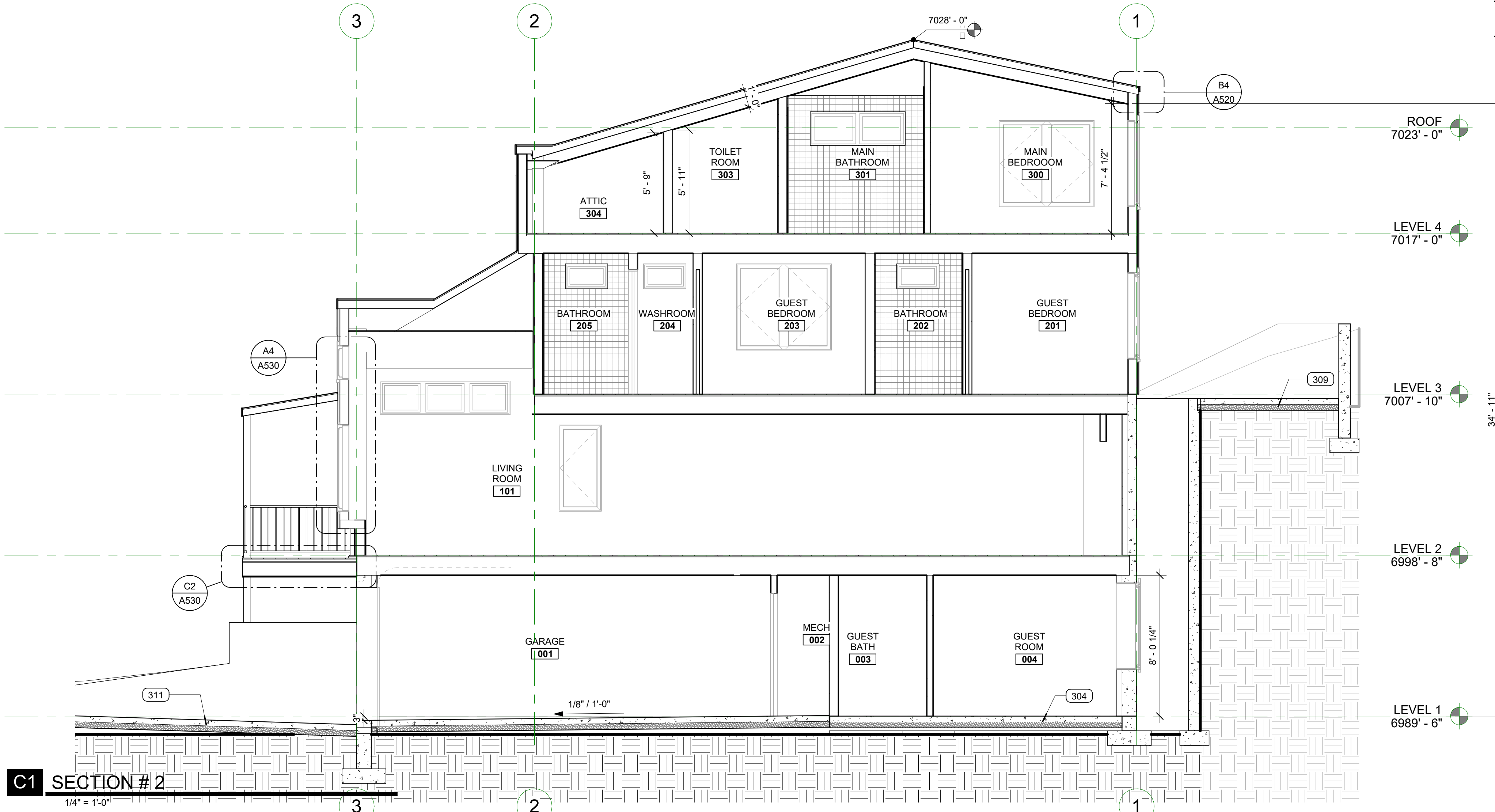
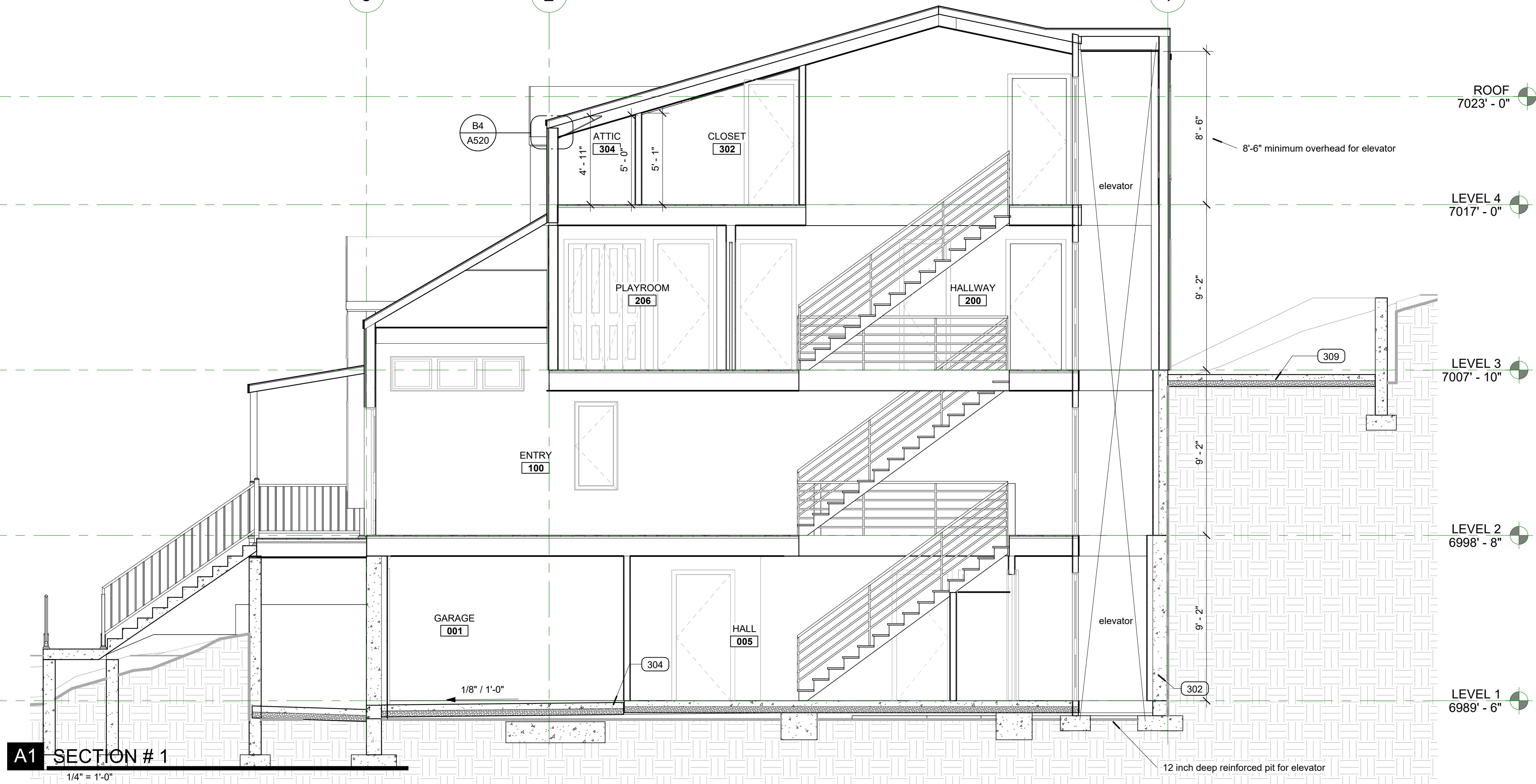
JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV	DATE	DESCRIPTION
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3D + Streetscape

A202

10/2/2023 9:38:24 AM



KEYED NOTE	
302	CONCRETE FOUNDATION WALL. SEE STRUCTURAL.
304	4" THICK MIN. CONCRETE SLAB OVER 4" GRAVEL BASE, TYP.
309	HEATED CONCRETE PATIO. 4" CONCRETE SLAB OVER 4" GRAVEL BASE.
311	HEATED CONCRETE DRIVEWAY.



ROTH RESIDENCE
1171 EMPIRE AVENUE, PARK CITY UT
PLANNING MODIFICATION APPLICATION SET

JOB NUMBER:	22055
OWNER:	ROTH
DATE:	9.26.23

REV	DATE	DESCRIPTION
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BUILDING
SECTION

A301





Planning Department

April 13, 2023

Caitlyn Barhorst
(806)-559-8079

CC: Jasmine Roth

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1171 Empire Avenue

Zoning District: Historic District -1 (HR-1)

Application: Historic District Design Review

Project Number: PL-23-05579

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 13, 2023

Project Summary: The Applicant Proposes Building a New Single-Family Dwelling on a Vacant Lot.

Action Taken

On April 13, 2023, the Planning Director conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 1171 Empire Avenue, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Site is a vacant Lot located at 1171 Empire Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes to construct a new Single-Family Dwelling.
4. This Site is not listed on the Historic Sites Inventory, nor has it been included in previous historic resource surveys.
5. On February 17, 2022, Planning Department Staff approved the HDDR application (PL-21-05120) and the SSCUP (PL-21-05123) for the construction of a new SFD at 1171 Empire Avenue.



Planning Department

6. On July 19, 2022, the Building Department accepted the building permit application (PLAN22-865) for the construction of a new SFD in the Historic District.
7. Planning Department Staff found significant changes between the HDDR Approved plans and the plans uploaded for Building Permit Review.
8. On December 14, 2022, Planning Department Staff brought the modified Building Permit plans before the Design Review Team.
9. On March 1, 2023, the applicant submitted an HDDR Application (PL-23-05579).
10. On March 10, 2023, the Application was considered complete.
11. Staff published notice on the City's website and posted notice to the property on March 22, 2023.
12. Staff mailed courtesy to property owners within 300 feet on March 22, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2 *Historic Residential – 1 (HR-1) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans dated March 29, 2023, and approved by the Planning Department on April 13, 2023. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.



Planning Department

6. 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 with State and Federal law.
7. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
8. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J) with light bulbs that are 3,000 degrees Kelvin or lower. Final lighting details will be reviewed by the Planning Staff prior to installation.
9. Original materials such as brick and stone that was historically left unpainted shall not be painted. Materials such as wood, that traditionally painted shall have an opaque rather than transparent finish.
10. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structure or additions to non-historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surface that were not historically painted.
11. Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate. New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate for glazing on the primary façade.
12. The applicant shall provide specifications for the proposed water meter and service line to both the Engineering and Water Department prior to receiving submitting a Building Permit.
13. The entry staircase is within the Front Setback and shall be constructed no more than four vertical feet from Final Grade.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5064 or email jack.niedermeyer@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gretchen Milliken,
Planning Director

CC: Jack Niedermeyer

3/29/2023 10:24:29 AM

D

C

B

A

SITE CALCULATIONS

LOT AREA: 1,875 SF (0.04 AC)
MAXIMUM BUILDING FOOTPRINT: 844 SF
OFF-STREET PARKING: 2 REQUIRED, 2 PROVIDED
NET SQUARE FOOTAGE: 2354 SF
BASEMENT: 673 SF
MAIN FLOOR: 728 SF
SECOND FLOOR: 552 SF
THIRD FLOOR: 401 SF



OWNER

JASMINE AND BRETT ROTH
jasmine@builtcustomhomes.com
brettroth@rothstaffing.com

ARCHITECTURE

RAW DESIGN STUDIO
CAITLYN BARHORST
517 S. 200 W., STE D
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(806) 559-8079
caitlyn@rawdesign.com

CIVIL

ALTITUDE ENGINEERING
BLAYDE MCINTIRE
212 S 700 E
HEBER CITY, UT 84032
(307) 679-8620
blayde.mcintire@gmail.com

STRUCTURAL

HAZELWOOD ENGINEERING
RYAN HAZELWOOD
1496 E 7380 S
COTTONWOOD HEIGHTS, UT
84121
(801) 810-5061
ryan@hazelwood-eng.com

LANDSCAPE

COMPANY TBD

CONTRACTOR

J. FORD CONSTRUCTION
CHAD BOLLMAN
786 Division St
Park City, UT 84098
801-243-3149
chad@jfordhomes.com

SITE CALCULATIONS

LOT AREA: 1,875 SF (0.04 AC)
MAXIMUM BUILDING FOOTPRINT: 844 SF
OFF-STREET PARKING: 2 REQUIRED, 2 PROVIDED
NET SQUARE FOOTAGE: 2354 SF

BASEMENT: 673 SF
MAIN FLOOR: 728 SF
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THIRD FLOOR: 401 SF

KEYED NOTE

3203 HEATED CONCRETE ON GRADE ENTRY STEPS.

JOB NUMBER:	22055
OWNER:	ROTH
DATE:	3.29.23

REV	DATE	DESCRIPTION
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SITE PLAN

AS100

GENERAL SITE NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING.
2. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
3. ALL EXTERIOR SIDEWALKS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
4. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 4'-0" WIDE.
5. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
6. PROTECT EXISTING TREES DURING CONSTRUCTION W/ 6'-0" HIGH CHAIN LINK FENCE AROUND DRIPLINE.
7. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
8. CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
9. REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION WHERE NEEDED.
10. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT (IRC R401.3)
11. RETAINING WALLS (>4FT OR SUPPORTING SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND/OR WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

HOT TUB TO MAINTAIN 3FT MINIMUM SIDE AND 3FT REAR SETBACK FROM PROPERTY LINE

location for AC condenser(s), maintain 3ft side and rear minimum setback

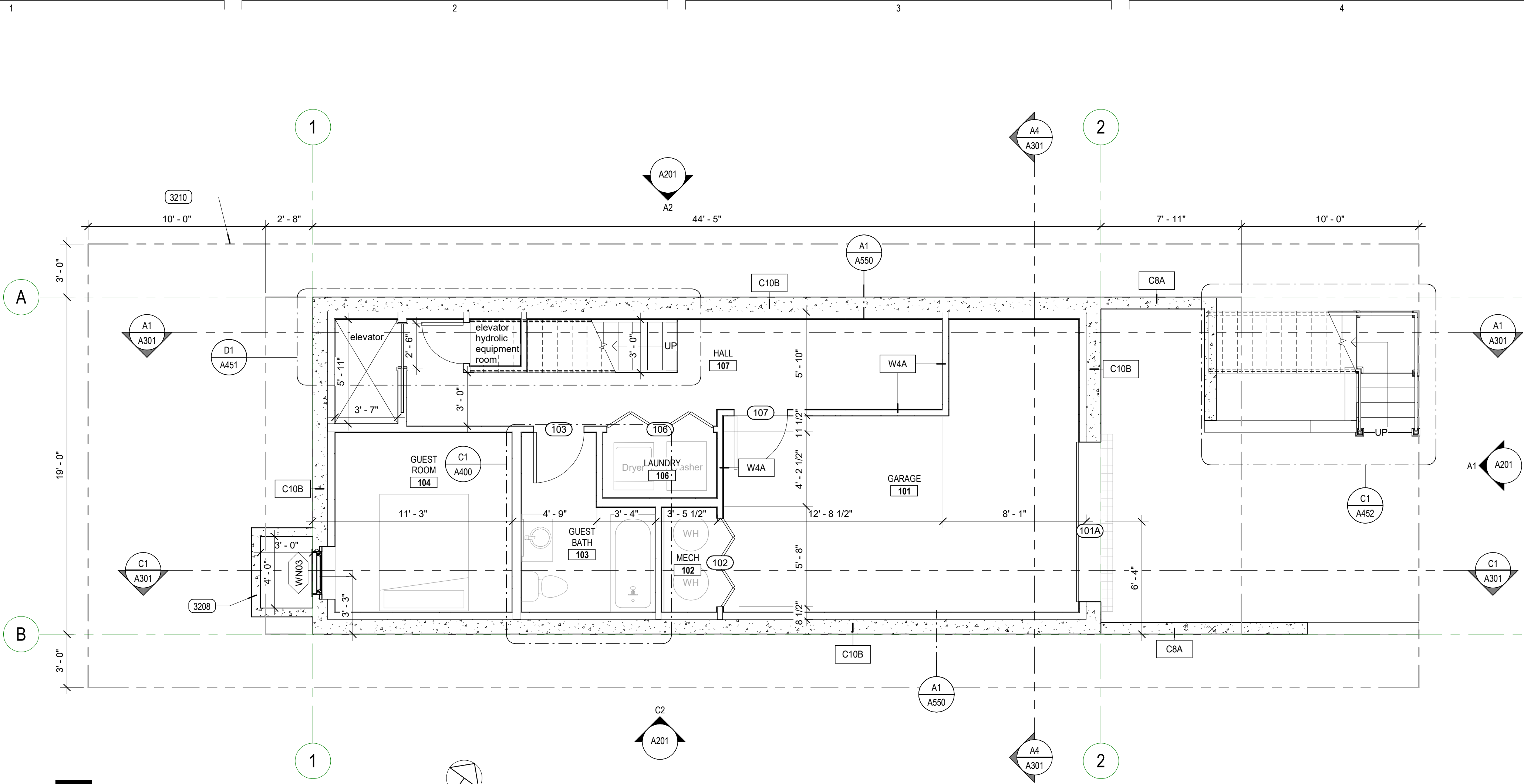
A1 SITE PLAN

1/4" = 1'-0"



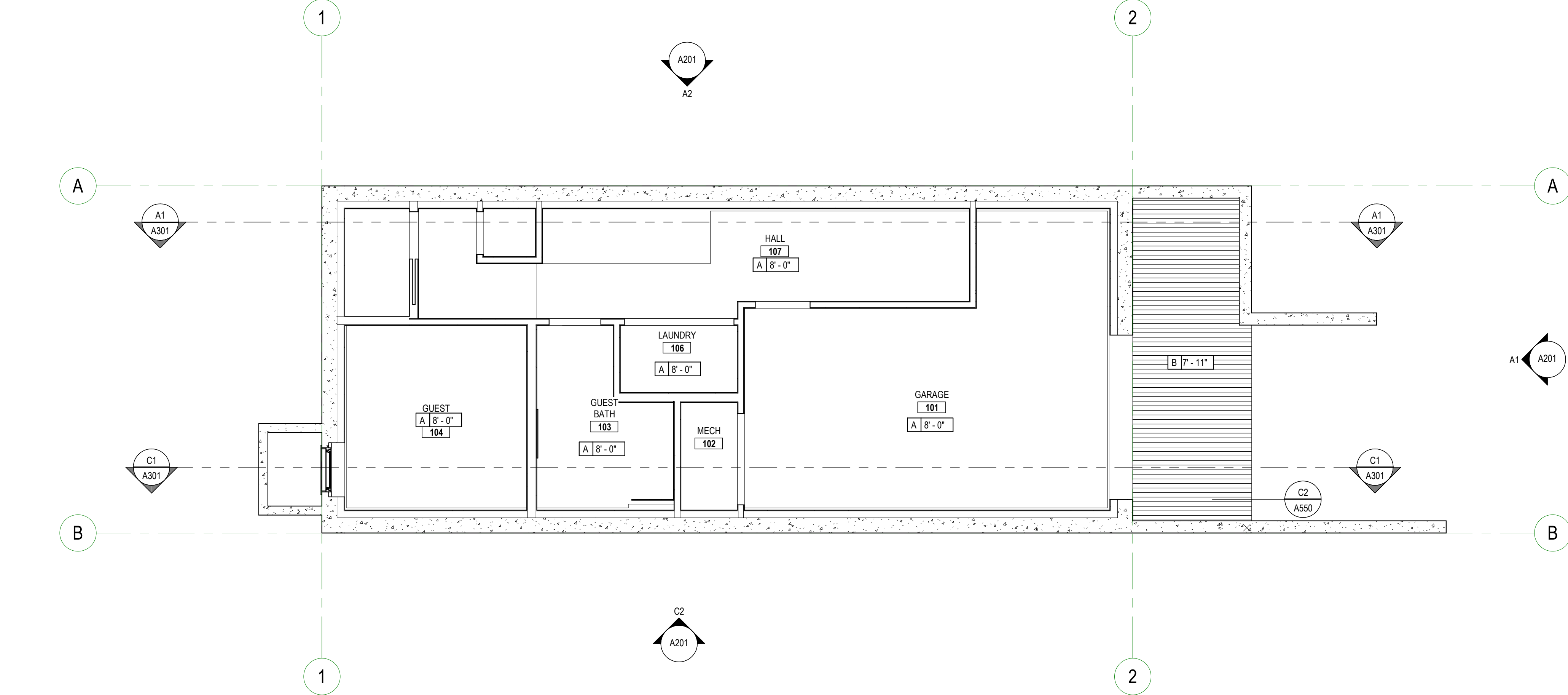


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C1 PLAN - BASEMENT

1/4" = 1'-0"



A1 PLAN - BASEMENT - RCP

1/4" = 1'-0"

WALL TYPE

W 4 A - 1

MATERIAL
NOMINAL SIZE
SEQUENCE
FIRE RATING

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

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DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

KEYED NOTE

- 3208 EGRESS WINDOW WELL.
3210 PROPERTY LINE.

CEILING LEGEND

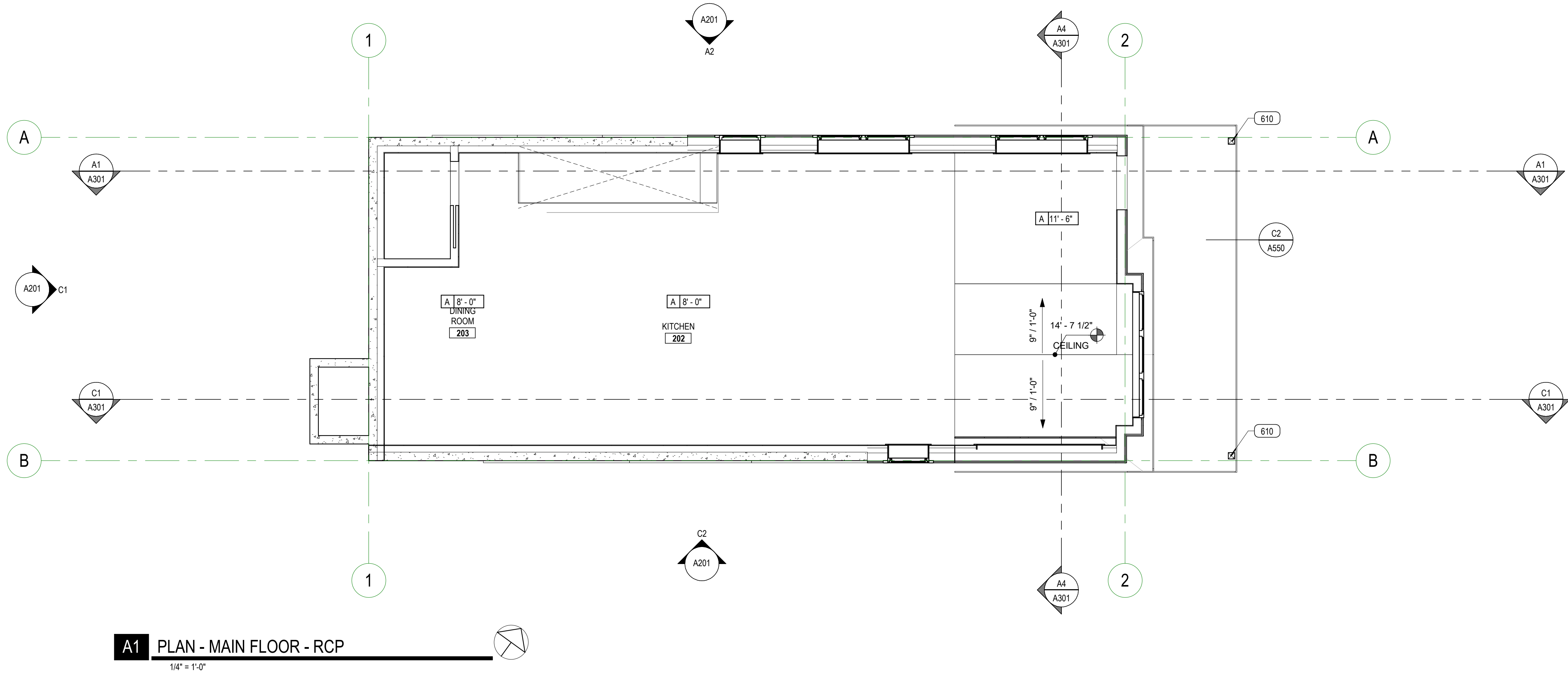
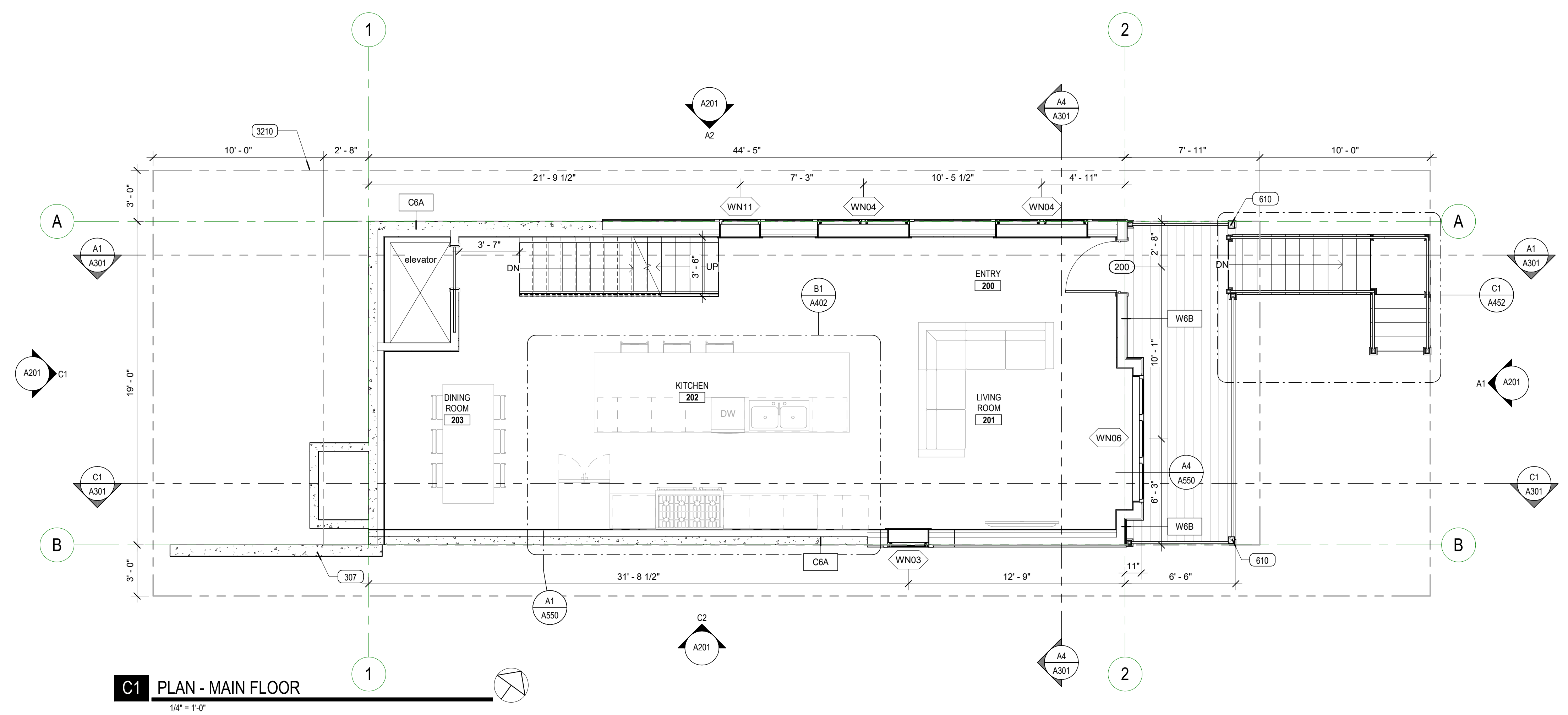
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- DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL

Room Schedule			
Number	Name	Level	Area
101	GARAGE	BASEMENT	261 SF
102	MECH	BASEMENT	18 SF
103	GUEST BATH	BASEMENT	62 SF
104	GUEST ROOM	BASEMENT	101 SF
105	STORAGE	Not Placed	Not Placed
107	HALL	BASEMENT	159 SF
106	LAUNDRY	BASEMENT	24 SF
204	HALF BATH	Not Placed	Not Placed
203	DINING ROOM	MAIN FLOOR	118 SF
200	ENTRY	MAIN FLOOR	84 SF
201	LIVING ROOM	MAIN FLOOR	181 SF
202	KITCHEN	MAIN FLOOR	287 SF
301	CLOSET	Not Placed	Not Placed
302	GUEST BEDROOM	SECOND FLOOR	96 SF
309	PLAYROOM	SECOND FLOOR	89 SF
303	BATHROOM	SECOND FLOOR	54 SF
304	GUEST BEDROOM	SECOND FLOOR	101 SF
208	CLOSET	Not Placed	Not Placed
305	WASHROOM	SECOND FLOOR	25 SF
307	CLOSET	SECOND FLOOR	9 SF
306	BATHROOM	SECOND FLOOR	29 SF
300	HALLWAY	SECOND FLOOR	126 SF
400	MAIN BEDROOM	THIRD FLOOR	136 SF
401	MAIN BATHROOM	THIRD FLOOR	128 SF
403	TOILET ROOM	THIRD FLOOR	23 SF
402	CLOSET	THIRD FLOOR	94 SF
404	ATTIC	THIRD FLOOR	103 SF

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WALL TYPE

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT U/L, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

MATERIAL
NOMINAL SIZE
SEQUENCE
FIRE RATING

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S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

KEYED NOTE

- 307 CONCRETE WALL. SEE CIVIL AND STRUCTURAL.
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3210 PROPERTY LINE.

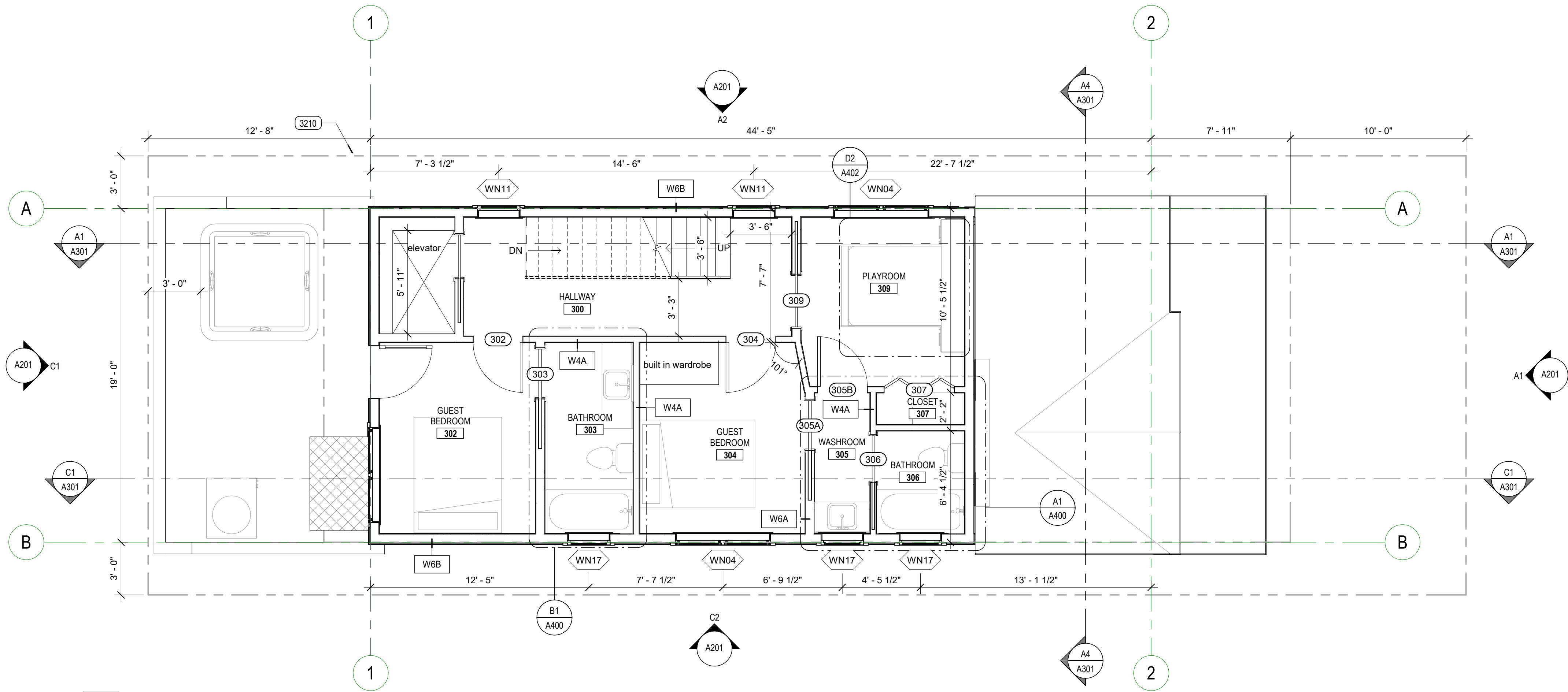
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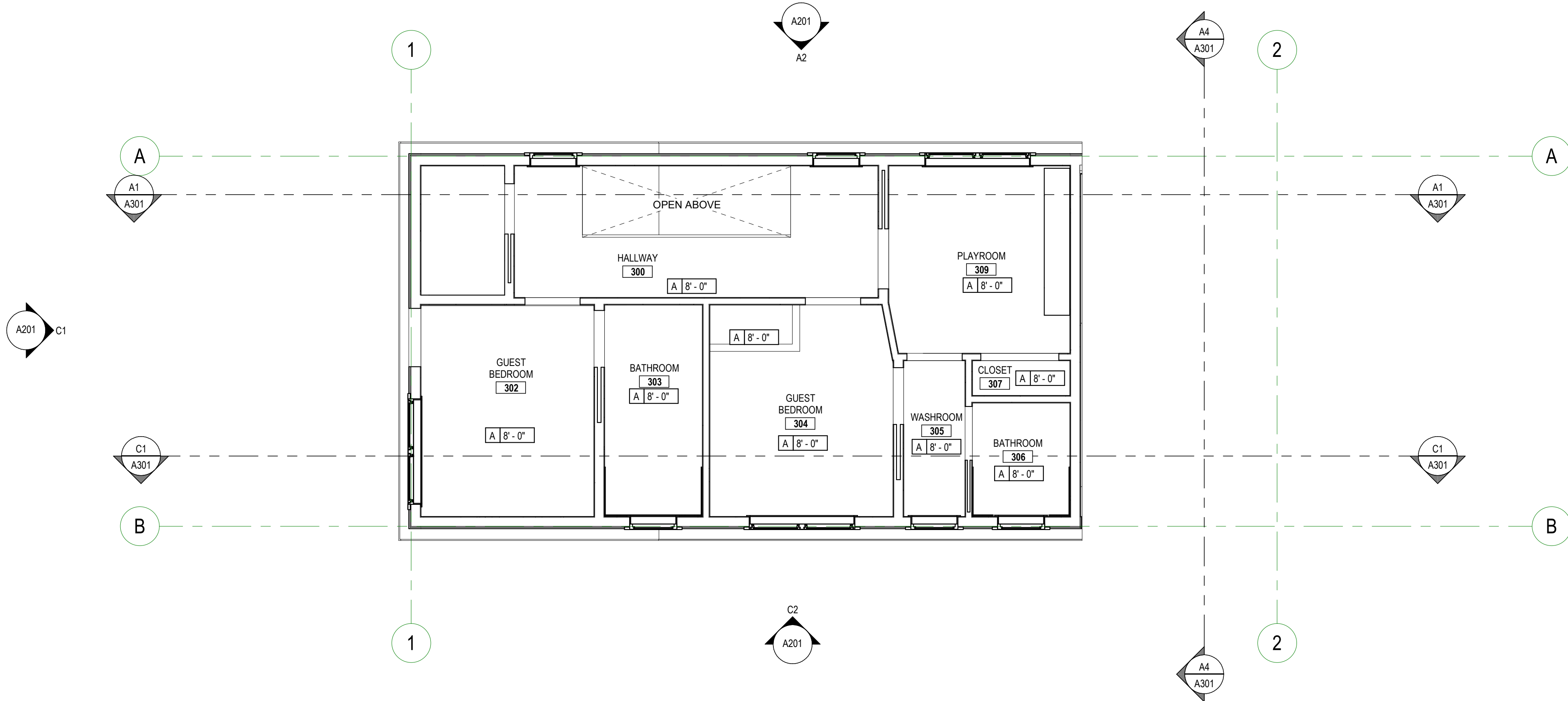
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C1 PLAN - SECOND FLOOR

1/4" = 1'-0"



A1 PLAN - SECOND FLOOR - RCP

1/4" = 1'-0"

WALL TYPE

W 4 A - 1

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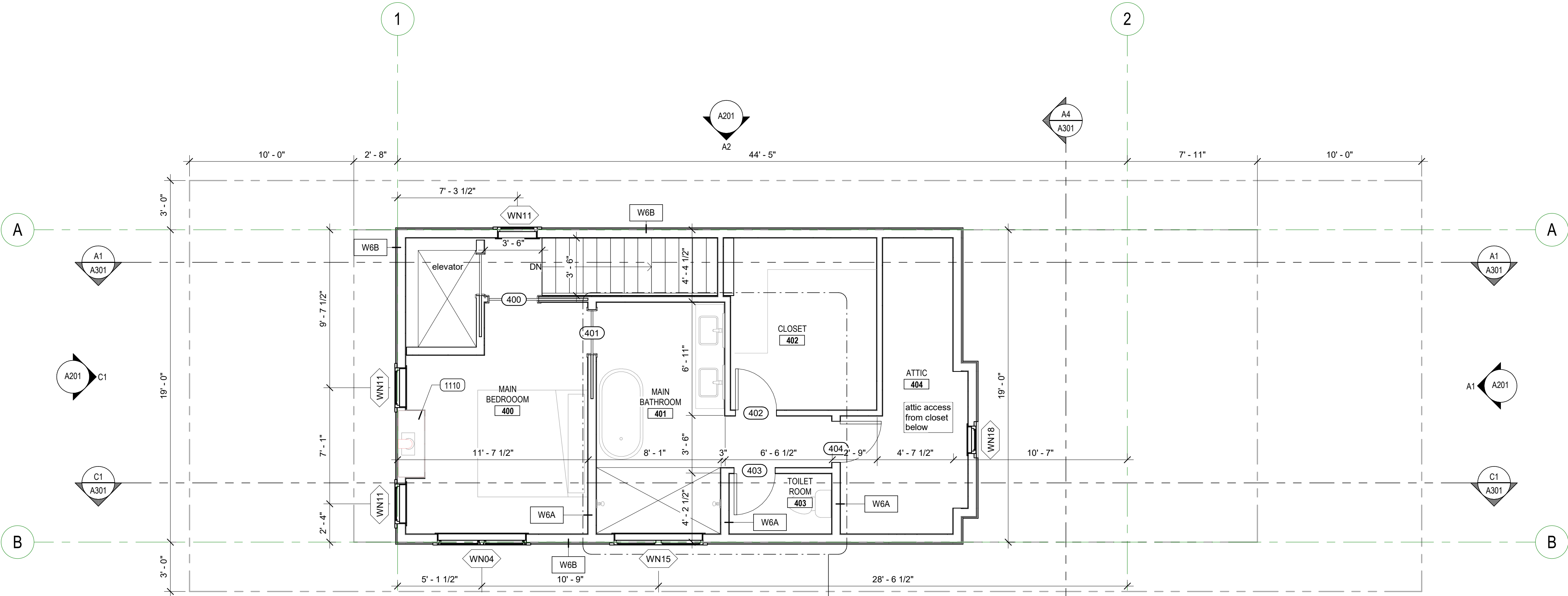
3210 PROPERTY LINE.

CEILING LEGEND

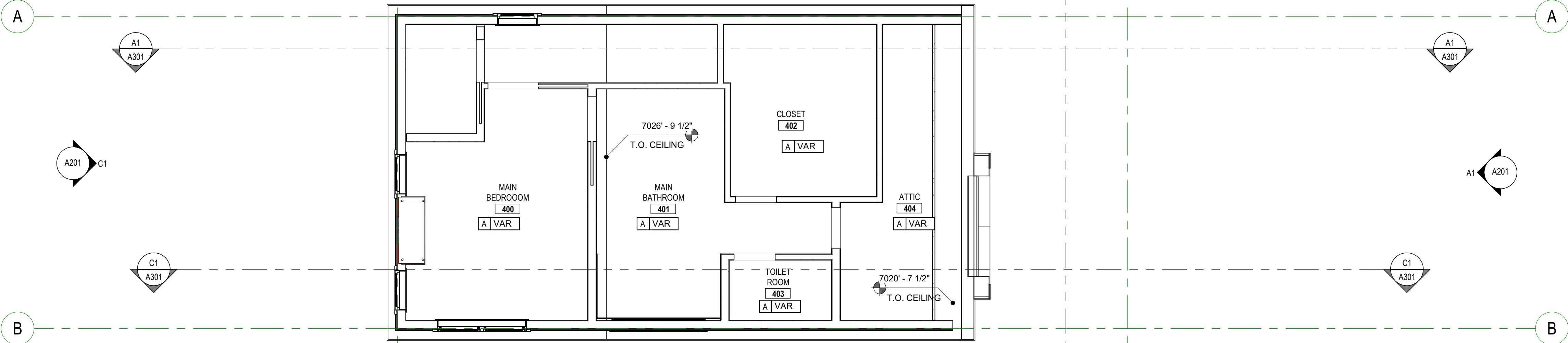
- A - GYP BOARD CEILING.
B - WOOD SOFFIT.

DIMENSION NOTES

- ANY UNDIMENSIONED DOORS ARE 4" FROM THE CORNER
- PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
- DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL



B1 PLAN - THIRD FLOOR
1/4" = 1'-0"



A1 PLAN - THIRD FLOOR - RCP
1/4" = 1'-0"

WALL TYPE

W 4 A - 1

MATERIAL
W 4 A - 1

NOMINAL SIZE
4

SEQUENCE
A

FIRE RATING
1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING (WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

KEYED NOTE

1110 FIREPLACE. TO BE PROVIDED BY OWNER. PROVIDE POWER CONNECTION TO THIS LOCATION. SEE ELECTRICAL.

CEILING LEGEND

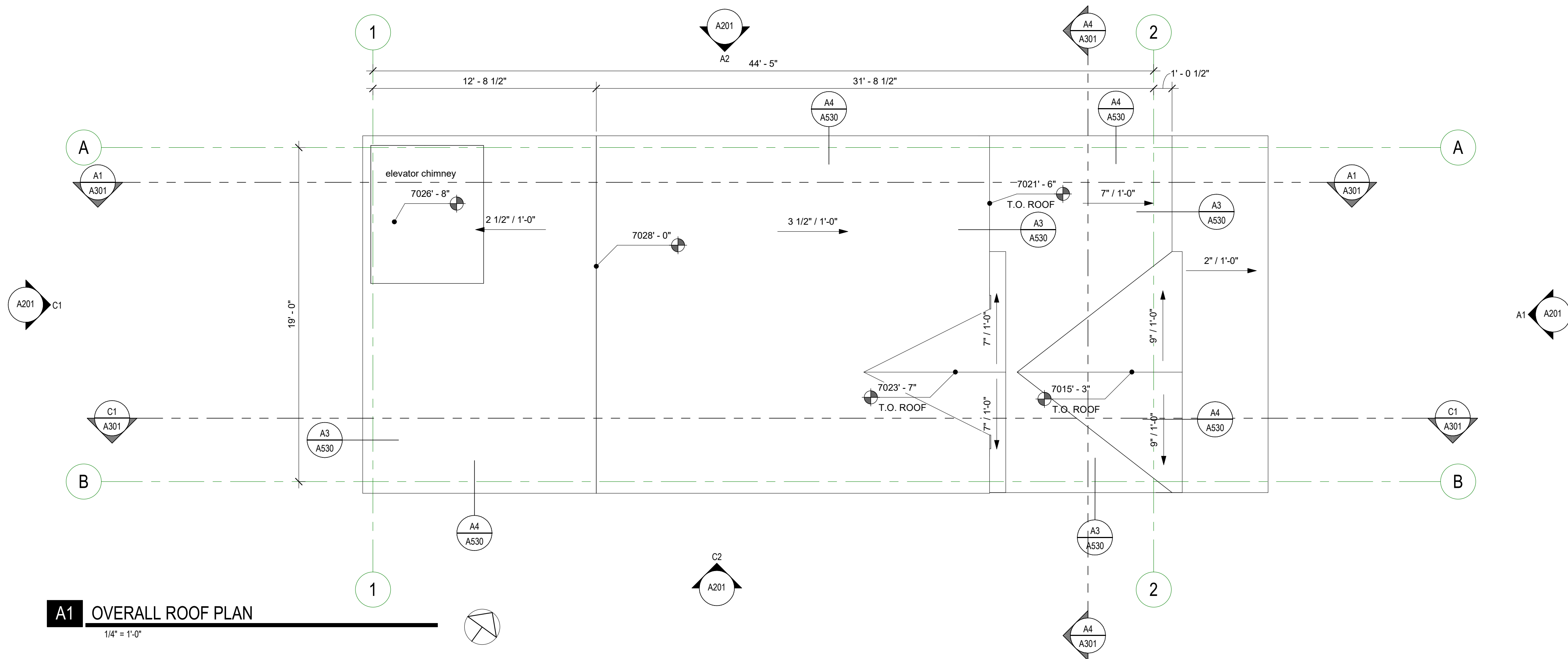
A - GYP BOARD CEILING.

B - WOOD SOFFIT.

DIMENSION NOTES

1. ANY UNDIMENSIONED DOORS ARE 4" FROM THE CORNER
2. PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
3. DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
4. DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL

3/29/2023 10:24:22 AM



ROOF NOTES

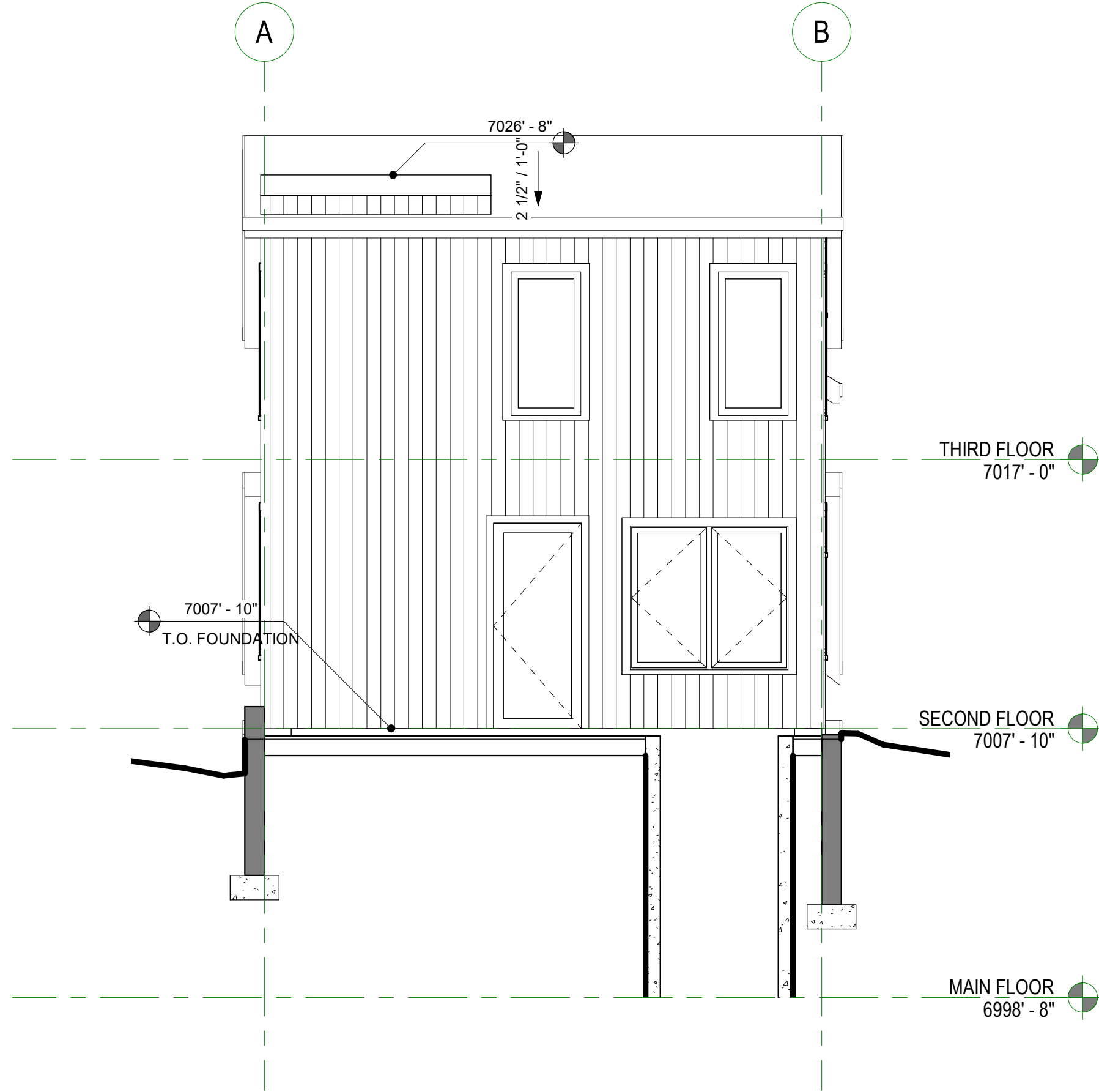
1. ROOF SHALL BE VENTED WITH AN OVER-FASCIA INTAKE VENT AND A RIDGE VENT. ALTERNATE VENTING METHODS ARE SUBJECT TO OWNER'S APPROVAL.
2. ROOF TO BE ASPHALT SHINGLE ROOF, COLOR SELECTION BY OWNER.

KEYED NOTE

3/29/2023 10:31:49 AM

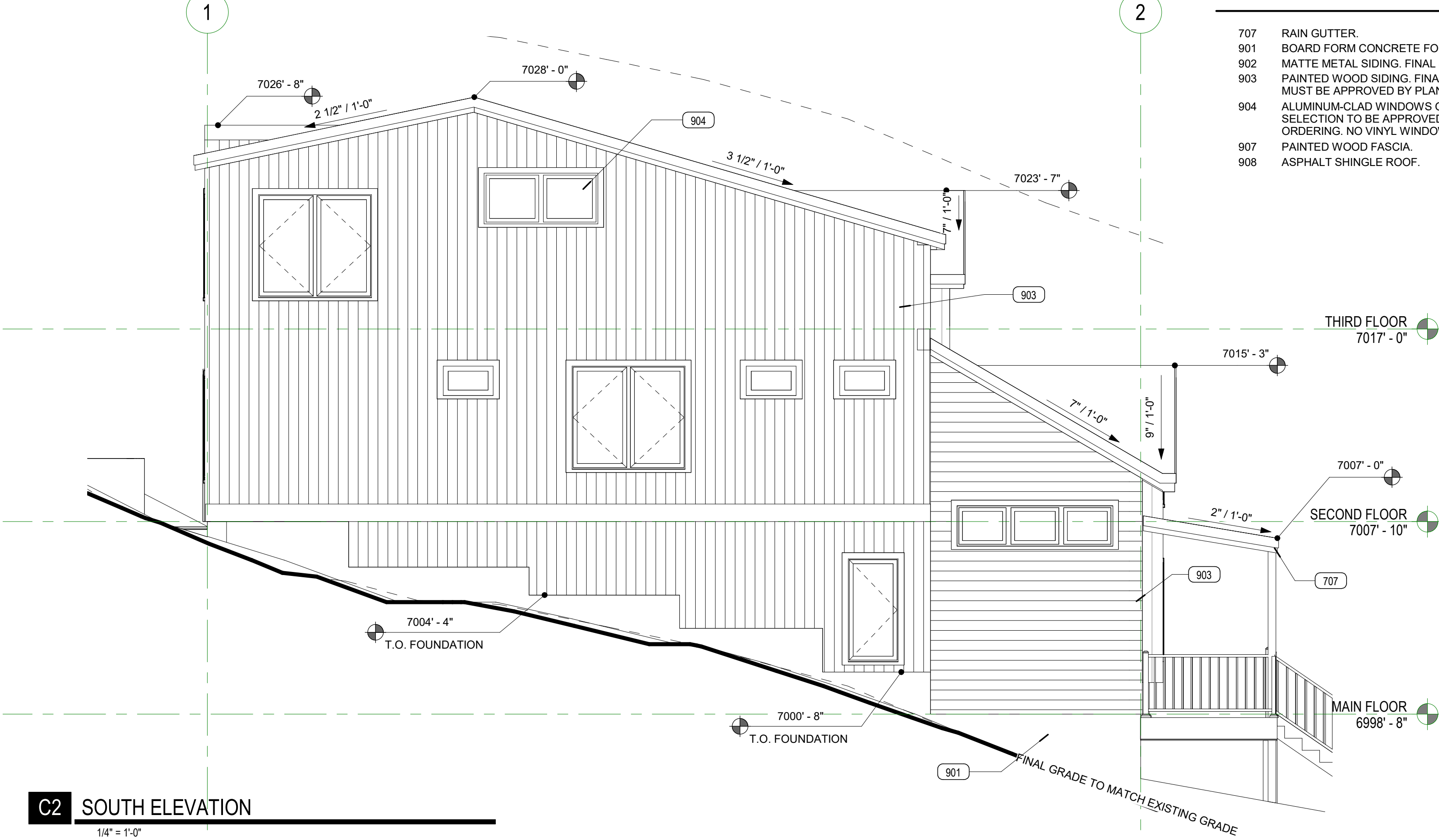
C1 WEST ELEVATION

1/4" = 1'-0"



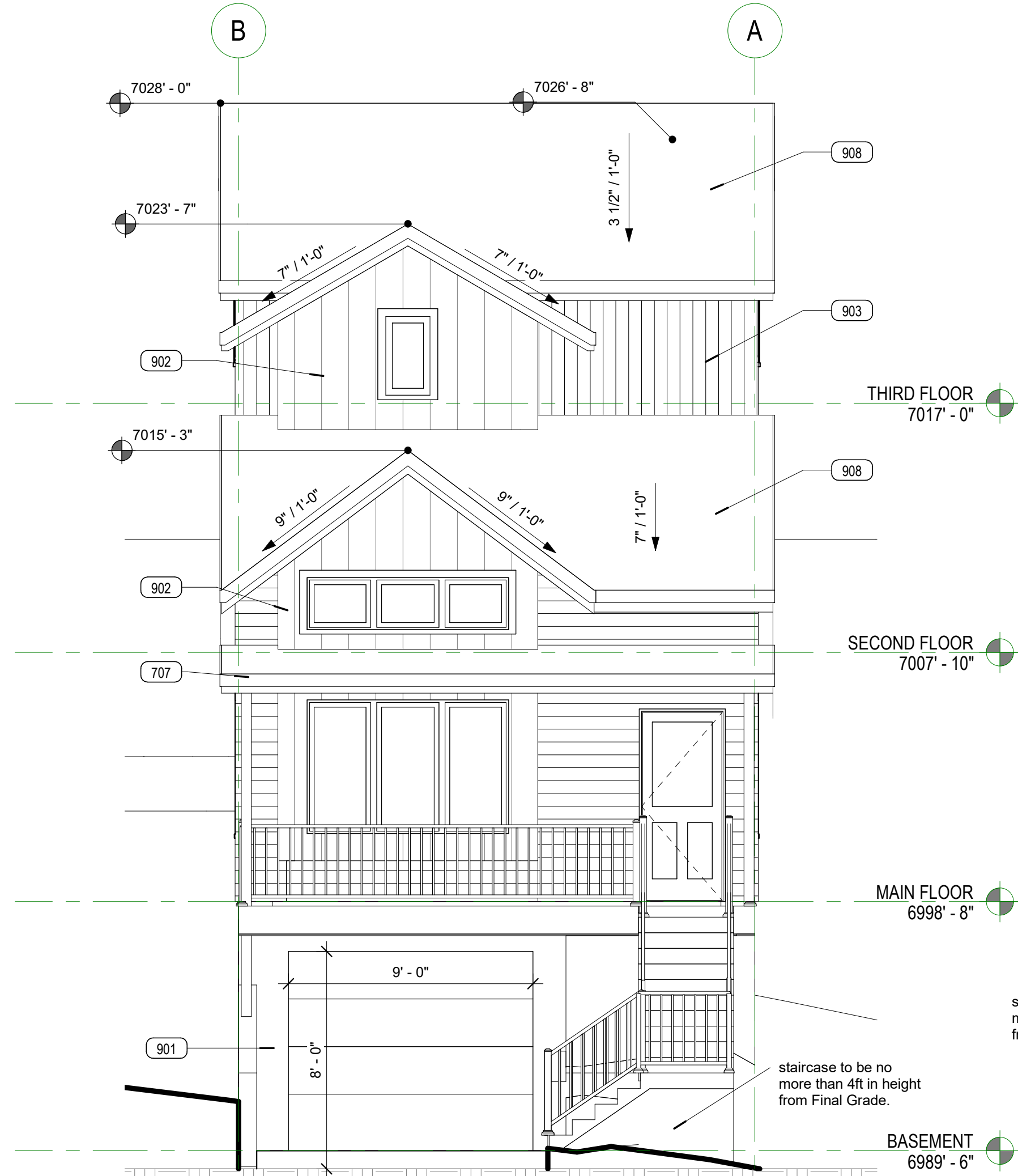
C2 SOUTH ELEVATION

1/4" = 1'-0"



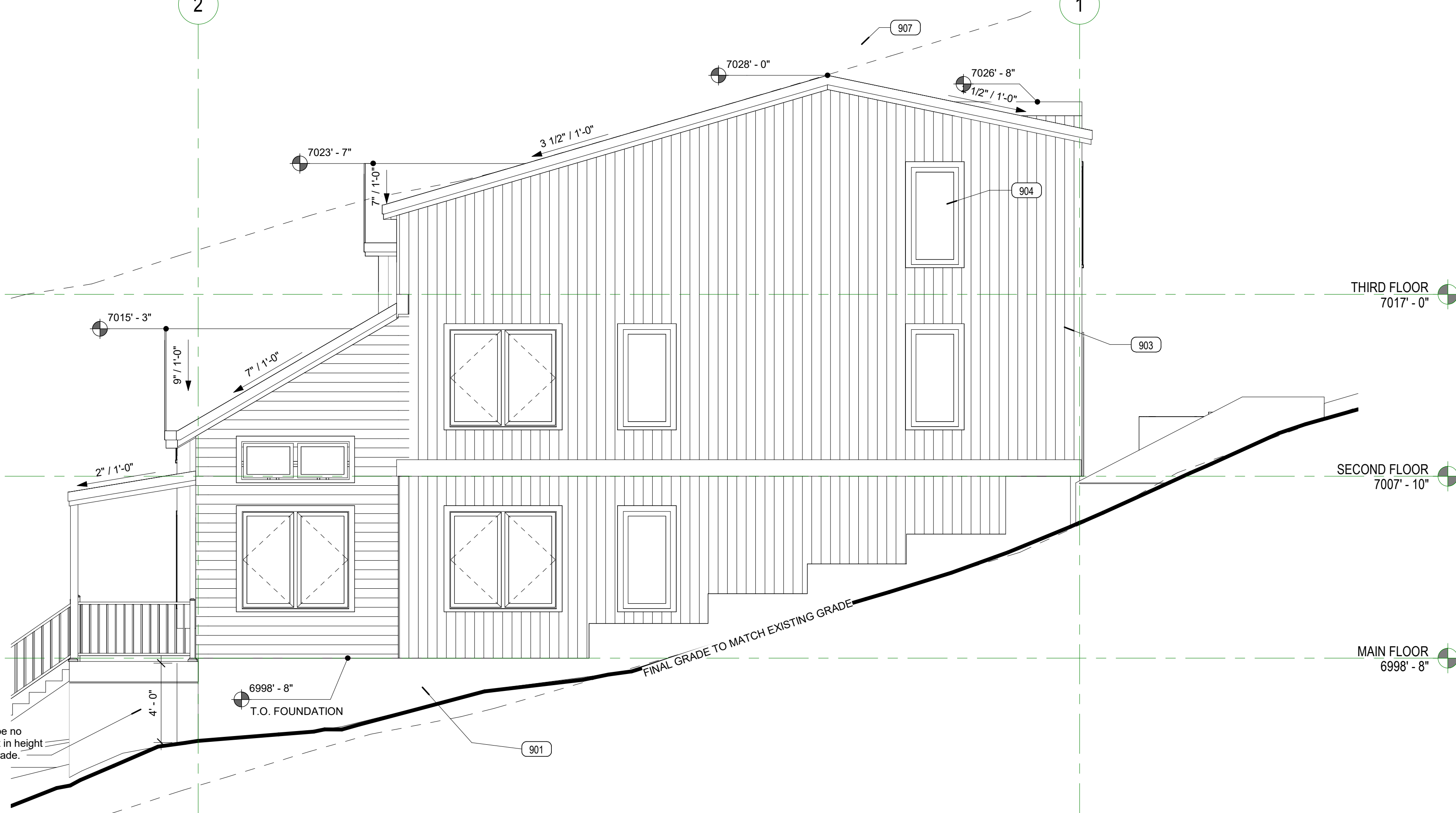
A1 EAST ELEVATION

1/4" = 1'-0"



A2 NORTH ELEVATION

1/4" = 1'-0"



KEYED NOTE

- 707 RAIN GUTTER.
901 BOARD FORM CONCRETE FOUNDATION.
902 MATTE METAL SIDING. FINAL SELECTION BY OWNER.
903 PAINTED WOOD SIDING. FINAL SELECTION BY OWNER. SAMPLES MUST BE APPROVED BY PLANNING DEPARTMENT.
904 ALUMINUM-CLAD WINDOWS OR FIBREX COMPOSITE. FINAL SELECTION TO BE APPROVED BY PLANNING DEPARTMENT PRIOR TO ORDERING. NO VINYL WINDOWS.
907 PAINTED WOOD FASCIA.
908 ASPHALT SHINGLE ROOF.

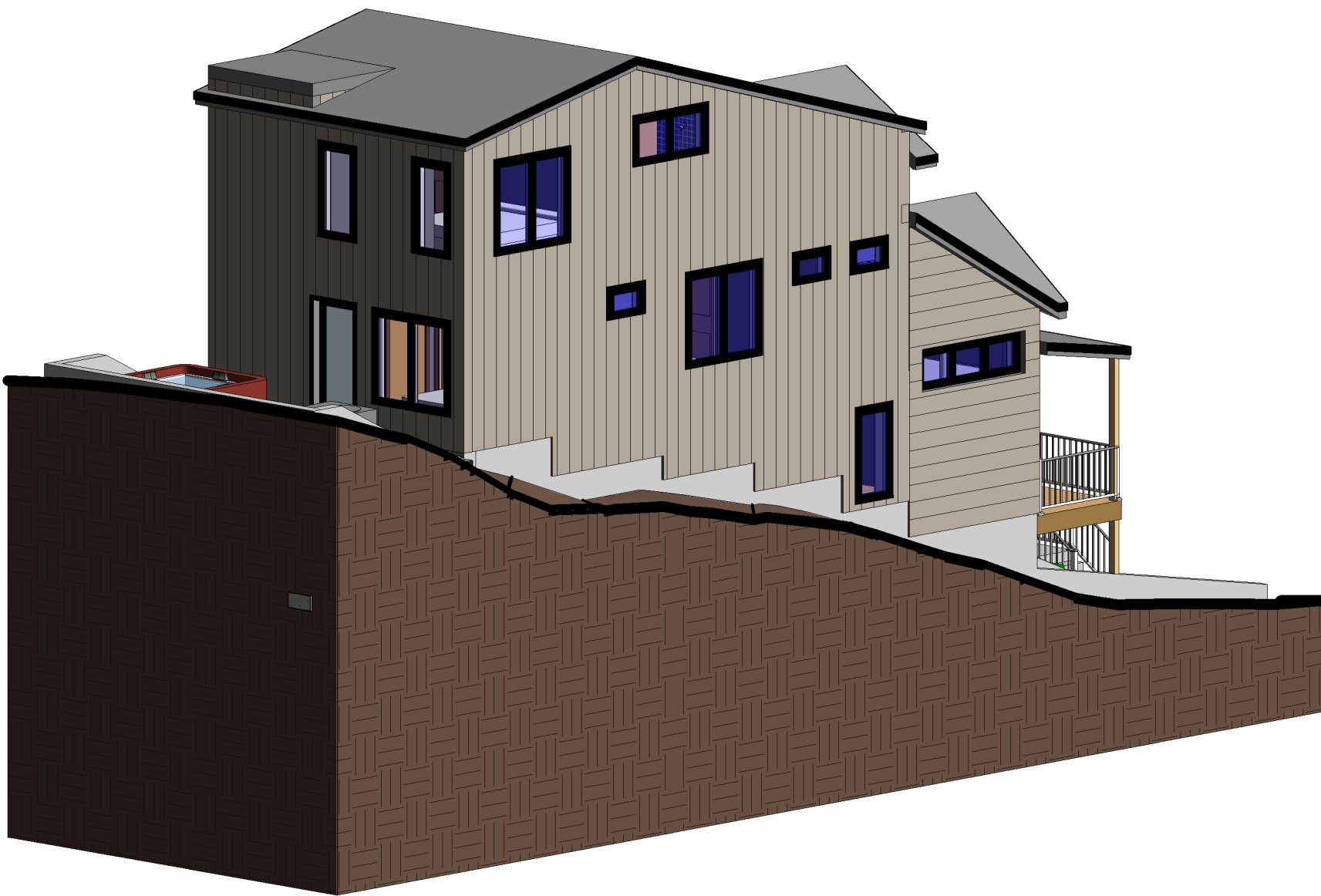
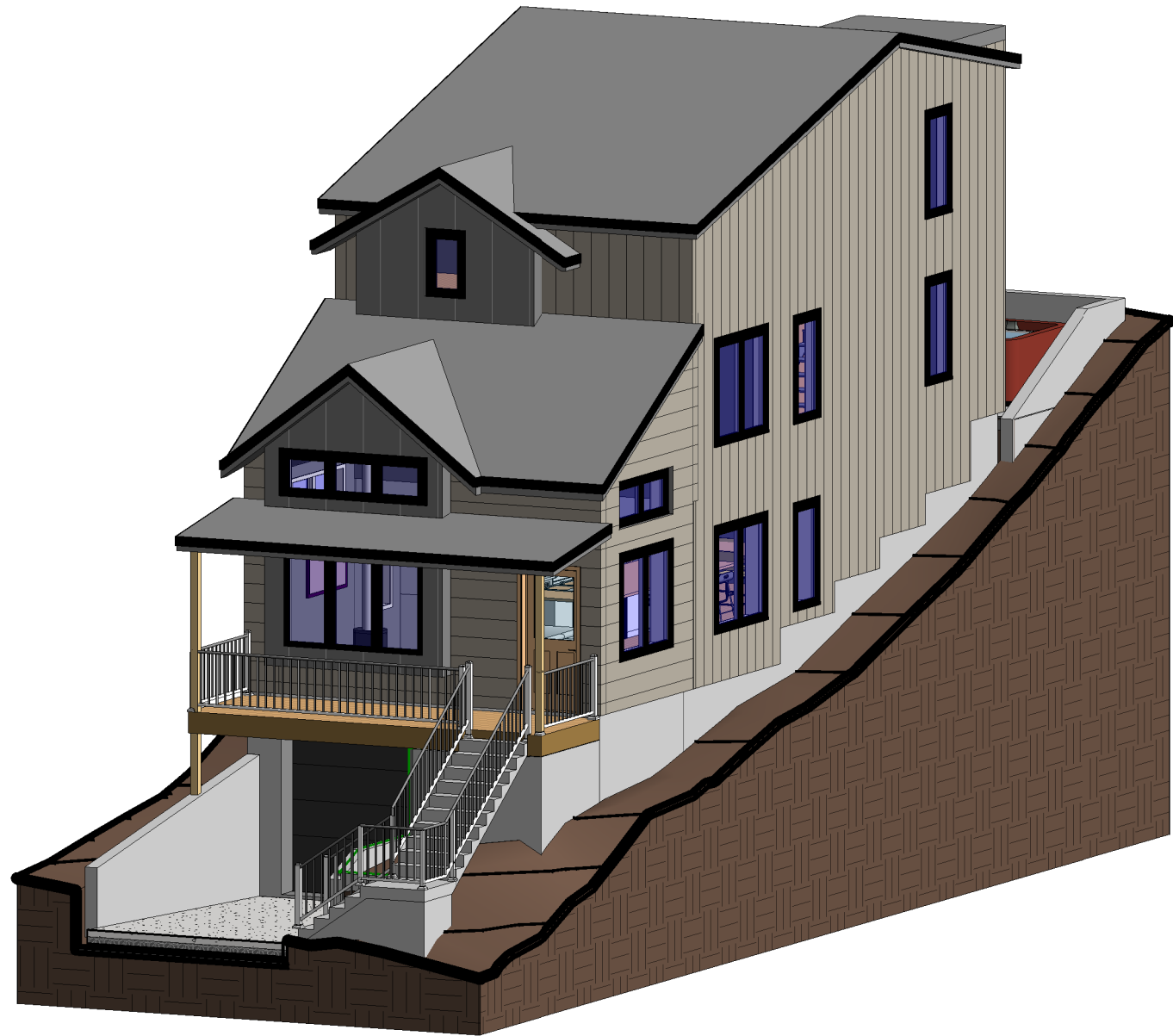
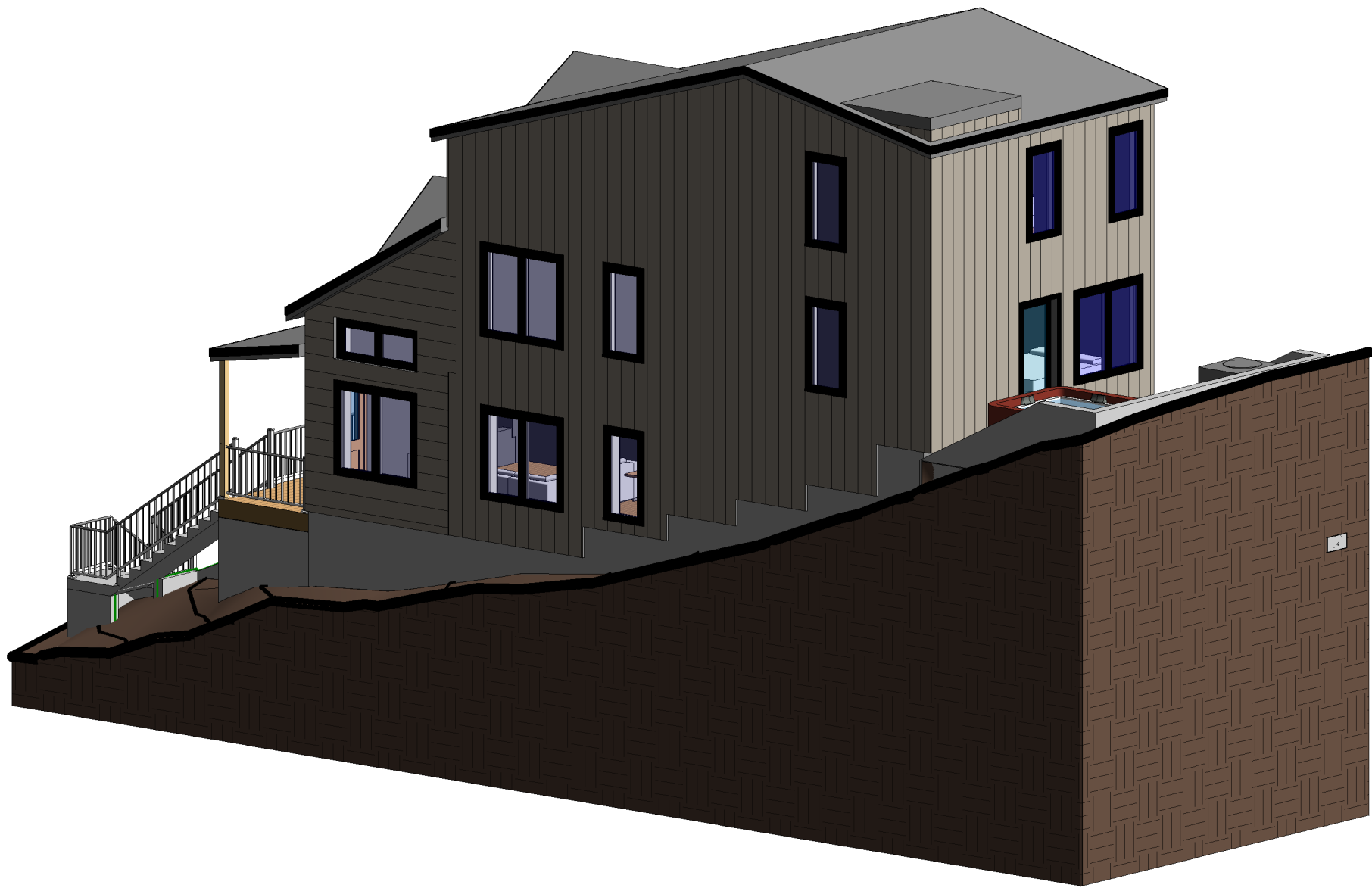
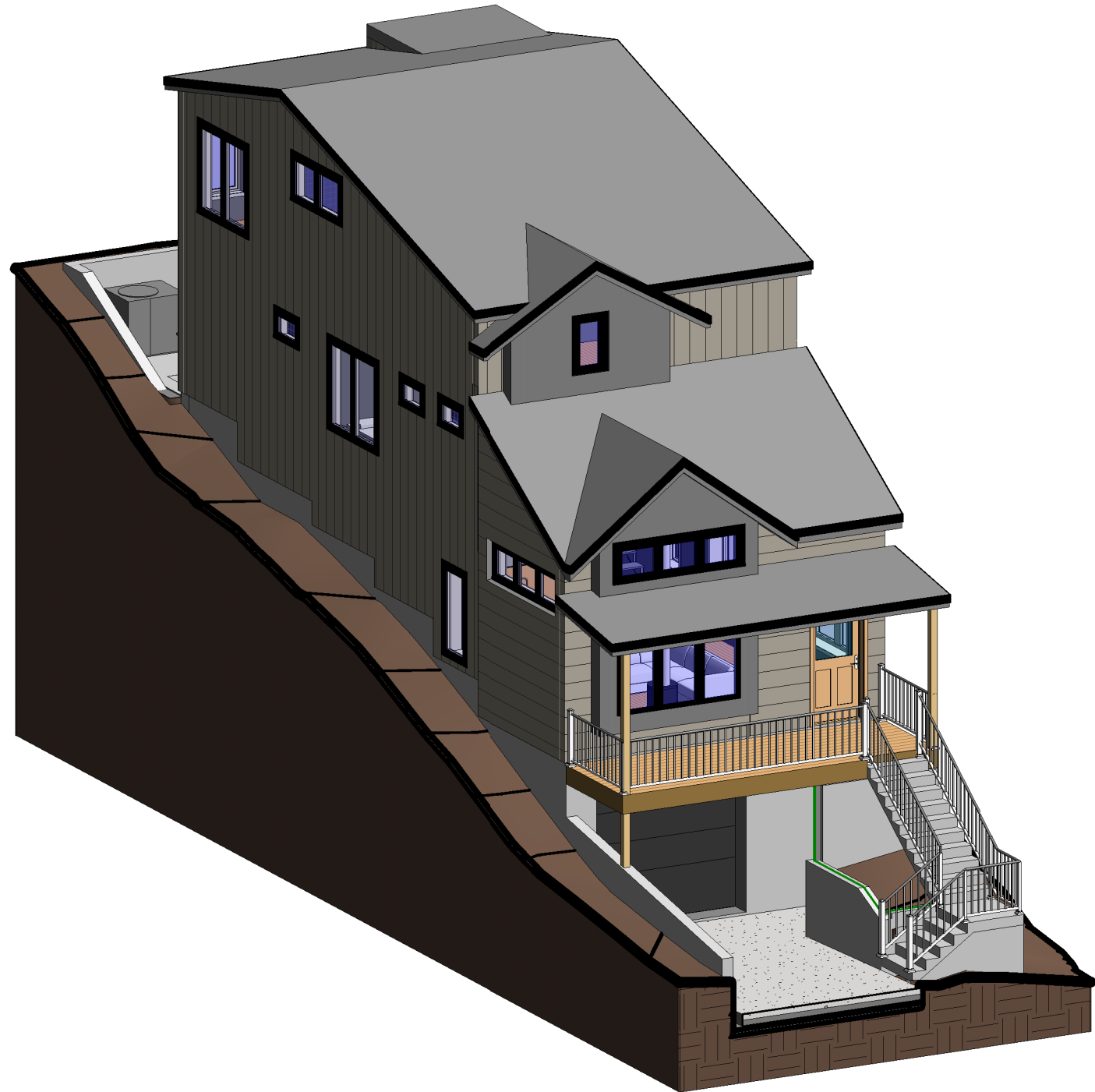
3/29/2023 10:24:26 AM

D

C

B

A



ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING APPLICATION PLAN SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 3.29.23

REV	DATE	DESCRIPTION
-----	------	-------------

3D + Streetscape

A202

3/29/2023 10:24:28 AM

C1 SECTION #2

1/4" = 1'-0"

A1 SECTION #1

1/4" = 1'-0"

A4 SECTION #3

1/4" = 1'-0"

KEYED NOTE

302 CONCRETE FOUNDATION WALL. SEE STRUCTURAL.
304 4" THICK MIN. CONCRETE SLAB OVER 4" GRAVEL BASE, TYP.
612

DESIGN
RAW
STUDIO

336 S. 700 E. STE. B #243
SALT LAKE CITY, UT 84102
rawdesign.com
(801) 215-9729

ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT
PLANNING APPLICATION PLAN SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 3.29.23

REV	DATE	DESCRIPTION
-----	------	-------------

BUILDING
SECTION

A301



Planning Department

April 13, 2023

Caitlyn Barhorst
806-559-8079

CC: Jasmine Roth

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1171 Empire Avenue

Zoning District: Historic District – 1 (HR-1)

Application: Modification and Extension of Approval - Administrative Steep Slope Conditional Use Permit

Project Number: PL-21-05124 (Previous Application)
PL-23-05551 (Current Application)

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 13, 2023

Project Summary: The Applicant Proposes Building a New Single-Family Dwelling on a Vacant Lot.

Action Taken

On April 6, 2023, the Planning Director conducted a public hearing and approved a Modification to and an Extension of the Steep Slope Conditional Use for the applicant to construct a new Single-Family Dwelling at 1171 Empire Avenue, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Site is a vacant Lot located at 1171 Empire Avenue.
2. The Site is within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes to construct a new Single-Family Dwelling on Lot 10, Block 27 of the Snyder's Addition.
4. The Applicant submitted an Administrative Steep Slope Conditional Use Permit Application (SSCUP) on December 28, 2021 (PL-21-05123).



Planning Department

5. On February 17, 2022, Planning Department Staff approved the Historic District Design Review application (HDDR)(PL-21-05120) and the Steep Slope Conditional Use Permit Application (SSCUP).
6. On July 19, 2022, the Building Department accepted the building permit application (PLAN22-865) for the construction of a new SFD in the Historic District.
7. On February 7, 2023, the Applicant Submitted an Extension and Modification of Approval Application for the Steep Slope Conditional Use Permit approved on February 17, 2022.
8. On March 1, 2023, the Applicant submitted an HDDR Application (PL-23-05579).
9. On March 13, 2023, the SSCUP Extension and Modification of Approval Application was considered complete
10. Staff published notice on the City's website and posted notice to the property on March 22, 2023.
11. Staff mailed courtesy notice to property owners within 300 feet on March 22, 2023.
12. On April 13, 2023, the Extension and Modification of Approval Application (PL-23-05551) and the HDDR (PL-23-05579) were considered for approval.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District, including Section 15-2.2-6 *Development on Steep Slopes*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans dated March 29, 2023 and approved by the Planning Department on April 13, 2023. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this Administrative Steep Slope Conditional Use Permit approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.



Planning Department

4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. The Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction prior to submitting a building permit, subject to City Engineer approval.
6. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer approval.
7. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
8. The Applicant shall submit a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.
9. The Applicant shall complete an Access Agreement allowing property access to adjoining properties to complete the construction proposed to be within five feet or less from the Lot line or steep slope prior to submitting a building permit.
10. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
11. 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.
12. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
13. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J) with light bulbs that are 3,000 degrees Kelvin or less. Final lighting details will be reviewed by the Planning Staff prior to installation.
14. The applicant shall provide specifications for the proposed water meter and service line to both the Engineering and Water Department prior to receiving a Building Permit.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5063 or email jack.niedermeyer@parkcity.org



Planning Department

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken", written over the printed name.

Gretchen Milliken,
Planning Director

CC: Jack Niedermeyer

Planning Department Staff Report



Subject: 1171 Empire Avenue
Application: PL-23-05847 (Current Application)
PL-23-05579 (Previous Application)
Author: Jack Niedermeyer
Date: October 19, 2023
Type of Item: Historic District Design Review Modification

Recommendation

(I) Review the proposed plans for 1171 Empire Avenue, (II) conduct a public hearing, and (III) consider approving the Historic District Design Review Modification based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Jasmine Roth
Location: 1171 Empire Avenue
Zoning District: Historic Residential – 1 (HR-1)
Adjacent Land Uses: Residential
Reason for Review: The Planning Department reviews and takes final action on Modification Historic District Design Review applications. ¹

ACUP Administrative Conditional Use Permit
HDDR Historic District Design Review
HPB Historic Preservation Board
SFD Single-Family Dwelling
SSCUP Steep Slope Conditional Use Permit

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

Background

The Applicant is proposing to modify the existing HDDR approval (PL-23-05579). On April 13, 2023, the Planning Department approved the Historic District Design Review application (HDDR) (PL-23-05579) and Steep Slope Conditional Use Permit application (SSCUP)(PL-23-05551) for the construction of a new Single-Family Dwelling (SFD) at 1171 Empire Avenue (Exhibits C and D).

¹ LMC § [15-11-12](#)

Per condition of Approval #4 of the HDDR Final Action Letter:

4. "Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction".

Per Condition of Approval #3 and #4 of the SSCUP Final Action Letter:

3. "The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans".

4. "Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or Designee prior to construction".

On July 26, 2023, a Building permit for the construction of the new SFD was issued. On September 5, 2023, the Applicant submitted a Modification of HDDR Approval application and a Modification of SSCUP approval application for a revised set of plans that included:

- Installing a door on the north facing façade of the building.
- Constructing an at-grade pathway on the north elevation.
- Reducing the length of the roof overhangs from eight-inches to two-inches.
- Changing the pitch of a roof form on the front façade from 7:12 to 9:12.

On September 13, 2023, the proposed changes were reviewed by the Design Review Team. Upon review, the Design Review Team determined that the plans followed the Historic District Design Guidelines.

Analysis

(I) The proposal complies with the HR – 1 Zoning District requirements outlined in LMC Chapter 15-2.2.

Single Family Dwellings are an Allowed Use in the HR-1 Zoning District. ²

The Table below is limited to the analysis of the proposed modifications. Staff recommends Condition of Approval 2:

"This approval is limited to the removal of roof overhangs, construction of stairs on the north elevation, adding a door to the north elevation, and the modification to a rear retaining wall. Further modifications will require review and approval by the Planning Department prior to approval and implementation."

² LMC § [15-2.2-2](#)

Standard	Zoning Requirement	Analysis of Proposal
Rear Yard Setbacks – feet (ft.) Per LMC 15-4-2, Retaining walls may extend up to a height of six-feet from Final Grade within any required Rear or Side Setback and four-feet in height within any required Front-Setback.	10 ft. minimum	12.75 feet; Complies The proposed rear retaining walls will be 4’-3” at the highest point.
Side Yard Setbacks – feet (ft.) Per LMC 15-2.2-3(J), pathways and steps, not more than thirty inches (30”) in height above Final Grade are permitted within the Side-Setback.	3 ft. minimum	3 feet each; Complies The Applicant proposes to construct steps that will be no more than 30” in height above Final Grade.
The roof pitch of a Structure’s shall be between (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).	Between 7:12 and 12:12 for primary roof forms. Contributing roof forms can be below 7:12 in pitch.	9:12; Complies The Applicant proposes to change the roof pitch of a roof form on the front façade from 7:12 to 9:12.

(II) The proposal meets the standards of the Design Guidelines for New Residential Infill Construction in Historic Districts outlined in the LMC § 15-13-8

- Traditional height and setback of retaining walls along the street shall be maintained.
 - The retaining walls will be 4’-3” in the rear at the highest point.
- Masonry shall be maintained in its natural finish. Applying paint, stain, or stucco over stone or concrete retaining walls is not appropriate.
 - The retaining walls shall be constructed using concrete and will not be

painted or stained.

- New paths and walkways should have a modest, unobtrusive appearance to support the sense of a natural setting.
 - The stairs will be 1'-10" above grade.
- Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.
 - Per the Design Guidelines and Design Review Team, the reduction of the roof overhangs is allowed within the Historic Districts.
 - The Building Department reviewed the proposal and did not have any concerns regarding the reduction of the roof overhangs.
- Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.
 - The roof pitch that is proposed to be modified on the front façade complies with the HR-1 Zoning Requirements.³

Department Review

The Development Review Committee reviewed the proposal on October 3, 2023. and Planning Department, reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 4, 2023. Staff mailed courtesy notice to property owners within 300 feet on October 4, 2023. The *Park Record* published notice on October 4, 2023.⁴

Public Input

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

Alternatives

- The Planning Director Designee may approve the Modification of HDDR Approval Application,
- The Planning Director Designee may deny the Modification of HDDR Approval Application and direct staff to make Findings for the denial; or
- The Planning Director Designee may request additional information and continue the discussion to a date uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Modified Plans

Exhibit C: HDDR (PL-23-05579) Final Action Letter and Approved Plans.

³ LMC [§ 15-2.2-5](#)

⁴ LMC [§ 15-1-21](#)

Exhibit D: SSCUP (PL-23-05551) Modification of Approval Final Action Letter.



Planning Department

October 19, 2023

Caitlyn Barhorst
(806)-559-8079

CC: Jasmine Roth

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1171 Empire Avenue

Zoning District: Historic District -1 (HR-1)

Application: Modification of Historic District Design Review Approval

Project Number: PL-23-05579

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: October 19, 2023

Project Summary: The Applicant Proposes to modify the existing approval to construct New Single-Family Dwelling on a Vacant Lot.

Action Taken

On October 19, 2023, the Planning Director conducted a public hearing and approved the proposal for a Modification to the existing HDDR Approval for a new Single-Family Dwelling at 1171 Empire Avenue, according to the following findings of fact, conclusions of law, and conditions of approval:-

Findings of Fact

1. The Site is a vacant Lot located at 1171 Empire Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. This Site is not listed on the Historic Sites Inventory, nor has it been included in previous historic resource surveys.
4. On April 13, 2023, the Planning Department approved the Historic District Design Review application (PL-23-05579) and Modification of Steep Slope Conditional



Planning Department

Use Permit approval application (PL-23-05551) for the construction of a new SFD at 1171 Empire Avenue.

5. On September 5, 2023, the Applicant submitted a Modification of HDDR Approval application and a Modification of SSCUP approval application for approval for a revised set of plans.
6. The Applicant proposes to install a door on the north facing façade of the SFD, construct an at-grade pathway on the north elevation, reduce the length of all roof overhangs on the structure, and to change a roof pitch on a roof form on the front façade.
7. On September 13, 2023, the proposed changes were reviewed by the Design Review Team.
8. On October 16, 2023, the Application was considered complete.
9. Staff published notice on the City's website and posted notice to the property on October 4, 2023.
10. Staff mailed courtesy to property owners within 300 feet on October 4, 2023.
11. The analysis section of the staff report is incorporated herein.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2 *Historic Residential – 1 (HR-1) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval

1. The conditions of approval associated with the HDDR Approval (PL-23-05579) and the Modification of Steep Slope Conditional Use Permit approval application (PL-23-05551) for the construction of a new SFD at 1171 Empire Avenue continue to apply.
2. This approval is limited to the removal of roof overhangs, construction of stairs on the north elevation, adding a door to the north elevation, and the modification to a rear retaining wall. Further modifications will require re-review by the Planning Department prior to approval and implementation.
3. Final building plans and construction details shall reflect substantial compliance with the plans dated March 29, 2023, and approved by the Planning Department on April 13, 2023. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.



Planning Department

4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee pro to construction.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5064 or email jack.niedermeyer@parkcity.org.

Sincerely,

Rebecca Ward
Interim Planning Director

CC: Jack Niedermeyer

10/2/2023 9:36:07 AM

D

C

B

A

ROTH RESIDENCE



SITE CALCULATIONS

LOT AREA: 1,875 SF (0.04 AC)
MAXIMUM BUILDING FOOTPRINT: 844 SF
OFF-STREET PARKING: 2 REQUIRED, 2 PROVIDED
GROSS SQUARE FOOTAGE: 3007 SF

OWNER

JASMINE AND BRETT ROTH
jasmine@builtcustomhomes.com
brettroth@rothstaffing.com

ARCHITECTURE

UNCOMMON ARCHITECTS
CAITLYN BARHORST
(806) 559-8079
caitlyn@uncommonarch.com

CIVIL

ALTITUDE ENGINEERING
BLAYDE MCINTIRE
212 S 700 E
HEBER CITY, UT 84032
(307) 679-8620
blayde.mcintire@gmail.com

STRUCTURAL

HAZELWOOD ENGINEERING
RYAN HAZELWOOD
1496 E 7380 S
COTTONWOOD HEIGHTS, UT
84121
(801) 810-5061
ryan@hazelwood-eng.com

LANDSCAPE

COMPANY TBD

CONTRACTOR

J. FORD CONSTRUCTION
CHAD BOLLMAN
786 Division St
Park City, UT 84098
801-243-3149
chad@jfordhomes.com



uncommon
architects

4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84009
uncommonarch.com
(801) 417-9951



ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV	DATE	DESCRIPTION
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COVER

CV

SITE CALCULATIONS

LOT AREA: 1,875 SF (0.04 AC)
MAXIMUM BUILDING FOOTPRINT: 844 SF
OFF-STREET PARKING: 2 REQUIRED, 2 PROVIDED
GROSS SQUARE FOOTAGE: 3007 SF

KEYED NOTE

- 309 HEATED CONCRETE PATIO, 4" CONCRETE SLAB OVER 4" GRAVEL BASE.
- 311 HEATED CONCRETE DRIVEWAY.
- 2211 HOTTUB. FINAL SELECTION BY OWNER. PROVIDE POWER AND NECESSARY PLUMBING TO THIS LOCATION.
- 3201 HEATED CONCRETE DRIVEWAY.
- 3203 HEATED FLOATING CONCRETE ENTRY STEPS.

EMPIRE AVENUE

GENERAL SITE NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING.
2. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
3. ALL EXTERIOR SIDEWALKS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
4. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 4'-0" WIDE.
5. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
6. PROTECT EXISTING TREES DURING CONSTRUCTION W/ 6'-0" HIGH CHAIN LINK FENCE AROUND DRIPLINE.
7. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
8. CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
9. REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION WHERE NEEDED.
10. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT (IRC R401.3)
11. RETAINING WALLS (>4FT OR SUPPORTING SURCHARGE), SWIMMING POOLS, SOLOAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND/OR WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.



ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV DATE DESCRIPTION

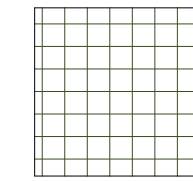
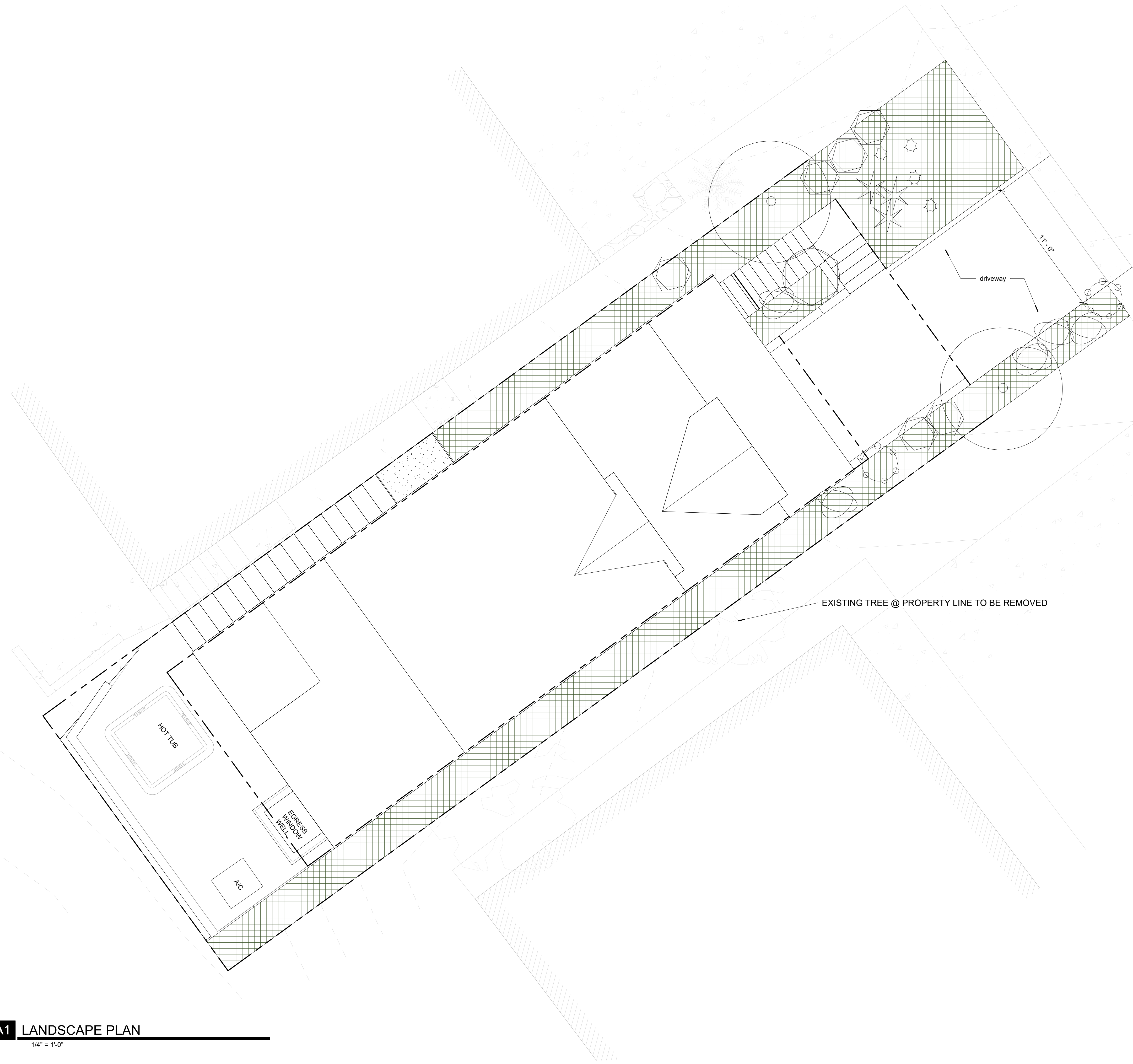
SITE PLAN

AS100

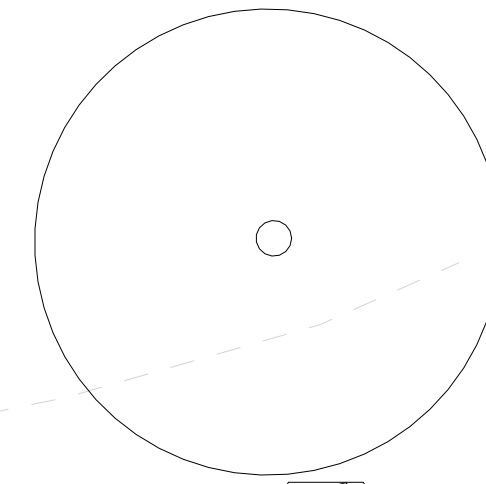
10/2/2023 9:36:08 AM

A1 LANDSCAPE PLAN

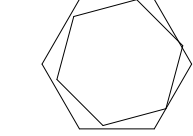
1/4" = 1'-0"



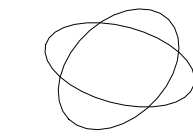
GROUND COVER mix
hen-and-chicks
sempervivum tectorum
blue boy
commander haty
red rubin



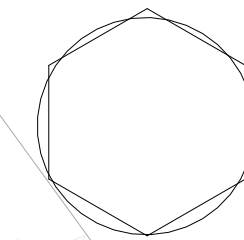
QUAKING ASPEN



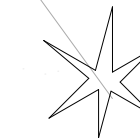
GRO-LOW SUMAC



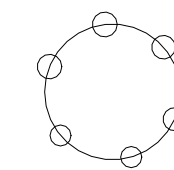
GOLDEN CURRANT



COMMON LILAC



IRIS



LAVENDER



GARDEN SAGE



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SOUTH JORDAN, UT 84009

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ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

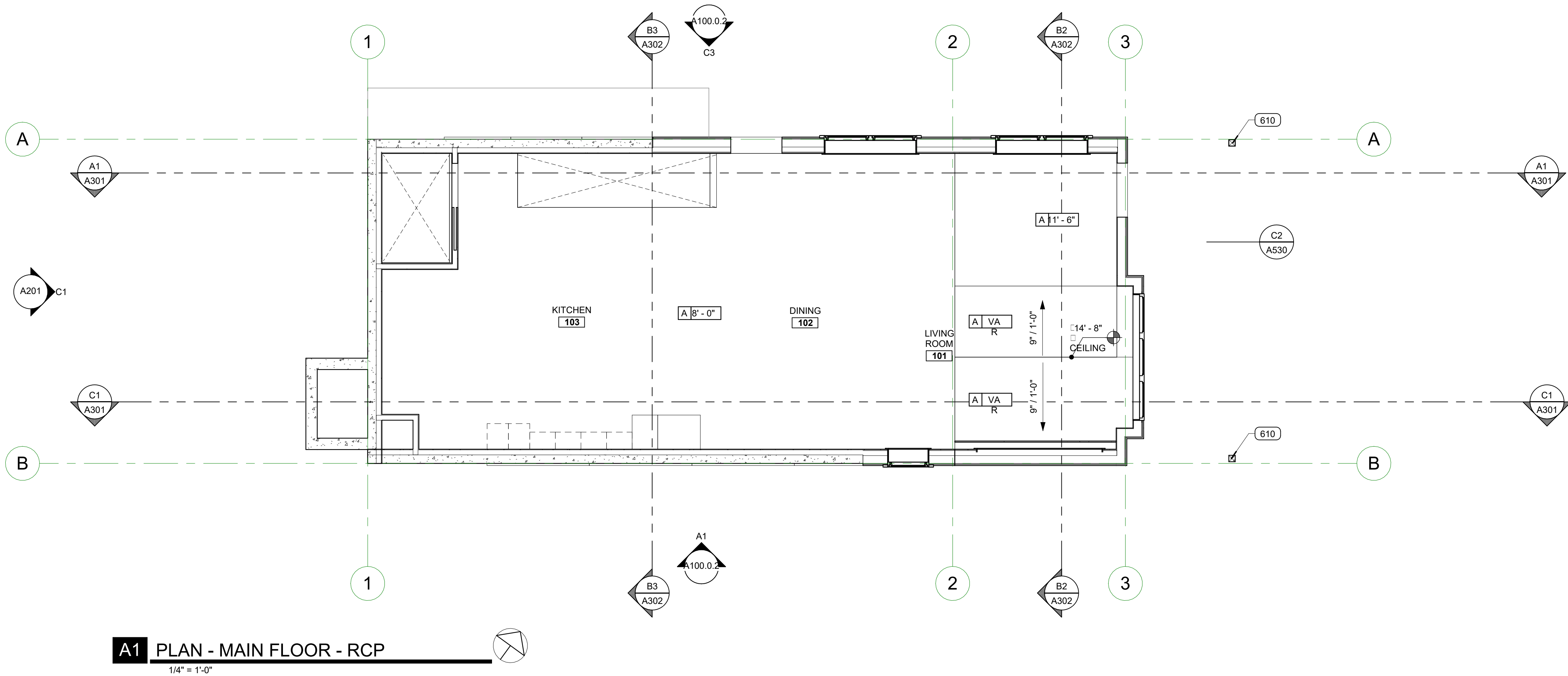
PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

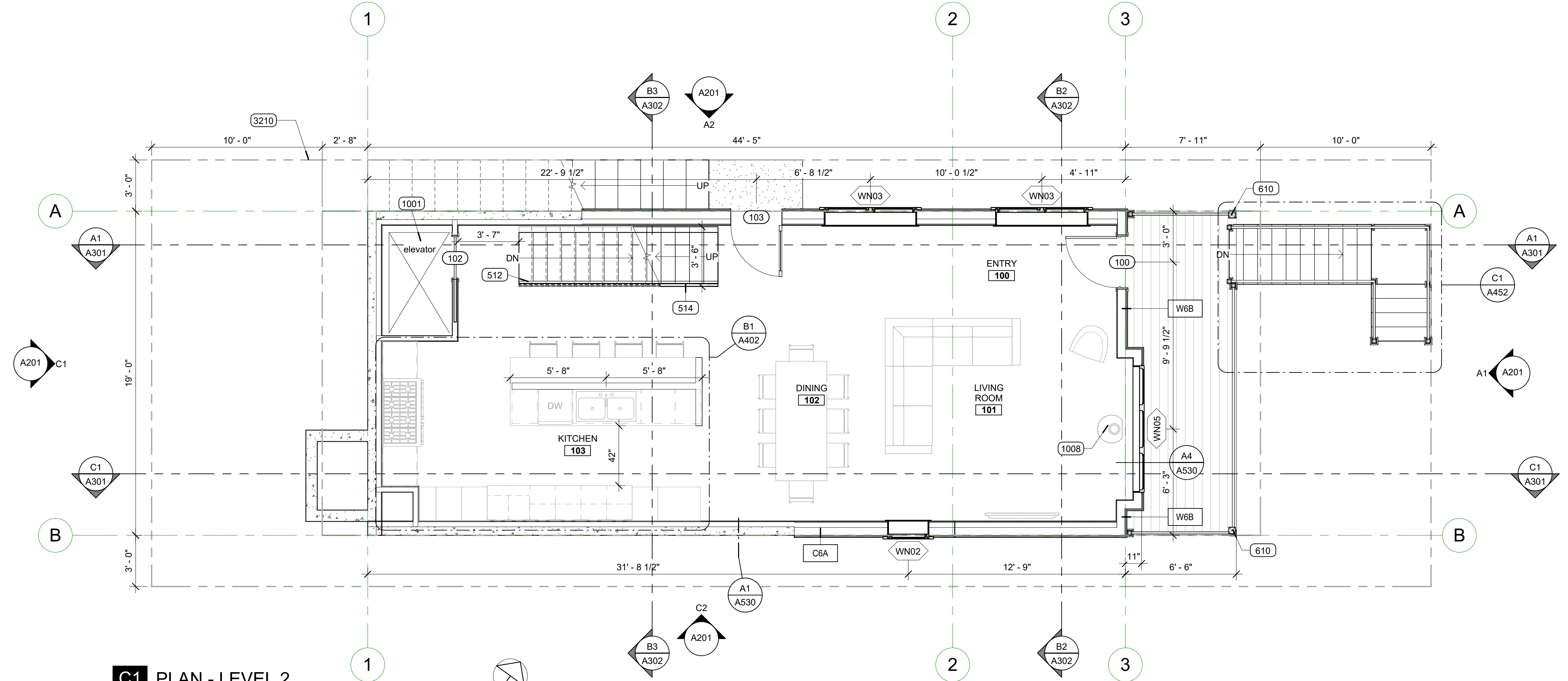
REV	DATE	DESCRIPTION
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LANDSCAPE
PLAN

AS101



C1 PLAN - LEVEL 2
1/4" = 1'-0"



WALL TYPE

MATERIAL
NOMINAL SIZE
SEQUENCE
FIRE RATING

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING (WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS
A 3 5/8" METAL STUD WALL

KEYED NOTE

- 512 RAILING. FINAL DESIGN BY OWNER.
514 GUARDRAIL. FINAL DESIGN BY OWNER.
610 4X4 WOOD TIMBER COLUMN.
1001 ELEVATOR TO BE CUSTOM BUILT. FINAL SELECTIONS BY OWNER.
1008 GAS "COOK STOVE" STYLE FIREPLACE. FINAL SELECTION BY OWNER.
3210 PROPERTY LINE.

CEILING LEGEND

- A - GYP BOARD CEILING.
B - WOOD SOFFIT.

DIMENSION NOTES

- ANY UNDIMENSIONED DOORS ARE 4" FROM THE CORNER
- PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
- DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL



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ROTH RESIDENCE

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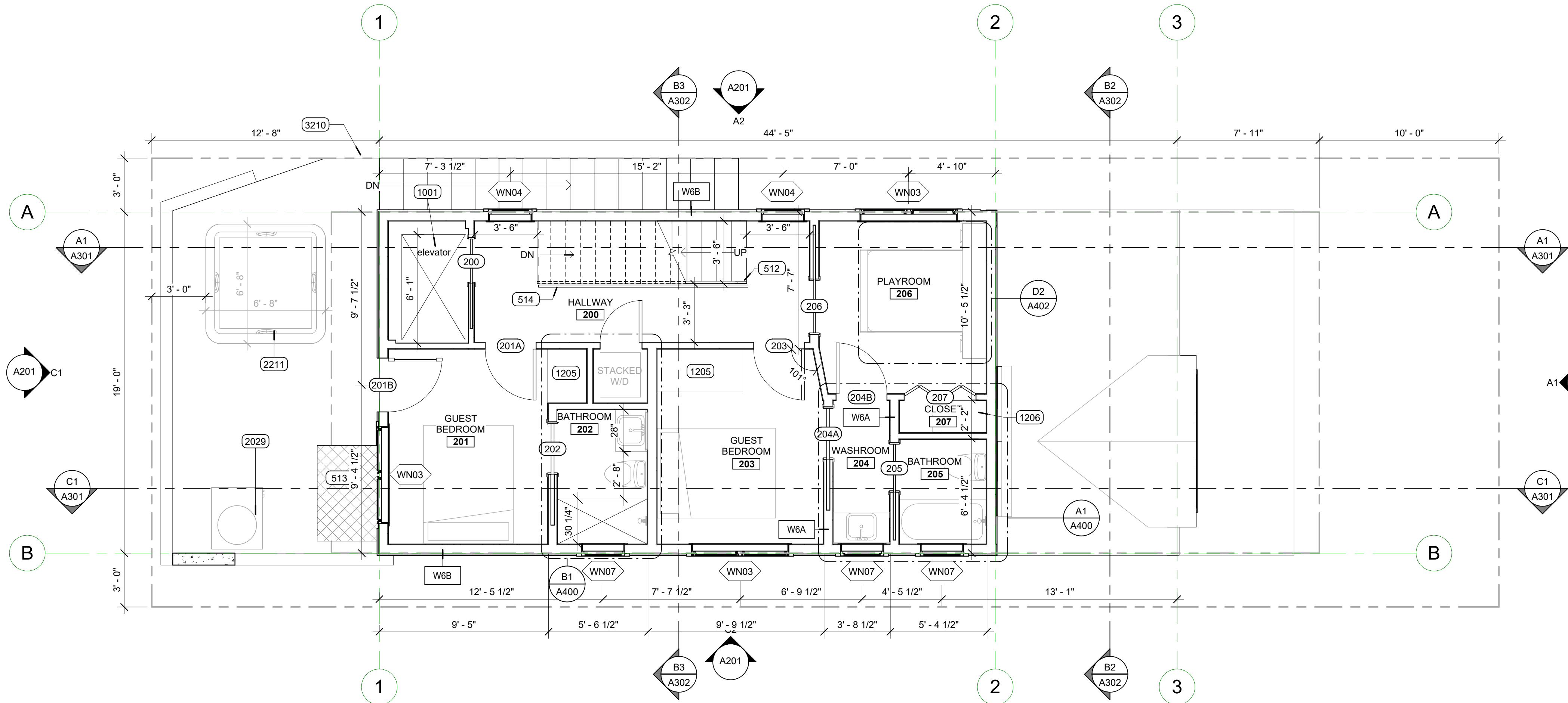
PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV DATE DESCRIPTION

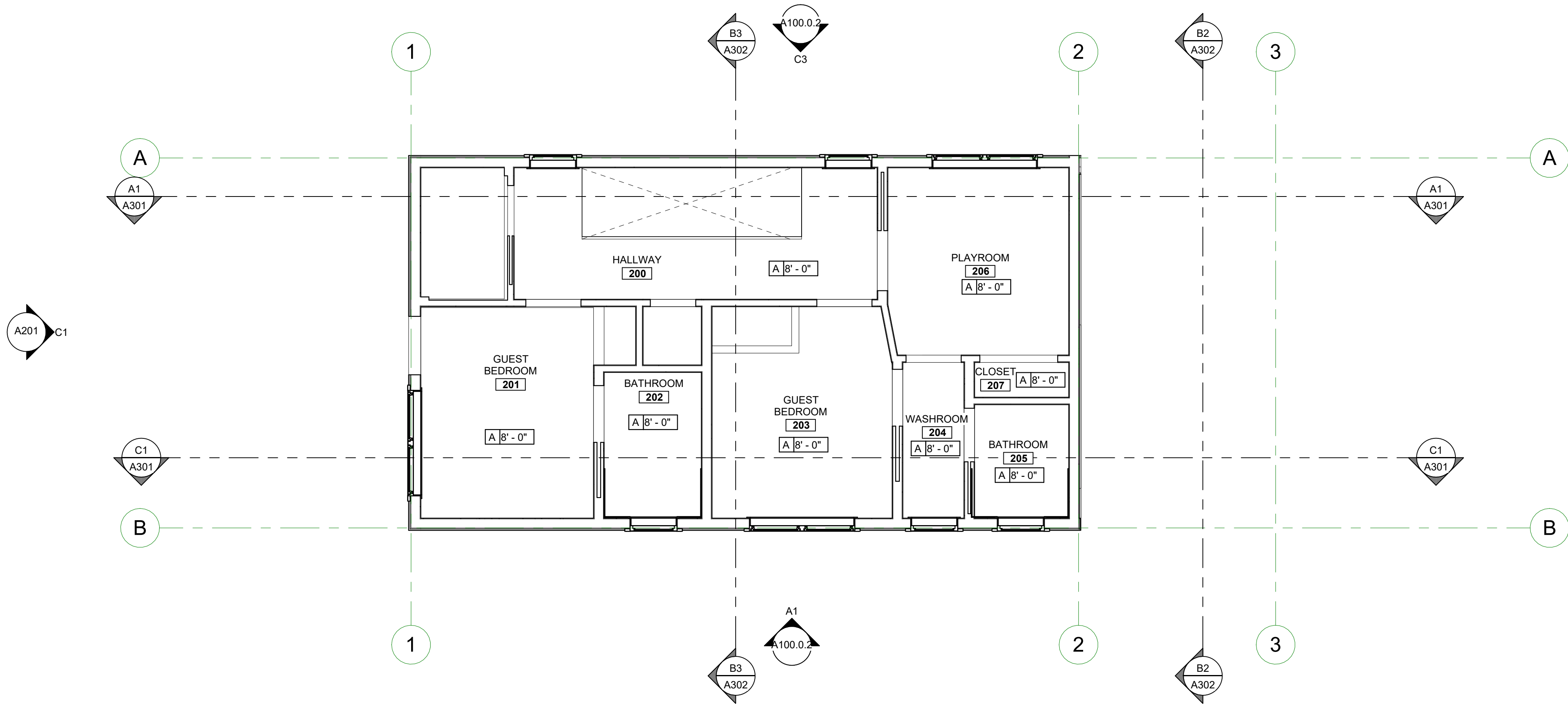
ANNOTATED
PLAN - LEVEL 2

A110.1



C1 PLAN - LEVEL 3

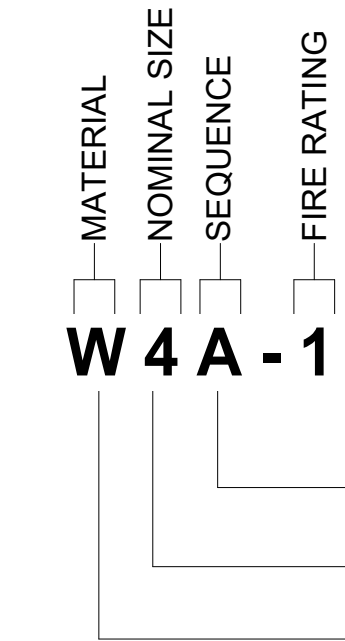
1/4" = 1'-0"



A1 PLAN - SECOND FLOOR - RCP

1/4" = 1'-0"

WALL TYPE



NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING(WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS
A 3/8" METAL STUD WALL

KEYED NOTE

- 512 RAILING. FINAL DESIGN BY OWNER.
513 OPERABLE METAL EGRESS WINDOW WELL GRATE COVER.
514 GUARDRAIL. FINAL DESIGN BY OWNER.
1001 ELEVATOR TO BE CUSTOM BUILT. FINAL SELECTIONS BY OWNER.
1205 WARDROBE DETAILS TO BE SELECTED BY OWNER.
1206 ATTIC ACCESS HATCH DOOR IN CLOSET. PROVIDE LADDER AS SELECTED BY OWNER.
2029 LOCATION FOR MINI SPLIT CONDENSER(S).
2211 HOT TUB. FINAL SELECTION BY OWNER. PROVIDE POWER AND NECESSARY PLUMBING TO THIS LOCATION.
3210 PROPERTY LINE.

CEILING LEGEND

A - GYP BOARD CEILING.

B - WOOD SOFFIT.

DIMENSION NOTES

- ANY UNDIMENSIONED DOORS ARE 4" FROM THE CORNER
- PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
- DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL



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ROTH RESIDENCE

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PLANNING MODIFICATION APPLICATION SET

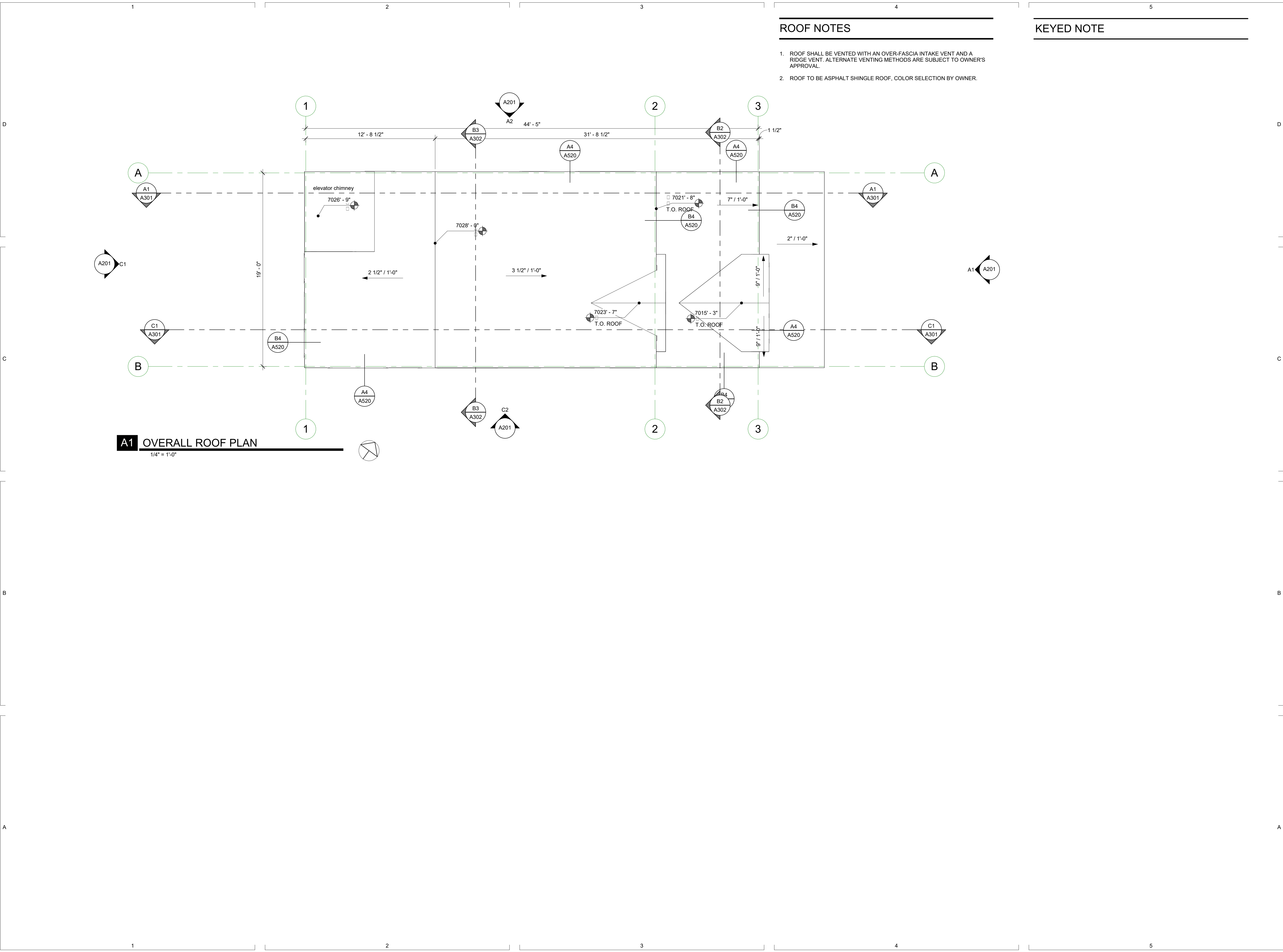
JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV DATE DESCRIPTION

ANNOTATED
PLAN - LEVEL 3

A120.1

10/2/2023 9:38:13 AM





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STATE OF UTAH - LICENSED ARCHITECT

Darin M. Mano

DARIN M. MANO
9502000-0301
5/26/23 1171 Empire

ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055

OWNER: ROTH

DATE: 9.26.23

REV	DATE	DESCRIPTION
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OVERALL ROOF
PLAN

A150

Page 299 of 321

10/2/2023 9:36:15 AM

C1 WEST ELEVATION

1/4" = 1'-0"

C2 SOUTH ELEVATION

1/4" = 1'-0"

A1 EAST ELEVATION

1/4" = 1'-0"

A2 NORTH ELEVATION

1/4" = 1'-0"

KEYED NOTE

- 707 RAIN GUTTER.
901 BOARD FORM CONCRETE FOUNDATION.
902 MATTE METAL SIDING. FINAL SELECTION BY OWNER.
903 PAINTED WOOD SIDING. FINAL SELECTION BY OWNER. SAMPLES MUST BE APPROVED BY PLANNING DEPARTMENT.
904 ALUMINUM-CLAD WINDOWS OR FIBREX/ COMPOSITE. FINAL SELECTION TO BE APPROVED BY PLANNING DEPARTMENT PRIOR TO ORDERING. NO VINYL WINDOWS.
908 ASPHALT SHINGLE ROOF.



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ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A201

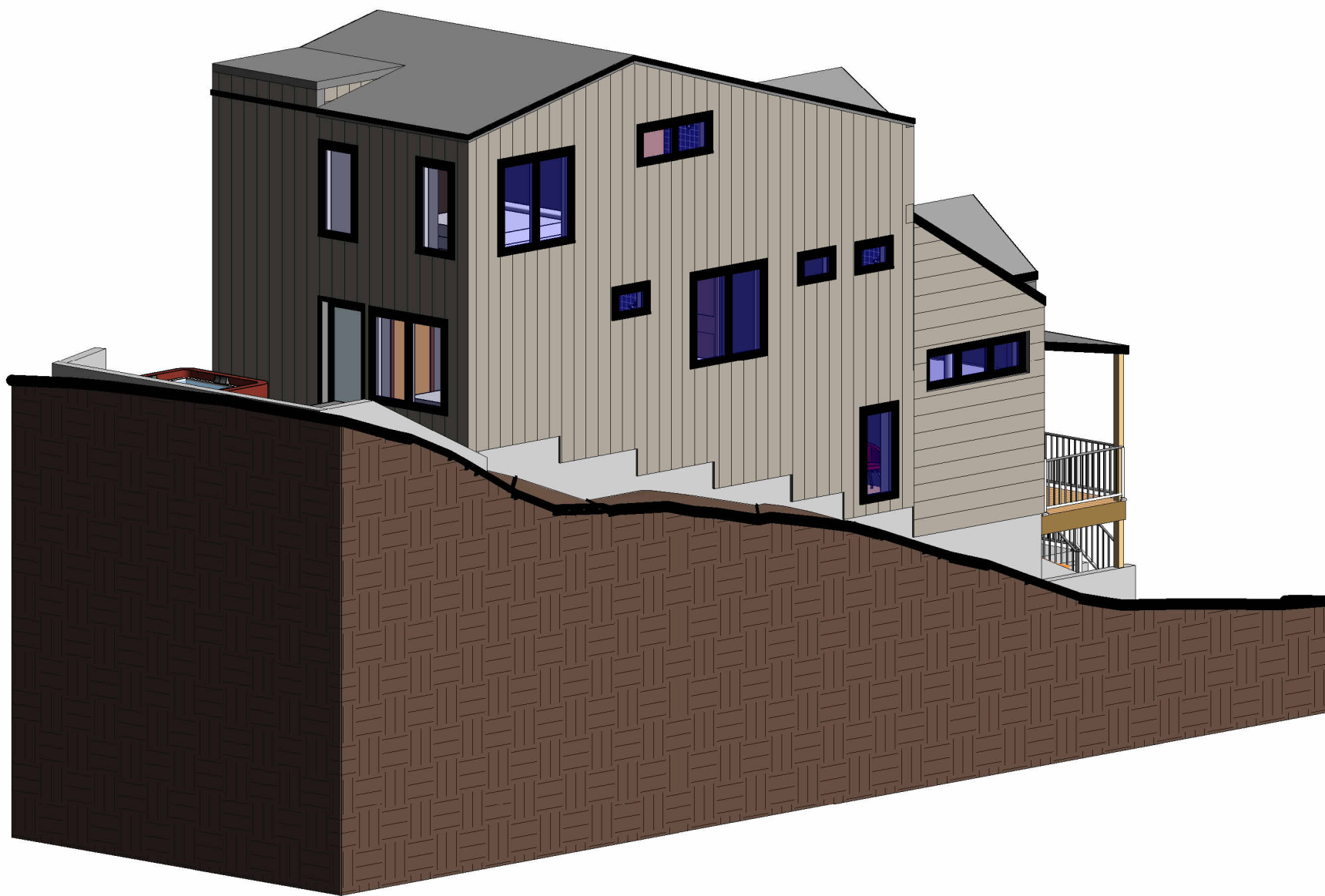
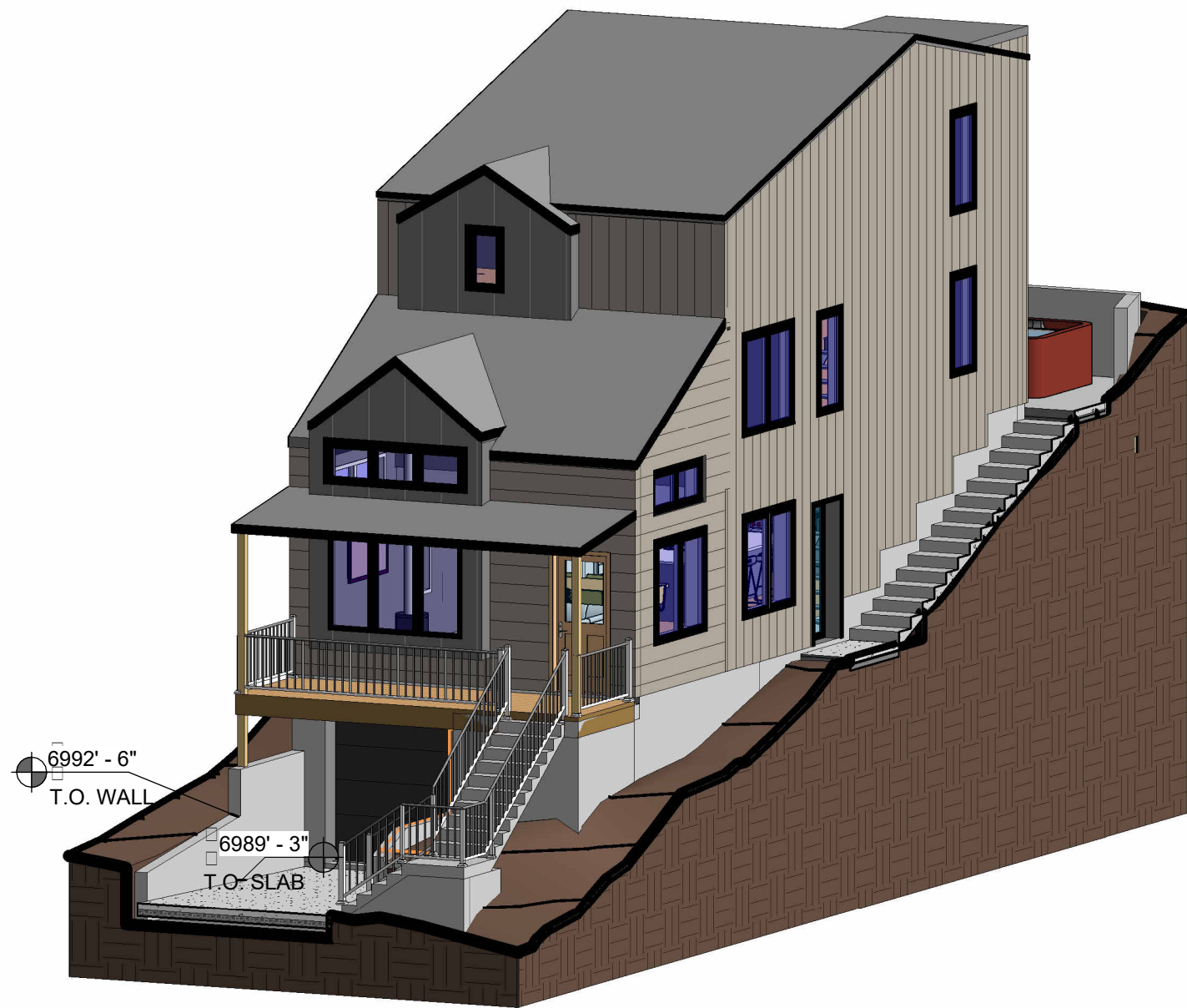
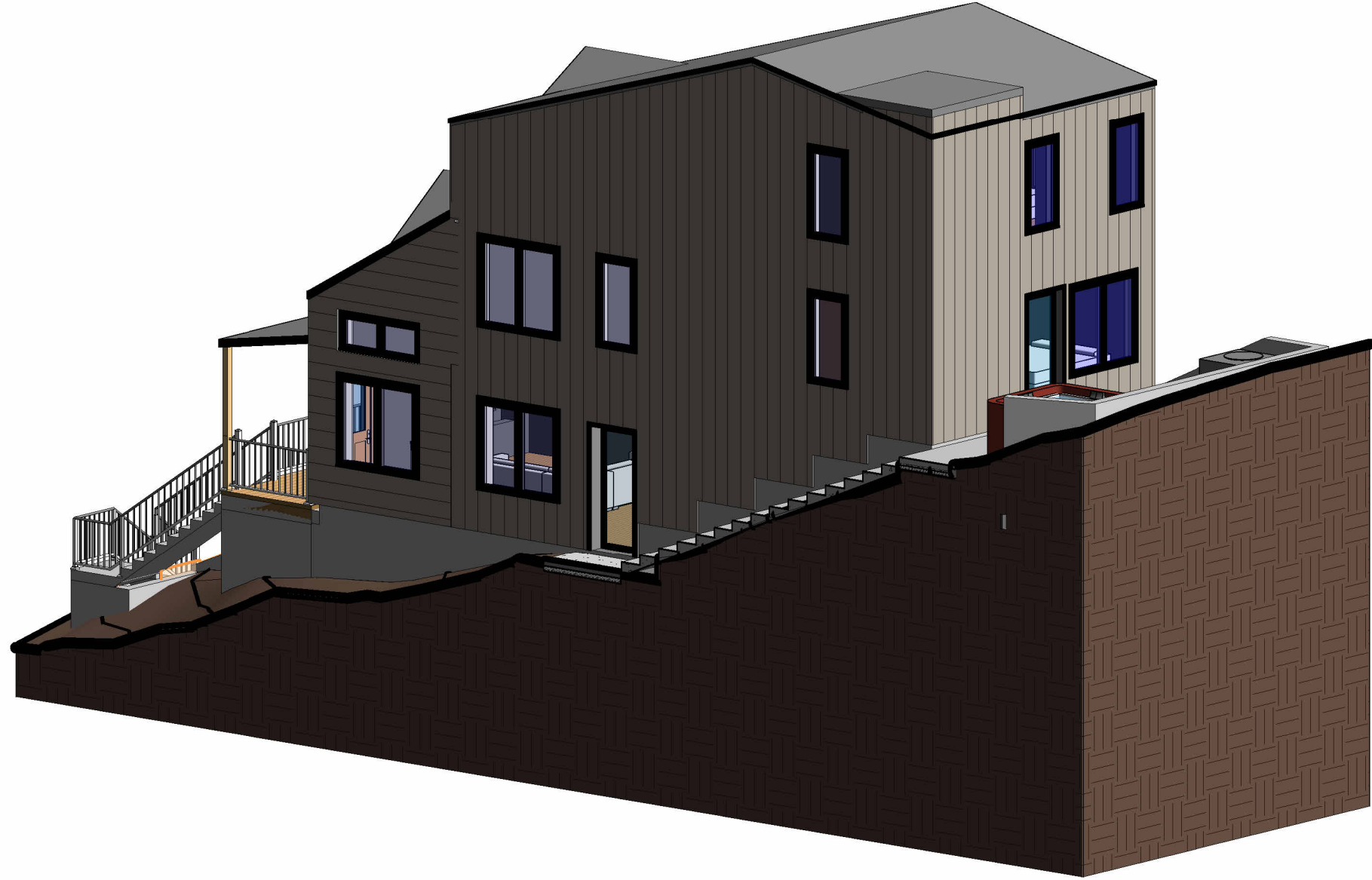
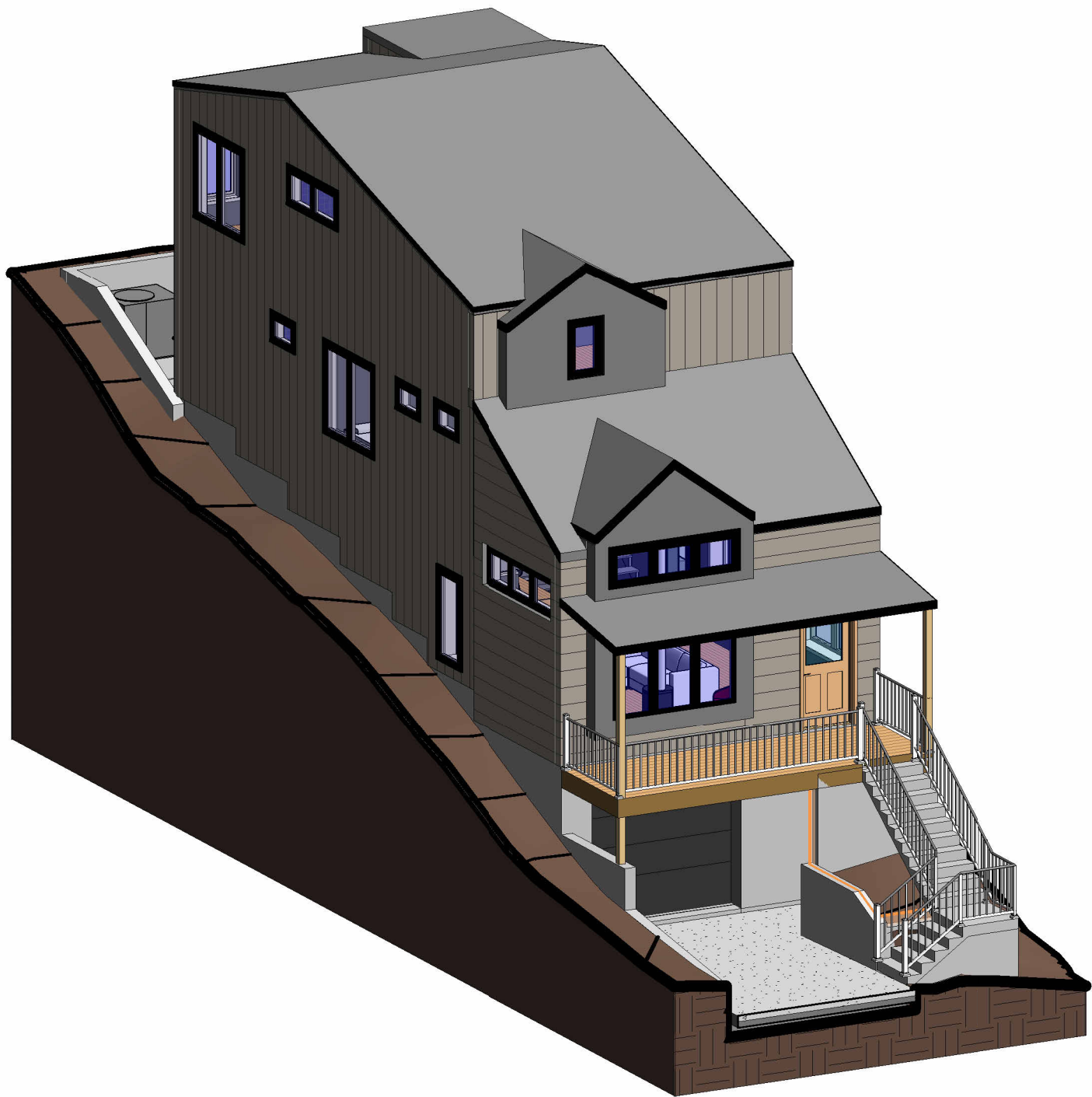
10/2/2023 9:38:22 AM

D

C

B

A



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ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT
PLANNING MODIFICATION APPLICATION SET

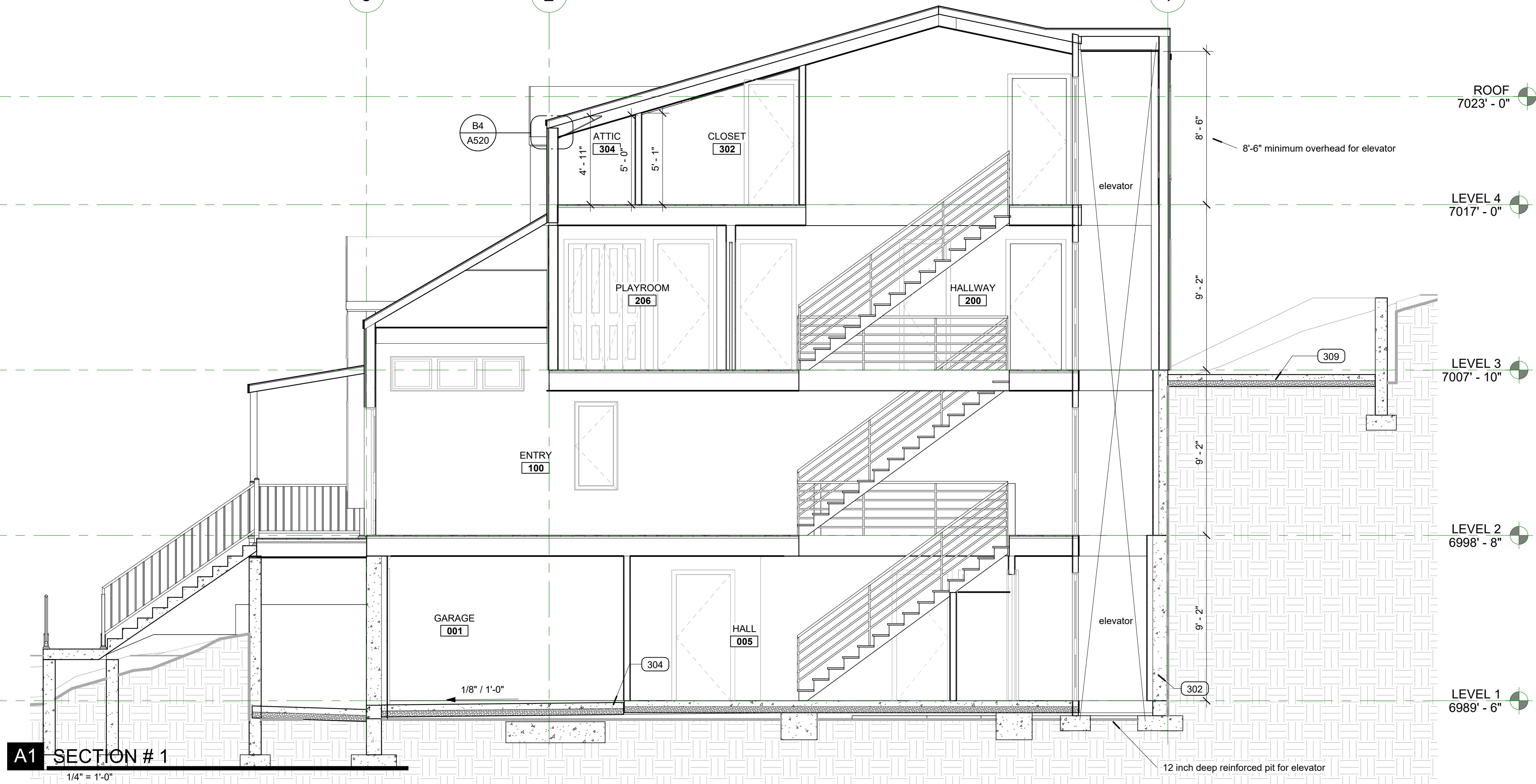
JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV	DATE	DESCRIPTION
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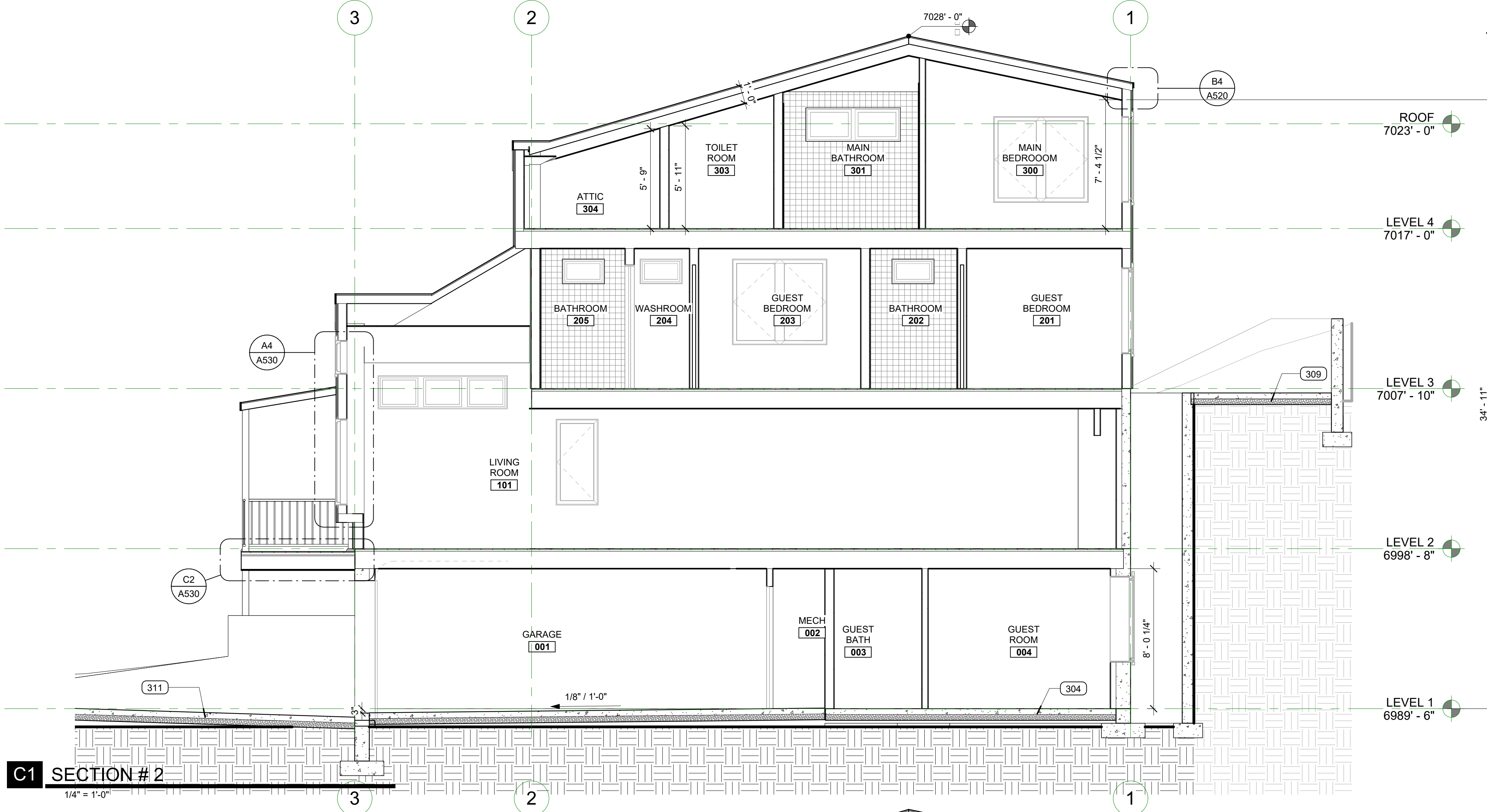
3D + Streetscape

A202

10/2/2023 9:38:24 AM



C1 SECTION # 2
1/4" = 1'-0"



KEYED NOTE

- 302 CONCRETE FOUNDATION WALL. SEE STRUCTURAL.
304 4" THICK MIN. CONCRETE SLAB OVER 4" GRAVEL BASE, TYP.
309 HEATED CONCRETE PATIO. 4" CONCRETE SLAB OVER 4" GRAVEL BASE.
311 HEATED CONCRETE DRIVEWAY.

ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING MODIFICATION APPLICATION SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 9.26.23

REV DATE DESCRIPTION

BUILDING
SECTION

A301





Planning Department

April 13, 2023

Caitlyn Barhorst
(806)-559-8079

CC: Jasmine Roth

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1171 Empire Avenue

Zoning District: Historic District -1 (HR-1)

Application: Historic District Design Review

Project Number: PL-23-05579

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 13, 2023

Project Summary: The Applicant Proposes Building a New Single-Family Dwelling on a Vacant Lot.

Action Taken

On April 13, 2023, the Planning Director conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 1171 Empire Avenue, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Site is a vacant Lot located at 1171 Empire Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes to construct a new Single-Family Dwelling.
4. This Site is not listed on the Historic Sites Inventory, nor has it been included in previous historic resource surveys.
5. On February 17, 2022, Planning Department Staff approved the HDDR application (PL-21-05120) and the SSCUP (PL-21-05123) for the construction of a new SFD at 1171 Empire Avenue.



Planning Department

6. On July 19, 2022, the Building Department accepted the building permit application (PLAN22-865) for the construction of a new SFD in the Historic District.
7. Planning Department Staff found significant changes between the HDDR Approved plans and the plans uploaded for Building Permit Review.
8. On December 14, 2022, Planning Department Staff brought the modified Building Permit plans before the Design Review Team.
9. On March 1, 2023, the applicant submitted an HDDR Application (PL-23-05579).
10. On March 10, 2023, the Application was considered complete.
11. Staff published notice on the City's website and posted notice to the property on March 22, 2023.
12. Staff mailed courtesy to property owners within 300 feet on March 22, 2023.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2 *Historic Residential – 1 (HR-1) District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in the LMC § 15-13-8.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans dated March 29, 2023, and approved by the Planning Department on April 13, 2023. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.



Planning Department

6. 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 with State and Federal law.
7. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
8. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J) with light bulbs that are 3,000 degrees Kelvin or lower. Final lighting details will be reviewed by the Planning Staff prior to installation.
9. Original materials such as brick and stone that was historically left unpainted shall not be painted. Materials such as wood, that traditionally painted shall have an opaque rather than transparent finish.
10. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structure or additions to non-historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surface that were not historically painted.
11. Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate. New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate for glazing on the primary façade.
12. The applicant shall provide specifications for the proposed water meter and service line to both the Engineering and Water Department prior to receiving submitting a Building Permit.
13. The entry staircase is within the Front Setback and shall be constructed no more than four vertical feet from Final Grade.



Planning Department

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5064 or email jack.niedermeyer@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken", with a long horizontal flourish extending to the right.

Gretchen Milliken,
Planning Director

CC: Jack Niedermeyer

3/29/2023 10:24:29 AM

D

C

B

A

SITE CALCULATIONS

LOT AREA: 1,875 SF (0.04 AC)
MAXIMUM BUILDING FOOTPRINT: 844 SF
OFF-STREET PARKING: 2 REQUIRED, 2 PROVIDED
NET SQUARE FOOTAGE: 2354 SF
BASEMENT: 673 SF
MAIN FLOOR: 728 SF
SECOND FLOOR: 552 SF
THIRD FLOOR: 401 SF



OWNER

JASMINE AND BRETT ROTH
jasmine@builtcustomhomes.com
brettroth@rothstaffing.com

ARCHITECTURE

RAW DESIGN STUDIO
CAITLYN BARHORST
517 S. 200 W., STE D
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caitlyn@rawdesign.com

CIVIL

ALTITUDE ENGINEERING
BLAYDE MCINTIRE
212 S 700 E
HEBER CITY, UT 84032
(307) 679-8620
blayde.mcintire@gmail.com

STRUCTURAL

HAZELWOOD ENGINEERING
RYAN HAZELWOOD
1496 E 7380 S
COTTONWOOD HEIGHTS, UT
84121
(801) 810-5061
ryan@hazelwood-eng.com

LANDSCAPE

COMPANY TBD

CONTRACTOR

J. FORD CONSTRUCTION
CHAD BOLLMAN
786 Division St
Park City, UT 84098
801-243-3149
chad@jfordhomes.com

SITE CALCULATIONS

LOT AREA: 1,875 SF (0.04 AC)
MAXIMUM BUILDING FOOTPRINT: 844 SF
OFF-STREET PARKING: 2 REQUIRED, 2 PROVIDED
NET SQUARE FOOTAGE: 2354 SF

BASEMENT: 673 SF
MAIN FLOOR: 728 SF
SECOND FLOOR: 552 SF
THIRD FLOOR: 401 SF

KEYED NOTE

3203 HEATED CONCRETE ON GRADE ENTRY STEPS.

JOB NUMBER:	22055
OWNER:	ROTH
DATE:	3.29.23

REV	DATE	DESCRIPTION
-----	------	-------------

SITE PLAN

AS100

GENERAL SITE NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0". UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING.
2. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
3. ALL EXTERIOR SIDEWALKS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
4. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 4'-0" WIDE.
5. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
6. PROTECT EXISTING TREES DURING CONSTRUCTION W/ 6'-0" HIGH CHAIN LINK FENCE AROUND DRIPLINE.
7. CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
8. CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
9. REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION WHERE NEEDED.
10. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT (IRC R401.3)
11. RETAINING WALLS (>4FT OR SUPPORTING SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC AND/OR WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

HOT TUB TO MAINTAIN 3FT MINIMUM SIDE AND 3FT REAR SETBACK FROM PROPERTY LINE

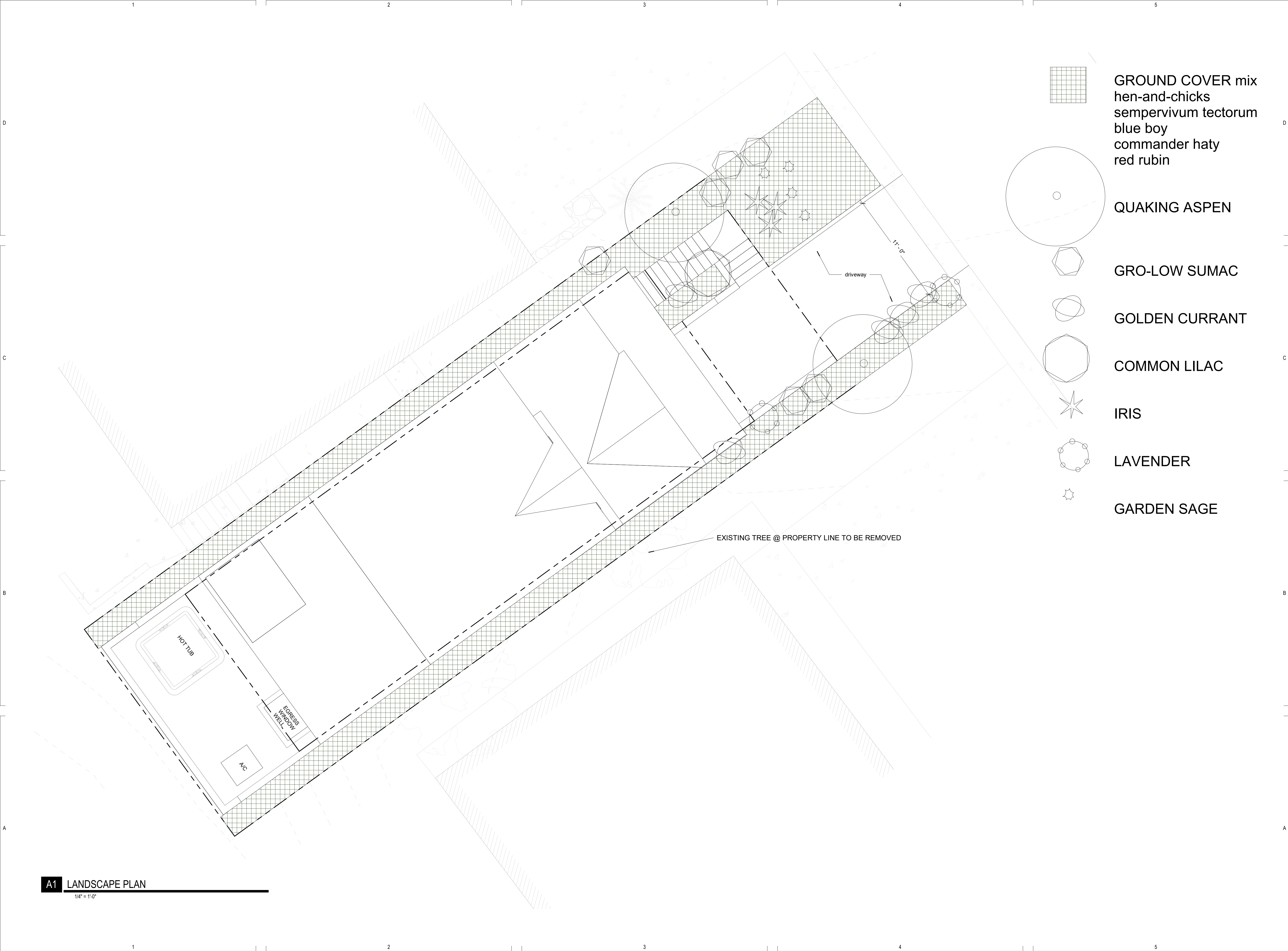
location for AC condenser(s), maintain 3ft side and rear minimum setback

A1 SITE PLAN

1/4" = 1'-0"



3/29/2023 10:24:29 AM



A1 LANDSCAPE PLAN
1/4" = 1'-0"

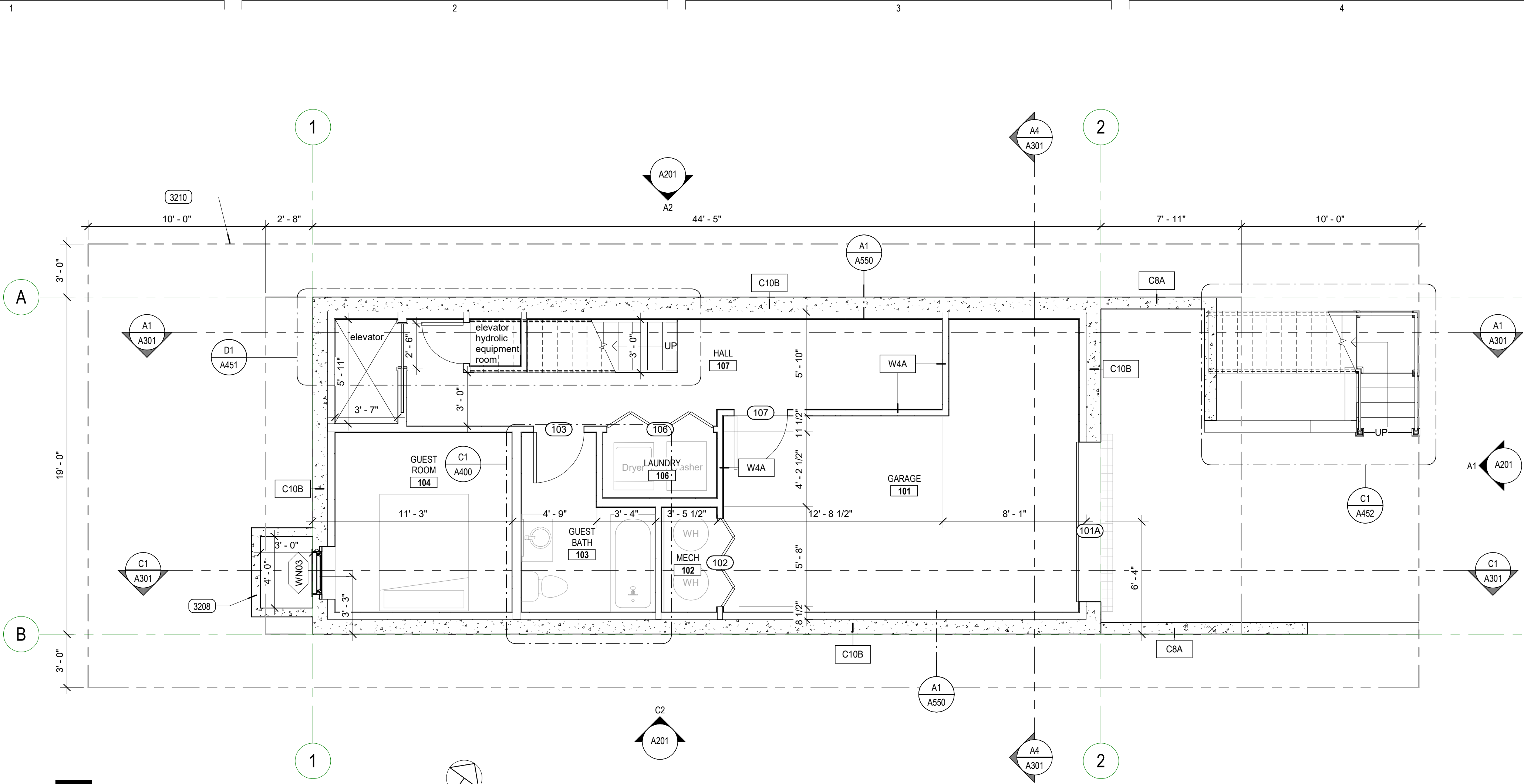
ROTH RESIDENCE
1171 EMPIRE AVENUE, PARK CITY UT
PLANNING APPLICATION PLAN SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 3.29.23

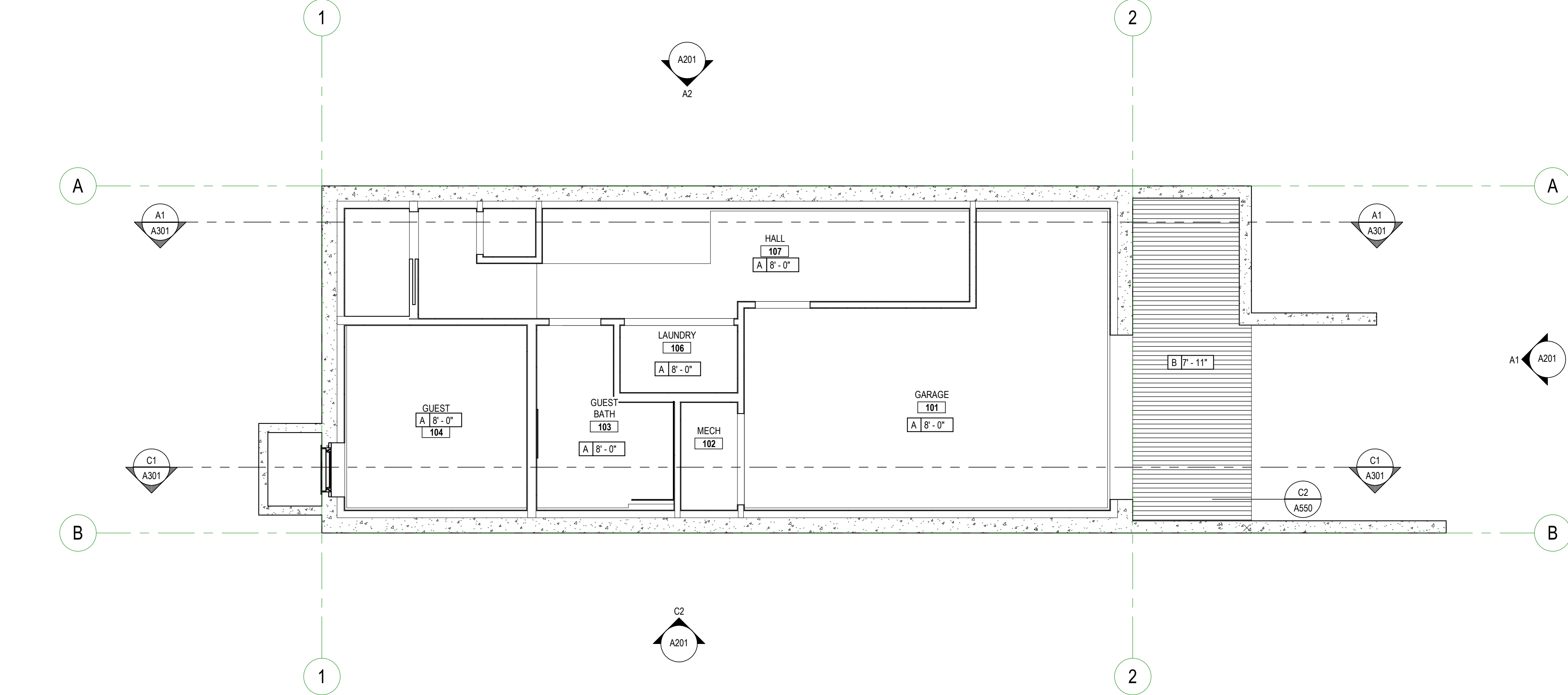
REV	DATE	DESCRIPTION
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LANDSCAPE
PLAN

AS101



C1 PLAN - BASEMENT
1/4" = 1'-0"



A1 PLAN - BASEMENT - RCP
1/4" = 1'-0"

WALL TYPE

W 4 A - 1

MATERIAL
NOMINAL SIZE
SEQUENCE
FIRE RATING

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING (WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

KEYED NOTE

- 3208 EGRESS WINDOW WELL.
3210 PROPERTY LINE.

CEILING LEGEND

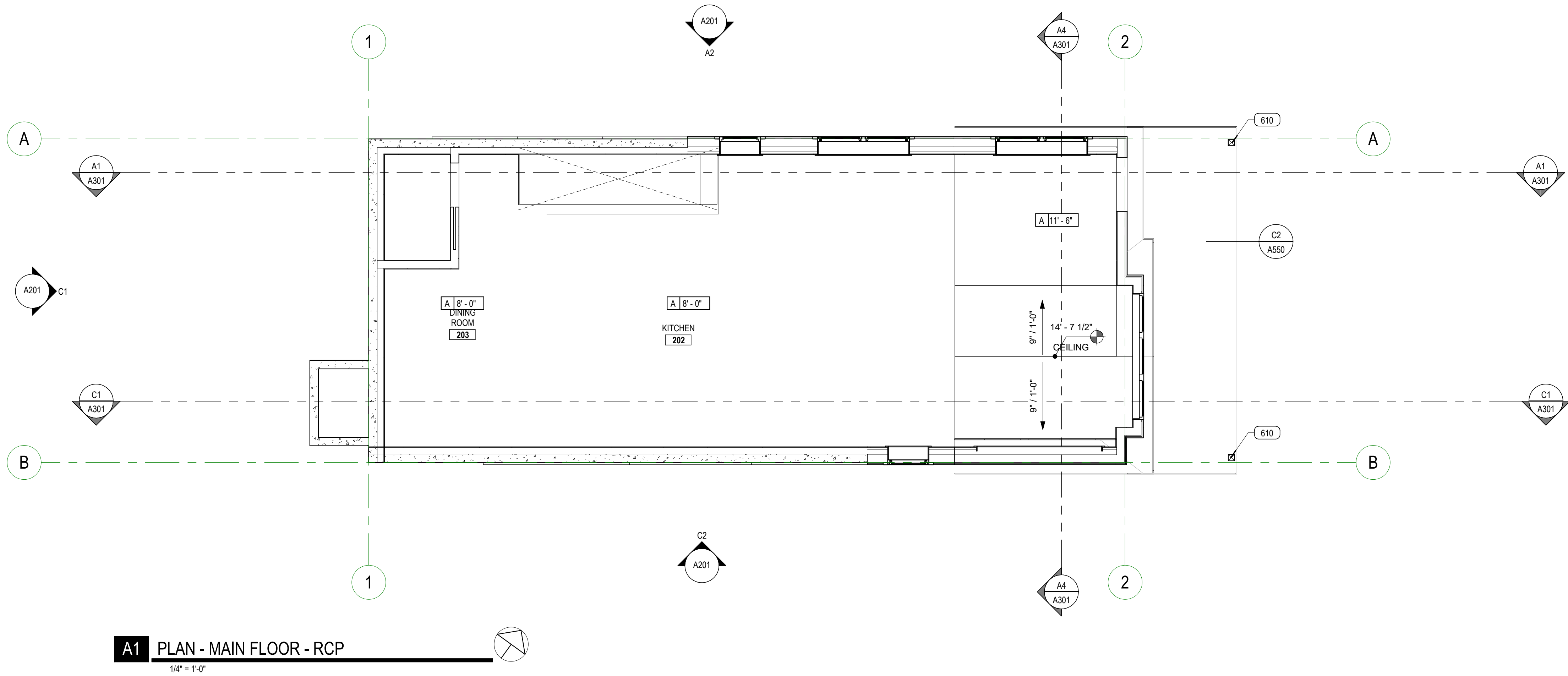
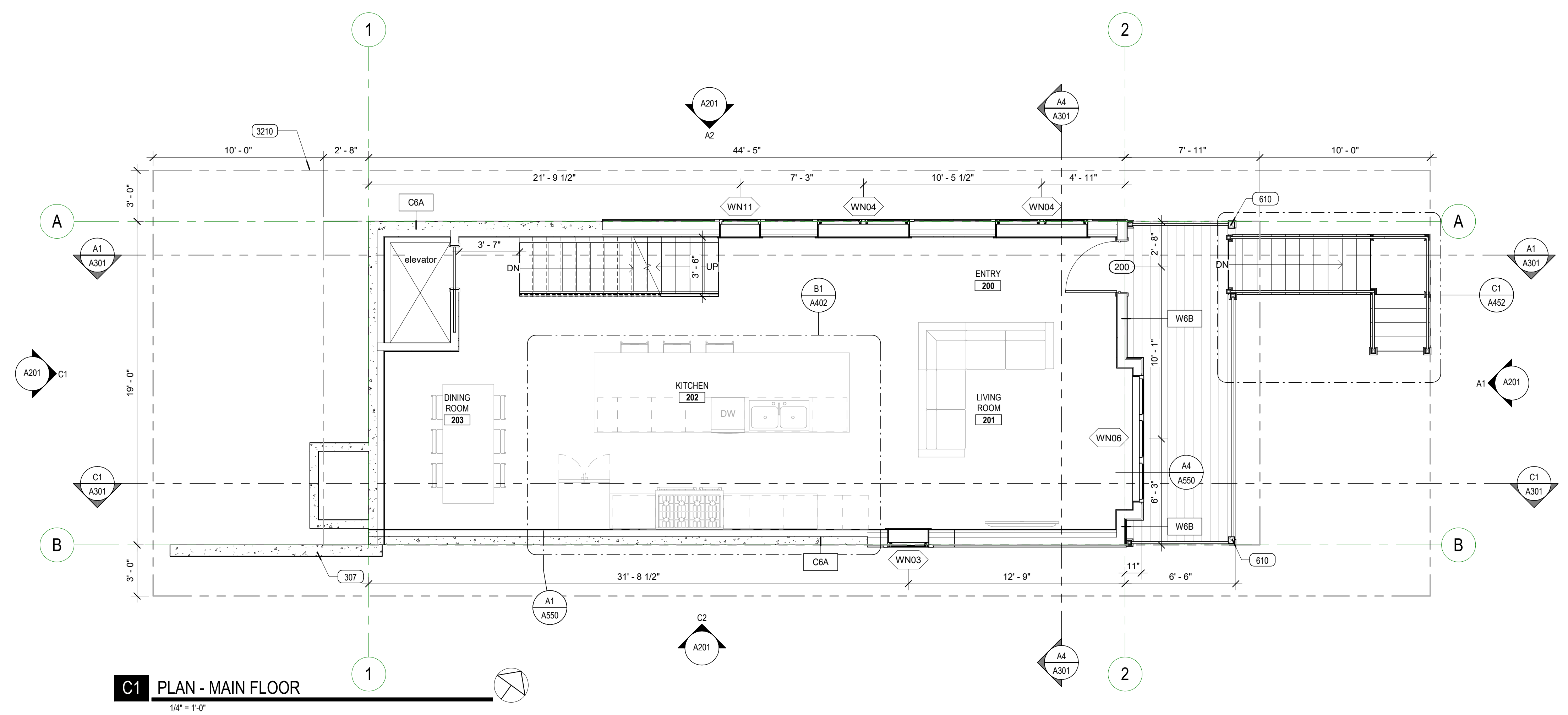
- A** - GYP BOARD CEILING.
B - WOOD SOFFIT.

DIMENSION NOTES

- ANY UNDIMENSIONED DOORS ARE 4" FROM THE CORNER
- PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
- DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL

Room Schedule			
Number	Name	Level	Area
101	GARAGE	BASEMENT	261 SF
102	MECH	BASEMENT	18 SF
103	GUEST BATH	BASEMENT	62 SF
104	GUEST ROOM	BASEMENT	101 SF
105	STORAGE	Not Placed	Not Placed
107	HALL	BASEMENT	159 SF
106	LAUNDRY	BASEMENT	24 SF
204	HALF BATH	Not Placed	Not Placed
203	DINING ROOM	MAIN FLOOR	118 SF
200	ENTRY	MAIN FLOOR	84 SF
201	LIVING ROOM	MAIN FLOOR	181 SF
202	KITCHEN	MAIN FLOOR	287 SF
301	CLOSET	Not Placed	Not Placed
302	GUEST BEDROOM	SECOND FLOOR	96 SF
309	PLAYROOM	SECOND FLOOR	89 SF
303	BATHROOM	SECOND FLOOR	54 SF
304	GUEST BEDROOM	SECOND FLOOR	101 SF
208	CLOSET	Not Placed	Not Placed
305	WASHROOM	SECOND FLOOR	25 SF
307	CLOSET	SECOND FLOOR	9 SF
306	BATHROOM	SECOND FLOOR	29 SF
300	HALLWAY	SECOND FLOOR	126 SF
400	MAIN BEDROOM	THIRD FLOOR	136 SF
401	MAIN BATHROOM	THIRD FLOOR	128 SF
403	TOILET ROOM	THIRD FLOOR	23 SF
402	CLOSET	THIRD FLOOR	94 SF
404	ATTIC	THIRD FLOOR	103 SF

3/29/2023 10:24:19 AM



WALL TYPE

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT U/L, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

MATERIAL
NOMINAL SIZE
SEQUENCE
FIRE RATING

FIRE RATING (WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

KEYED NOTE

307 CONCRETE WALL. SEE CIVIL AND STRUCTURAL.
610 4X4 WOOD TIMBER COLUMN.
3210 PROPERTY LINE.

CEILING LEGEND

A - GYP BOARD CEILING.
B - WOOD SOFFIT.

DIMENSION NOTES

- ANY UNDIMENSIONED DOORS ARE 4" FROM THE CORNER
- PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
- DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL

DESIGN
RAW
STUDIO

336 S. 700 E. STE. B #243
SALT LAKE CITY, UT 84102

rawdesign.com
(801) 215-9729

ROTH RESIDENCE
1171 EMPIRE AVENUE, PARK CITY UT
PLANNING APPLICATION PLAN SET

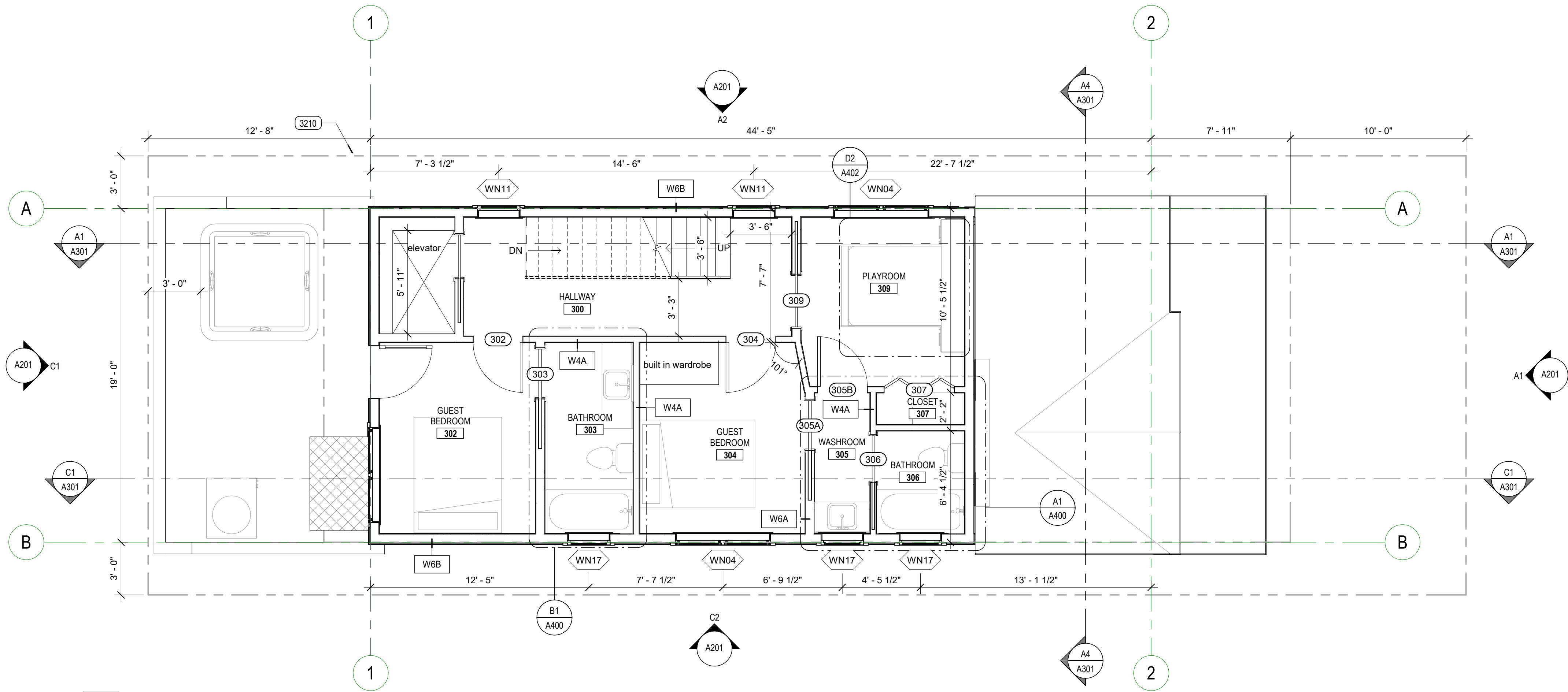
JOB NUMBER: 22055
OWNER: ROTH
DATE: 3.29.23

REV DATE DESCRIPTION

ANNOTATED
PLAN - MAIN
FLOOR

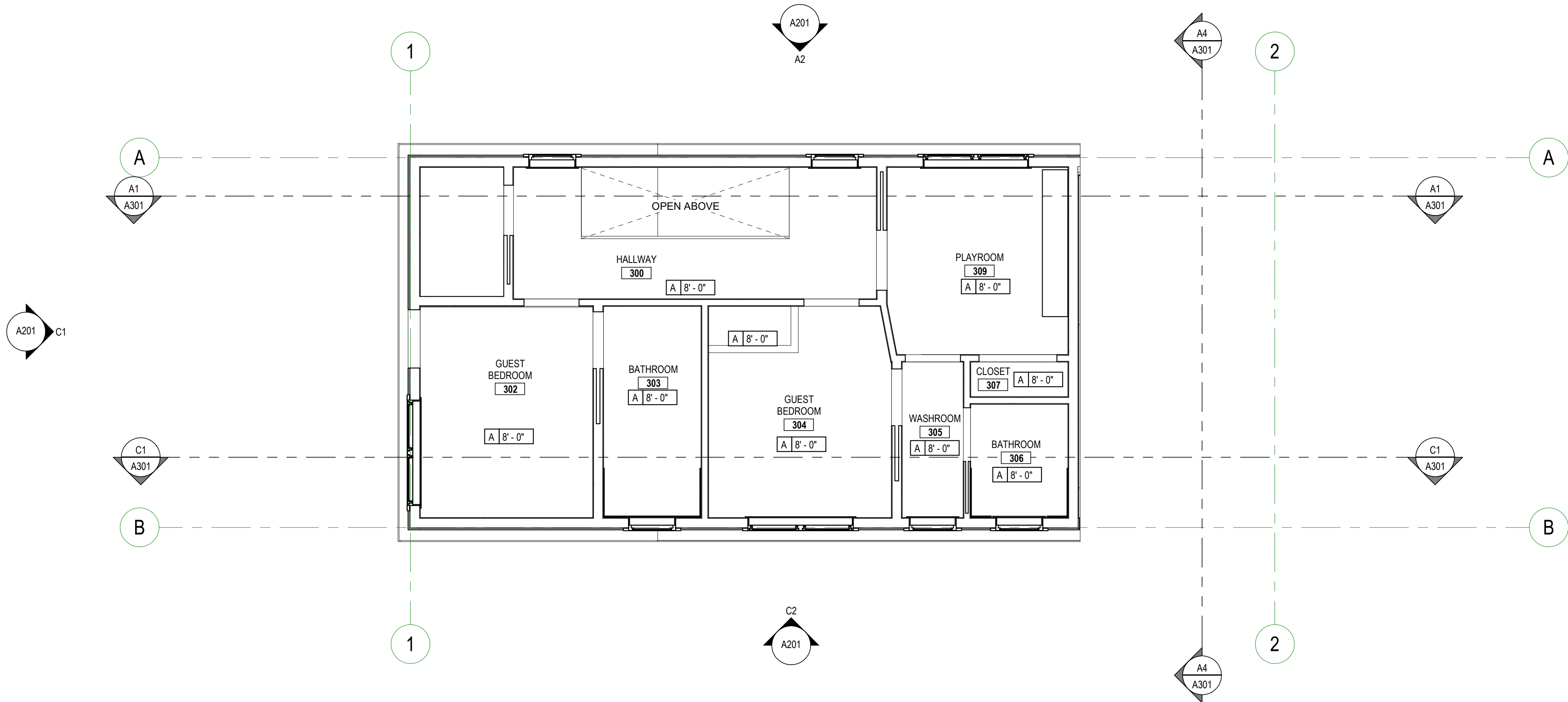
A120.1

Page 311 of 321



C1 PLAN - SECOND FLOOR

1/4" = 1'-0"



A1 PLAN - SECOND FLOOR - RCP

1/4" = 1'-0"

WALL TYPE

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

FIRE RATING (WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

KEYED NOTE

3210 PROPERTY LINE.

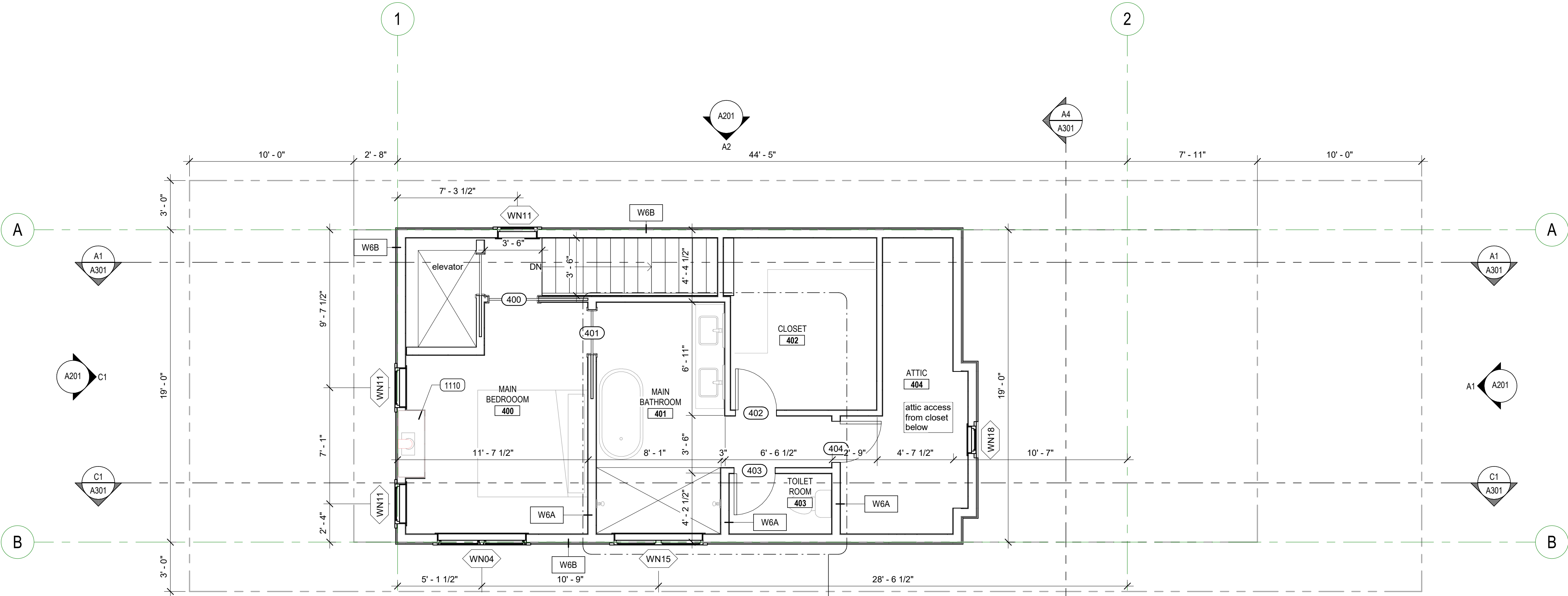
CEILING LEGEND

- A** - GYP BOARD CEILING.
B - WOOD SOFFIT.

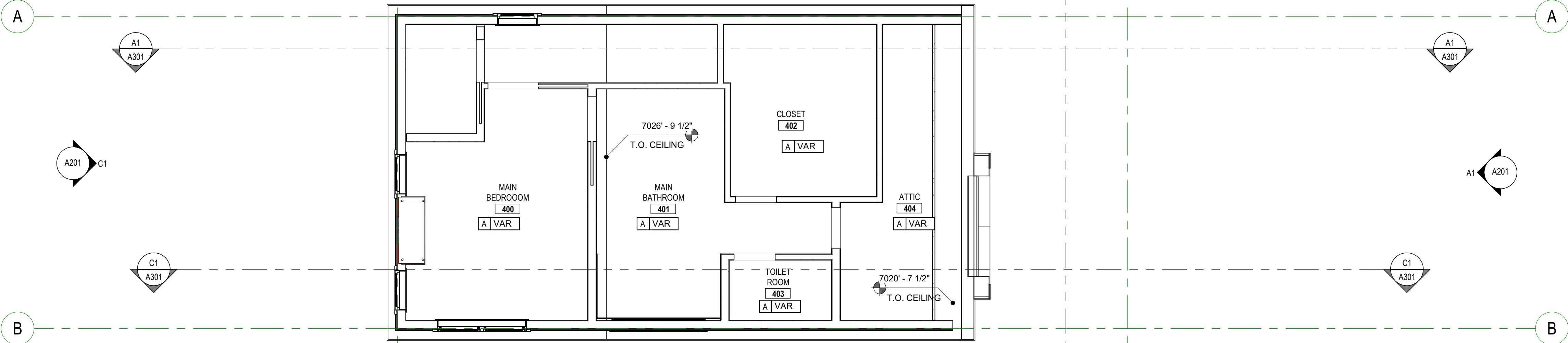
DIMENSION NOTES

1. ANY UNDIMENSIONED DOORS ARE 4" FROM THE CORNER
2. PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
3. DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
4. DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL

3/29/2023 10:24:22 AM



B1 PLAN - THIRD FLOOR
1/4" = 1'-0"



A1 PLAN - THIRD FLOOR - RCP
1/4" = 1'-0"

WALL TYPE

W 4 A - 1

NOTE: REFER TO WALL TYPE SHEET FOR INFORMATION ABOUT UL, STC AND SHEATHING. COORDINATE SHEATHING WITH STRUCTURAL DRAWINGS

MATERIAL
NOMINAL SIZE
SEQUENCE
FIRE RATING

FIRE RATING (WHEN NOTED)
1 1 HR RATED
2 2 HR RATED

SEQUENCE
DENOTES NEXT WALL TYPE IN SERIES

NOMINAL SIZE
DENOTES NOMINAL SIZE OF WALL STRUCTURE

STRUCTURAL MATERIAL
C CONCRETE
M MASONRY
W WOOD STUD
S METAL STUD

EXAMPLE: WALL TYPE 9A4-1 IS A 3 5/8" METAL STUD WALL

KEYED NOTE

1110 FIREPLACE. TO BE PROVIDED BY OWNER. PROVIDE POWER CONNECTION TO THIS LOCATION. SEE ELECTRICAL.

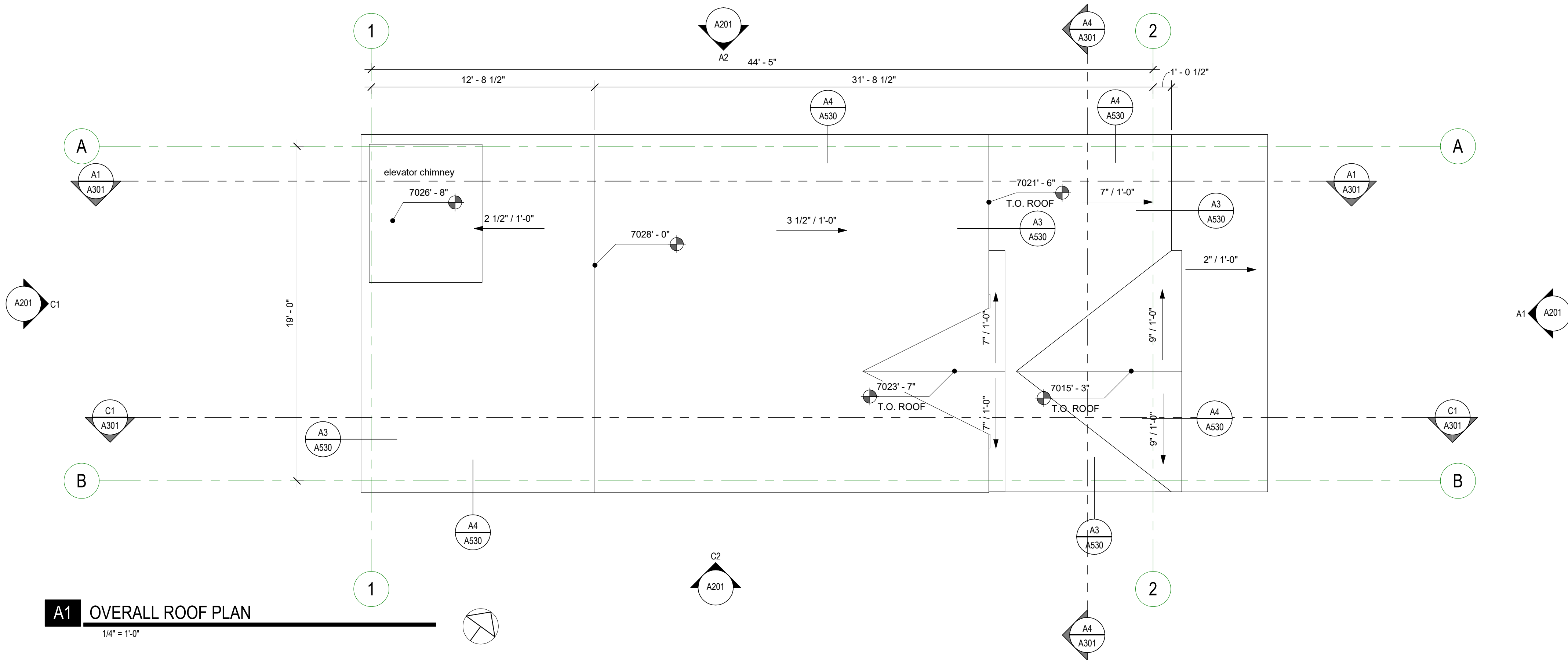
CEILING LEGEND

- A** - GYP BOARD CEILING.
B - WOOD SOFFIT.

DIMENSION NOTES

- ANY UNDIMENSIONED DOORS ARE 4" FROM THE CORNER
- PROVIDE (2) STUDS BETWEEN INDIVIDUAL WINDOW UNITS WHERE MULTIPLE UNITS ARE INDICATED
- DIMENSIONS ARE GIVEN TO EXTERIOR FACE OF FOUNDATION WALL UNO
- DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL

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A1 OVERALL ROOF PLAN
1/4" = 1'-0"

ROOF NOTES

1. ROOF SHALL BE VENTED WITH AN OVER-FASCIA INTAKE VENT AND A RIDGE VENT. ALTERNATE VENTING METHODS ARE SUBJECT TO OWNER'S APPROVAL.
2. ROOF TO BE ASPHALT SHINGLE ROOF, COLOR SELECTION BY OWNER.

KEYED NOTE

JOB NUMBER: 22055
OWNER: ROTH
DATE: 3.29.23

REV	DATE	DESCRIPTION
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OVERALL ROOF
PLAN

A190

3/29/2023 10:31:49 AM

C1 WEST ELEVATION

1/4" = 1'-0"

C2 SOUTH ELEVATION

1/4" = 1'-0"

A1 EAST ELEVATION

1/4" = 1'-0"

A2 NORTH ELEVATION

1/4" = 1'-0"

KEYED NOTE

- 707 RAIN GUTTER.
901 BOARD FORM CONCRETE FOUNDATION.
902 MATTE METAL SIDING. FINAL SELECTION BY OWNER.
903 PAINTED WOOD SIDING. FINAL SELECTION BY OWNER. SAMPLES MUST BE APPROVED BY PLANNING DEPARTMENT.
904 ALUMINUM-CLAD WINDOWS OR FIBREX COMPOSITE. FINAL SELECTION TO BE APPROVED BY PLANNING DEPARTMENT PRIOR TO ORDERING. NO VINYL WINDOWS.
907 PAINTED WOOD FASCIA.
908 ASPHALT SHINGLE ROOF.

JOB NUMBER: 22055
OWNER: ROTH
DATE: 3.29.23

REV DATE DESCRIPTION

EXTERIOR
ELEVATION

A201

3/29/2023 10:24:26 AM

D

C

B

A

D

C

B

A

ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT

PLANNING APPLICATION PLAN SET

JOB NUMBER: 22055

OWNER: ROTH

DATE: 3.29.23

REV	DATE	DESCRIPTION
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3D + Streetscape

A202

3/29/2023 10:24:28 AM

C1 SECTION #2

1/4" = 1'-0"

A1 SECTION #1

1/4" = 1'-0"

A4 SECTION #3

1/4" = 1'-0"

KEYED NOTE

302 CONCRETE FOUNDATION WALL. SEE STRUCTURAL.
304 4" THICK MIN. CONCRETE SLAB OVER 4" GRAVEL BASE, TYP.
612

DESIGN
RAW
STUDIO

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ROTH RESIDENCE

1171 EMPIRE AVENUE, PARK CITY UT
PLANNING APPLICATION PLAN SET

JOB NUMBER: 22055
OWNER: ROTH
DATE: 3.29.23

REV	DATE	DESCRIPTION
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BUILDING
SECTION

A301



Planning Department

April 13, 2023

Caitlyn Barhorst
806-559-8079

CC: Jasmine Roth

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 1171 Empire Avenue

Zoning District: Historic District – 1 (HR-1)

Application: Modification and Extension of Approval - Administrative Steep Slope Conditional Use Permit

Project Number: PL-21-05124 (Previous Application)
PL-23-05551 (Current Application)

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: April 13, 2023

Project Summary: The Applicant Proposes Building a New Single-Family Dwelling on a Vacant Lot.

Action Taken

On April 6, 2023, the Planning Director conducted a public hearing and approved a Modification to and an Extension of the Steep Slope Conditional Use for the applicant to construct a new Single-Family Dwelling at 1171 Empire Avenue, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Site is a vacant Lot located at 1171 Empire Avenue.
2. The Site is within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes to construct a new Single-Family Dwelling on Lot 10, Block 27 of the Snyder's Addition.
4. The Applicant submitted an Administrative Steep Slope Conditional Use Permit Application (SSCUP) on December 28, 2021 (PL-21-05123).



Planning Department

5. On February 17, 2022, Planning Department Staff approved the Historic District Design Review application (HDDR)(PL-21-05120) and the Steep Slope Conditional Use Permit Application (SSCUP).
6. On July 19, 2022, the Building Department accepted the building permit application (PLAN22-865) for the construction of a new SFD in the Historic District.
7. On February 7, 2023, the Applicant Submitted an Extension and Modification of Approval Application for the Steep Slope Conditional Use Permit approved on February 17, 2022.
8. On March 1, 2023, the Applicant submitted an HDDR Application (PL-23-05579).
9. On March 13, 2023, the SSCUP Extension and Modification of Approval Application was considered complete
10. Staff published notice on the City's website and posted notice to the property on March 22, 2023.
11. Staff mailed courtesy notice to property owners within 300 feet on March 22, 2023.
12. On April 13, 2023, the Extension and Modification of Approval Application (PL-23-05551) and the HDDR (PL-23-05579) were considered for approval.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District, including Section 15-2.2-6 *Development on Steep Slopes*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans dated March 29, 2023 and approved by the Planning Department on April 13, 2023. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this Administrative Steep Slope Conditional Use Permit approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.



Planning Department

4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
5. The Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction prior to submitting a building permit, subject to City Engineer approval.
6. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer approval.
7. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
8. The Applicant shall submit a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a building permit.
9. The Applicant shall complete an Access Agreement allowing property access to adjoining properties to complete the construction proposed to be within five feet or less from the Lot line or steep slope prior to submitting a building permit.
10. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
11. 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.
12. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
13. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J) with light bulbs that are 3,000 degrees Kelvin or less. Final lighting details will be reviewed by the Planning Staff prior to installation.
14. The applicant shall provide specifications for the proposed water meter and service line to both the Engineering and Water Department prior to receiving a Building Permit.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5063 or email jack.niedermeyer@parkcity.org



Planning Department

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken", written over the printed name.

Gretchen Milliken,
Planning Director

CC: Jack Niedermeyer