PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
November 29, 2023

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. Click here for more information.

Public Comment Guidelines - Please state your full name for the record. If you are providing public comment in person, please sign in. Limit your comments to three minutes or less - a time will provide a warning. Direct your comments to the Planning Commission -- not to the applicant or audience. Please be civil - no clapping or whistling. Please address matters of the pending application or ordinance.

CLOSED SESSION 5:00 PM

The Planning Commission May Consider a Motion to Enter Into a Closed Session for Specific Purposes Allowed Under the Open and Public Meetings Act (Utah Code Section 52-4-205) to Discuss Deployment of Security Personnel, Devices, or Systems.

REGULAR MEETING CALLED TO ORDER AT 5:30 PM

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3. PUBLIC COMMUNICATIONS

4. REGULAR AGENDA

4.A. **2024 Regular Meetings** - Consideration to Adopt the Planning Commission Regular Meeting Dates for 2024
(A) Action

4.B. **2300 Deer Valley Drive (St. Regis) - Modification to Conditional Use Permit** - The Applicant Proposes to Install a 40-by-45-Foot Temporary Tent. PL-23-05491 (5 mins.)
(A) Public Hearing; (B) Action

4.C. **632 Main Street, Unit 4A - Silver Queen Condominiums Second Amended - Plat Amendment** - The Homeowners Association Proposes to Convert the Roof of the Upper Level of Unit 4A From Common Area to Limited Common Area to be Appurtenant to Unit 4A in the Historic Commercial Business District. PL-23-05746 (15 mins.)
(A) Public Hearing; (B) Action

4.D. **401 Silver King Drive - Snow Flower Condominiums Sixth Amended, Amending Unit 36 - Plat Amendment** - The Applicant Proposes to Convert Common Area Attic Space into Private Area Living Space for the Benefit of Unit 36 in the Recreation Commercial Zoning District. PL-23-05809 (15 mins.)
(A) Public Hearing; (B) Action

4.E. **2700 Deer Valley Drive - Courchevel Condominiums at Deer Valley, Sixth Amendment - Plat Amendment** - The Applicant Proposes to Adjust the Boundaries of Units C101 and C102 to Convert Common Area Attic Space Into Private Livable Area Located at 2700 Deer Valley Drive in the Residential Development Zone. PL-23-05773 (20 mins.)
(A) Public Hearing; (B) Action

4.F. **316 Ontario Avenue - Plat Amendment** - The Applicant Proposes to Remove Two Lot Lines to Create One Lot From Parcel PC-488-A to Accommodate a New Detached Single-Car Garage on the Same Site as a Landmark Historic Single-Family Dwelling in the Historic Residential Low - Density Zoning District. PL-23-05819 (20 mins.)
(A) Public Hearing; (B) Action

4.G. **Land Management Code Amendment** - The Applicant Requests an Amendment to Land Management Code Section 15-2.13-2 to Prohibit Nightly Rentals, Accessory Apartments, and Internal Accessory Dwelling Units in The Bald Eagle Club at Deer Valley Subdivision within the Residential Development Zoning District. PL-23-05770 (20 mins.)
(A) Public Hearing; (B) Continue to December 13, 2023

4.H. **36 Prospect Avenue - Plat Amendment** - The Applicant Proposes to Combine Three Lots to Create a 0.1-Acre Lot (4,356 square feet) in the Historic Residential (HR- 1) Zoning District. PL-23-05860 (10 mins.)
(A) Public Hearing; (B) Action

5. WORK SESSION

5.A. **732 Crescent Road** – The Planning Commission will Conduct a Work Session on the Applicant's Subdivision Proposal to Create Two Lots from Metes and Bounds Parcels in the Historic Residential – 1 Zoning District and Partially within the Sensitive Land Overlay (PL-22-05223), the Proposed Construction of Two New Single Family Dwellings on a Steep Slope (PL-21-04909 and PL-21-04911), and the Proposed Construction of an Addition to a Landmark Historic Structure on a Steep Slope (PL-23-05740). The Applicant continues to work with staff on the Historic District Design Review for the Landmark Historic Structure. PL-22-05223, PL-21-04909, PL-21-04911, and PL-23-05740 (60 mins.)
(A) Public Input; (B) Continue to January 24, 2024

5.B. **732 Crescent Tram Road Historic House** – The Planning Commission will Conduct a Work Session on the Applicant's Steep Slope Conditional Use Permit for a proposed addition to a Historic Structure on a Very Steep Slope in the Historic Residential – 1 Zoning District and Partially within the Sensitive Land Overlay. The Applicant continues to work with staff on the Historic District Design Review for the Landmark Historic Structure. PL-23-05740 (30 mins.)
(A) Public Input; (B) Continue to January 24, 2024

6. ADJOURNMENT

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

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

A majority of Planning Commissioners may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair. City business will not be conducted.

Notice of a Regular Meeting Date, Time, and Location for Meetings of the Planning Commission of Park City, Utah, for 2024

The regular meetings of the Planning Commission shall be held on the second and fourth Wednesday of each month at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, at 5:30 p.m., except when there is no quorum, no pending business or the regular meeting date falls on a holiday.

1. Notice of Possible Electronic or telephone participation:
   One or more members of the Planning Commission may participate electronically or telephonically pursuant to UCA 52-4-7.8. Electronic meetings without an anchor location will be individually noticed in accordance with state law and local rule.

2. A written agenda will be posted on the State Public Meeting Notice website at http://pmn.utah.gov no later than 24 hours before each meeting, except emergencies. Meetings in addition to those specified herein will be held as circumstances require. Appropriate notice will be given for such meetings.

The 2024 meeting schedule for the above agencies is as follows:

January 10, 24	July 10
February 14, 28	August 14, 28
March 13, 27	September 11, 25
April 10, 24	October 9, 23
May 8, 22	November 13, 27
June 12, 26	December 11

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

Levi Jensen
Planning Department
Executive Office Administrator

Planning Commission
Staff Report

Subject:	**2300 Deer Valley Drive East – St. Regis Deer Valley**
Application:	**PL-23-05941**
Author:	**Lillian Zollinger, Planner II**
Date:	**November 29, 2023**
Type of Item:	**Modification to a Conditional Use Permit**

Recommendation

(1) Review the proposed plan to modify an existing Conditional Use Permit regulating tent installations for the St. Regis Hotel Deer Valley property, (2) conduct a public hearing, and (3) consider approving a Modification to the Conditional Use Permit based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Chris Okamura
Location:	2300 Deer Valley Drive East, St. Regis Hotel
Zoning District:	Recreation Commercial
Adjacent Land Uses:	Residential, Recreation Open Space
Reason for Review:	Planning Commission reviews and takes Final Action on Conditional Use Permits[1]

CUP	Conditional Use Permit
LMC	Land Management Code
RC	Recreation Commercial

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

Background

On March 9, 2011, the Planning Commission approved a Conditional Use Permit (CUP) regulating the number and duration of annual tent installations for the St. Regis Hotel Deer Valley (see Exhibit C). Under this CUP, the Applicant is allowed to install a temporary tent up to 15 times per year (installed for 14 days or less each time) and a single tent allowed for 60 days during the summer. The largest tent was 40-by-70-feet.

The Applicant would like to modify the CUP and proposes the following:

- Increase the maximum size of temporary tents allowed to be installed 15 times per year (up for 14 days or less each time) from 40-by-70-feet to 40-by-100-foot (a 1,200 square foot increase).
- Increase the number of tents allowed to be up for 14 days or less at a time from 15 times per year to 20 times per year.

[1] LMC § 15-1-10

In 2022, the Applicant requested to modify their CUP to install a larger 40-by-40-foot tent. The 2022 Application was originally scheduled for Planning Commission review on February 9, 2022 (Staff Report; Audio). However, Staff requested the Planning Commission continue the item to February 23, 2022, to provide the Applicant with additional time to submit required application material.

On February 23, 2022, the Planning Commission approved the requested Modification to the Conditional Use Permit for a 40-by-40-foot tent to be installed from December 17th to April 17th each year. (Staff Report; Meeting Minutes).

The Applicant would like to again modify the CUP and proposes the following:

- Increase the 120-day tent size from a 40-by-40-foot tent to a 40-by-45-foot tent (a 120 square foot increase).
- Increase the proposed 40-by-45-foot tent from 120 days to 150 days. The proposed tent would be up from November 17th to April 17th of each year.

The tent is proposed to be installed on the existing temporary deck and includes a bar, a small stage, and seating inside and outside of the tent area. The tent is proposed to be installed annually to help reduce crowding in indoor dining areas.

All of the tents are accessed via the Hotel and surrounding ski areas.

Analysis

(I) The proposal complies with the requirements for the Recreation Commercial (RC) Zoning District outlined in LMC Chapter 15-2.16.

The St. Regis Deer Valley Hotel is in the Recreation Commercial Zoning District and tents installed for more than 14 days require a CUP pursuant to Land Management Code (LMC) § 15-4-16(A)(7). The proposed location of the tents are identified in the current CUP approval for tent placement on The Great Lawn and terraces (See Exhibit C).

LMC § 15-2.16-3 establishes a 10-foot Side and 10-foot Rear Setback. The proposed tents are at least 10’ from all Setbacks. The 150-day tent will be built on the temporary deck. As proposed to be installed, the deck location complies with Setbacks, as it is 10’ from the rear property line. The interior deck is 16 inches in height, with a seven-inch step up inside the tent.

(II) The proposal complies with Temporary Structures, Tents, And Vendors outlined in LMC § 15-4-16.

The proposed temporary tents all exceed 200 square feet and each will require an annual building permit (LMC § 15-4-16(A)(5)). Condition of Approval 11 caps the annual temporary winter tent installation to no more than 150 days and prohibits

installation prior to November 17th and requires removal by 5:00 PM on April 17th.

LMC § 15-3-6(B) requires one parking space per employee associated with the tents in addition to two guest spaces. The existing CUP covers this parking requirement provided by the St. Regis parking lot (see Exhibit C), as there are a similar number of users for the proposed tent and existing tents. Condition of Approval 12 limits winter tent users to hotel guests and/or patrons that ski-in.

(III) The proposal complies with Conditional Use Permit criteria outlined in LMC § 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards (LMC § 15-1-10).

The table below outlines the CUP criteria and recommended Conditions of Approval:

CUP Review Criteria	Analysis of Proposal
Size and Location of the Site	**No Recommended Conditions:** This is an existing Site, utilized as a Hotel in the Recreation Commercial Zoning District. The temporary structures will be installed on The Great Lawn, or on existing terraces, all areas identified in the existing CUP as an appropriate location for tents. The approved locations can accommodate the proposed increase in tent sizes, 120 square foot increase on the 150-day tent, and 1200 square feet for temporary tents (up for 14 days or less each time).
Traffic	**Recommended Condition of Approval:** The increase in tent size does not trigger additional traffic analysis outlined in the established TIS Guidelines. **Condition of Approval 12** limits winter tent users to hotel guests and/or patrons that ski-in.

Utility Capacity	**No Recommended Conditions:** On November 21, 2023, the Development Review Committee reviewed the proposed modifications and found there were no impacts to utility capacity.
Emergency Vehicle Access	**No Recommended Conditions:** On November 21, 2023, the Park City Fire District reviewed the proposed modifications and determined the modifications will not impede Emergency Vehicle Access.
Parking	**Recommended Condition of Approval:** The parking is accounted for under the existing CUP (see Exhibit C), and therefore additional parking is not required. **Condition of Approval 12** limits winter tent users to hotel guests and/or patrons that ski-in.
Internal Vehicular and Pedestrian Circulation System	**No Recommended Conditions:** On November 21, 2023, the Development Review Committee reviewed the proposed tents and determined the modifications will not significantly impact the internal vehicular and pedestrian circulation systems.
Fencing, Screening, and Landscaping	**No Recommended Conditions**
Building Mass, Bulk, and Orientation	**No Recommended Conditions:** The approved locations can accommodate the proposed increase in tent sizes.
Useable Open Space	**No Recommended Conditions:** The temporary structures will be installed on The Great Lawn, or on existing terraces, all areas identified in the existing CUP as an appropriate location for tents.
Signs and Lighting	**Recommended Condition of Approval:** Condition of Approval 5 requires the Applicant to submit sign plans that shall comply with the Municipal Code of Park City Title 12, Sign Code.
Physical Design and Compatibility with Surrounding Structures	**No Recommended Conditions:** The temporary structures will be installed on The Great Lawn, or on existing terraces, all areas identified in the existing CUP as an appropriate location for tents. The increase in size is minor.

Noise, Vibration, Odors, Stream, or Other Mechanical Factors	**Recommended Condition of Approval:** Condition of Approval 6 requires the Applicant to comply with the City Noise Ordinance, Chapter 6-3.
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	**No Recommended Conditions:** LMC § 15-5-5(K) requires the Applicant to screen trash and recycling areas. The trash and recycling bins will be inside the tent and screened.
Expected Ownership and Management	**No Recommended Conditions**: Chris Okamura represents St. Regis Deer Valley Resort, has approval from the owner for the proposed tent, and is responsible for following the Conditions of Approval.
Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site	**No Recommended Conditions:** The tents are comparable to previously approved tents and does not require disturbance to soil or impact Steep Slopes or wetlands.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	**No Recommended Conditions:** General Plan Objective 5A is to encourage development practices that decrease vehicle miles traveled and Objective 9B is to locate recreation options to decrease vehicle miles traveled. The tent installations provides services for guests of the hotel with ski in/ski out access.

Department Review

The Planning, Building, and Engineering Departments reviewed this application.

The Building Department requires Condition of Approval 13, requiring a Snow Removal Plan for the 150-day tent.

Notice

Staff published notice to the Utah Public Notice website, City website, and City Hall and posted notice to the property on November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The Park Record published courtesy notice on November 15, 2023.

Public Input

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

Alternatives

- The Planning Commission may approve the CUP Modification;
- The Planning Commission may deny the CUP Modification, and direct staff to make findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Modified Plans
Exhibit C: March 9, 2011 Conditional Use Permit
Exhibit D: Applicant's Narrative

Planning Department

November 29, 2023

Chris Okamura
2300 Deer Valley Drive East
Park City, UT 84060
(435) 940-5733
chris.okamura@st.regis.com

NOTICE OF PLANNING COMMISSION

Description

Address:	2300 Deer Valley Drive East – St. Regis Deer Valley
Zoning District:	Recreation Commercial (RC)
Application:	Modification to a Conditional Use Permit
Project Number:	PL-23-05941
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 29, 2023
Project Summary:	The applicant proposes to modify the existing CUP that regulates outdoor tent installations to include an annual winter tent installation for 150 days, increase the size of the allowed temporary tents, and increase the number of temporary tents installed.

Action Taken

On November 29, 2023, the Planning Commission conducted a public hearing and approved the modification of an existing Conditional Use Permit in order to construct a temporary tent according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Site is located at 2300 Deer Valley Drive East.
2. The Applicant proposes to construct an annual temporary tent from November 17th through April 17th.
3. The Site has an existing Conditional Use Permit for temporary tents that was approved on March 9, 2011, by the Planning Commission.

4. The Applicant proposes to increase the allowed size of the temporary tents from 40-by-100-feet and increase the number of temporary tents (up for 14 days or less each time) installed each year from 15 to 20.
5. The Applicant proposes modifying the existing Conditional Use Permit to include the additional annual winter tent installation.
6. The proposed 150-day tent dimensions are 40-by-45-foot.
7. Staff reviewed the 2300 Deer Valley Drive East Conditional Use Permit Modification Application for compliance with LMC Section 15-1-10, Conditional Use Review Process, Chapter 15-2.16, Recreation Commercial (RC) District, and Section 15-4-16, Temporary Structures, Tents, And Vendors.
8. Staff posted notice to the City website, City Hall, and the property on November 15, 2023.
9. Staff mailed courtesy notices to the adjacent property owners on November 15, 2023.
10. 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 Section 15-1-10, Conditional Use Review Process, Chapter 15-2.16, Recreation Commercial (RC) District, and Chapter 15-4-16 Temporary Structures, Tents, And Vendors.
2. The use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved December 29, 2021. 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 prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
4. The Applicant shall submit lighting plans that comply with LMC § 15-5-5 (J). Outdoor lighting must be Fully Shielded, down-directed, and no greater than

3,000 degrees Kelvin.

5. The Applicant shall submit sign plans that shall comply with the Municipal Code of Park City Title 12, Sign Code.
6. The temporary tent shall comply with the City Noise Ordinance, Chapter 6-3.
7. A Fire permit and Building permit are required for the installation of the temporary tent.
8. All Conditions of Approval of the 1995 Deer Crest Settlement Agreement continue to apply.
9. All Conditions of Approval of the Deer Crest Hotel CUP as amended on April 22, 2009, continue to apply.
10. All Conditions of Approval for the St. Regis Resort Temporary Structure (Tent) CUP apply for this permit.
11. The temporary tent may not be installed prior to November 17, and shall be removed from the site no later than April 17, at 5:00 PM, and may not be installed for longer than 150 days.
12. The proposed winter tent shall only be used by hotel guests and/or ski-in patrons.
13. The Applicant shall submit a Snow Removal Plan for the 150-day tent.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Sarah Hall,
Planning Commission Chair

CC: Lillian Zollinger, Project Planner

r map.

Planning Commission
Staff Report

Subject: 2300 Deer Valley Drive
Author: Katie Cattan
Date: March 9, 2011
Type of Item: Conditional Use Permit

PARK CITY 1884
PLANNING DEPARTMENT

Summary Recommendation
Staff recommends that the Planning Commission review the application for a temporary structure, open the public hearing, and consider approving the application in accordance with the finding of fact, conclusions of law, and conditions of approval.

Description

Project Name:	St. Regis Hotel
Applicant:	Lauren Eatchel
Location:	2300 Deer Valley Drive
Proposal:	Conditional Use Permit for Tent
Zoning:	RC-MPD (subject to the 1995 Deer Crest Settlement Agreement/MPD)
Adjacent Uses:	Ski resort and related uses, hotels/condominium units, open space, single-family residences and lots

.

Proposal

- This is a request for a CUP for a temporary tent to be located within the existing St Regis Resort hotel property.
- A CUP is required for tent that is installed more than 5 times per year or more than 14 days in a row.
- The applicant proposes an increase in tent occurrences from 5 to 15 times per year with the duration of one tent proposed to be a maximum of 60 days.
- The existing temporary structure currently utilized as a sales office at Snow Park must be taken down by June 1, 2011 or else the CUP will be void.

Background
The property is located at 2300 Deer Valley Drive in the Recreation Commercial (RC-MPD) zoning district and subject to the 1995 Deer Crest Settlement Agreement and the Deer Crest Hotel Conditional Use Permit.

The Land Management Code (LMC) was revised in 2009 to address the duration in which temporary tents may be installed. There were several tents located on hotel properties in town that had been approved as temporary structures but

were left standing year round. To make sure this trend would not continue, new duration parameters were adopted in 2009. Tents are allowed as administrative conditional use permits (approved by the Planning Department) if a tent is not installed for longer than fourteen days and for not more than 5 times a year. Any longer duration or increase occurrence must be approved by the Planning Commission.

On January 25, 2011, the Planning Department received a complete conditional use permit (CUP) application for a tent at the St. Regis Hotel. Without this CUP, the Hotel would be permitted to put up a tent 5 times for 14 consecutive days if they apply for a building permit and an administrative CUP each time. During the summer months, the St. Regis Hotel has numerous weddings and parties in which the cliental prefers to be outside with a temporary tent. In 2010, the hotel pulled 5 separate building permits for temporary tents. The applicant is requesting receive a condition use permit to allow them to install a tent a maximum of 15 times per year with one tent receiving a longer duration of 60 days during the summer months. There may be times when two tents would be used for an event.

Analysis
Within the Land Management Code (LMC) section 15-4-16(A)(7) a temporary structure may not be installed for a duration longer than fourteen (14) days and for more than five (5) times a year, unless a longer duration or greater frequency is approved by the Planning Commission consistent with CUP criteria in LMC section 15-1-10 and the criteria for temporary structures in LMC section 15-4-16(C). The applicant is requesting that the Planning Commission consider approving a conditional use permit to allow up to fifteen (15) tents per year with one tent receiving a longer duration of 60 days during the summer months, due to the higher frequency of weddings and outdoor parties. A maximum of two tents could be up at a time, each of which would count toward the fifteen (15) total tents per year.

The following are the review criteria for temporary structures on private property (LMC 15-4-16(C)):

(1) The proposed Use must be on private Property. The Applicant shall provide written notice of the Property Owner's permission.

Complies. The tent is within the private property of the St. Regis Hotel and the owner has given consent for this application.

(2) The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.

Complies. The proposed use will result in an increase in cars attending the event in the tent. The additional cars will have to be accommodated within the

existing parking areas of the St. Regis hotel. Currently, there are 146 spaces at Roosevelt Gap and 67 spaces at Snow Park. The applicant did a parking study on the busiest day of the year and found 49% usage of the parking lot. They estimate that the addition of a tent at maximum capacity and all guest arriving from off-site would diminish the parking by an additional 30%. Therefore, parking would be 79% of total parking capacity.

(3) The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.

Complies as Conditioned. Consistent with Condition of Approval #1, all tents must be inspected by the building department prior to occupancy. The building department will inspect circulation, emergency access, and all other applicable public safety measures. *The location of the proposed tents would not impede pedestrian circulation as it would be on a private deck of the St. Regis that is not typically used for circulation.*

(4) The Use shall not violate the City Noise Ordinance.

Complies as Conditioned. Consistent with Condition of Approval #2, the use shall not violate the City noise ordinance. Any violation of the City noise ordinance may result in the Condition Use Permit becoming void.

(5) The Use and all signing shall comply with the Municipal Sign and Lighting Codes.

Complies. Signs to the interior of a project are not regulated under the sign code. Any exterior signs must be approved by the Planning Department consistent with the City Municipal Code. All exterior lighting must be approved by the Planning Department and comply with the Land Management Code.

(6) The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.

Complies. All uses within the temporary structure must be permitted. The property owner is responsible for obtaining the correct permits for each proposed use, including Summit County Health Code permits, Fire Code permits, and permits issued by the State of Utah.

(7) The Use shall not violate the International Building Code (IBC).

Complies as Conditioned. Consistent with Condition of Approval #1, all tents must be inspected by the building department prior to occupancy. The building department will inspect the tent for compliance with the IBC.

(8) The Applicant shall adhere to all applicable City and State licensing ordinances.

Complies. All commercial activities within the temporary structure must be licensed. The property owner is responsible for obtaining the correct City and State licensing for each proposed use within the temporary structure.

Condition Use Permit Criteria (LMC 15-1-10 (E))
The Planning Commission must review each of the following Condition Use Permit Criteria (LMC 15-1-10 (E)) and considering whether or not the proposed Conditional Use mitigates impacts of and addresses each of the items:

(1) Size and location of the Site;

No Unmitigated Impacts. The St. Regis Hotel has two locations for tents. One is on the Astor Terrace and the second is within The Great Lawn. The Astor Terrace is located outside of the main floor of the St. Regis. It is accessed through the Lobby and Pre-Function room outside the Astor Ballroom. The Great Lawn can be accessed off the patio on the main floor or the funicular landing floor. It is located on the hillside within the St. Regis property. The largest tent is 2800 square feet and measures 40' x 70'.

(2) Traffic considerations including capacity of the existing Streets in the Area;

No Unmitigated Impacts. The St. Regis may be accessed via Roosevelt Gap or Deer Valley Drive East. People using the tents would have to abide by the same parking restrictions as other hotel users outlined in the original Conditional Use Permit conditions of approval. Any extra parking caused by the activity in the tent must be accommodated within the St. Regis parking lots. According to a recent parking analysis (Exhibit B), forty-nine percent (49%) of the parking spaces were utilized during peak season (Sundance 2011). If the tents were at maximum capacity and all guests came from off-site, an additional 30% of parking would be utilized, bringing the total to seventy-nine percent (79%) of total parking.

(3) Utility capacity;

No Unmitigated Impacts. Any additional utilities that are necessary for the temporary tents are available through the hotel. The increase in guests will result in an increase in demand for water, gas, sewer and trash. The existing infrastructure is adequate to accommodate the additional guests and demand on utilities.

(4) Emergency vehicle Access;

No Unmitigated Impacts. Emergency vehicle access will not be impacted by the proposal.

(5) Location and amount of off-Street parking;

No Unmitigated Impacts. The proposed use typically results in an increase in cars attending the event in the tent. The additional cars will have to be accommodated within the existing parking areas of the St. Regis hotel. Currently, there are 146 spaces at Roosevelt Gap and 67 spaces at Snow Park. Access restrictions of the Deer Crest Hotel CUP continue to apply, including restrictions on travel through the east and west Deer Crest perimeter gates. Only owners are allowed to access the hotel through the west perimeter gate. All guests are required to access the hotel via shuttles or the funicular at Snow Park.

(6) Internal vehicular and pedestrian circulation system;

No Unmitigated Impacts. Due to the unique location of the hotel, there is no internal vehicular circulation other than the drop off areas. The building department will inspect the tents for pedestrian circulation requirements prior to issuance of a certificate of occupancy.

(7) Fencing, Screening, and landscaping to separate the Use from adjoining Uses;

No unmitigated impacts. The adjacent uses are the hotel. Fencing and screening is not required. The tents will be placed appropriately within the landscape.

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots;

No unmitigated impacts. The tents are appropriate within the hotel site. There is no anticipated negative impacts due to the mass, bulk, and orientation of the tents. They will not be visible from the Snow Park parking lots or Deer Valley Drive.

(9) Usable Open Space;

No unmitigated impacts. The tent that is proposed on the Great Lawn is within the usable open space of the hotel. The tent will not negatively impact the open space. The open space calculation will not be changed by the existence of a temporary tent. Staff would not recommend allowing a tent to stand in this area for over 60 consecutive days due to impacts to the lawn

(10) Signs and lighting;

No unmitigated impacts. Signs to the interior of a project are not regulated under the sign code. Any exterior signs must be approved by the Planning Department consistent with the City Municipal Code. All exterior lighting must be approved by the Planning and Building Departments and comply with the Land Management Code.

(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;

No unmitigated impacts. The design of the tent is simple. Event tents that located within hotel grounds and are not visible from the right of way are a normal occurrence for the use and compatible.

(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;

No unmitigated impacts. Consistent with Condition of Approval #2, the use shall not violate the City noise ordinance. Any violation of the City noise ordinance may result in the Condition Use Permit becoming void.

(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas;

No applicable.

(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities; and

No applicable.

(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site.
No unmitigated impacts. The tent proposed on the Great Lawn is on a flat area of the property. The proposed tent on the patio would not have any impact on Sensitive lands

Process
Approval of this application constitutes Final Action that may be appealed following the procedures found in LMC Section 1-18.

Department Review
This project has gone through an interdepartmental review. One issue was brought up during the review by the building department is that there is an

existing temporary structure on site that must be taken down. The temporary structure was allowed during the construction of the hotel and for sales. The building department is requiring that the temporary structure either be made a permanent building or be taken down. The applicant has agreed that the temporary structure will be removed by June 1, 2011. Condition of Approval #3 requires that the temporary structure be removed by June 1, 2011 or else the Conditional Use Permit for the tents becomes void.

Notice
The property was posted and notice letters were mailed to property owners within 300' of the property. Legal notice was published in the Park Record.

Public Input
No public input has been received.

Alternatives
1. The Planning Commission may approve the CUP for the temporary structure as proposed and conditioned; or
2. The Planning Commission may deny the CUP and direct staff to prepare findings supporting this recommendation; or
3. The Planning Commission may continue the discussion to a date certain to allow the applicant time to respond to any additional concerns or issues raised at the Planning Commission hearing.

Significant Impacts
There are no significant negative fiscal or environmental impacts from this application.

Consequences of not taking the Suggested Recommendation
The applicant will have to apply for an administrative conditional use permit for each tent. The applicant will not be allowed to have more than 5 tents within a year and each tent may stay up for a maximum of 14 days.

Recommendation
Staff recommends the Planning Commission discuss the proposed application for a Conditional Use Permit for a temporary structure (tent) to be located within the St. Regis Resort hotel, conduct a public hearing, and consider approving the CUP according to the following findings of fact, conclusions of law, and recommended conditions of approval, as follows:

Findings of Fact
1. On January 25, 2011, the City received a complete application for a conditional use permit for a temporary structure (tent) to be located within the St Regis Resort hotel.
2. In 2010, the hotel pulled 5 separate building permits for temporary tents.
3. Within the Land Management Code (LMC) section 15-4-16(A)(7) a

temporary structure may not be installed for a duration longer than fourteen (14) days and for more than five (5) times a year, unless a longer duration or greater frequency is approved by the Planning Commission consistent with CUP criteria in LMC section 15-1-10(E) and the criteria for temporary structures in LMC section 15-4-16(C).

4. The applicant is requesting that the Planning Commission consider approving a conditional use permit to allow up to the applicant to install a temporary tent up to 15 times per year with one tent receiving a longer duration of 60 days during the summer months, due to the higher frequency of weddings and outdoor parties. There may be occasions when more than one tent is installed for an activity.
5. The St. Regis Hotel has two locations for tents. One is on the Astor Terrace and the second is within The Great Lawn. The Astor Terrace is located outside of the main floor of the St. Regis. It is accessed through the Lobby and Pre-Function room outside the Astor Ballroom. The Great Lawn can be accessed off the patio on the main floor or the funicular landing floor. It is located on the hillside within the St. Regis property. The largest tent is 2800 square feet and measures 40' x 70'.
6. This application is reviewed under Land Management Code Section 15-1-10 (E) and Section 15-4-16(C).
7. The St. Regis may be accessed via Roosevelt Gap or Deer Valley Drive East. People using the tents would have to abide by the same parking restrictions as other hotel users outlined in the 1995 Deer Crest Hotel Conditional Use Permit conditions of approval. Any extra parking caused by the activity in the tent must be accommodated within the St. Regis parking lots.
8. According to a recent parking analysis (Exhibit B), forty-nine percent (49%) of the parking spaces were utilized during peak season (Sundance 2011). If the tents were at maximum capacity and all guests came from off-site, an additional 30% of parking would be utilized.
9. The property was posted and notice letters were mailed to property owners within 300' of the property. Legal notice was published in the Park Record.
10. The project has access from Deer Valley Drive and Deer Crest Estates Drive.
11. The property is located within the Recreation Commercial (RC) zoning district and is subject to the Deer Crest Settlement Agreement and the revised Deer Crest Hotel CUP as approved by the Planning Commission on April 22, 2009.
12. Temporary Structures require a Conditional Use Permit in the RC zone.
13. No additional signs or lighting are proposed with this application.
14. The Findings in the Analysis Section are incorporated herein.

Conclusions of Law

1. The Use, as conditioned complies with all requirements of the Land Management Code, Section 15-1-10.

2. The Use, as conditioned is consistent with the Park City General Plan.
3. The Use, as conditioned is compatible with surrounding structures in use, scale, mass, and circulation.
4. The effects of any differences in use or scale have been mitigated through careful planning.
5. The Application complies with all requirements outlined in the applicable sections of the Land Management Code, specifically Sections 15.1.10 review criteria for Conditional Use Permits and 15-4-16(C) review criteria for temporary structures.

Conditions of Approval

1. All tents require a permit issued by the Building Department. All tents must be inspected by the building department prior to occupancy. The building department will inspect circulation, emergency access, and all other applicable public safety measures.
2. Prior to installing a tent, the Planning Department must sign off on a building permit and record the date within the CUP application folder.
3. A maximum of fifteen tents per year are allowed. The maximum duration of a tent is fourteen days, with the exception of one tent per year having a maximum duration of sixty days during the summer months only.
4. The use shall not violate the City noise ordinance. Any violation of the City noise ordinance may result in the Condition Use Permit becoming void.
5. The existing temporary structure at the St. Regis hotel must be removed by June 1, 2011. If it is not removed by June 1, 2011, this Conditional Use Permit will be void.
6. All conditions of approval of the 1995 Deer Crest Settlement Agreement continue to apply.
7. All conditions of approval of the Deer Crest Hotel CUP as amended on April 22, 2009, continue to apply.

Exhibits
Exhibit A – Applicant's request and Site Plan
Exhibit B – Parking Study

Exhibit A

From: Eatchel, Lauren
To: Katie Cattan
Subject: Conditional Use Permit
Date: Monday, February 14, 2011 12:12:26 PM

Hi Katie,

After speaking to everyone, we estimate having 15 tents this year. We would like to ask for an extension of up to 2 months for one tent to be setup this summer. Because we're unsure at how many tents we will need to set up, if we need to extend the number, will we be able to do that?

Thank you,

Lauren Eatchel CATERING & SALES ADMINISTRATIVE ASSISTANT
THE ST REGIS DEER VALLEY RESORT 2300 Deer Valley Drive East, PO Box 4493, Park City, UT 84060
TELEPHONE: 435-940-5729 FAX: 435-940-5725 STREGIS.COM/DEERVALLEY

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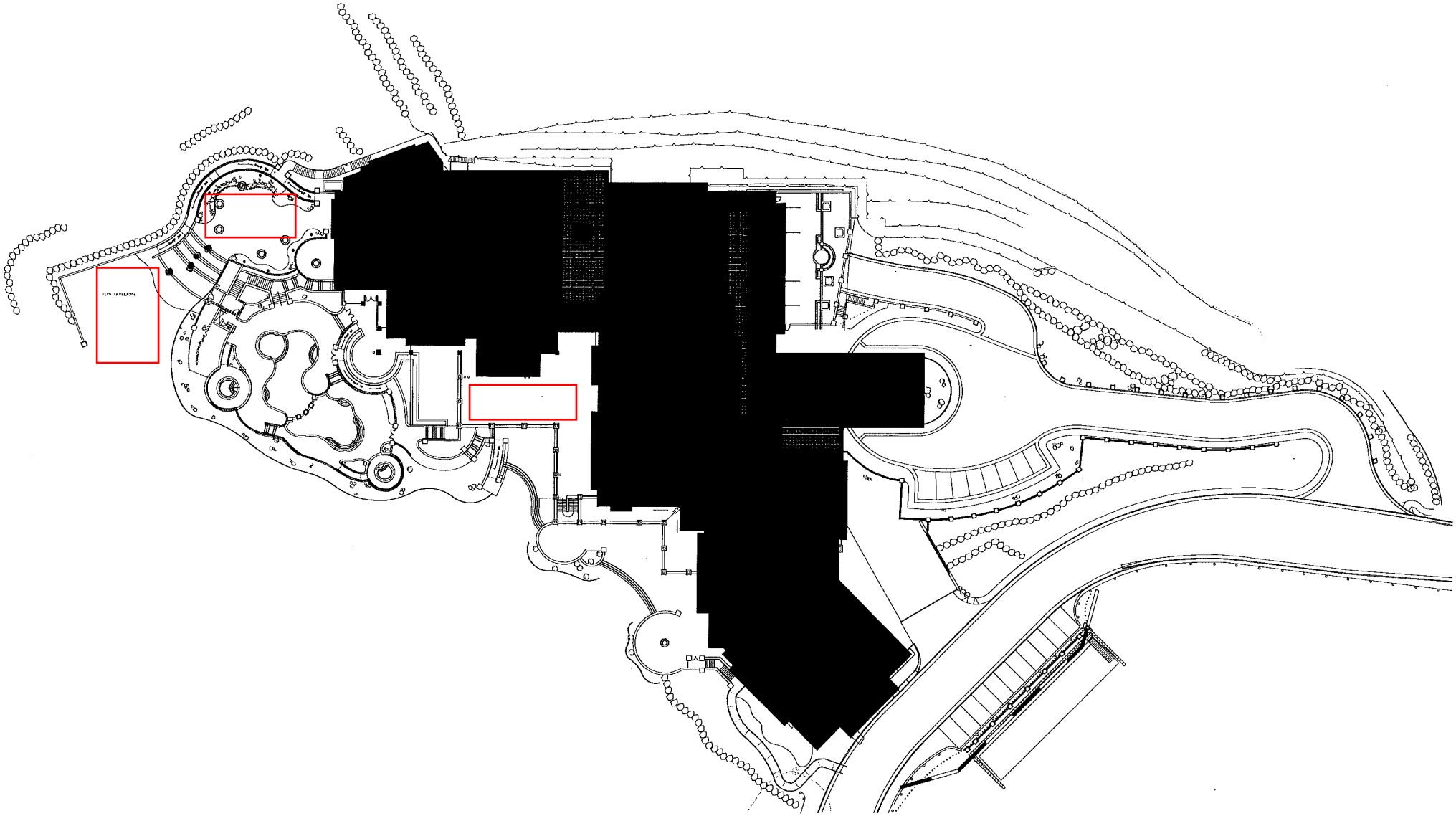
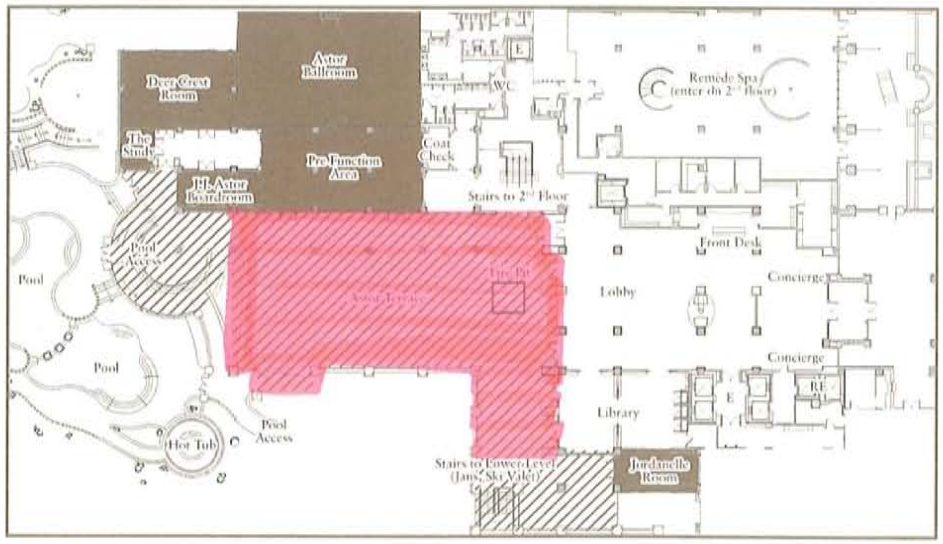


ST REGIS
DEER VALLEY

FUNCTION SPACE
FLOORPLAN AND CAPACITIES



	Total Sq. Ft.	dimensions (ft.)	Ceiling Height (Ft.)	Theater Style	Schoolroom Style	Hollow Square	Reception	Banquet	Boardroom
FIRST FLOOR FUNCTION SPACE									
Astor Ballroom	2,814	67' x 42'	13'6"	255	140	70	295	230	–
Astor Ballroom I	1,407	33'6" x 42'	13'6"	127	70	35	147	115	–
Astor Ballroom II	1,407	33'6" x 42'	13'6"	127	70	35	147	115	–
Astor Ballroom Pre-function	1,829	59' x 31'	8'4" to 20"	–	–	–	260	100	–
John Jacob Astor Boardroom	441	15' x 30'	8'2"	–	–	–	–	–	16
Deer Crest Prefunction	691	51' x 14'	8'2"	–	–	–	68	–	–
Deer Crest Room	1,164	41' x 28'	8'2"	104	57	30	164	76	30
Jordanelle Room	434	31' x 14'	8'4"	40	22	12	62	28	14
The Study	165	11' x 15'	8'2"	–	–	–	–	–	–
Astor Terrace	7,250		–	–	–	–	250	220	–

Floor plans and capacities subject to change. Maximum capacities are based on selected room set and audiovisual requirements.

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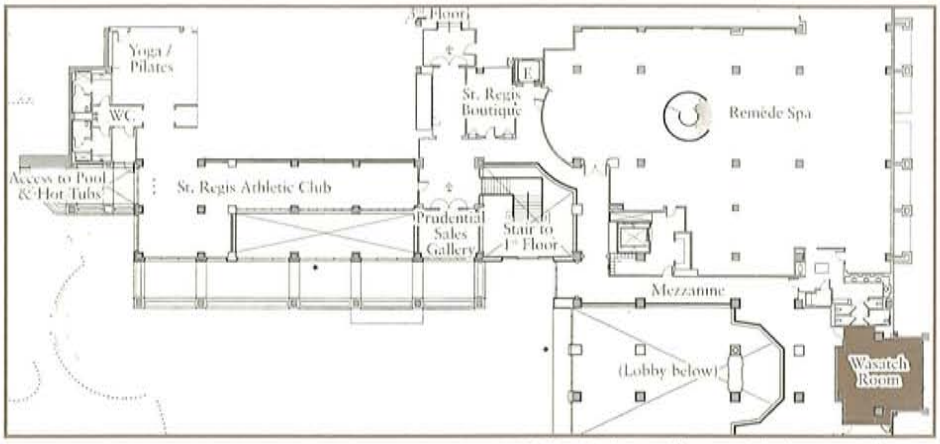
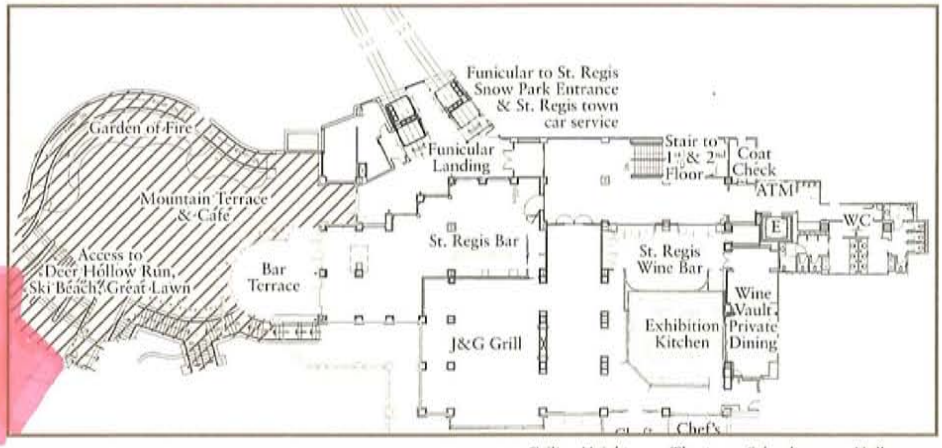
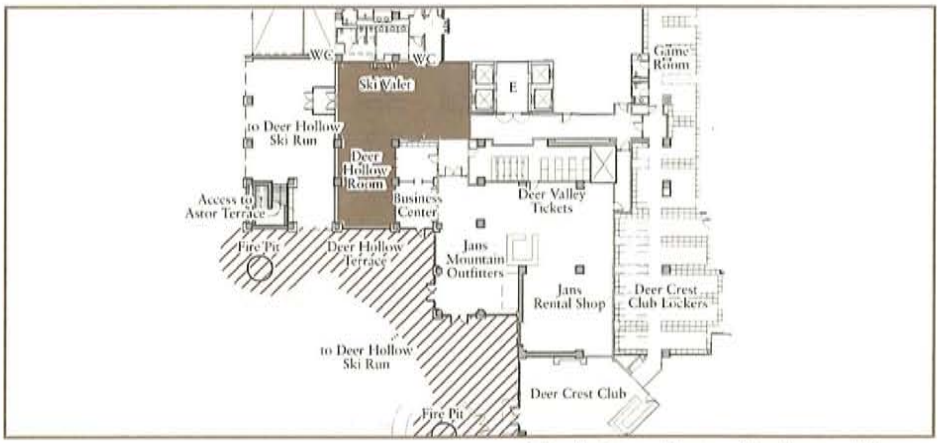


	Total Sq. Ft.	dimensions (ft.)	Ceiling Height (Ft.)	Theater Style	Schoolroom Style	Hollow Square	Reception	Banquet	Boardroom
SECOND FLOOR FUNCTION SPACE									
Wasatch Room	585	26' x 22.5'	8'2"	61	30	14	60	40	14



	Total Sq. Ft.	dimensions (ft.)	Ceiling Height (Ft.)	Theater Style	Schoolroom Style	Hollow Square	Reception	Banquet	Boardroom
THIRD FLOOR FUNCTION SPACE									
The Great Lawn	5,000		–	–	–	–	250	220	–
Mountain Terrace	2,289		–	–	–	–	150	100	–



	Total Sq. Ft.	dimensions (ft.)	Ceiling Height (Ft.)	Theater Style	Schoolroom Style	Hollow Square	Reception	Banquet	Boardroom
LOWER LEVEL FUNCTION SPACE									
Deer Hollow Room	660	30' x 22'	8'2"	72	36	16	70	48	16
Deer Hollow Terrace	3,300		–	–	–	–	250	–	–
Ski Valet	1,275	48' x 27'	8"2"	100	57	24	100	80	18

Exhibit B

ST REGIS DEER VALLEY RESORT
PARKING COUNT TABLE
2/9/2011

		NOVEMBER - LOW SEASON				CHRISTMAS/NEW YEAR - HIGH SEASON				SUNDANCE WEEK- HIGH SEASON			
		WEEKDAY HOUR		WEEKEND		WEEKDAY HOUR		WEEKEND		WEEKDAY HOUR		WEEKEND	
AREA	ACTUAL CAPACITY	STALLS OCCUPIED	% OCCUPIED	STALLS OCCUPIED	% OCCUPIED	STALLS OCCUPIED	% OCCUPIED	STALLS OCCUPIED	% OCCUPIED	STALLS OCCUPIED	% OCCUPIED	STALLS OCCUPIED	% OCCUPIED
ROOSEVELT GAP	146	27	18%	36	25%	63	43%	44	30%	46	32%	55	38%
SNOW PARK	67	20	30%	30	45%	37	55%	30	45%	19	28%	42	63%
JORDANELLE	185	39	21%	10	5%	75	41%	55	30%	60	32%	85	46%
TOTAL	**398**	**86**	**22%**	**76**	**19%**	**175**	**44%**	**129**	**32%**	**125**	**31%**	**182**	**46%**

1. DATA REPRESENTS THE SINGLE HOUR IN 24 HOUR PERIOD WHEN THE TOTAL PROJECT PARKING LOAD IS HIGHEST - 23 REMAINING HOURS HAVE LESS TOTAL PARKING
2. JORDANELLE LOT LOAD INCLUDES SOME DAY SKIERS NOT RELATED TO HOTEL USE

St. Regis Deer Valley

CUP PL-21-05095

10/25/2023

RE: Permit # PREP23-6133

Dear Planning Director, I would like to request the review of permit #PREP23-6133 as it relates to (3) adjustments.

1. SIZE - A slight size increase in the length of one side of the tent by a total of 5'. This would increase tent size from a 40'x40' to a 45'x40'. It would not increase seating.

   a. Adjustment of size is a result of the tent selected and aesthetics. Instead of a standard silver metal framing, this is a darker, faux wood framing fitting in to the mountain environment. This framing we selected only comes factory stocked at 45' x 40' from the company we have purchased from, different from the 40'x40' listed in our CUP.

2. TIMELINE – Proposal to go from 120 days – approx. 150 days, allowing us to erect tent as early as November 17th, and through April 17th.

   a. Our exiting CUP allows us to erect our tent from Dec. 17th – April 17th. This timeframe heading into season has presented us challenges so close to the holidays and after so much snowfall. Our builders advise support in putting up tent sooner to prevent challenges that can create dangerous conditions or timing delays. The ability to put up our tent a month sooner would help remove some of the risks and delays that are associated.

3. QUANTITY OF TENTS/YR INCREASE – Proposal to amend our existing CUP to allow us to put up 20 tents/year.

   a. As group business surges and we continue to see record level group business, we require the need to extend more tents to our clients. Our hotel ballroom is not designed to support this trend alone, and the approval to put up an increased number of tents per year will allow us to keep groups on property and in our hotel. This will support in avoiding expenses associated with the logistics related to off-property transportation and/or parking.

Thank you,

Chris Okamura

Dir. Operations

435-940-5733

Planning Commission
Staff Report

Subject: **Silver Queen Condominiums Second Amended**
Application: **PL-23-05746**
Author: **Spencer Cawley, Planner II**
Date: **November 29, 2023**
Type of Item: **Administrative – Plat Amendment**

Recommendation
(I) Review the proposed Silver Queen Condominiums Second Amended Plat; (II) hold a public hearing; and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Silver Queen Hotel Homeowners Association Alliance Engineering, Applicant Representative
Location:	632 Main Street
Zoning District:	Historic Commercial Business
Adjacent Land Uses:	Commercial; Multi-Unit Residential
Reason for Review:	Plat Amendments require Planning Commission review and Final Action[1]

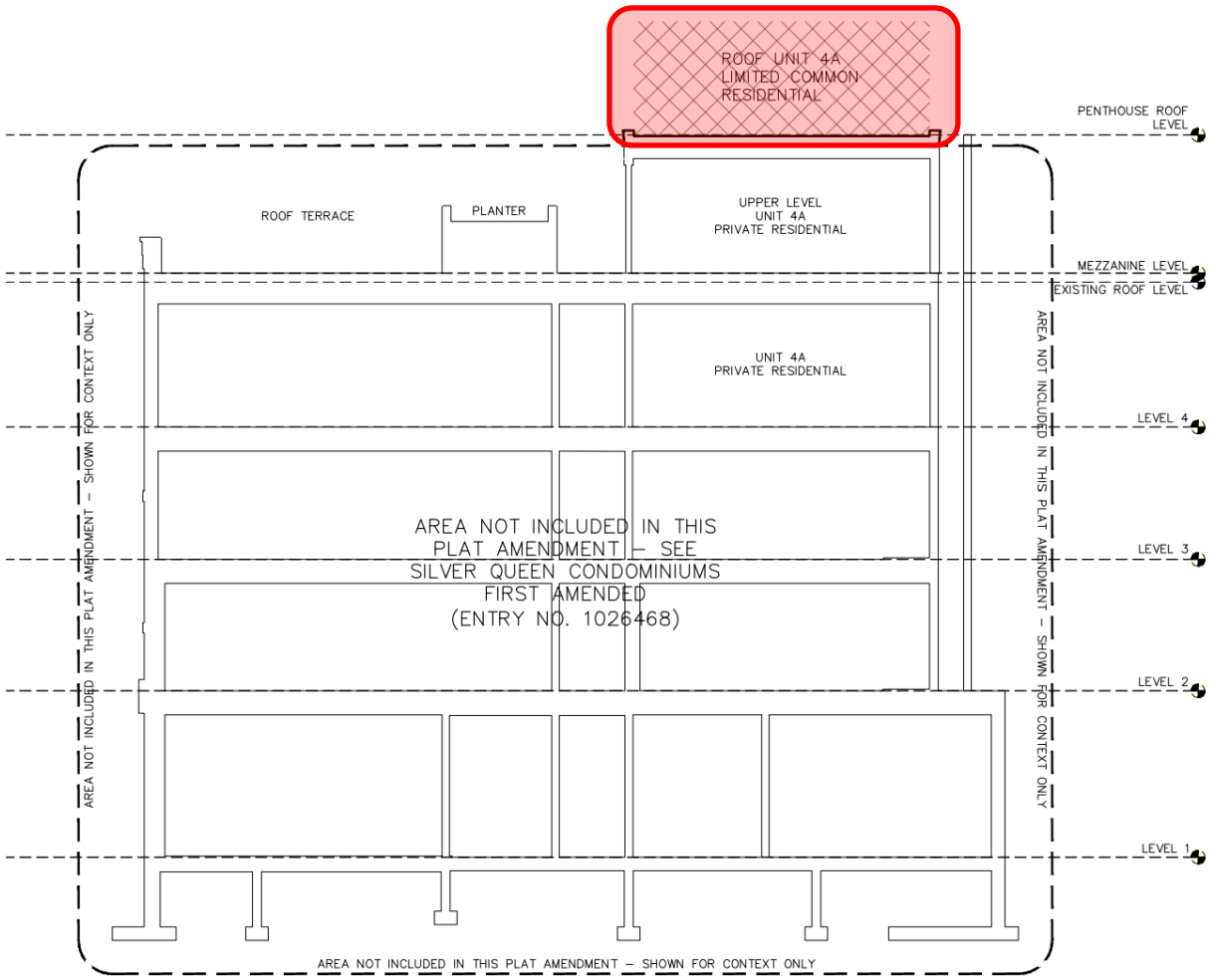
HCB	Historic Commercial Business
HDDR	Historic District Design Review
HOA	Homeowners Association
LMC	Land Management Code

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

Summary
The Silver Queen Hotel Homeowners Association (Applicant) proposes to amend the Silver Queen Condominiums Plat to convert Common Area to Limited Common Area to be appurtenant to Unit 4A. The proposal does not increase the living area of Unit 4A nor alter the Structure's exterior.

In the image below, Staff has highlighted in red the area converting from Common Area to Limited Common Area. The image is taken from the Applicant's submittal which is attached to the Draft Final Action Letter:

[1] LMC § 15-1-8(H)



Background

632 Main Street (Silver Queen Condominiums) is a non-Historic Structure constructed in 1982. Silver Queen Condominiums is in the Historic Commercial Business (HCB) Zoning District and located at the intersection of Heber Avenue and Main Street. In 2014, the City Council adopted Ordinance No. 14-38 approving the First Amended Silver Queen Condominiums Plat (Exhibit B). Silver Queen Condominiums is a mixed-use site, with commercial on the ground floor and residential on floors two, three, and four. The amended Plat memorialized one commercial unit on the Main Street level and seven residential units on the upper floors, including the conversion of common penthouse area into residential floor area for the second floor of Unit 4A. The first-floor commercial unit is 2,973 square feet and the seven residential units on the upper floors total 11,014 square feet. The residential units range in size from 1,006 square feet to 2,163 square feet.

According to the Applicant's Narrative (Exhibit C), Unit 4A is a two-story unit with a rooftop penthouse. The penthouse sits at the same elevation as a Limited Common Area terrace for use by the owner of Unit 4A. The roof of the upper level of Unit 4A is Common Area that this application proposes to convert to Limited Common Area to be

appurtenant to Unit 4A.

Figure 1: Vicinity Map

On September 28, 2023, the Planning Department issued a Historic District Design Review (HDDR) Waiver Letter for the installation of safety railings and stairs as required by the Building Department and the Park City Fire District for the rooftop penthouse. The HDDR Waiver Letter also allows the repair of an existing Green Roof (Exhibit D).[2]

On July 11, 2023, the Planning Department received an application to amend the Silver Queen Condominiums Plat to convert Common Area rooftop to Limited Common Area. On October 17, 2023, Planning Staff determined the application was complete.

Analysis

(I) The proposed Plat Amendment complies with the Historic Commercial Business Zoning District Requirements.

The proposed Plat Amendment is consistent with the Lot and Site requirements of the HCB Zoning District. The change from Common Area to Limited Common Area does

[2] LMC § 15-15-1 defines Green Roof as a roof of a Building that is covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. This does not refer to roofs which are colored green, as with green roof shingles.

not alter or expand the existing Structure.

	Code Requirement	**Existing**
Front, Rear, and Side Setbacks	There are no minimum required Setbacks in the HBC District	**Complies** – Zero-foot Front, Rear, and Side Setbacks.
Maximum Height	45 feet	**See "Building Height" section below.**
Minimum Lot Size	1,250 square feet	**Complies** – 5,047 square feet.
Minimum Lot Width	25 feet	**Complies** – 88.78 feet.
Floor Area Ratio (FAR): Gross Floor Area/Lot Area = 4.0	Per LMC § 15-2.6-6, to encourage variety in Building Height, a floor Area to ground Area ratio must be used to calculate maximum buildable Area. The Maximum FAR is 4.0 measured as: total floor Area divided by Lot Area equals 4.0. Note that this is the potential maximum floor Area and is not always achievable. Buildings of lesser floor Area are encouraged.	**Complies** – 3.24 FAR 16,322 square feet (gross floor area, including penthouse) / 5,047 square feet total Lot Area = 3.24 FAR

Historic District Design Reviews

In 2001, the site received an HDDR approval for a rooftop garden and spa with enclosed stair access from the living area to the rooftop. The enclosed stairway access to the roof created a penthouse-like structure, identified in the image below:

Figure 2: Location of Enclosed Stairway Access and Spa.

In 2011, the site again received an HDDR approval to convert the enclosed stair access and spa to internal penthouse living area, adding a green roof on top of the penthouse, along with other roof modifications (see images below).

Figure 3: Location of conversion of Enclosed Stairway Access and Spa to Living Area and Green Roof.

(II) The proposal complies with the Plat Amendment requirements outlined in Land Management Code Chapter 15-7.1.

Changes to platted elements including conversion of Common Area/Limited Common Area to Private Area within a condominium requires a Plat Amendment. Plat

Amendments shall be reviewed according to the requirements of LMC § 15-7.1-6 *Final Subdivision Plat*, and approval shall require a finding of Good Cause.

LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and nonconformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and further the health, safety, and welfare of the Park City Community."

There is Good Cause for this Plat Amendment because this amendment does not expand internal Private Area and does not change the footprint or mass of the existing Structure. The location converting from Common Area to Limited Common Area is highlighted in red in Figure 3 above. The Applicant's Representative provided the following photos to demonstrate the existing conditions of the green roof today:

Figure 4: Green Roof Looking East (left) and Looking West (right

(III) The Development Review Committee met on August 1, 2023, and finds the proposal meets development standards.[3]

Planning Staff recommends a **Condition of Approval** that the plat shall note there can be no further physical expansion of the penthouse for private, common, or limited common uses.

Department Review

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

[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).

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The *Park Record* published notice on November 15, 2023.[4]

Public Input

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

Alternatives

- The Planning Commission may approve the Silver Queen Condominiums Seconded Amended plat;
- The Planning Commission may deny the Silver Queen Condominiums Seconded Amended plat and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to January 10, 2024.

Exhibits

Exhibit A: Draft Final Action Letter and Proposed Plat
Exhibit B: Existing Plat
Exhibit C: Applicant Narrative
Exhibit D: September 28, 2023, HDDR Waiver Letter

[4] LMC § 15-1-21

Planning Department

November 29, 2023

Silver Queen Homeowners Association
632 Main Street
Park City, UT 84060

CC: Alliance Engineering

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address:	632 Main Street
Zoning District:	Historic Commercial Business
Application:	Plat Amendment
Project Number:	PL-23-05746
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 29, 2023
Project Summary:	The Upper Level of Unit 4A is a two-story unit with a rooftop penthouse. The penthouse sits at the same elevation as a Limited Common Area terrace for use by this Unit owner. The roof of the upper level of 4A is Common Area that this application proposes to convert to Limited Common Area to be appurtenant to Unit 4A.

Action Taken

On November 29, 2023, the Planning Commission conducted a public hearing and approved the Silver Queen Condominiums Second Amended Plat according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 632 Main Street, also known as the Silver Queen Condominiums, is a non-Historic Structure constructed in 1982.
2. The site is in the Historic Commercial Business Zoning District and located at the intersection of Heber Avenue and Main Street.

DRAFT

3. The Silver Queen Condominium Plat was recorded in 1995.
4. In 2014, the City Council adopted Ordinance No. 14-38 approving the First Amended Silver Queen Condominiums Plat.
5. Silver Queen Condominiums is a mixed-use site, with commercial on the ground floor and residential on floors two, three, and four.
6. The first-floor commercial unit is 2,973 square feet and the residential units on the upper floors range from 1,006 square feet to 2,163 square feet, totaling 11,014 square feet.
7. The HOA proposes to convert a portion of the rooftop's Common Area to Limited Common Area to be appurtenant to Unit 4A.
8. On May 11, 2023, the Silver Queen HOA provided written confirmation that two-thirds of the Silver Queen Condominium owners approved the transfer.
9. On September 28, 2023, the Planning Department issued a Historic District Design Review Waiver Letter for the installation of safety railings and code-compliant stairs as required by the Building Department and Park City Fire District for the rooftop penthouse. The Waiver Letter also allows the repair of the existing green roof.
10. On October 17, 2023, Planning Staff determined the application was complete.
11. The proposed Plat Amendment is consistent with the Lot and Site requirements of the Historic Commercial Business Zoning District.
12. There are zero-foot Front, Rear, and Side Setbacks.
13. The Lot size is 5,047 square feet.
14. The Lot width is 88.78 feet.
15. The Floor Area Ratio is 3.24.
16. In 2001, the site received an HDDR approval for a rooftop garden and spa with enclosed stair access from the living area to the rooftop. The enclosed stairway access to the roof created a penthouse-like Structure.
17. In 2011, the Silver Queen Condo went received an HDDR approval to convert the enclosed stair access and spa to internal penthouse living area, adding a green roof on top of the penthouse, along with other roof modifications.
18. There is Good Cause for this Plat Amendment because it does not expand internal Private Area and does not change the footprint or mass of the existing Structure.
19. The Development Review Committee met on August 1, 2023, and finds the proposal meets development standards.
20. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 15, 2023.
21. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023.
22. The *Park Record* published courtesy notice on November 15, 2023.

DRAFT

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it does not change the footprint or mass of the existing Structure, will have no negative impacts to the public, and does not create any non-conformities.
2. The Plat Amendment is consistent with LMC § 15-7.1-3(B), § 15-7.1-6, and Chapter 15-2.6 Historic Commercial Business District.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final from and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended CC&Rs prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Commission.
3. The Plat shall note that any modifications to the penthouse requires the structure to come into compliance with the Zoning Height of 45 feet.
4. The plat shall note that there can be no further physical expansion of the penthouse for private, common, or limited common uses.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email spencer.cawley@parkcity.org.

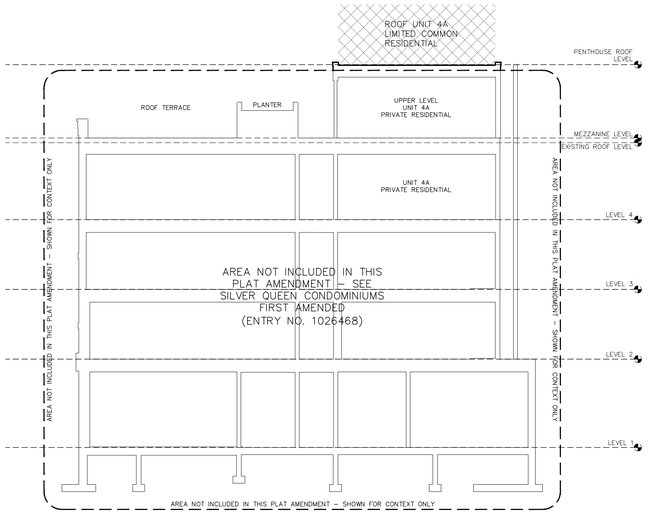
Sincerely,

Sarah Hall
Planning Commission chair

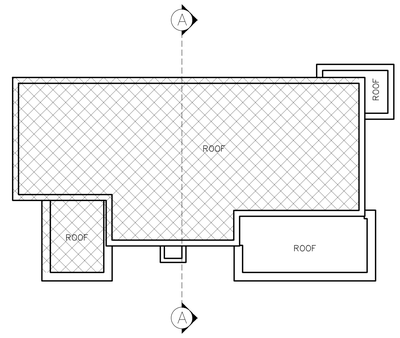
CC: Spencer Cawley, Project Planner

Attachment 1: Proposed Plat

DRAFT



SECTION Ⓐ



ROOF UNIT 4A

LIMITED COMMON RESIDENTIAL

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have verified the boundary locations and that by authority of the owners, I have prepared the following amended plat, containing limited common area, hereafter to be known as SILVER QUEEN CONDOMINIUMS SECOND AMENDED.

LEGAL DESCRIPTION

The Common Areas, contained within Silver Queen Condominiums First Amended, together with its appurtenant undivided ownership interest in and to the Common Areas and Facilities, as established and described in the Record of Survey Map recorded August 24, 2015 as Entry No. 1026468 and in the Condominium Declaration for Silver Queen Condominiums recorded May 5, 1995 as Entry No. 429305 in Book 881 at Page 674; the First Amendment to Condominium Declaration for Silver Queen Condominiums recorded March 5, 2007 as Entry No. 806272 in Book 1851 at Page 662, and the Second Amendment to Declaration of Condominium for Silver Queen Condominiums recorded August 24, 2015 as Entry No. 1026469 in Book 2310 at Page 1129, records of Summit County, Utah, and subsequent amendments thereto.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) The non–exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Silver Queen Hotel Home Owners Association, having complied with the requirements of both Statues and the Recorded Declaration, hereby consents to the recording of this Condominium Plat Amendment.

_____

Feta Zabeli, President
Silver Queen Hotel Home Owners Association

ACKNOWLEDGMENT

State of _____)
: ss
County of _____)

On this _____ day of _____, 2023, Feta Zabeli personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is the president of the Silver Queen Hotel Home Owners Association, and that he signed the above Consent to Record for, on, and in behalf of all of the unit owners at the Silver Queen Condominium acting as a group (under the name of the Silver Queen Hotel Home Owners Association) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57–1–1 et seq. (1963) as amended and supplemented, and the Declaration of Covenants, Conditions, and Restrictions for Silver Queen Condominium Association.

_____

A Notary Public Commissioned in _____

_____
Printed Name

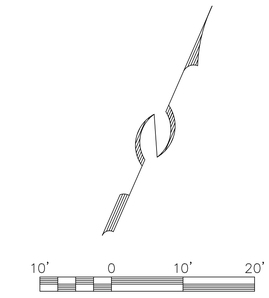
Residing in: _____

My commission expires: _____

Commission No.: _____

NOTES

1. This Plat Amendment is subject to the Conditions of Approval in Ordinance 2023–_____.
2. The units of Silver Queen Condominiums are served by Common Private Lateral Wastewater Lines. The Silver Queen Condominium Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines.
3. All Conditions of Approval of the 632 Main Street Historic District Design Review shall continue to apply and remain in full force and effect.
4. This plat converts the roof above Unit 4A into limited common area appurtenant to Unit 4A.



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

SILVER QUEEN CONDOMINIUMS
SECOND AMENDED

LOCATED IN BLOCK 25, PARK CITY SURVEY, SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH

7/10/23 JOB NO.: 2-3-23 FILE: X:\ParkCitySurvey\dwg\srv\plat2023\020323.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2023 BY _____	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2023 BY _____ CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2023 BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2023 BY _____ PARK CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2023 BY _____ MAYOR	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2023 BY _____ PARK CITY RECORDER	APPROVED THIS _____ DAY OF _____, 2023 BY _____ SUMMIT COUNTY GIS COORDINATOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____

NOTES

1. The dimensions of the interior spaces were taken from drawings supplied by the architect.
2. The units of Silver Queen Condominiums are served by Common Private Lateral Wastewater Lines. The Silver Queen Condominium Association shall be responsible for ownership, operation and maintenance of all Common Private Lateral Wastewater Lines.
3. All conditions of approval of the 632 Main Street Historic District Design Review shall continue to apply.
4. This Record of Survey is subject to the conditions of approval in Ordinance 14-38.
5. The survey monument shown on the Park City Monument Control Map at Main Street and Heber Avenue (Recorded on December 30, 1982 as Entry No.: 199887) was destroyed. A mag nail was set at the monument location using direct ties from field notes of past surveys.

ASSOCIATION DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, on behalf of the Silver Queen Condominiums Association, having complied with the requirements of both Statues and the Recorded Declaration hereby consents to the recording of this amended record of survey map.

Ken Abdalla, President
Silver Queen Condominiums Association

ACKNOWLEDGMENT

State of Utah)
: ss.
County of Summit)

On this 18th day of August 2015, personally appeared before me, the undersigned Notary Public, in and for said County and State, Ken Abdalla, being duly sworn, acknowledged to me that he is the president of the Silver Queen Condominiums Association, and that he signed the above Owner's Dedication and Consent to Record for, on, and in behalf of all of the unit owners at the Silver Queen Condominiums acting as a group (under the name of the Silver Queen Condominiums Association) in accordance with the Utah Condominium Ownership Act, U.C.A., Section 57-1-1 et seq. (1963), as amended and supplemented, and the Declarations of Covenants, Conditions and Restrictions for Silver Queen Condominiums Association.

A Notary Public Commissioned in Utah
Colleen S. Taylor
Printed Name
Residing in: Summit County, UT
My commission expires: May 5, 2017

COLLEEN STEPHANIE TAYLOR
Notary Public
State of Utah
Comm. No. 656487
My Comm. Expires May 5, 2017

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT the undersigned owner of Unit 1, hereby certifies that he has caused this survey to be made and this amended Record of Survey Map to be prepared and hereby consents to the recordation of this amended Record of Survey Map.

Manager, Jack Real Property, LLC, a Utah limited liability company

ACKNOWLEDGMENT

State of UTAH :
ss:
County of SUMMIT :

On this 17th day of MARCH 2015 KBA, 2014, KEN ABDALLA personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, KEN ABDALLA acknowledged to me that he is the manager of Jack Real Property, LLC, a Utah limited liability company, the owner of Unit 1, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Signature
A Notary Public commissioned in STATE OF UTAH
Colleen Taylor
Printed Name
Residing in: Summit County, UT
My commission expires: May 5, 2017

COLLEEN STEPHANIE TAYLOR
Notary Public
State of Utah
Comm. No. 656487
My Comm. Expires May 5, 2017

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT the undersigned owner of Units 2, 3, 4, 5, 6, 7, 8, 10, 11, 12 and Convertible Space, hereby certifies that he has caused this survey to be made and this amended Record of Survey Map to be prepared and hereby consents to the recordation of this amended Record of Survey Map.

Manager, Silver Queen Resort Group, L.L.C., a Utah limited liability company

ACKNOWLEDGMENT

State of UTAH :
ss:
County of SUMMIT :

On this 17th day of MARCH 2015 KBA, 2014, KEN ABDALLA personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, KEN ABDALLA acknowledged to me that he is the manager of Silver Queen Resort Group, L.L.C., a Utah limited liability company, the owner of Units 2, 3, 4, 5, 6, 7, 8, 10, 11, 12 and Convertible Space, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Signature
A Notary Public commissioned in STATE OF UTAH
Colleen S. Taylor
Printed Name
Residing in: SUMMIT COUNTY, UTAH
My commission expires: May 5, 2017

COLLEEN STEPHANIE TAYLOR
Notary Public
State of Utah
Comm. No. 656487
My Comm. Expires May 5, 2017

10' 0 10' 20'

SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR No. 154491 JOHN DEMKOWICZ 5-15-14 State of Utah

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of the SILVER QUEEN CONDOMINIUMS FIRST AMENDED and that the same has been or will be monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

All Units 1 through 12 and Convertible Space, contained within the SILVER QUEEN CONDOMINIUMS, a Condominium Project, as the same is identified in the Record of Survey Map recorded on May 5, 1995, in Summit County as Entry No. 429304 in Book 95 at Page 17 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Condominium Declaration recorded in Summit County as Entry No. 429305 in Book 881 at Page 674 (as said Declaration may have heretofore been amended or supplemented). Together with the appurtenant undivided interest in said Project's Common areas as established in said Declaration and allowing for periodic alteration both in the magnitude of said undivided interest and in the composition of the Common Area and Facilities to which said interest relates.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT the owners of Unit 9, hereby certify that they have caused this condominium plat to be prepared, and we, Richard Joseph Blomquist and Kathryn Strobel Blomquist, husband and wife as joint tenants, do hereby consent to the recordation of this Condominium Plat.

In witness whereof the undersigned has executed this certificate and dedication this 10 day of MARCH 2015 RSB, 2014.

Richard Joseph Blomquist, husband

Kathryn Strobel Blomquist, wife

ACKNOWLEDGMENT

State of California :
ss:
County of Orange :

On this 10 day of MARCH 2015 RSB, 2014, Richard Joseph Blomquist personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that he has signed the above and foregoing Owner's Dedication and Consent to Record freely and voluntarily.

Signature
A Notary Public Commissioned in California
Joseph Oliver Porto
Printed Name
Residing in: Orange County, California
My Commission Expires: 10/21/2017

JOSEPH OLIVER PORTO
COMM. # 2046299
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 21, 2017

ACKNOWLEDGMENT

State of California :
ss:
County of Orange :

On this 10 day of MARCH 2015 RSB, 2014, Kathryn Strobel Blomquist personally appeared before me, the undersigned Notary Public in and for said state and county, who after being duly sworn, acknowledged to me that she has signed the above and foregoing Owner's Dedication and Consent to Record freely and voluntarily.

Signature
A Notary Public Commissioned in California
Joseph Oliver Porto
Printed Name
Residing in: Orange County, California
My Commission Expires: 10/21/2017

JOSEPH OLIVER PORTO
COMM. # 2046299
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES OCT. 21, 2017

RECORD OF SURVEY OF

SILVER QUEEN CONDOMINIUMS FIRST AMENDED

LOCATED IN BLOCK 25, PARK CITY SURVEY, WHICH IS IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

9/15/14 JOB NO.: 2-2-14 FILE: X:\ParkCitySurvey\dwg\srv\plat2014\020214.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 18th DAY OF March, 2015 KTB, 2014 A.D.
BY Kevin Beatty S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 23RD DAY OF JULY, 2014 A.D.
BY CHAIR

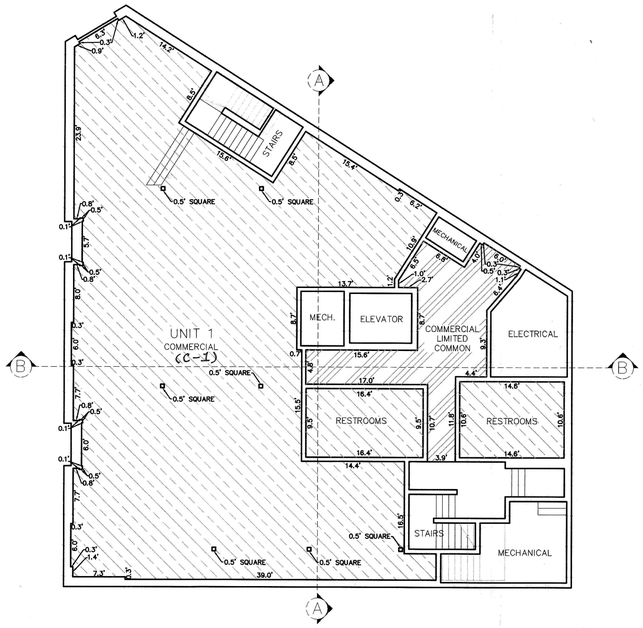
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 9TH DAY OF APRIL, 2014 A.D.
BY PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 21st DAY OF August, 2015 A.D.
BY PARK CITY ATTORNEY

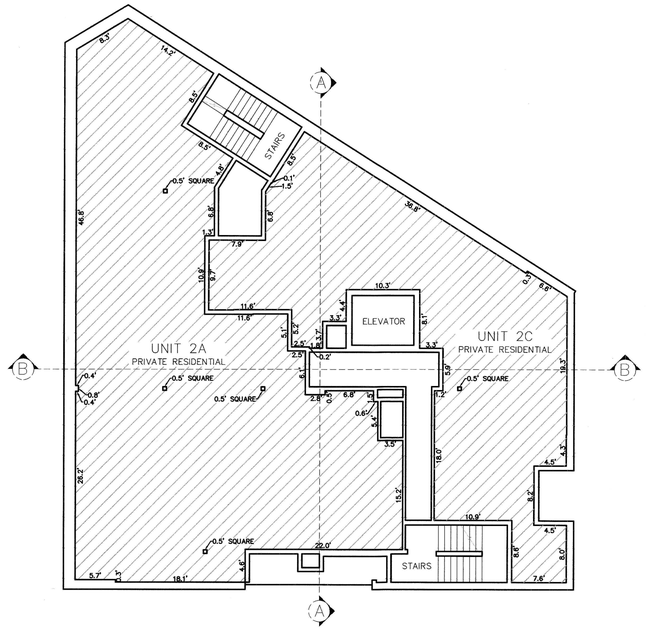
CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 21st DAY OF August, 2015 A.D.
BY PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 21ST DAY OF AUGUST, 2015 A.D.
BY MAYOR Pro tem

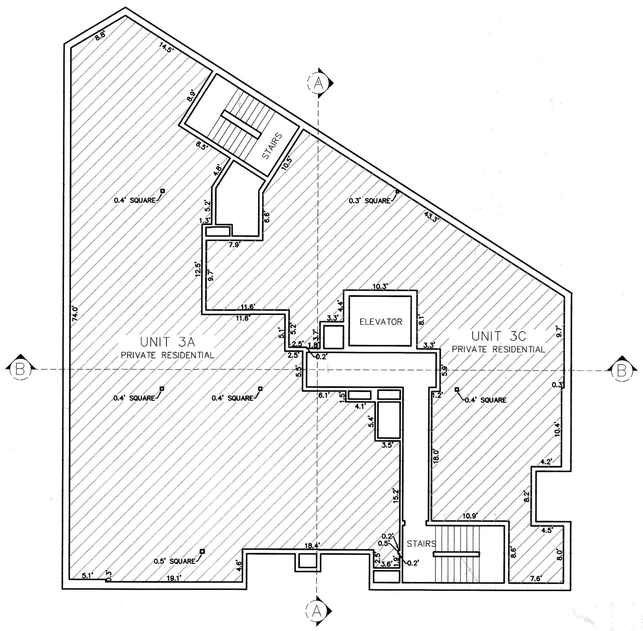
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF PARK CITY TITLE
DATE 8/24/2015 TIME 9:53 AM
1026468 ENTRY NO. $98.00 FEE C. Willoughby - Deputy RECORDER



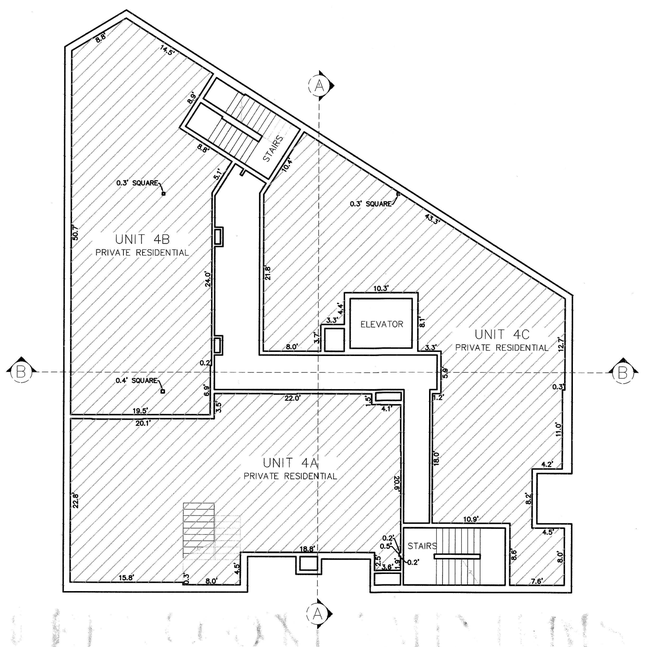
LEVEL 1



LEVEL 2



LEVEL 3



LEVEL 4

UNIT AREA TABLE

UNIT	PRIVATE OWNERSHIP AREA
UNIT 1 (C-1)	2973 SQ FT
UNIT 2A	2118 SQ FT
UNIT 2C	1247 SQ FT
UNIT 3A	2163 SQ FT
UNIT 3C	1259 SQ FT
UNIT 4A	1054 SQ FT
UNIT 4B	1006 SQ FT
UNIT 4C	1204 SQ FT
UPPER LEVEL UNIT 4A	983 SQ FT

OWNERSHIP DESIGNATIONS

- COMMON AREA
- PRIVATE RESIDENTIAL
- LIMITED COMMON RESIDENTIAL
- PRIVATE COMMERCIAL
- LIMITED COMMON COMMERCIAL

10' 0 10' 20'

SILVER QUEEN CONDOMINIUMS
FIRST AMENDED

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

JOB NO.: 2-2-14 FILE: X:\ParkCitySurvey\dwg\srv\plat2014\020214.dwg
9/15/14

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF PARK CITY TITLE
DATE 8/24/2015 TIME 9:53 AM
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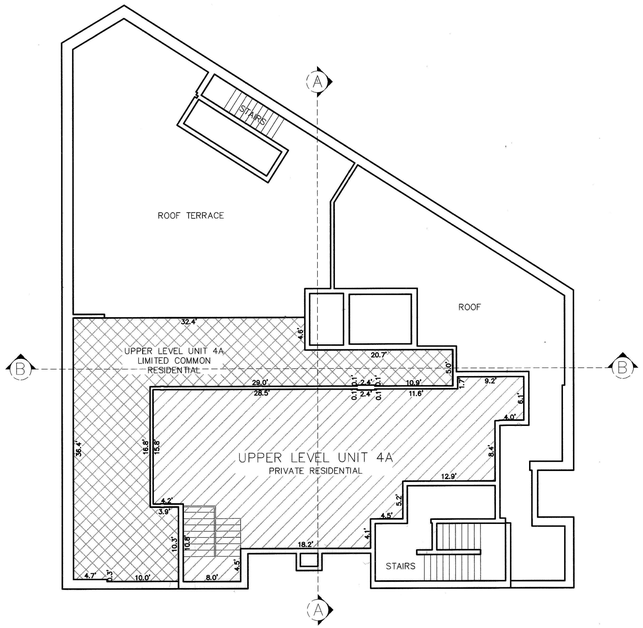
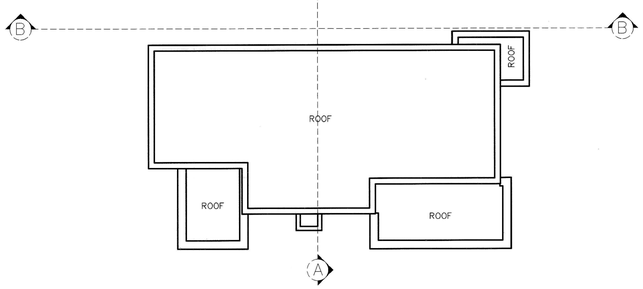
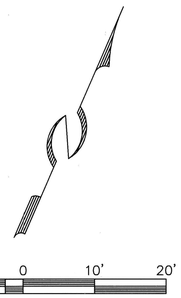


MEZZANINE LEVEL

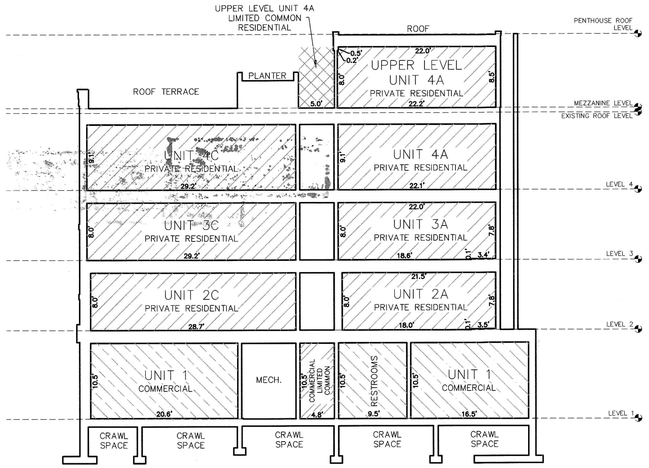


ROOF 4A

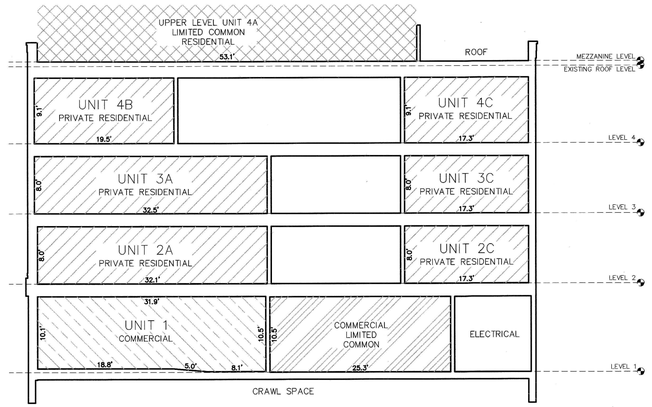


10' 0 10' 20'

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



SECTION Ⓐ



SECTION Ⓑ

UNIT AREA TABLE

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UNIT 3C	1259 SQ FT
UNIT 4A	1054 SQ FT
UNIT 4B	1006 SQ FT
UNIT 4C	1204 SQ FT
UPPER LEVEL UNIT 4A	963 SQ FT

OWNERSHIP DESIGNATIONS

- COMMON AREA
- PRIVATE RESIDENTIAL
- LIMITED COMMON RESIDENTIAL
- PRIVATE COMMERCIAL
- LIMITED COMMON COMMERCIAL

10' 0 10' 20'

SILVER QUEEN CONDOMINIUMS FIRST AMENDED

JOB NO.: 2-2-14 FILE: X:\ParkCitySurvey\dwg\srv\plat2014\020214.dwg

9/15/14

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF PARK CITY TITLE
DATE 8/24/2015 TIME 9:53 AM
1026468 ENTRY NO. $28.00 FEE C. Tillmgahy-Deputy RECORDER

SILVER QUEEN CONDOMINIUMS
(632 Main Street)

July 10, 2023

PROJECT INTENT

Silver Queen Condominiums is located at 632 Main Street and is at the southeast corner of Main Street and Heber Avenue. The original condominium plat was recorded May 5, 1995, as Entry No. 429304 in the Office of the Recorder, Summit County, Utah. This plat was retired and replaced by Silver Queen Condominiums First Amended, recorded August 24, 2015, as Entry No. 1026468 in the Office of the Recorder.

As currently configured, the upper level of Unit 4A is at the same elevation as a limited common area terrace for use by the owner of Unit 4A. The roof of the upper level of Unit 4A is common area that this plat application proposes to convert to limited common area to be appurtenant to Unit 4A.

Planning Department

September 28, 2023

Re: Historic District Design Review Pre - Waiver Letter
Property Address: 632 Main Street
Zoning District: Historic Commercial Business (HCB)
Historic Designation: Non-historic
PL-23-05589

Planning staff reviewed the complete Historic District Design Review Pre-Application submittal on March 21, 2023, regarding the installation of safety railings, stairs, and repair of green roof at 632 Main Street, a non-historic site in the Historic Commercial Business (HCB) Zoning District.

Following the review of project plans dated March 10, 2023, Planning staff determined that the project is minor construction having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. Pursuant to Land Management Code (LMC) §15-11-12(A)(3), the project is not required to complete the full Historic District Design Review process. However, adherence to the following standards is required:

- Compliance with LMC Section 15-13-8, *Design Guidelines For New Residential Infill Construction In Historic Districts* is required.
- Compliance with LMC Chapter 15-2.6, Historic Commercial Business (HCB) Zoning District, is required.
    - No additional height is allowed, except for the required safety stairs and railing as required by the Building Department and Park City Fire District.
- The proposed work requires a Building Permit.
- The proposed work requires a Final Inspection by both the Building and Planning Departments.
- Modifications to the project require a modification application submittal to the Planning Department, payment of application fee, review for compliance with required standards, and Planning and Building Department approval.

Should you have any questions or concerns, please do not hesitate to contact your project planner, Lillian Zollinger, at lillian.zollinger@parkcity.org or at 435-615-5068.

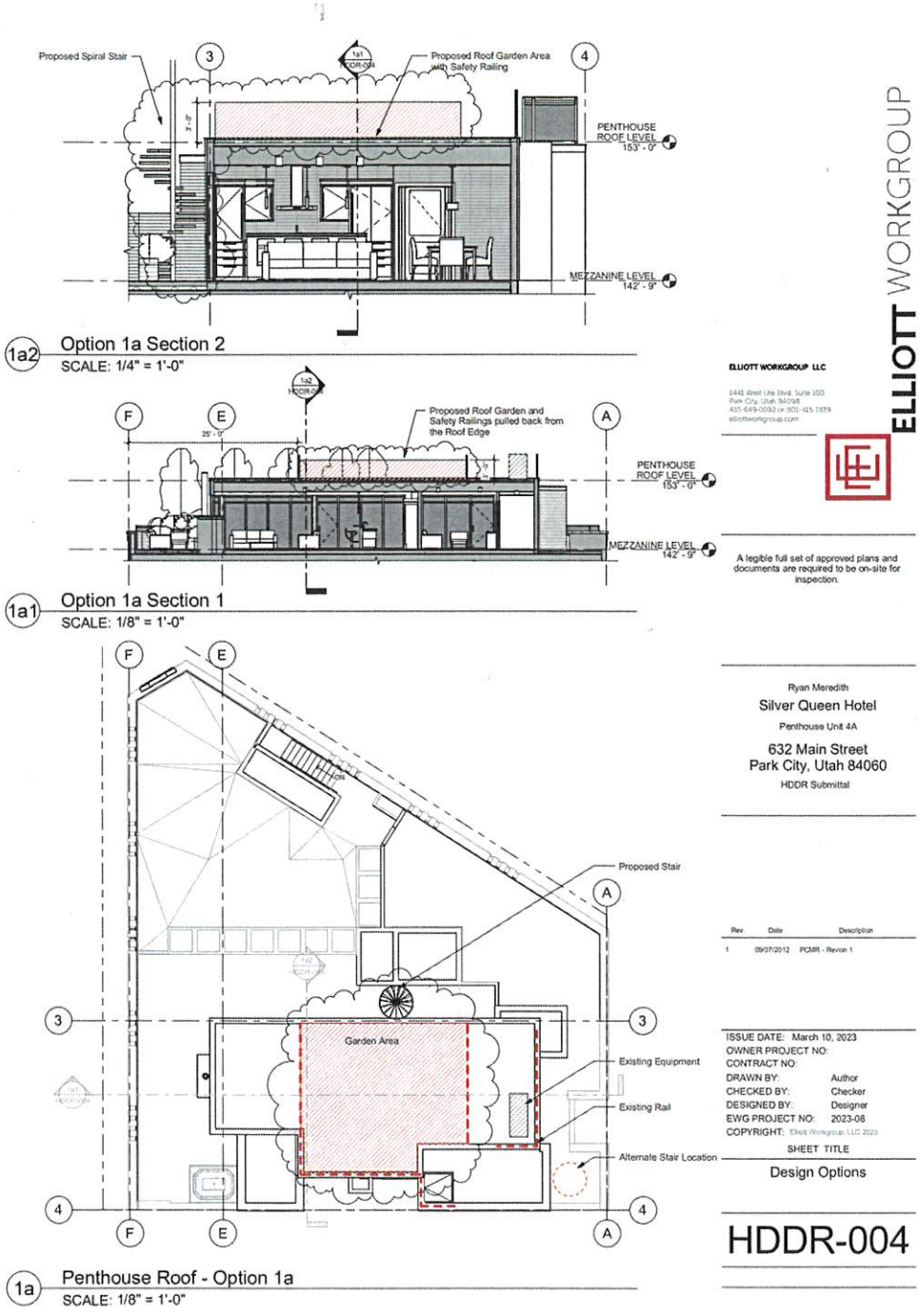
Sincerely,

Rebecca Ward
Planning Director Designee

CC: Lillian Zollinger, Planner II

Exhibit

Exhibit A – Proposed Project Plans Dated 3.10.23



Park City Fire District
736 W Bitner Drive
Park City UT 84098

Monday, September 25, 2023

Lillian Zollinger

Dear Ms. Zollinger,

In regards to the project on the rooftop of 632 Main Street, it will be necessary to provide access and exiting as required in Chapter 10 of the Fire and Building Codes. Existing access via the hatchway is not acceptable.

Other provisions of the Fire Code will also apply.

The Park City Fire District recommends that the applicant contact a licensed engineer or certified architect to review the requirements.

Feel free to contact me if you have any other questions.

Sincerely,

Battalion Chief Mike Owens
District Fire Marshal
(435) 940-2520
mowens@pcfd.org

Planning Commission
Staff Report

Subject: **Snow Flower Condominiums Sixth Amended Plat (Unit 36)**
Application: **PL-23-05809**
Author: **Spencer Cawley, Planner II**
Date: **November 29, 2023**
Type of Item: **Administrative – Plat Amendment**

Recommendation

(I) Review the proposed Snow Flower Condominiums Sixth Amended Plat, Amending Unit 36, (II) hold a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	James and Susan Ogle Alliance Engineering, Applicant Representative
Location:	401 Silver King Drive, Unit 36
Zoning District:	Recreation Commercial
Adjacent Land Uses:	Resort, Recreation and Open Space
Reason for Review:	Plat Amendments require Planning Commission Final Action[1]

HOA Homeowners Association
LMC Land Management Code
PUD Planned Unit Development
RC Recreation Commercial

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

Summary

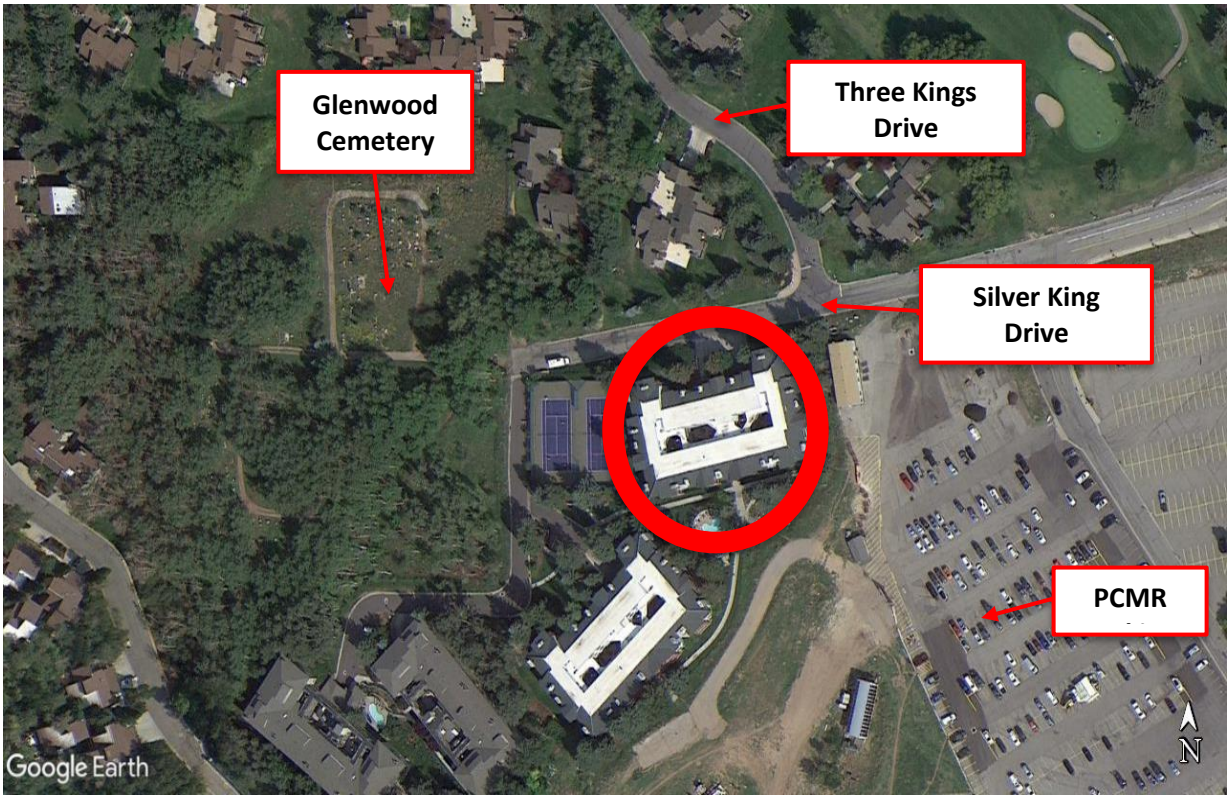
Unit 36 of the Snow Flower Condominiums was constructed with a loft level that consists of attic space designated as common ownership on the recorded plat. Over time, many Snow Flower owners have converted their attic space into living space, increasing the overall area of the unit. The intent of this Plat Amendment is to convert 524-square-feet of this Common Area attic space into

[1] LMC § 15-1-8(H)

Private Area living and storage space for Unit 36.

Background

The Snow Flower Condominiums is an 82 Multi-Unit Dwelling located in the Recreation Commercial (RC) Zoning District. The original plat was approved in 1978. Unit 36 is in Building 1, highlighted in the image below.



In August 2023, the Applicant requested the Homeowners Association (HOA) consider allowing Unit 36 to expand their living space into the common ownership attic space. The Snow Flower HOA voted to approve the change to Unit 36 with two-thirds approval (68.04% in favor). The conversion from common to private ownership resulted in Unit 36 increasing their internal living space from 1,806 square feet to 2,330 square feet (524 square foot increase).[2] The Applicant is waiting for approval and recordation of this Plat Amendment before starting any remodeling construction.

This amendment is within the existing unit and does not alter the Structure's exterior. The following image compares the loft level on the existing plat with the proposed plat:

[2] The HOA will record an Amendment to the Declaration to reflect the increase in area for Unit 36 prior to recording this Plat Amendment.

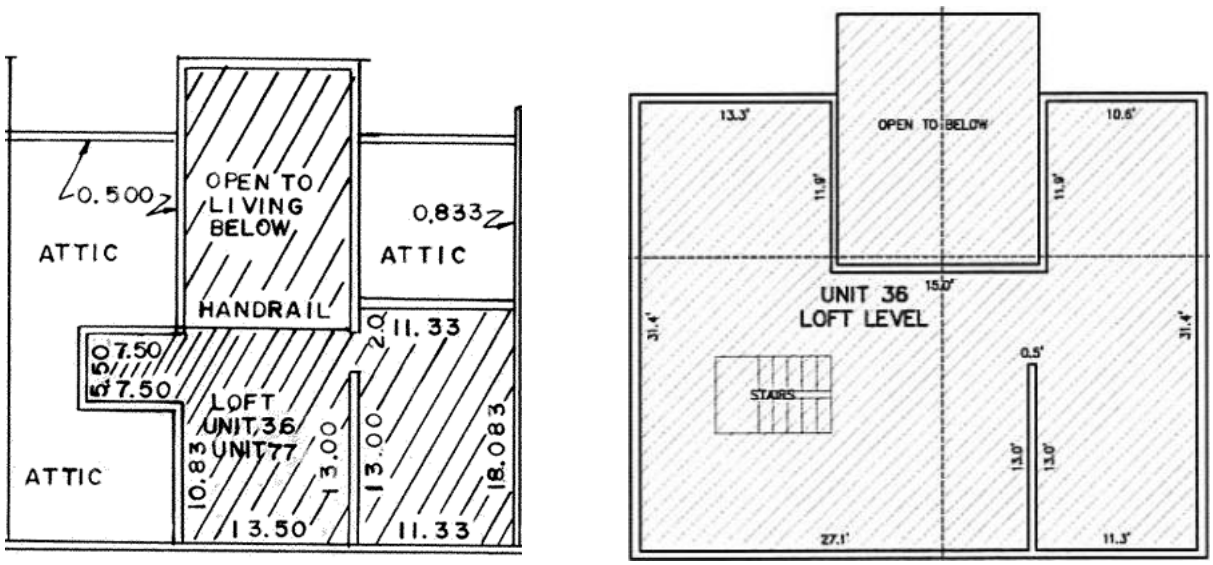


Figure 1: Existing Loft Level (left); Proposed Loft Level (right)

Prior units in the Snow Flower Condominiums have gone through the same process to convert Common Area to Private Area. These include:

- Unit 80, recorded July 2004 (Ordinance No. 04-16, p. 253) increased from 595 square feet to 655 square feet.
- Unit 72, recorded November 2006 (Ordinance No. 06-31, p. 149) increased from 595 square feet to 655 square feet.
- Unit 76, recorded September 2007 (Ordinance No. 07-43, p. 32) increased from 2,387 square feet to 2,612 square feet (an increase of 225 square feet).
- Unit 75, recorded June 2022 (Ordinance No. 2022-17) increased from 2,387 square feet to 2,612 square feet (an increase of 225 square feet).
- Unit 70, pending recordation (Ordinance No. 2023-44) increased from 1,824 square feet to 2,289 square feet.

On August 22, 2023, the Planning Department received a complete application proposing to amend the Unit 36 of the Snow Flower Condominiums.

Analysis

(I) The proposed Plat Amendment complies with the Recreation Commercial (RC) Zoning District Requirements.

The proposed Plat Amendment is consistent with the Lot and Site requirements of the RC Zoning District. All proposed changes to the Plat are restricted to the building's interior and will not change the existing condominium Structure.

(II) The Application requires the Planning Commission to consider a parking reduction pursuant to Land Management Code § 15-3-6 *Parking Ratio Requirements.*

The original recorded plat indicates 102 underground parking spaces (51 parking

spaces per building) for the Snow Flower Condominiums (Exhibit B). According to the HOA, each unit is allotted one Off-Street parking space and there are four Off-Street guest parking spaces for a total of 86 Off-Street parking spaces. In 1978, the governing LMC required 115 parking spaces – a minimum of eight spaces, with 1.5 space for each additional unit over five for a Multi-Unit Dwelling. However, pursuant to the governing LMC from 1978:

> *Parking requirements for PUDs shall be determined by the Planning Commission prior to final approval of the PUD in its entirety, or for a separate project within the PUD at the time of its review and approval.*

Planning Staff could not locate the 1978 approval for the Snow Flower Condominiums, but the original approval may have been approved with Planning Commission discretion regarding required parking.

The following table outlines the current parking requirements required by LMC § 15-3-6:

Residential Parking Ratio Requirements for Multi-Unit Dwellings	Parking Ratio
Floor Area no greater than 1,000 square feet	1 per Dwelling Unit
Floor Area greater than 1,000 square feet and less than 2,000 square feet	1.5 per Dwelling Unit
Floor Area greater than 2,000 square feet	2 per Dwelling Unit

Unit 36, in its original configuration, is 1,806 square feet. The proposed amendment to incorporate the attic space will increase the area of Unit 36 by 524 square feet to 2,330 square feet. Under today's LMC, Unit 36 will require two Off-Street Parking spaces. Because there is only one parking space available for Unit 36, Staff requests the Planning Commission consider granting a parking reduction for Unit 36 from two parking spaces to one parking space. Recommended **Condition of Approval 3** of the Draft Ordinance requires the following:

> *The Plat shall note the Unit owner shall not use or cause to be used at any time more than one parking stall on site.*

The Snow Flower Condominiums CC&Rs currently reflect this reduction:

> *No unit Owner shall use or cause to be used, at any time, more than one of the parking stalls located in the Common Areas and Facilities* (Entry No. 149679, p. 8-9).

(III) The proposal complies with the Plat Amendment requirements outlined in LMC Chapter 15-7.1.

Changes to platted elements including conversion of Common Area/Limited Common Area to Private Area within a condominium requires a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7.1-6 *Final Subdivision Plat*, and approval shall require a finding of Good Cause.

LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and nonconformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and further the health, safety, and welfare of the Park City Community."

There is Good Cause for this Plat Amendment because of the precedent set by the previous five amendments to the original plat. Similarly, this amendment will expand the Private Area but will not change the footprint or mass of the existing Structure.

(IV) The Development Review Committee met on October 17, 2023, and finds the proposal meets development requirements.[3]

Department Review

The Planning Department, City Attorney's Office, and Executive Team 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 November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The *Park Record* published notice on November 15, 2023.[4]

Public Input

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

Alternatives

- The Planning Commission may approve the Snow Flower Condominiums Sixth Amended Plat, Amending Unit 36; or
- The Planning Commission may deny the Snow Flower Condominiums Sixth Amended Plat, Amending Unit 36 and direct staff to make Findings for the denial; or

[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.

- The Planning Commission may request additional information and continue the discussion to January 10, 2024.

Exhibits

Exhibit A: Draft Final Action Letter and Proposed Plat
Exhibit B: Existing Plat
Exhibit C: Applicant Narrative
Exhibit D: Snow Flower Condominium HOA Approval Letter and Proxy Vote

Planning Department

November 29, 2023

Marshall King
Alliance Engineering
marshall@alliance-engr.com
(435) 649-9467

CC: James and Susan Ogle

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	401 Silver King Drive, Unit 36
Zoning District:	Recreation Commercial
Application:	Plat Amendment
Project Number:	PL-23-05809
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 29, 2023
Project Summary:	Unit 36 of the Snow Flower Condominiums proposes to convert 524-square-feet of platted Common Area attic space into Private Area living space.

Action Taken

On November 29, 2023, the Planning Commission conducted a public hearing and approved the Snow Flower Condominiums Sixth Amended Plat, Amending Unit 36, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The City approved the Snow Flower Condominiums Plat in 1978.
2. The property is located at 401 Silver King, Unit 36.
3. The property is listed with Summit County as Parcel number SFL-70.
4. The property is in the Recreation Commercial (RC) Zoning District.

DRAFT

5. The intent of this Plat Amendment is to convert 524-sqiare-feet of Common Area attic space into Private Area living and storage space for the benefit of Unit 36.
6. In August 2023, the Snow Flower Homeowners Association (HOA) voted to approve the proposed changes to Unit 36 and received two-thirds approval (68.04% in favor).
7. This conversion will increase the internal living space of Unit 36 from 1,806 square feet to 2,330 square feet.
8. Five units in the Snow Flower Condominiums have amended the plat to convert Common Area attic space to Private Area: Unit 80 (July 2004), Unit 72 (November 2006), Unit 76 (September 2007), Unit 75 (June 2022), and Unit 70 (pending recordation).
9. All proposed changes are restricted to the interior of the Structure and will not alter the exterior and the proposal therefore complies with the RC Zoning District requirements.
10. In 1978, parking requirements for Planned Unit Developments (PUDs) were guided by the LMC but the Planning Commission had discretion to reduce parking requirements.
11. At the time of development, the LMC required 115 parking spaces for the Snow Flower Condominiums – a minimum of eight spaces, with 1.5 spaces for each additional unit over five for a Multi-Unit Dwelling.
12. The original recorded plat indicates 102 underground parking spaces (51 parking spaces per building).
13. The current LMC requires two parking spaces per Dwelling Unit with a Floor Area greater than 2,000 square feet in a Multi-Unit Dwelling.
14. Unit 36 proposes to increase to 2,330 square feet requiring two Off-Street Parking spaces under today's LMC.
15. The Snow Flower Condominiums CC&Rs state that "No unit owner shall use or cause to be used, at any time, more than one of the parking stalls located in the Common Areas and Facilities.
16. The Application requires the Planning Commission to consider a parking reduction for Unit 36 from two parking spaces to one parking space.
17. The Development Review Committee met on October 17, 2023, and finds the proposal meets development requirements.
18. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 15, 2023.
19. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023.
20. The *Park Record* published courtesy notice on November 15, 2023.

Conclusions of Law

DRAFT

1. There is Good Cause for this Plat Amendment because it does not change the footprint or mass of the existing Structure, will have no negative impacts to the public, and does not create any non-conformities.
2. The Plat Amendment is consistent with LMC § 15-7.1-3(B), § 15-7.1-6, and Chapter 15-2.16 Recreation Commercial District.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended CC&Rs, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. The plat shall note that the owner of Unit 36 shall not use or cause to be used at any time more than one parking stall on site.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email spencer.cawley@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

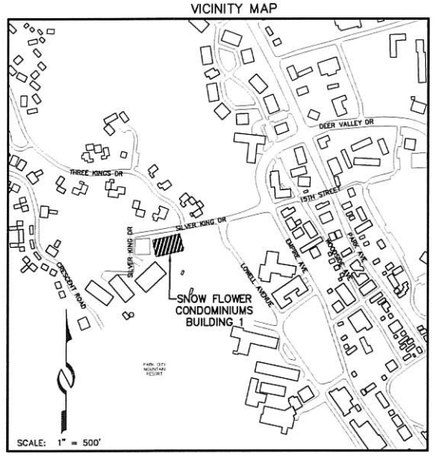
CC: Spencer Cawley, Project Planner

ATTACHMENTS

Attachment 1: Proposed Plat

DRAFT

VICINITY MAP



ASSOCIATION CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Snow Flower Condominiums, a Utah nonprofit corporation, having complied with the requirements of both Statues and the Recorded Declaration, hereby consents to the recording of this Plat Amendment.

Snow Flower Condominiums, a Utah nonprofit corporation

By: _____
President

_____
(printed name)

ACKNOWLEDGMENT

State of _____)

: ss

County of _____)

On this _____ day of _____, 2023, personally appeared before me, the undersigned Notary Public, in and for said County and State, _____, being duly sworn, acknowledged to me that he/she is the president of Snow Flower Condominiums, a Utah nonprofit corporation, and that he/she signed the above Consent to Record for, on, and in behalf of all of the unit owners of Snow Flower Condominiums acting as a group (under the name Snow Flower Condominiums, a Utah nonprofit corporation) in accordance with the Utah Condominium Ownership Act, U.C.A., Sections 57-1-1 et seq. (1963) as amended and supplemented, and the Declarations of Covenants, Conditions, and Restrictions for Snow Flower Condominiums.

_____
A Notary Public Commissioned in _____

_____
Printed Name

Residing in: _____

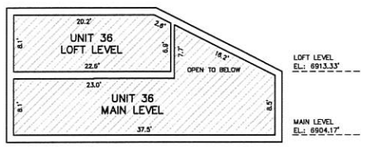
My commission expires: _____

Commission No.: _____

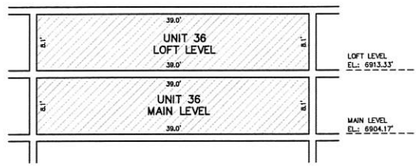
NOTES

1. This plat is subject to the Conditions of Approval in Ordinance 2023-____.
2. This Amended Record of Condominium Plat reflects the expansion of ownership in Unit 36.
3. For a complete description and dimensions of other units and garage spaces, refer to the Record of Condominium Plat of Snow Flower Condominiums, recorded September 25, 1978, as Entry No. 149678 in the Summit County Recorder's Office.
4. All notes and conditions on the Snow Flower Condominium Plat remain in full force and effect except as amended hereon.
5. Unit 36 is located in Building 1 on Floor 3 and the Loft level. The address of Unit 36 is 401 Silver King Drive, Unit #36.

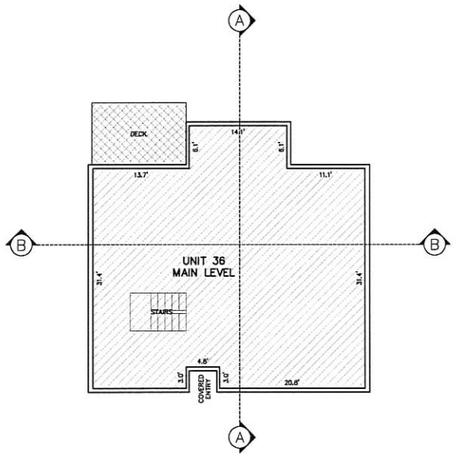
(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

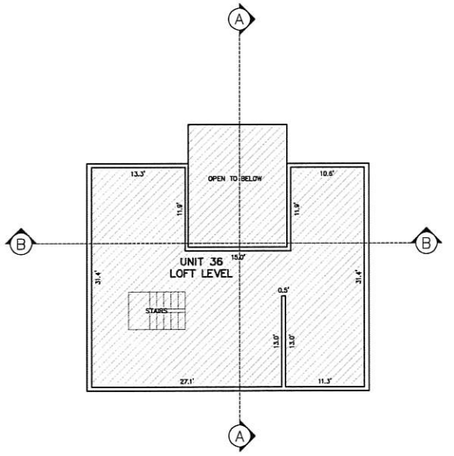


SECTION A-A



SECTION B-B





	SQUARE FEET
MAIN LEVEL	1,294
LOFT LEVEL	1,036
TOTAL	2,330

SNOW FLOWER CONDOMINIUMS SIXTH AMENDED

AMENDING UNIT 36

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9 & NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN PARK CITY, SUMMIT COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed by the laws of the State of Utah, and that I have caused to be made under my direction and by the authority of the owner, SNOW FLOWER CONDOMINIUMS SIXTH AMENDED, AMENDING UNIT 36, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that the information shown hereon is correct.

LEGAL DESCRIPTION

Unit 36, SNOW FLOWER CONDOMINIUMS, together with its appurtenant undivided ownership in the common areas and facilities according to the Condominium Declaration and Record of Survey Map recorded September 25, 1978, as Entry Nos. 149678 and 149679, respectively, AMENDMENT TO DECLARATIONS recorded February 11, 1987, as Entry No. 265338 in Book 418 at Page 123 and Amendment to Declaration recorded June 23, 1988 as Entry No. 292081, in Book 482, at Page 12 of official records in the Office of the Summit County Recorder.

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that James A. Ogle, Jr. and Susan J. Ogle, Co-Trustees of The James and Susan Ogle Trust dated February 10, 1981 and restated in its entirety December 14, 1982, as amended, hereby certify that they have caused this plat amendment to be made and hereby consent to the recordation of this plat amendment.

In witness whereof, the undersigned set his hand this _____ day of _____, 2023.

James and Susan Ogle Trust, dated February 10, 1981 and restated in its entirety December 14, 1982, as amended

By: _____
James A. Ogle, Jr. Co-Trustee

In witness whereof, the undersigned set his hand this _____ day of _____, 2023.

James and Susan Ogle Trust, dated February 10, 1981 and restated in its entirety December 14, 1982, as amended

By: _____
Susan J. Ogle, Co-Trustee

ACKNOWLEDGMENT

State of _____)

: ss.

County of _____)

On this _____ day of _____, 2023, James A. Ogle, Jr. personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is a Co-Trustee of The James and Susan Ogle Trust, dated February 10, 1981 and restated in it's entirety December 14, 1982, as amended, and that said document was signed by him on behalf of said Trust by authority of the Trust, and he acknowledged to me that he executed SNOW FLOWER CONDOMINIUMS SIXTH AMENDED, AMENDING UNIT 36.

_____
A Notary Public commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No: _____

ACKNOWLEDGMENT

State of _____)

: ss.

County of _____)

On this _____ day of _____, 2023, Susan J. Ogle personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is a Co-Trustee of The James and Susan Ogle Trust, dated February 10, 1981 and restated in it's entirety December 14, 1982, as amended, and that said document was signed by her on behalf of said Trust by authority of the Trust, and she acknowledged to me that she executed SNOW FLOWER CONDOMINIUMS SIXTH AMENDED, AMENDING UNIT 36.

_____
A Notary Public commissioned in _____

_____
Printed Name

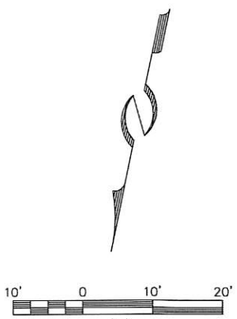
Residing in: _____

My commission expires: _____

Commission No: _____

OWNERSHIP LEGEND

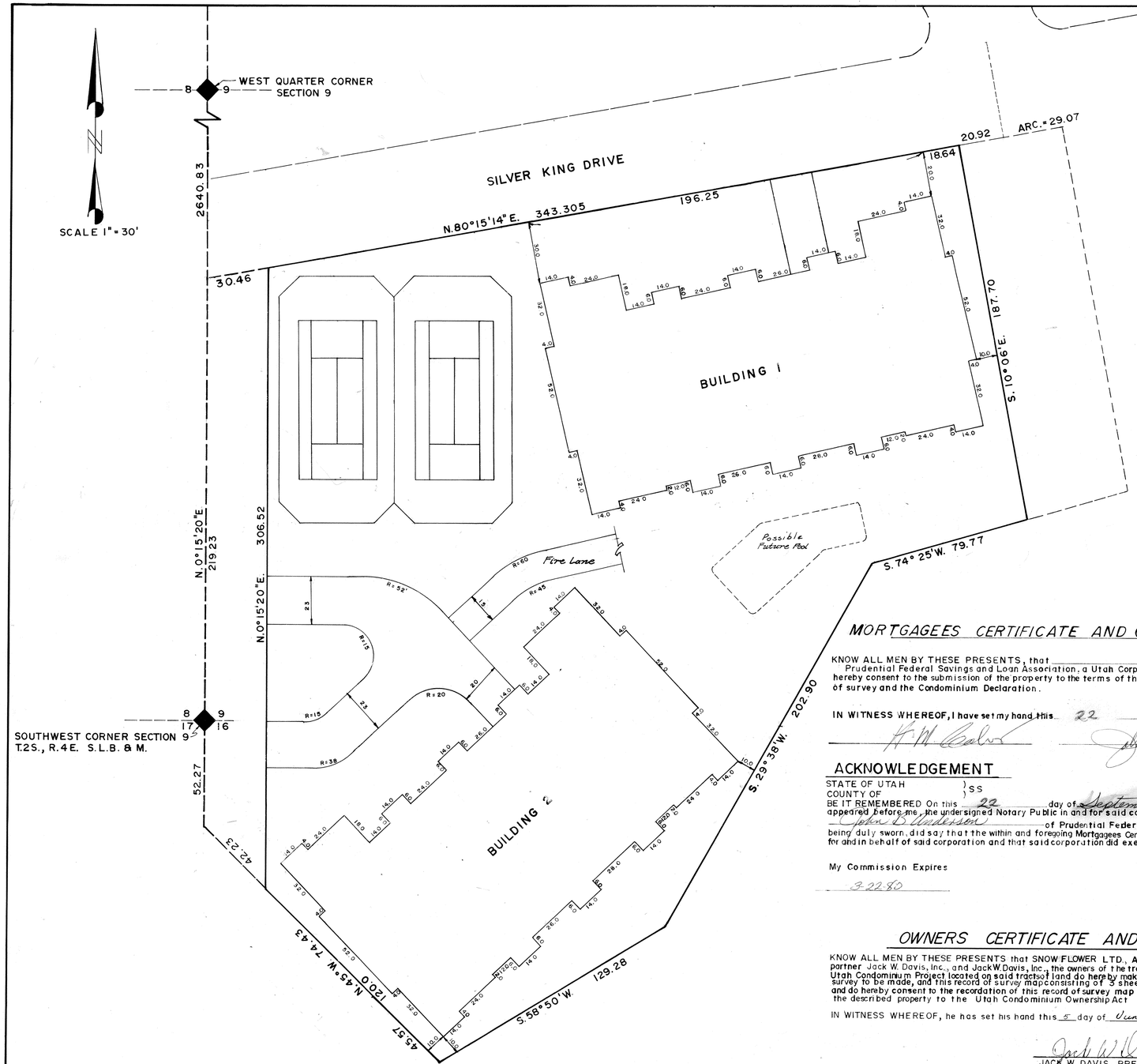
- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP



SHEET 1 OF 1

8/21/23 JOB NO.: 10-3-23 FILE: X:\ParkCityMtnResort\dwg\srv\plat2023\100323.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2023 BY _____	RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2023 BY _____ CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2023 BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2023 BY _____ PARK CITY ATTORNEY	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THE _____ DAY OF _____, 2023 BY _____ MAYOR	I CERTIFY THIS CONDOMINIUM PLAT WAS APPROVED BY PARK CITY COUNCIL THE _____ DAY OF _____, 2023 BY _____ PARK CITY RECORDER	APPROVED THIS _____ DAY OF _____, 2023 BY _____ SUMMIT COUNTY GIS COORDINATOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____



SURVEYORS CERTIFICATE

I, James G. West, a Registered Utah Land Surveyor holding Certificate (License) Number 3082 do hereby Certify that I have Surveyed the following described Tract of Land.

Beginning at a point South 82.135 feet and East 29.63 feet from the Southwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 0°15'20" East 306.52 feet to the Southerly right-of-way line of Silver King Drive; thence North 80°15'14" East along said Southerly right-of-way line 343.305 feet; thence South 10°06' East 187.70 feet; thence South 74°25' West 79.77 feet; thence South 29°38' West 202.90 feet; thence South 58°50' West 129.28 feet; thence North 45°00' West 120.00 feet to the point of beginning. Contains 2.570 acres.

Together with a non-exclusive easement for vehicular and pedestrian access, to be used in common with grantor and others to whom it may grant, and described as follows:

Beginning at the Southwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 0°15'20" East 219.23 feet to a point on the Southerly right-of-way line of Silver King Drive; thence North 80°15'14" East 30.46 feet along said Southerly right-of-way line; thence South 0°15'20" West 306.52 feet; thence North 45° West 42.23 feet; thence North 0°15'20" East 52.27 feet to the point of beginning. Contains 0.199 acres.

I further certify that the above description accurately describes the land surface upon which has been constructed Snow Flower Condominiums in accordance with the Utah Condominium Ownership Act. I further certify that the reference markers as shown on this plat are located as shown, and sufficient to readily retrace or re-establish this survey.

May 31, 1978
DATE

James G. West
Utah Registered Land Surveyor
Certificate (License) No. 3082

MORTGAGEES CERTIFICATE AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that _____ and _____ the undersigned Prudential Federal Savings and Loan Association, a Utah Corporation, a holder of a Deed of Trust covering the subject property does hereby consent to the submission of the property to the terms of the Utah Condominium Ownership Act and to the recordation of this record of survey and the Condominium Declaration.

IN WITNESS WHEREOF, I have set my hand this 22 day of September 1978

H. W. Calvert

John D. Anderson

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF) SS

BE IT REMEMBERED On this 22 day of September 1978, personally appeared before me, the undersigned Notary Public in and for said county and state, H. W. Calvert and John D. Anderson of Prudential Federal Savings and Loan Association, a Utah Corporation, who being duly sworn, did say that the within and foregoing Mortgagees Certificate and Consent To Record was duly executed and signed for and in behalf of said corporation and that said corporation did execute the same.

My Commission Expires
3-22-80

Notary Public
Residing at Salt Lake City, Utah

OWNERS CERTIFICATE AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that SNOW FLOWER LTD., A Calif. Limited Partnership by and through their authorized general partner Jack W. Davis, Inc., and Jack W. Davis, Inc., the owners of the tracts of land described hereon and SNOW FLOWER CONDOMINIUM, A Utah Condominium Project located on said tracts of land do hereby make this certificate that the partnership and corporation have caused a survey to be made, and this record of survey map consisting of 3 sheets to be prepared the partnership and the corporation have consented and do hereby consent to the recordation of this record of survey map in accordance with the Utah Condominium Ownership Act. Submitting the described property to the Utah Condominium Ownership Act

IN WITNESS WHEREOF, he has set his hand this 5 day of June 1978

Jack W. Davis
JACK W. DAVIS, PRESIDENT
JACK W. DAVIS, INC., and JACK W. DAVIS, INC., as GENERAL PARTNER of
SNOW FLOWER LTD., A Calif. Limited Partnership

SHEET 1 OF 3

PARK CITY APPROVAL

On this 27 day of July 1978, the City of Park City a body corporate of the State of Utah and the Municipality in which the SNOW FLOWER CONDOMINIUMS is located, hereby gives final approval to said project, to the declaration recorded concurrently herewith, to the record of survey map which consists of 3 sheets and to the attributes of said project which are mentioned in Section 57-8-35(3) of the Utah Condominium Ownership Act, as amended and expanded by the laws of Utah, 1975. Chapter 17 3 Section 18.

ATTEST:

Linda W. Leatham
Recorder

PARK CITY
BY John C. Green Jr.
Mayor

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Summit) SS

BE IT REMEMBERED On this 27th day of July 1978 personally appeared before me, the undersigned Notary Public, Jack W. Davis who being by me duly sworn, did say he is the president of Jack W. Davis, Inc., General Partner of Snow Flower, Ltd., a Calif. Limited Partnership and that the within and foregoing Owner's Certificate And Consent To Record was duly executed and signed by him on said behalf of said Corporation and Partnership.

Notary Public
Residing at Park City

My Commision Expires
May 4, 1981

SNOW FLOWER CONDOMINIUMS

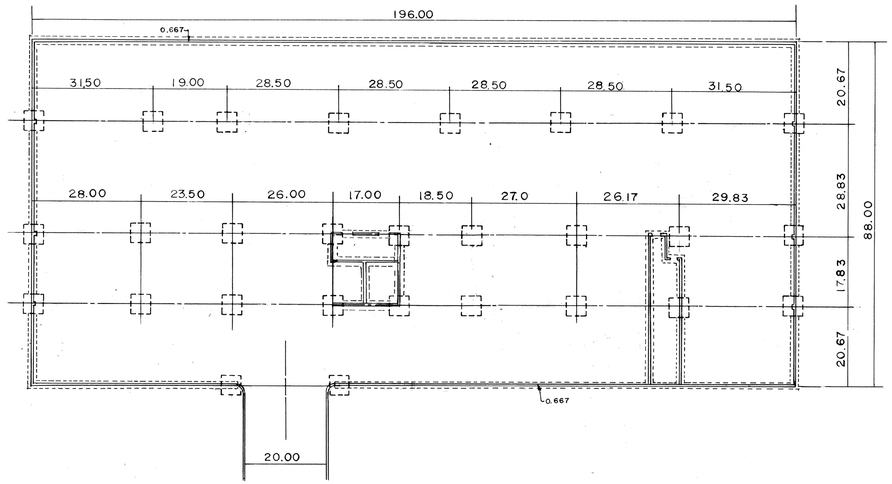
"A UTAH CONDOMINIUM PROJECT"

LOCATED IN SOUTHWEST QUARTER OF SECTION 9 AND NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH RANGE 4 EAST S.L.B. & M.

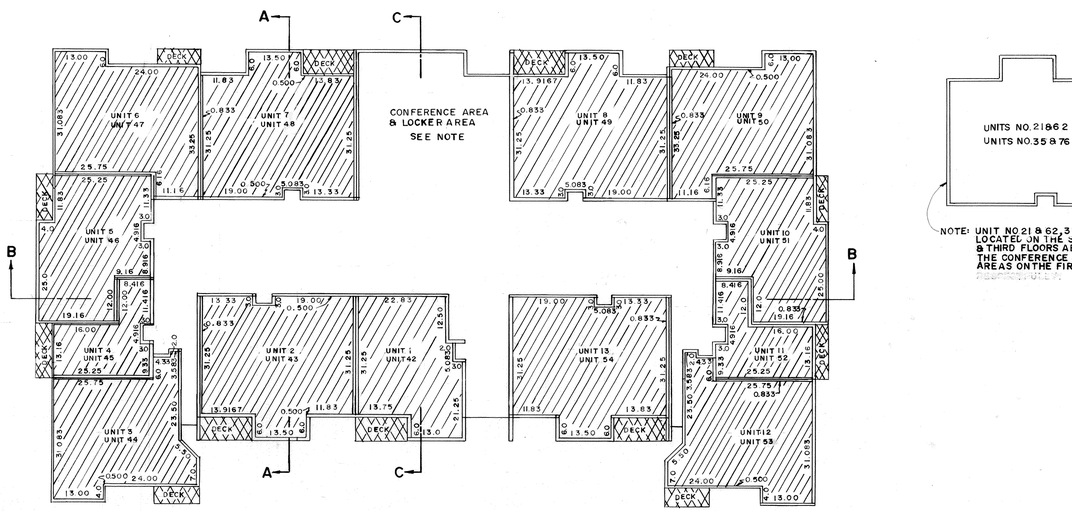
RECORDED

RECORDED NO 189678 4:00 P.M.
Sept. 25, 1978
FILED AND RECORDED FOR Summit Co Title
PAGE Filed BOOK A
FEE $56.00 Wan. G. Y. Spriggs
SUMMIT COUNTY RECORDER

PREPARED BY
J. J. JOHNSON & ASSOCIATES
1700 PARK AVENUE, P.O. BOX 1661
PARK CITY, UTAH, 84060 – PH. 801-6499811

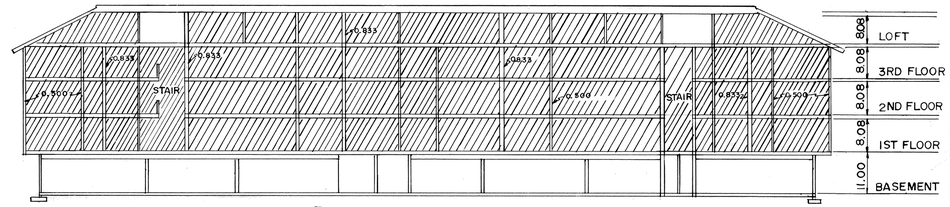


FOUNDATION & PARKING PLAN
BUILDINGS 1 & 2

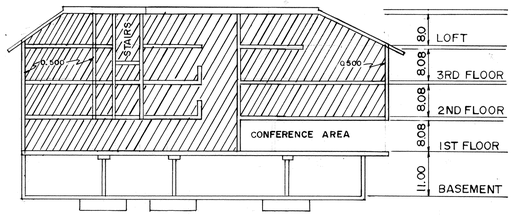


FLOOR PLAN
BUILDINGS 1 & 2
FLOOR 1

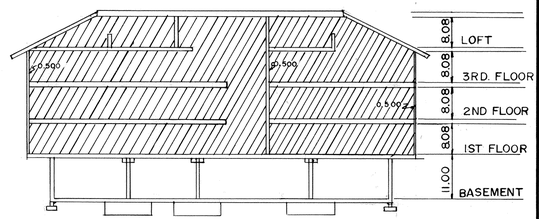
NOTE: UNIT NO 2 1 8 6 2, 3 5 8 7 6 ARE LOCATED ON THE SECOND & THIRD FLOORS ABOVE THE CONFERENCE & LOCKER AREAS ON THE FIRST FLOOR



B LONGITUDINAL SECTION
BUILDINGS 1 & 2



C CROSS SECTION
BUILDINGS 1 & 2



A CROSS SECTION
BUILDINGS 1 & 2

BUILDING NO. 1		
UNIT NO.	FLOOR	CEILING
1	6889.00	6897.083
2	6889.00	6897.083
3	6889.00	6897.083
4	6889.00	6897.083
5	6889.00	6897.083
6	6889.00	6897.083
7	6889.00	6897.083
8	6889.00	6897.083
9	6889.00	6897.083
10	6889.00	6897.083
11	6889.00	6897.083
12	6889.00	6897.083
13	6889.00	6897.083
14	6898.17	6906.25
15	6898.17	6906.25
16	6898.17	6906.25
17	6898.17	6906.25
18	6898.17	6906.25
19	6898.17	6906.25
20	6898.17	6906.25
21	6898.17	6906.25
22	6898.17	6906.25
23	6898.17	6906.25
24	6898.17	6906.25
25	6898.17	6906.25
26	6898.17	6906.25
27	6898.17	6906.25
33	6907.33	6915.415
34	6907.33	6915.415
40	6907.33	6915.415
41	6907.33	6915.415

BUILDING NO.1 LOFT UNITS			
UNIT NO.	FLOOR	CEILING FRONT	CENTER
28	6907.33	6915.415	6923.50
29	6907.33	6915.415	6923.50
30	6907.33	6915.415	6923.50
31	6907.33	6915.415	6923.50
32	6907.33	6915.415	6923.50
35	6907.33	6915.415	6923.50
36	6907.33	6915.415	6923.50
37	6907.33	6915.415	6923.50
38	6907.33	6915.415	6923.50
39	6907.33	6915.415	6923.50

BUILDING NO.2 LOFT UNITS			
UNIT NO.	FLOOR	FRONT	CENTER
69	6913.33	6921.415	6929.50
70	6913.33	6921.415	6929.50
71	6913.33	6921.415	6929.50
72	6913.33	6921.415	6929.50
73	6913.33	6921.415	6929.50
76	6913.33	6921.415	6929.50
77	6913.33	6921.415	6929.50
78	6913.33	6921.415	6929.50
79	6913.33	6921.415	6929.50
80	6913.33	6921.415	6929.50

BUILDING NO. 2		
UNIT NO.	FLOOR	CEILING
42	6895.00	6903.083
43	6895.00	6903.083
44	6895.00	6903.083
45	6895.00	6903.083
46	6895.00	6903.083
47	6895.00	6903.083
48	6895.00	6903.083
49	6895.00	6903.083
50	6895.00	6903.083
51	6895.00	6903.083
52	6895.00	6903.083
53	6895.00	6903.083
54	6895.00	6903.083
55	6904.17	6912.25
56	6904.17	6912.25
57	6904.17	6912.25
58	6904.17	6912.25
59	6904.17	6912.25
60	6904.17	6912.25
61	6904.17	6912.25
62	6904.17	6912.25
63	6904.17	6912.25
64	6904.17	6912.25
65	6904.17	6912.25
66	6904.17	6912.25
67	6904.17	6912.25
68	6904.17	6912.25
74	6913.33	6921.415
75	6913.33	6921.415
81	6913.33	6921.415
82	6913.33	6921.415

NOTES:

1. All interior dimensions are to the Finished Surfaces
2. All areas not cross-hatched on this sheet are to be Common Ownership
3. All areas cross-hatched on this sheet are to be Private Ownership
4. All areas double cross-hatched on this sheet are to be Limited Common Areas

I James G. West, do hereby certify that the building specifications of SNOW FLOWER CONDOMINIUM, "A Utah Condominium Project" are and will be as shown on this plat.

May 31, 1978
DATE

James G. West
Registered Utah Land Surveyor
License No. 3082

SHEET 2 OF 3

SNOW FLOWER CONDOMINIUMS

"A UTAH CONDOMINIUM PROJECT"

LOCATED IN SOUTHWEST QUARTER OF SECTION 9 AND NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH RANGE 4 EAST S.L.B. & M.

RECORDED

RECORDED NO. 49670 4:00 P.M. Sept. 25, 1978

FILED AND RECORDED FOR Summit Co. Title

PAGE Filed BOOK

FEE $ 56.00 Wanda G. Spriggs

SUMMIT COUNTY RECORDER

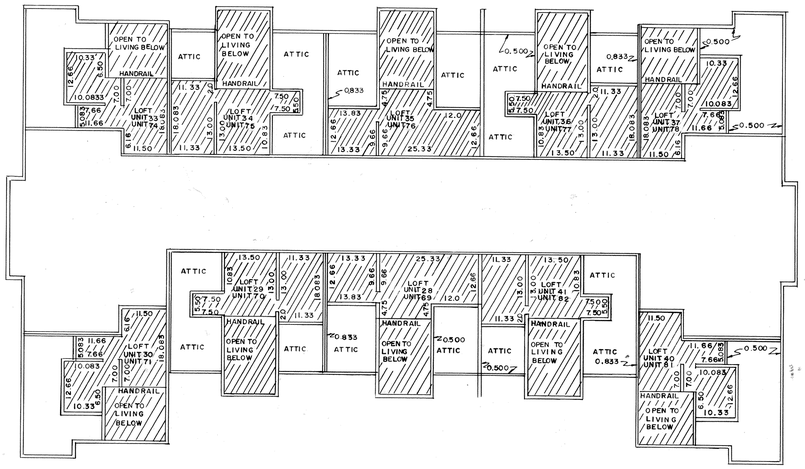
PREPARED BY

J. J. JOHNSON & ASSOCIATES

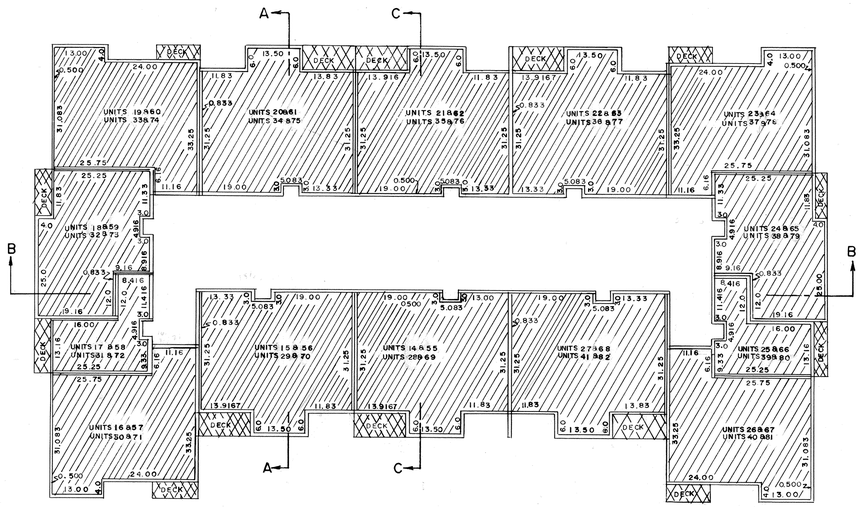
1700 PARK AVENUE, P.O. BOX 1661

PARK CITY, UTAH, 84060 - PH. 801-649 9811

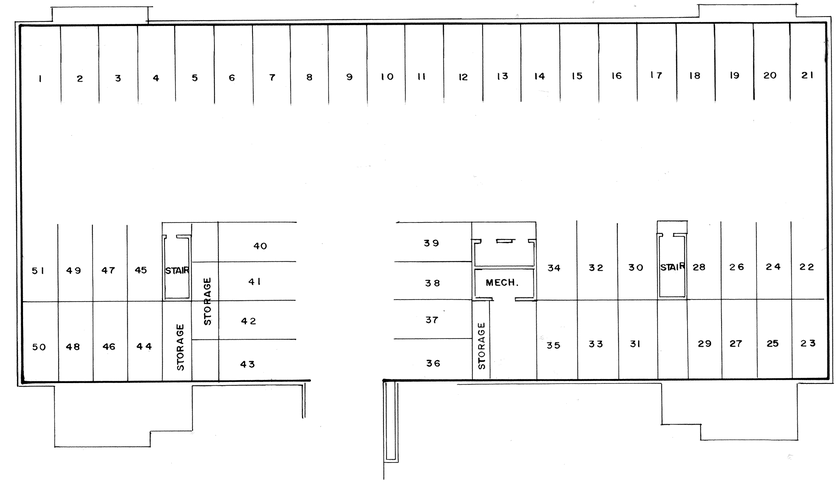
SNOW FLOWER 2 OF 3



FLOOR PLAN
BUILDINGS 1 & 2
LOFT



FLOOR PLAN
BUILDINGS 1 & 2
FLOORS 2 & 3



BASEMENT GARAGE
BUILDINGS 1 & 2

NOTES:
1. All interior dimensions are to the Finished Surfaces
2. All areas not cross-hatched on this sheet are to be Common Ownership
3. All areas cross-hatched on this sheet are to be Private Ownership
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I James G. West, do hereby certify that the building specifications of SNOW FLOWER CONDOMINIUM, "A Utah Condominium Project" are and will be as shown on this plat.

May 31, 1978
DATE

James G. West
Registered Utah Land Surveyor
License No. 3082

SHEET 3 OF 3

SNOW FLOWER CONDOMINIUMS

"A UTAH CONDOMINIUM PROJECT"

LOCATED IN SOUTHWEST QUARTER OF SECTION 9 AND NORTHWEST QUARTER OF SECTION 16 TOWNSHIP 2 SOUTH RANGE 4 EAST S.L.B. & M.

RECORDED 4:00 P.M.
RECORDED NO 149679 Sept. 25, 1978
FILED AND RECORDED FOR Summit County Title
PAGE Filed BOOK
FEE $ 56.00 Wanda Y. Spriggs
SUMMIT COUNTY RECORDER

PREPARED BY
J. J. JOHNSON & ASSOCIATES
1700 PARK AVENUE, P.O. BOX 1661
PARK CITY, UTAH, 84060 – PH. 801-6499811

SNOW FLOWER CONDOMINIUMS, UNIT 36
(401 Silver King Drive)

March 29, 2023

PROJECT INTENT

Unit 36 of Snow Flower Condominiums is in Building 1 of the project and the plat was originally recorded September 25, 1978, as Entry No. 149678 and is located adjacent to Park City Mountain Resort.

When Unit 36 and other similar units were constructed in the late 1970s, the Loft level consisted of attic areas that were not part of the living space. These attic areas are designated as common ownership on the current recorded plat. The intent of this plat amendment application is to convert this common area attic space into private ownership to be used as living and storage space for Unit 36.

Snow Flower Homeowners Association
PO Box 448 401 Silver King Dr
Park City UT 84060
435-649-6400

Snow Flower HOA I
401 Silver King Drive
PO Box 448
Park City, Utah 84060

Re: Snow Flower 036 Membership Approval to Expand into Common Area

Wednesday, August 2, 2023

To Whom it May Concern,

The membership of Snow Flower Homeowners Association voted to approve Snow Flower 36 request to expand into the limited common area. The vote met the 66 2/3 requirements to pass.

Please contact me with any questions.

Sincerely,

Erin Whitney
Snow Flower Administration
erin@parkcitylodging.com
(T) 435-658-4094

SNOW FLOWER I HOMEOWNERS ASSOCIATION
DECLARATION TO INCREASE THE SQUARE FOOTAGE FOR UNIT 36

UNIT #	SQ FOOT	%	Received	**Exhibit C Amendment** For	Against
1	934	0.88%			
2	1352	1.28%	1.28	1.28	
3	1108	1.05%			
4	452	0.43%	0.43	0.43	
5	974	0.92%			
6	1195	1.13%	1.13	1.13	
7	1352	1.28%	1.28	1.28	
8	1352	1.28%	1.28	1.28	
9	1195	1.13%	1.13	1.13	
10	974	0.92%			
11	452	0.43%			
12	1108	1.05%	1.05	1.05	
13	1352	1.28%	1.28	1.28	
14	1352	1.28%	1.28	1.28	
15	1352	1.28%	1.28	1.28	
16	1195	1.13%	1.13	1.13	
17	452	0.43%	0.43	0.43	
18	974	0.92%			
19	1195	1.13%			
20	1352	1.28%			
21	1352	1.28%	1.28	1.28	
22	1352	1.28%	1.28	1.28	
23	1195	1.13%	1.13	1.13	
24	974	0.92%	0.92	0.92	
25	452	0.43%			
26	1195	1.13%			
27	1352	1.28%			
28	1882	1.78%	1.78	1.78	
29	2326	2.19%	2.19	2.19	
30	1590	1.50%	1.50	1.50	
31	655	0.62%	0.62	0.62	
32	1354	1.28%	1.28	1.28	
33	1590	1.50%	1.50	1.50	
34	1806	1.70%	1.70	1.70	
35	2338	2.21%	2.21	2.21	
36	1806	1.70%	1.70	1.70	
37	1590	1.50%	1.50	1.50	
38	1474	1.39%	1.39	1.39	
39	595	0.56%			
40	1590	1.50%	1.50	1.50	
41	2326	2.19%	2.19	2.19	
42	915	0.86%	0.86	0.86	
43	1352	1.28%	1.28	1.28	

44	1108	1.05%			
45	452	0.43%			
46	974	0.92%	0.92	0.92	
47	1195	1.13%			
48	1352	1.28%			
49	1352	1.28%	1.28	1.28	
50	1195	1.13%	1.13	1.13	
51	974	0.92%	0.92	0.92	
52	452	0.43%			
53	1108	1.05%			
54	1352	1.28%	1.28	1.28	
55	1352	1.28%			
56	1352	1.28%	1.28	1.28	
57	1195	1.13%			
58	452	0.43%			
59	974	0.92%			
60	1195	1.13%			
61	1352	1.28%	1.28	1.28	
62	1352	1.28%			
63	1352	1.28%	1.28	1.28	
64	1195	1.13%			
65	974	0.92%	0.92	0.92	
66	452	0.43%			
67	1195	1.13%			
68	1352	1.28%			
69	2297	2.17%			
70	2334	2.20%	2.20	2.20	
71	1590	1.50%	1.50	1.50	
72	753	0.71%			
73	1354	1.28%			
74	1590	1.50%	1.50	1.50	
75	2387	2.25%	2.25	2.25	
76	2354	2.22%	2.22	2.22	
77	2326	2.19%	2.19	2.19	
78	1590	1.50%			
79	1354	1.28%	1.28	1.28	
80	655	0.62%	0.62	0.62	
81	1590	1.50%	1.50	1.50	
82	1806	1.70%	1.70	1.70	
	105971	1.0000	68.04	68.04	0

Planning Commission
Staff Report

Subject: **Courchevel Condominiums at Deer Valley Sixth Amended**
Application: **PL-23-05773**
Author: **Spencer Cawley, Planner II**
Date: **November 29, 2023**
Type of Item: **Administrative – Condominium Plat Amendment**

Recommendation

(I) Review the proposed Courchevel Condominiums at Deer Valley Sixth Amended plat; (II) open a public hearing; and (III) consider approving the plat amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Courchevel Homeowners Association
Location:	2700 Deer Valley Drive East
Zoning District:	Residential Development
Adjacent Land Uses:	Condominiums; Deer Valley resort parking; Open Space
Reason for Review:	Plat Amendments require Planning Commission review and Final Action[1]

LMC Land Management Code
MPD Master Planned Development
RD Residential Development

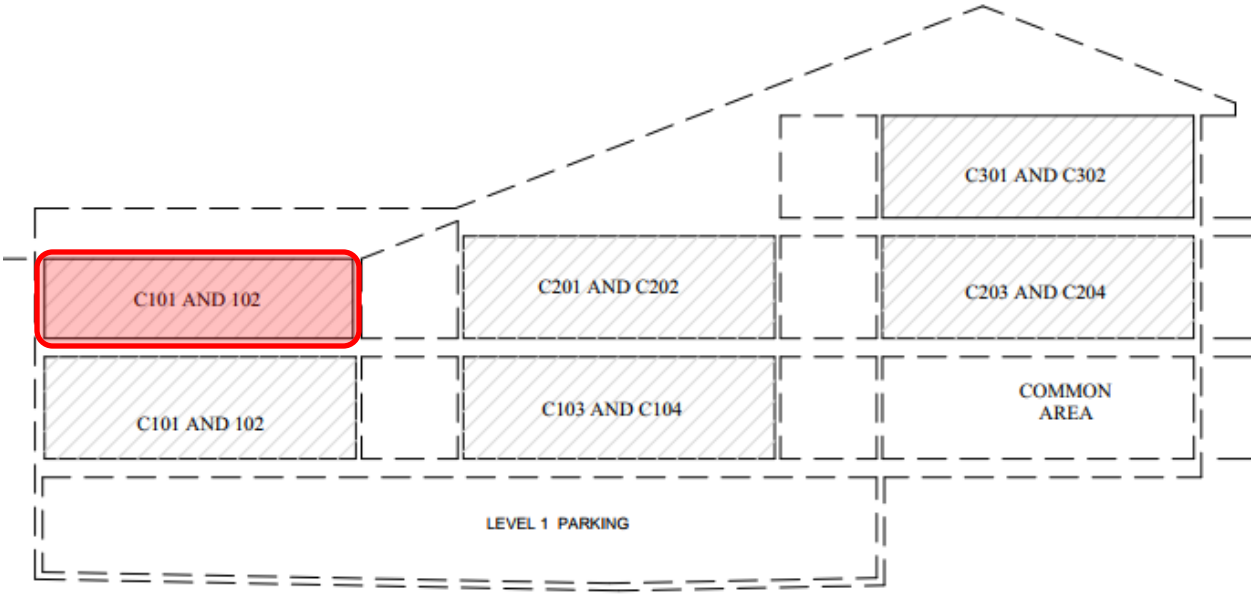
Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

Summary

The Courchevel Homeowners Association (Applicant) proposes to amend the Courchevel Condominiums at Deer Valley Plat for Unit C101 and Unit C102, converting 305 square feet of existing Common Area attic space into private area for each unit. The livable private area for each unit will increase from 759 square feet to 1,064 square feet. See Exhibit B.

In the image below, staff highlighted the area of expansion proposed for Units C101 and C102 in red. The image is taken from the Applicant's proposed amended plat which is attached to the Draft Final Action Letter:

[1] LMC § 15-12-15(B)(9)



Background

The Courchevel Condominiums are located at 2700 Deer Valley Drive East within the Deer Valley Master Planned Development (MPD) and are within the Residential Development (RD) Zoning District. The Courchevel Condominium at Deer Valley Plat was initially approved by the City Council on December 27, 1984, and recorded with Summit County on December 31, 1984 (Entry #229039).

The Courchevel Condominiums at Deer Valley Plat established 40 residential condominium units of 759 square feet each and 60 Off-Street parking spaces in an underground shared garage. There are two access driveways from the garage to Deer Valley Drive East. In November of 1989, an amended Plat was approved and recorded, increasing the number of residential condominium units to 41 (Entry #315605).

Two of the three Courchevel Condominium buildings (Building B and Building C) were constructed beginning in 1984 and completed in 1988. Building A was never constructed. The second amendment also reflects that Building A was not built and removed it from the Plat. Consequently, the total number of units was reduced to 27.

As a result, Courchevel Condominiums contains 27 condominium units and 31 Off-Street Parking spaces. A typical condominium unit contains 759 square feet, except for Units B202, B301, B303, B304, and C301 which completed amendments to the plat as follows:

- On November 4, 2010, the City Council adopted Ordinance No. 10-37 approving the second amendment to the Courchevel Condominiums record of survey. In February 2012, the plat was record. This amendment converted 608 square feet of Common Area attic space above Units B301 and B303 to Private Area, for a total of 1,367 square feet each (Entry # 939912).

- On June 28, 2012, the City Council adopted Ordinance No. 12-19 approving the Courchevel at Deer Valley third amended plat. In December 2012, the plat was recorded. This amendment converted 470 square feet of Common Area attic space to Private Area for Unit B202, for a total of 1,229 square feet (Entry #9589842).

- On July 12, 2012, the City Council adopted Ordinance No. 12-20 approving the Courchevel at Deer Valley fourth amended plat. The plat was recorded in January 2013. This amendment converted 608 square feet of Common Area attic space to Private Area for Unit B304, for a total of 1,367 square feet (Entry #961550).

- On December 12, 2013, the City Council adopted Ordinance No. 13-50 approving the Courchevel at Deer Valley fifth amended plat. The plat was recorded in September 2014. The amendment converted 139 square feet of Common Area attic space to Private Area for Unit C301 for a total of 898 square feet (Entry #1002100).

On July 27, 2023, the Applicant submitted an application to the Planning Department to amend the Courchevel Condominiums at Deer Valley Plat to convert 305 square feet of existing Common Area attic space into private area for Unit C101 and C102. On October 11, 2023, staff determined the application was complete.

Analysis

(I) The proposed Plat Amendment complies with the Residential Development Zoning District Requirements.

The purpose of the RD Zoning District is to:

a. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities;
b. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services;
c. allow commercial and recreational activities that are in harmony with residential neighborhoods;
d. minimize impacts of the automobile on architectural design;
e. promote pedestrian connections within Developments and between adjacent Areas; and
f. provide opportunities for variation in architectural design and housing types.[2]

The proposed amendment is consistent with the purposes of the RD Zoning District. The use as a multi-unit, residential condominium remains unchanged, and the proposed

[2] LMC § 15-2.13-1

additional floor area for these units is within the existing Structure. No changes are proposed to the exterior of the Structure and the purpose of clustering of residential units to preserve natural Open Space and minimize Site disturbance and impacts of Development is maintained.

(II) The proposal complies with the Residential Unit Equivalent requirements of the Deer Valley Master Planned Development.

The property is subject to requirements and restrictions of the Deer Valley MPD. The MPD originally allowed up to 20.5 Unit Equivalents (UEs) for the Courchevel parcel. The MPD was amended in 2001 to transfer seven UEs or 14,000 square feet to the Silver Baron condominium project, adjacent to the north, leaving 13.5 UEs for the Courchevel property. At 2,000 square feet per UE, the MPD allows 257,000 square feet of residential area. The following table compares the UEs for the existing residential area and the proposed residential area:

Existing: 11.46 UE	**Proposed: 11.77 UE**
22 units = 759 square feet 3 units = 1,367 square feet 1 unit = 1,229 square feet 1 unit = 898 square feet **27 TOTAL = 22,926 square feet**	20 units = 759 square feet 3 units = 1,367 square feet 1 unit = 1,229 square feet 2 units = 1,064 square feet* 1 unit = 898 square feet **27 TOTAL = 23,536 square feet** *Units C101 and C102 will increase to 1,064 square feet in area if this amendment is approved.

(III) The proposed Plat Amendment complies with Land Management Code § 15-3-6 *Parking Ratio Requirements*.

When the plat was originally approved, the 1984 LMC required the LMC required two spaces per one-bedroom apartment not exceeding 1,000 square feet. The current LMC requires the following:

- One space per Unit less than 1,000 square feet;
- One-and-one-half spaces per Unit greater than 1,000 square feet and less than 2,000 square feet;
- Two spaces per Unit greater than 2,000 square feet.

With the proposed expansion to Units C101 and C102, the required Off-Street Parking spaces breaks down as follows:

Requirement	Number of Units	Required Spaces
1 Space/Unit < 1,000 square feet	21	21
1.5 Spaces/Unit > 1,000 square feet and < 2,000 square feet	6	9
2 Spaces/Unit > 2,000 square feet	0	N/A
	TOTAL REQUIRED	**30**

There are 31 Off-Street Parking spaces in an underground parking structure for the Courchevel Condominiums. The current number of units and their corresponding sizes require a total of 30 Off-Street Parking spaces.

(IV) The proposal complies with the Plat Amendment requirements outlined in LMC Chapter 15-7.1.

Changes to platted elements including conversion of Common Area to Private Area within a condominium requires a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7.1-6 *Final Subdivision Plat*, and approval shall require a finding of Good Cause.

LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and nonconformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and further the health, safety, and welfare of the Park City Community."

There is Good Cause for this Plat Amendment because of the precedent set by the previous five amendments to the original Plat. Similarly, this amendment will not change the footprint or mass of the existing Structure.

(V) The Development Review Committee met on October 17, 2023, and finds the proposal meets development requirements.[3]

Department Review

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

Notice

[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).

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The *Park Record* published courtesy notice on November 15, 2023.[4]

Public Input

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

Alternatives

- The Planning Commission may approve the Courchevel Condominium Sixth Amended plat; or
- The Planning Commission may deny the Courchevel Condominium Sixth Amended plat and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to January 10, 2024.

Exhibits

Exhibit A: Draft Final Action Letter and Proposed Plat
Exhibit B: Applicant Narrative

[4] LMC § 15-1-21

Planning Department

November 29, 2023

Courchevel Condominium HOA
PO Box 680876
Park City, UT 84068

CC: Camri Shelley

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	2700 Deer Valley Drive East
Zoning District:	Residential Development
Application:	Plat Amendment
Project Number:	PL-23-05773
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 29, 2023
Project Summary:	The Courchevel Homeowners Association (Applicant) proposes to amend the existing Courchevel Condominiums at Deer Valley Plat for Unit C101 and Unit C102. The amendment will convert 305 square feet of existing Common Area attic space into private area for each unit. Each unit will increase from 759 square feet to 1,064 square feet.

Action Taken

On November 29, 2023, the Planning Commission conducted a public hearing and approved the Courchevel Condominiums at Deer Valley Sixth Amended Plat according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located at 2700 Deer Valley Drive East in the Residential Development (RD) Zoning District.

DRAFT

2. The Courchevel Condominiums at Deer Valley Plat was approved by the City Council on December 27, 1984, and recorded at the County on December 31, 1984.
3. The Courchevel Condominiums at Deer Valley Plat established 40 residential condominium units of 759 square feet each with 60 Off-Street parking space in a shared underground parking garage.
4. There are two access driveways from the garage to Deer Valley Drive East.
5. In November 1989, the City approved an amended Plat increasing the number or residential condominium units to 41.
6. Two of the three approved Courchevel buildings (Buildings B and C) were constructed beginning in 1984 and completed in 1988. Building A was not built and removed from the Plat.
7. As a result, the Courchevel Condominiums includes 27 condominium units and 31 Off-Street Parking spaces.
8. Each existing condominium unit contains 759 square feet, except for Units B202, B301, B303, B305, and C301.
9. On November 4, 2010, the City Council adopted Ordinance No. 10-37 approving the second amendment to the Courchevel Condominiums Plat. In February 2012, the Plat was record. This amendment converted 608 square feet of Common Area attic space above Units B301 and B303 to Private Area, for a total of 1,367 square feet each.
10. On June 28, 2012, the City Council adopted Ordinance No. 12-19 approving the Courchevel at Deer Valley Third Amended Plat. In December 2012, the Plat was recorded. This amendment converted 470 square feet of Common Area attic space to Private Area for Unit B202, for a total of 1,229 square feet.
11. On July 12, 2012, the City Council adopted Ordinance No. 12-20 approving the Courchevel at Deer Valley Fourth Amended Plat. The plat was recorded in January 2013. This amendment converted 608 square feet of Common Area attic space to Private Area for Unit B304, for a total of 1,367 square feet.
12. On December 12, 2013, the City Council adopted Ordinance No. 13-50 approving the Courchevel at Deer Valley Fifth Amended Plat. The plat was recorded in September 2014. The amendment converted 139 square feet of Common Area attic space to Private Area for Unit C301 for total of 898 square feet.
13. On July 27, 2023, the Applicant submitted to the Planning Department an application to amend the Courchevel Condominiums at Deer Valley Plat to convert 305 square feet of existing Common Area attic space into private area for Units C101 and C102.
14. On October 11, 2023, staff determined the application was complete.

DRAFT

15. The proposed amendment is consistent with the purposes of the RD Zoning District.
16. The Use as a multi-unit, residential condominium remains unchanged, and the proposed additional floor area for Unit C101 and Unit C102 is within the existing Structure.
17. No changes are proposed to the exterior of the Structure and the purpose of clustering of residential natural Open Space and minimize Site disturbance and impacts of Development is maintained.
18. The property is subject to requirements and restrictions of the Deer Valley Master Planned Development (MPD). The MPD originally allowed up to 20.5 Unit Equivalents (UEs) for the Courchevel parcel. The MPD was amended in 2001 to transfer seven UEs or 14,000 square feet to the Silver Baron condominium project, adjacent to the north, leaving 13.5 UEs for the Courchevel property. At 2,000 square feet per UE, the total allowable residential area is 27,000 square feet.
19. The existing UEs for the Courchevel Condominiums is 11.46 or 22,926 square feet.
20. The proposed UEs for the Courchevel Condominiums is 11.77 or 23,536 square feet, below the allowable residential area of 27,000 square feet.
21. Units C101 and C102 will be 1,064 square feet in area each.
22. When the plat was originally approved, the 1984 LMC required two spaces per one-bedroom apartment not exceeding 1,000 square feet.
23. Under the existing LMC Off-Street Parking requirements, the proposed amendment requires 30 Off-Street parking spaces. There are 31 Off-Street parking spaces in a shared underground parking structure for the Courchevel Condominiums.
24. The Development Review Committee met on October 17, 2023, and finds the proposal meets development requirements.
25. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 15, 2023.
26. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023.
27. The *Park Record* published courtesy notice on November 15, 2023.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because of the precedent set by the previous five amendments to the original Courchevel Condominiums Plat, and the Plat Amendment does not change the footprint or mass of the existing Structure, will have no negative impacts to the public, and does not create any non-conformities.

DRAFT

2. The Plat Amendment is consistent with LMC § 15-7.1-3(B), § 15-7.1-6, and Chapter 15-2.13 Residential Development Zoning District.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended CC&Rs, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. All Conditions of Approval of the Deer Valley MPD and the amended Courchevel Condominiums at Deer Valley Plats shall continue to apply.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email spencer.cawley@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Spencer Cawley, Project Planner

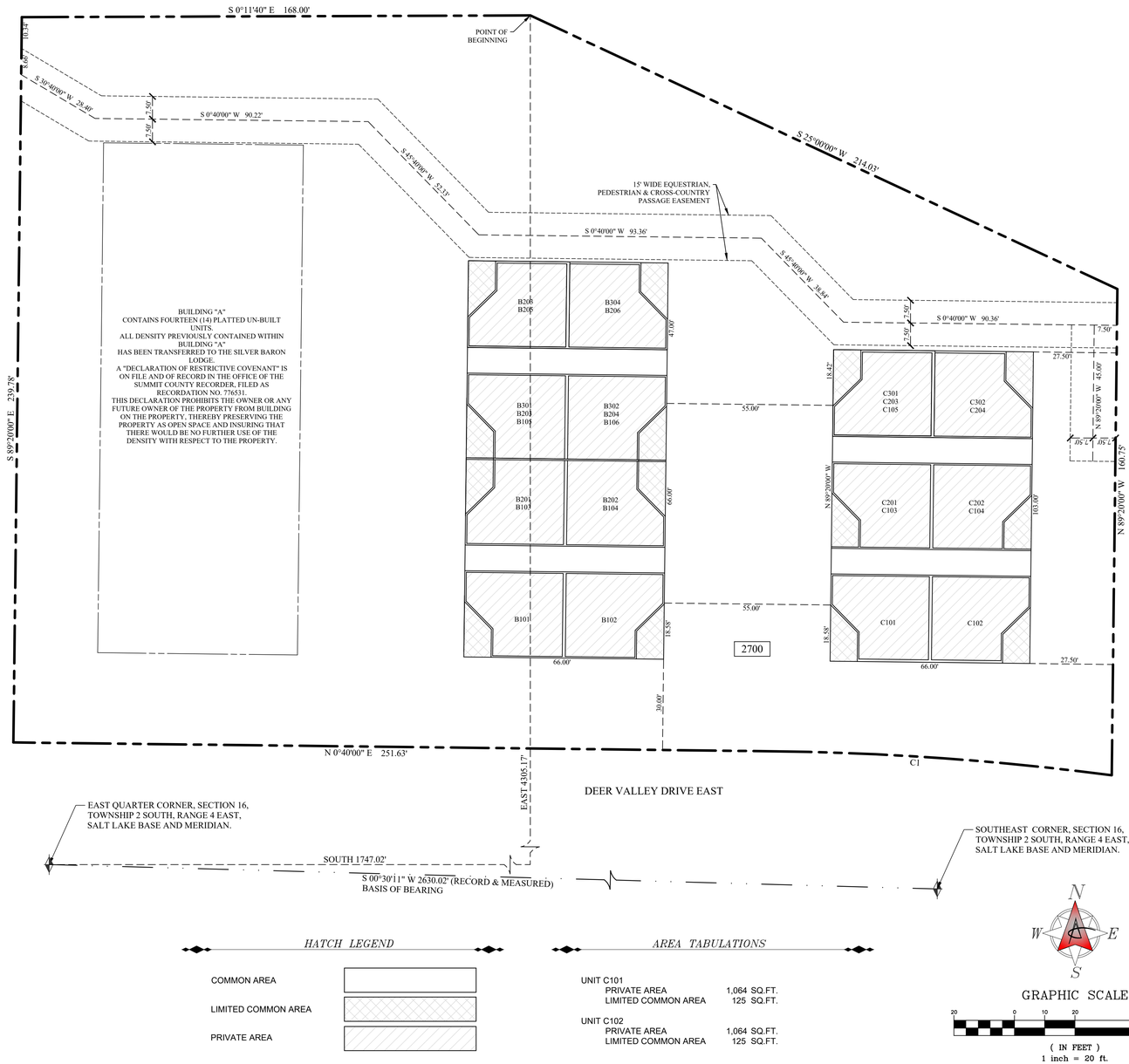
ATTACHMENT

Attachment 1: Proposed Plat

DRAFT

COURCHEVEL CONDOMINIUMS AT DEER VALLEY SIXTH AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
PARK CITY, SUMMIT COUNTY, UTAH



HATCH LEGEND

COMMON AREA

LIMITED COMMON AREA

PRIVATE AREA

AREA TABULATIONS

UNIT C101
PRIVATE AREA 1,064 SQ.FT.
LIMITED COMMON AREA 125 SQ.FT.

UNIT C102
PRIVATE AREA 1,064 SQ.FT.
LIMITED COMMON AREA 125 SQ.FT.

N
W E
S

GRAPHIC SCALE

20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

SURVEYOR'S NARRATIVE

THIS PLAT WAS PREPARED AT THE REQUEST OF THE CLIENT FOR THE PURPOSE OF AMENDING THE BOUNDARIES OF UNITS C101 & C102.

AN INTERIOR 3D SCAN (RECORD OF SURVEY) OF THE INTERIORS OF UNITS C101 & C102 WAS PREPARED PRIOR TO PREPARING THIS AMENDED PLAT.

SAID RECORD OF SURVEY IS FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON _____ AS FILE NO. _____.

OWNERS CONSENT TO RECORD - UNIT C101

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT C-101 AT COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: _____

_____, NAME OF UNIT OWNER

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20 ___, PERSONALLY APPEARED

BEFORE ME _____, WHO BEING BY

ME DULY SWORN DID SAY THAT HE/SHE IS THE _____, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO SIGN THE HEREON OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY,
_____

OWNERS CONSENT TO RECORD - UNIT C102

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT C-102 AT COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: _____

_____, NAME OF UNIT OWNER

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20 ___, PERSONALLY APPEARED

BEFORE ME _____, WHO BEING BY

ME DULY SWORN DID SAY THAT HE/SHE IS THE _____, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO SIGN THE HEREON OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN STATED.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY,
_____

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ WITH WARD ENGINEERING GROUP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR , AND THAT I HOLD CERTIFICATE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE AMENDED SAID CONDO UNITS C-101 & C-102 AS SHOWN HEREON.

COURCHEVEL CONDOMINIUMS AT DEER VALLEY, SIXTH AMENDED

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

_____ SEPTEMBER, 2023
SATTAR N. TABRIZ DATE:
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 155100

LEGAL DESCRIPTION OF COURCHEVEL CONDOMINIUMS AT DEER VALLEY

THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, ON FILE AND OF RECORD IN THE OFFICE OF SUMMIT COUNTY RECORDER AS ENTRY 229039, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 1747.2 FEET AND EAST 44305.17 FEET FORM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 25°00'00" WEST 214.03 FEET; THENCE NORTH 89°20'00" WEST 160.75 FEET TO A POINT ON A 938.16 FOOT RADIUS CURVE TO THE LEFT, THE RADIUS LINE BEARS NORTH 82°30'56" WEST, OF WHICH THE CENTRAL ANGLE IS 6°49'04", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 111.63 FEET;THENCE NORTH 0°40'00" EAST 251.63 FEET; THENCE SOUTH 89°20'00" EAST 239.78 FEET; THENCE SOUTH 0°00'40" EAST 168.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.8226 ACRES MORE OR LESS.

OWNER'S CONSENT TO RECORD - H.O.A.

KNOWN ALL BY THESE PRESENTS THAT COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION (THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEASE A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY, CERTIFIES THAT IT HAS APPROVED THIS PLAT AMENDMENT TO BE PREPARED, AND ON BEHALF OF ALL OF THE UNIT OWNERS DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

COURCHEVEL CONDOMINIUM OWNERS ASSOCIATION,
A UTAH NON-PROFIT CORPORATION

BY: _____

_____, PRESIDENT

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, 20 ___, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE IS THE _____OF _____, A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE/SHE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO THAT SAID CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDING IN _____ COUNTY, _____

GENERAL NOTES

1. THIS PLAT REPRESENTS AN AMENDMENT OF UNITS C101 AND C102, 'COURCHEVELE CONDOMINIUMS AT DEER VALLEY', ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, RECORDATION NUMBER 229039. THIS AMENDMENT CONVERTS EXISTING LOFT SPACE, ORIGINALLY SHOWN AND PLATTED AS COMMON AREA, INTO PRIVATE AREA FOR UNITS C101 AND C102. THE EXISTING LOFT SPACE IS ON LEVEL 3, AS NOTED AND SHOWN HEREON. ALSO EXISTING VAULTED CEILINGS WITHIN UNITS C101 AND C102, NOT PREVIOUSLY SHOWN ON ORIGINAL PLAT, ARE HEREBY CONVERTED TO PRIVATE AREA/SPACE FOR SAID UNITS C101 AND C102.
2. ADDITIONAL UNITS ARE SHOWN HEREON FOR REFERENCE ONLY AND ARE NOT CHANGED WITH THIS DOCUMENT. FOR INFORMATION ON ANY UNIT OTHER THAN UNITS C101 AND C102, REFER TO 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY' WITH RECORDATION NUMBER 229039, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, AMENDED', WITH RECORDATION NUMBER 315605, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, SECOND AMENDED', WITH RECORDATION NUMBER 939912, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, THIRD AMENDMENT', WITH RECORDATION NUMBER 959842, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, FOURTH AMENDED', WITH RECORDATION NUMBER 961550, AND 'COURCHEVEL CONDOMINIUMS AT DEER VALLEY, FIFTH AMENDED', WITH RECORDATION NUMBER1002100, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
3. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
4. ALL CONDITIONS OF APPROVAL OF THE DEER VALLEY RESORT 10TH AMENDED AND RESTATED LARGE SCALE MPD AND THE SECOND AMENDED COURCHEVEL CONDOMINIUMS AT DEER VALLEY SHALL CONTINUE TO APPLY.
5. THIS CONDOMINIUM PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 16-____
6. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE COURCHEVEL CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION, AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.

COURCHEVEL CONDOMINIUMS AT DEER VALLEY, SIXTH AMENDED

- A UTAH CONDOMINIUM PROJECT -

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
PARK CITY, SUMMIT COUNTY, UTAH

tel (801) 487-8040 231 West 800 South
fax (801) 487-8668 Salt Lake City, Utah 84101
www.wardeg.com
Ward Engineering Group
Planning • Engineering • Surveying
Since 1981

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION THIS ___ DAY OF _____, 20___.

_____
CHAIR

PARK CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH THE INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPT.

ON THIS ___ DAY OF _____, 20___.

_____
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ___ DAY OF _____, 20___.

_____
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20___.

_____
CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS ___ DAY OF _____, 20___.

_____
MAYOR

CERTIFICATE OF ATTEST

I HEREBY CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED BY THE PARK CITY COUNCIL ON THE ___ DAY OF _____, 20___.

_____
ATTEST: CITY RECORDER

SUMMIT COUNTY RECORDER

_____
RECORD NO.

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

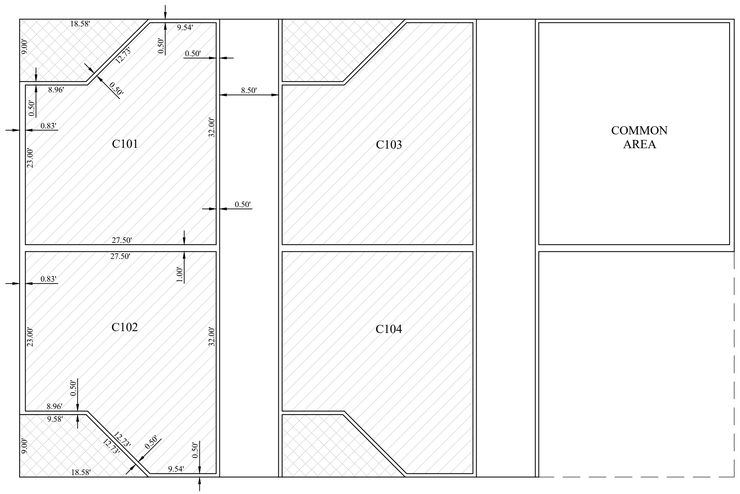
FEES _____

_____
PRINTED NAME OF COUNTY RECORDER

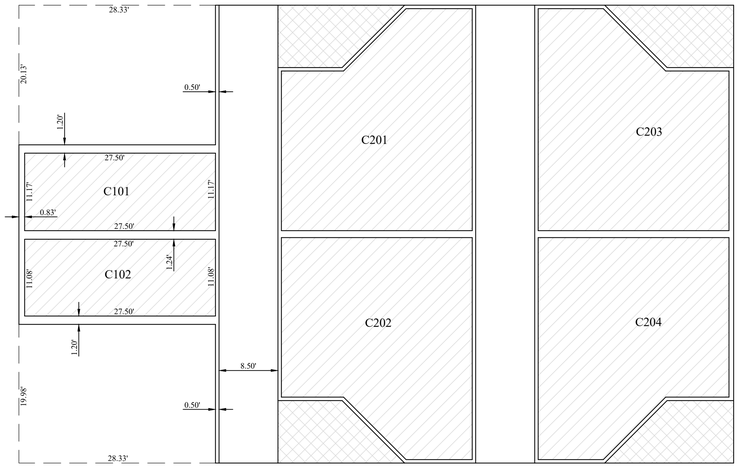
O:\Park City\Property Management Association\survey\ACAD\Amended Plat.dwg Oct 11, 2023 - 7:59pm

COURCHEVEL CONDOMINIUMS AT DEER VALLEY SIXTH AMENDED

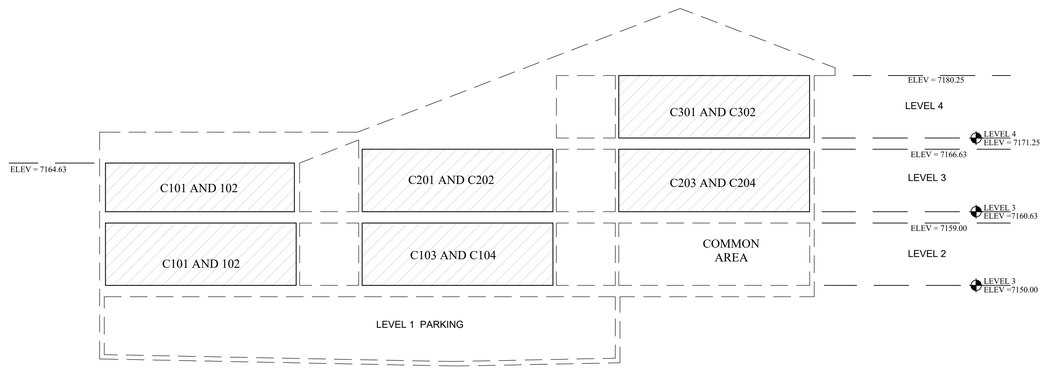
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
PARK CITY, SUMMIT COUNTY, UTAH



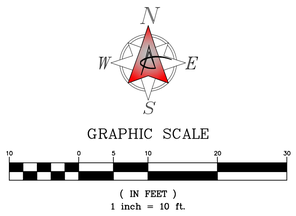
BUILDING C FLOOR PLAN–LEVEL 2
UNIT C101 AND C102



BUILDING C FLOOR PLAN–LEVEL 3
UNIT C101 AND C102



BUILDING 'C' CROSS SECTION



HATCH LEGEND

COMMON AREA	
LIMITED COMMON AREA	
PRIVATE AREA	

COURCHEVEL CONDOMINIUMS AT DEER VALLEY SIXTH AMENDED

- A UTAH CONDOMINIUM PROJECT -

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
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Ward Engineering Group
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Since 1981

SUMMIT COUNTY RECORDER

RECORD NO.

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE

REQUEST OF: _____

DATE _____ TIME _____ BOOK _____ PAGE _____

FEES _____

PRINTED NAME OF COUNTY RECORDER

O:\Park City\Property Management Association\survey\ACAD\Amended Plat.dwg Oct 11, 2023 - 7:46pm

Ward Engineering Group
Planning. Engineering. Surveying
P.O. 538, Salt Lake City, UT 84110-0538
231 West 800 South, Salt Lake City, UT 84115
Tel. 801.487.8040 • Fax. 801.487.8668

October 26, 2021

Re: Courchevel Condominiums Amended Plat – Units C101 & C102
2700 Deer Valley Drive, Park City, Utah

The intent and scope of work of this planning application is for an amended condominium plat on an existing condominium project located within Park City. The Courchevel Condominiums is an existing development located at 2700 Deer Valley Drive, Park City. The amended condominium plat is being proposed to adjust the boundaries of two of the units (C101 & C102) and the adjoining common areas to these two units. Units C101 & C102 have been physically expanded to include prior attic space (common area) above them which is now turned into livable area in the form of vaulted ceilings or loft space. The amended condominium plat will adjust the boundaries of the units and common area to reflect these changes.

Sincerely,

Ward Engineering Group

1647 Shortline Road
Park City, UT 84060

Re: Courchevel Condominiums Amended Plat
2700 Deer Valley Drive, Park City, Utah

The intent and scope of work of this planning application is for an amended condominium plat on an existing condominium project located within Park City. The Courchevel Condominiums is an existing development located at 2700 Deer Valley Drive, Park City. The amended condominium plat is being proposed to adjust the boundaries of several of the units and the adjoining common areas to these units. Units have been physically expanded to include prior attic space (common area) above them which is now turned into livable area in the form of vaulted ceilings or loft space. The amended condominium plat will adjust the boundaries of the units and common area to reflect these changes.

Sincerely,

Blooming Property Management

Planning Commission
Staff Report

Subject: **316 Ontario Avenue**
Application: **PL-23-05819**
Authors: **Spencer Cawley, Planner II**
Date: **November 29, 2023**
Type of Item: **Administrative – Plat Amendment**

Recommendation
(I) Review the proposed 316 Ontario Avenue Plat Amendment; (II) hold a public hearing; and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Paige and Brad Brainard Bruce Taylor, Applicant Representative
Location:	316 Ontario Avenue
Zoning District:	Historic Residential Low – Density
Adjacent Land Uses:	Residential Single-Family Dwellings
Reason for Review:	The Planning Commission reviews Plat Amendments and takes Final Action[1]

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.

Summary
The Applicant proposes removing two Lot lines to create one Lot for a Landmark Historic Site at 316 Ontario Avenue. On October 28, 2021, the City Council adopted Ordinance No. 2021-40 approving the same proposed 316 Ontario Plat Amendment (Staff Report; Meeting Minutes, p.12). Condition of Approval 2 of the adopted ordinance required the Applicant to record the final plat at the County within one year from the date of City Council approval. The Applicant did not record the final plat within the one-year period, nor did the Applicant submit a written request for an extension. Consequently, the approval is void, and the Applicant now requests approval for the same Plat Amendment.

Background
316 Ontario Avenue is a cross-wing type Single-Family Dwelling constructed circa 1895 and identified on the City's Historic Sites Inventory as a Landmark Historic Site. The property contains a portion of lots 4 and 5 in Block 59 of the Amended Plat of Park City

[1] LMC § 15-12-15(B)(9)

Survey. The site is in the Historic Residential – Low Density (HRL) Zoning District. The Single-Family Dwelling has a footprint of approximately 644 square feet and is located toward the back of the Lot, opposite Ontario Avenue. Access to the house is from Ontario Avenue requiring ascending an exterior stairway over a Steep Slope. The photo below, taken from Google Maps, shows the Steep Slope leading up to the Landmark Historic Structure:

The Applicant proposes construction of a detached garage for the Landmark Historic Site. On October 15, 2019, the Board of Adjustment granted a Variance to the Historic Residential – Low Zoning District's Front Setback regulation to locate a detached, single-car garage facing Ontario Avenue (Staff Report; Meeting Minutes, p. 2).

Analysis

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

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

A. reduce density that is accessible only by substandard Streets, so these Streets are not impacted beyond their reasonable carrying capacity;
B. provide an Area of lower density Residential Use within the old portion of Park City;
C. preserve the character of Historic residential Development in Park City;
D. encourage the preservation of Historic Buildings and/or Structures;
E. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment; and
G. define Development parameters that are consistent with the General Plan policies for the Historic core.[2]

A Single-Family Dwelling is an allowed use in the Historic Residential Low – Density (HRL) Zoning District.[3] The table below outlines the HRL Zoning District Lot and Site requirements established in LMC § 15-2.1-3:

Requirement	**Analysis of Proposal**
Minimum Lot Size – 3,750 square feet	**Variance Granted** – The proposed Lot is 2,444 square feet. On November 16, 2021, the Board of Adjustment granted a Variance to the minimum lot size (Staff Report; Meeting Minutes, p. 2).
Minimum Lot Width – 35 feet	**Complies** – The Lot width is 36.48 feet.
Maximum Building Footprint of any Structure (MAXIMUM FP = (A/2) x $0.9^{A/1875}$)	**Complies** – 1,065 square feet = (2,444/2) x $0.9^{2,422/1875}$ The 644 square foot Landmark Historic Structure and the proposed 288 square foot detached garage have a combined footprint under 1,000 square feet. **Condition of Approval 5** – The plat shall note the Maximum Building Footprint is 1,065 square feet.
Front Setback – 10 feet	**Variance Granted** – On October 15, 2019, the Board of Adjustment granted a Variance to the Front Setback to locate a detached garage along Ontario Avenue (Staff Report; Meeting Minutes, p. 2).

[2] LMC § 15-2.1-1
[3] LMC § 15-2.1-2(A)(1)

Rear Setback – 10 feet	**Exempt –** New construction must comply. The Rear Setback ranges from nine to ten feet. Historic Structures that do not comply with Setbacks are valid Non-Complying Structures per LMC § 15-2.1-4.
Side Setback – 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 per LMC § 15-2.1-4. **Condition of Approval 6** – The proposed detached garage must comply with Side Setbacks.
Snow Release	**Condition of Approval 7** – Site plans and building designs must resolve snow release issue to the satisfaction of the Chief Building Official.

(II) The proposal is exempt from Land Management Code § 15-3-6 *Parking Ratio Requirements*.

Currently, the site does not have access to Off-Street Parking. The LMC requires two Off-Street Parking spaces for Single-Family Dwellings. However, as a Landmark Historic Site, 316 Ontario Avenue is exempt from providing Off-Street Parking pursuant to LMC § 15-2.1-4. This Plat Amendment will create one Lot for the Landmark Historic Site and allow the Applicant to construct a detached garage to provide Off-Street Parking for one vehicle in the detached garage and one vehicle on the driveway leading to the detached garage.

Due to Ontario Avenue being a substandard public Right-of-Way (see image above), staff recommends **Condition of Approval 9** that the detached garage be used for Off-Street Parking only and that vehicles associated with 316 Ontario Avenue park in the detached garage and on the driveway leading to the garage and not on Ontario Avenue.

(III) There is Good Cause for the proposed Plat Amendment because it (A) allows for Off-Street Parking along a narrow and steep Right-of-Way, (B) resolves existing issues with a Landmark Historic Structure built over Lot lines, (C) present land Uses and the Character of the HRL Zoning District are retained, (D) no Public Street or Right-of-Way is vacated or amended, and (E) no easement is vacated or amended.

Plat amendments are reviewed according to LMC § 15-7.1-3(B), and approval requires a finding of Good Cause and a finding that no Public Street Right- of-Way, or easement is vacated or amended.

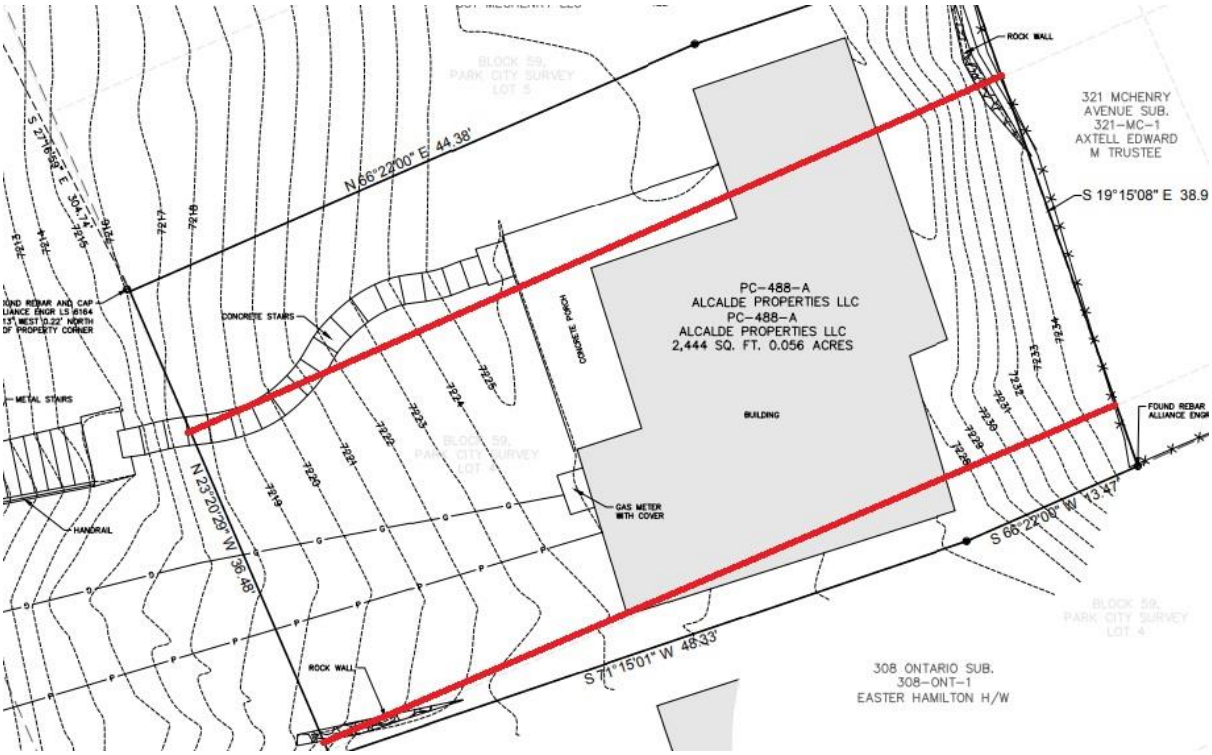
LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community."

A. This Plat Amendment allows for on-site parking along a narrow and steep Right-of-Way.

As stated above, the Landmark Historic Site lacks Off-Street Parking. Approval of the plat amendment allows the Applicant to construct a detached garage, as approved by the Board of Adjustment, to provide Off-Street parking for the property.

B. This Plat Amendment resolves existing issues with an existing Structure built over Lot lines.

In the image below, the internal Lot lines are highlighted in red. The proposed plat amendment will remove these lines, so the Landmark Historic Structure is within a single Lot.



C. The Historic Residential – Low Density District Character is retained.

The proposed detached garage is in character and scale with the neighborhood and complies with the Historic District Design Guidelines. See Exhibit F for the Ontario Avenue streetscape.

D. No Public Street or Right-of-Way is vacated or amended.

The site is accessed from Ontario Avenue, a narrow and steep substandard street. The Applicant's proposal does not vacate or amend any portion of the platted Right-of-Way.

E. No easements are vacated or amended.

(IV) The Development Review Committee met on November 7, 2023, and requires Conditions of Approval.[4]

[4] 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

The Engineering Department requires the following Conditions of Approval:

- A non-exclusive ten-foot (10') public snow storage easement, parallel to the Ontario Avenue Right-of-Way, shall be dedicated on the Plat.
- An encroachment agreement is required for all private improvements in the Ontario Avenue Right-of-Way.

Department Review

The Planning Department, City Attorney's Office, and Executive Team 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 November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The *Park Record* published notice on November 15, 2023.[5]

Public Input

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

Alternatives

- The Planning Commission may approve the 316 Ontario Avenue Plat Amendment; or
- The Planning Commission may deny the 316 Ontario Avenue Plat Amendment and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to January 10, 2024.

Exhibits

Exhibit A: Draft Final Action Letter and Proposed Plat
Exhibit B: Ontario Avenue Streetscape

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).

[5] LMC § 15-1-21

Planning Department

November 29, 2023

Paige and Brad Brainard
3150 East Cerrada Los Palitos
Tucson, AZ 85718

CC: Bruce Taylor, AIA

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	316 Ontario Avenue
Zoning District:	Historic Residential – Low Density
Application:	Plat Amendment
Project Number:	PL-23-05819
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 29, 2023
Project Summary:	The Applicant proposes removing two remnant Lot lines to create one Lot for a Landmark Historic Site.

Action Taken

On November 29, 2023, the Planning Commission conducted a public hearing and approved the 316 Ontario Avenue Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located at 316 Ontario Avenue, in the Historic Residential – Low Density (HRL) Zoning District.
2. The site is 2,444 square feet and contains a portion of Lots 4 and 5 in Block 59 of the Amended Plat of Park City Survey.
3. 316 Ontario Avenue is a Landmark Historic Site on the Park City Historic Sites Inventory and contains a cross-wing type Single-Family Dwelling constructed circa 1895.
4. The Landmark Historic Structure at 316 Ontario Avenue is built over Lot lines. This Plat Amendment creates one Lot for the Landmark Historic Site.

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5. The Historic Structure has a footprint of approximately 644 square feet.
6. The Historic Structure sits toward the rear of the property, opposite Ontario Avenue.
7. Access to the site is from Ontario Avenue requiring an exterior stairway over a Steep Slope.
8. On October 28, 2021, the City Council adopted Ordinance No. 2021-40 approving the 316 Ontario Plat Amendment to create one Lot for the Landmark Historic Site. Condition of Approval 2 of the adopted ordinance required the Applicant to record the final plat at the County within one year from the date of City Council approval. The Applicant did not record the final plat with the County, and the Applicant did not submit a request to the City to extend the approval. Consequently, the 2021 approval is void.
9. The Applicant requests approval of the same Plat Amendment to create one 2,444-square-foot Lot for the Landmark Historic Site.
10. A Single-Family Dwelling is an allowed use in the HRL Zoning District.
11. The HRL Zoning District requires minimum Lot size of 3,750 square feet. The proposed Lot is 2,444 square feet. On November 16, 2021, the Board of Adjustment granted a Variance from the minimum Lot Size for the Landmark Historic Site.
12. The HRL Zoning District requires a minimum Lot width of 35 feet. The proposed Lot width is 36.48 feet.
13. The maximum Building Footprint for the site is 1,065 square feet. The 644 square foot Landmark Historic Structure and the proposed 288 square foot detached garage have a combined footprint under 1,000 square feet.
14. The HRL Zoning District Front Setback is 10 feet. On October 15, 2019, the Board of Adjustment granted a Variance to the Front Setback to locate a detached garage along Ontario Avenue.
15. The HRL Zoning District Rear Setback is 10 feet. The Rear Setback for the Landmark Historic Structure ranges from nine to ten feet. Pursuant to LMC § 15-2.1-4, Historic Structures that do not comply with Setbacks are valid Non-Complying Structures.
16. The HRL Zoning District Side Setback is five feet. The southern Setback for the Landmark Historic Structure is just under three feet; the northern Setback is three feet. Pursuant to LMC § 15-2.1-4, Historic Structures that do not comply with Setbacks are valid Non-Complying Structures.
17. Land Management Code Section 15-13-6 requires two Off-Street Parking Spaces for a Single-Family Dwelling. The site does not have Off-Street Parking. Pursuant to LMC § 15-2.1-4, the Landmark Historic Site is exempt from Off-Street Parking. This Plat Amendment allows the Applicant to create one Lot for the Landmark Historic Site and to construct a detached garage for Off-Street Parking, providing

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one parking space in the detached garage, and one parking space in the driveway leading to the detached garage.

18. The Development Review Committee reviewed the application on November 7, 2023.
19. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 15, 2023.
20. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023.
21. The *Park Record* published courtesy notice on November 15, 2023.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it (a) allows for Off-Street Parking along a narrow and steep Right-of-Way, (b) resolves existing issues with a Landmark Historic Structure built over Lot lines, (c) retains present land Uses and the Character of the HRL Zoning District, (d) no Public Street or Right-of-Way is vacated or amended, and (e) no easement is vacated or amended.
2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, and Chapter 15-2.1 *Historic Residential – Low Density District*.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. The property is not located within the Park City Soil Ordinance Boundary. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal laws.
4. 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.
5. The plat shall include a plat note that the Maximum Building Footprint for the Landmark Historic Site is 1,065 square feet.
6. The proposed detached garage must comply with Side Setbacks.

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7. Site plans and building designs must resolve snow release issue to the satisfaction of the Chief Building Official.
8. Any proposed Structure, future development, or modification on this site shall require the Applicant to submit a Historic District Design Review Application to the Planning Department for review and compliance with Land Management Code § 15-13-2 Design Guidelines For Historic Residential Sites.
9. The detached garage shall be used for Off-Street Parking only and vehicles associated with 316 Ontario Avenue must park in the detached garage and/or on the driveway leading to the detached garage and not on Ontario Avenue.
10. A non-exclusive ten-foot (10') public snow storage easement, parallel to the Ontario Avenue Right-of-Way, shall be dedicated on the Plat.
11. An encroachment agreement is required for all private improvements in the Ontario Avenue Right-of-Way.
12. The Plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5060 or email spencer.cawley@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Spencer Cawley, Project Planner

ATTACHMENT
Attachment 1: Proposed Plat

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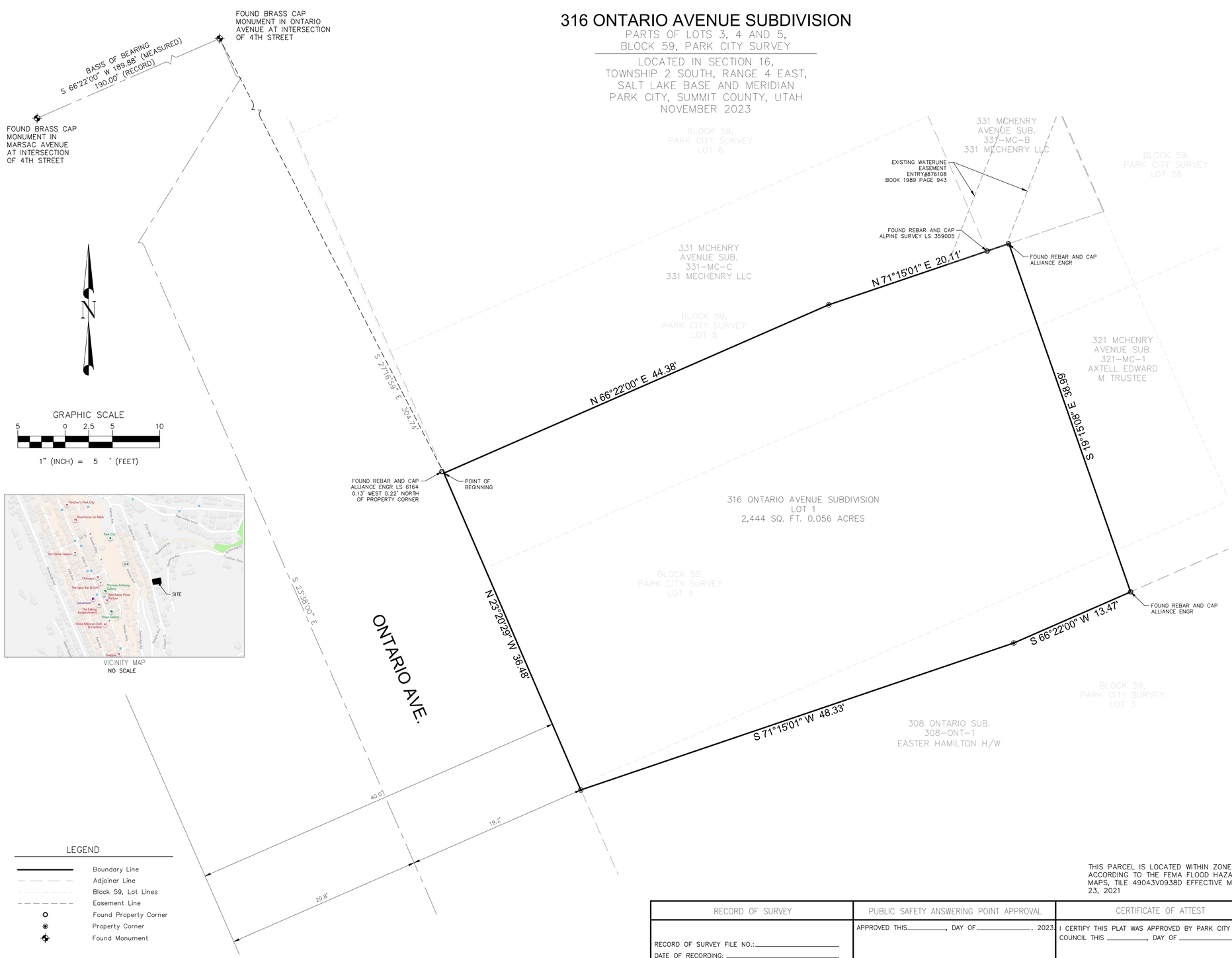
316 ONTARIO AVENUE SUBDIVISION

PARTS OF LOTS 3, 4 AND 5,
BLOCK 59, PARK CITY SURVEY

LOCATED IN SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH
NOVEMBER 2023



THIS PARCEL IS LOCATED WITHIN ZONE X ACCORDING TO THE FEMA FLOOD HAZARD MAPS, TILE 49043V0938D EFFECTIVE MARCH 23, 2021

SURVEYOR'S CERTIFICATE

In accordance with Utah Code Section 10-9A-608, I, Nathan B. Weber, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 5152762 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this plat amendment to combine the property described hereon into one lot, hereafter to be known as 316 Ontario Avenue Subdivision.

Nathan B. Weber, PLS No. 5152762

LICENSED PROFESSIONAL LAND SURVEYOR
2/24/22
No. 5152762
NATHAN B. WEBER
STATE OF UTAH

BOUNDARY DESCRIPTION

A Parcel of land located in Block 59, Park City Survey, which is located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest Corner of Lot C, 331 McHenry Avenue Subdivision, as recorded in the Office of the Recorder of Summit County as Entry#902760, said point is South 27°16'59" East 304.74 feet from the Brass Cap Monument located in Ontario Avenue at the intersection of Fourth Street and running;

thence North 66°22'00" East 44.38 feet along the Southeasterly line of said Lot C, 331 McHenry Subdivision;

thence North 71°15'01" East 20.11 feet along said Southeasterly line of Lot C & B, 331 McHenry Avenue Subdivision to the Westerly line of 321 McHenry Avenue Subdivision, as recorded in the Office of the Recorder of Summit County as Entry#908632;

thence South 19°15'08" East 38.99 feet along the Easterly line of said 321 McHenry Avenue Subdivision to the Northwesterly line of 308 Ontario Subdivision, as recorded in the Office of the Recorder of Summit County as Entry#879733;

thence South 66°22'00 West 13.47 feet along the Northwesterly line of said 308 Ontario Subdivision;

thence South 71°15'01" West 48.33 feet along the Northwesterly line of said 308 Ontario Subdivision;

thence North 23°20'29" West 36.48 feet to the point of beginning.

Parcel contains 2,444 Sq. Ft. or 0.056 Acres.

OWNER'S CONSENT TO RECORD

Know all by these presents that we, the undersigned owners of the described tract of land hereon, to hereafter be known as 316 ONTARIO AVENUE SUBDIVISION, and having caused this Plat Amendment to be made, do hereby consent to its recordation in the office of the County Recorder of Summit County, Utah in accordance with Utah State Law.

In witness whereof, the undersigned have ser their hand this _____ day of _____, 20___.

By: _____
Alcalde Properties LLC

ACKNOWLEDGMENT

STATE OF _____)
:SS
COUNTY OF _____)

On this _____ day of _____, 2023, _____ personally appeared before me, the undersigned Notary Public in and for said State and County, who, after being duly sworn, acknowledged to me that he is the the owner of 316 ONTARIO SUBDIVISION, that he he has signed the above Owner's Dedication and Consent to record freely and voluntarily, and he executed this document for the purposes set forth hereon.

MY COMMISSION EXPIRES

NOTARY PUBLIC

MY COMMISSION NUMBER

RESIDING IN

RECORD OF SURVEY	PUBLIC SAFETY ANSWERING POINT APPROVAL	CERTIFICATE OF ATTEST
RECORD OF SURVEY FILE NO.: _____ DATE OF RECORDING: _____	APPROVED THIS_____, DAY OF_____, 2023. BY SUMMIT COUNTY GIS COORDINATOR	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____, DAY OF _____, 2023. BY PARK CITY RECORDER

PARK CITY PLANNING COMMISSION	SYNDERVILLE BASIN WATER RECLAMATION DISTRICT	ENGINEER'S CERTIFICATE	COUNCIL APPROVAL AND ACCEPTANCE	APPROVAL AS TO FORM
RECOMMENDED BY THE PARK CITY PLANNING COMMISSION ON THIS 13 DAY OF OCTOBER, 2022. CHAIRMAN	REVIEWED FOR CONFORMANCE TO: THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS. THIS _____, DAY OF _____, 2023. S.B.W.R.D.	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2023. BY PARK CITY ENGINEER	APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 28 DAY OF OCTOBER, 2021. BY PARK CITY MAYOR	APPROVED AS TO FORM THIS _____, DAY OF _____, 2023. BY PARK CITY ATTORNEY

DIAMOND LAND SURVEYING
6891 South 700 West Ste. 150 Midvale, Utah 840447
Office@diamondlandsurveying.com Phone (801) 266-5099

316 ONTARIO AVENUE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER
OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH
NOVEMBER 2023

RECORDED #

STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF:_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SUMMIT COUNTY RECORDER

ONTARIO AVENUE (WEST) STREETSCAPE

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GARAGE STRUCTURE FOR
ALCALDE PROPERTIES LLC
PCC-488-A

36 ONTARIO
PARK CITY, UTAH

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

STREETSCAPE

AUG 14 '20

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

SHEET

Planning Commission
Staff Report

Subject: **Request to Prohibit Nightly Rentals, Accessory Apartments, and Internal Accessory Dwelling Units in The Bald Eagle Club at Deer Valley Condominium**
Application: **PL-23-05770**
Author: **Lillian Zollinger, Planner II**
Date: **November 29, 2023**
Type of Item: **Legislative – Land Management Code Amendment**

Recommendation

(I) Review proposed Land Management Code amendments requested by the Bald Eagle Homeowner Association to prohibit Nightly Rentals, Accessory Apartments, and Internal Accessory Dwelling Units in the Bald Eagle Club at Deer Valley Condominium, (II) hold a public hearing, and (III) determine whether to forward a positive or negative recommendation to the City Council. Based upon the Planning Commission's determination, staff will draft an ordinance and return on December 13, 2024, for a formal recommendation.

The Bald Eagle Homeowner Association prohibits Nightly Rentals, Accessory Apartments, and Internal Accessory Dwelling Units in their governing documents, but requests amending the Land Management Code to reflect their Homeowner Association rules.

Description

Applicant:	Dwayne A. Vance representing the Bald Eagle Homeowners Association
Amended Section:	§ 15-2.13-2 *Residential Development – Uses*
Zoning District:	Residential Development
Reason for Review:	Land Management Code amendments require Planning Commission review and recommendation to the City Council for Final Action[1]

HOA	Homeowners Association
IADU	Internal Accessory Dwelling Unit
LMC	Land Management Code
RD	Residential Development

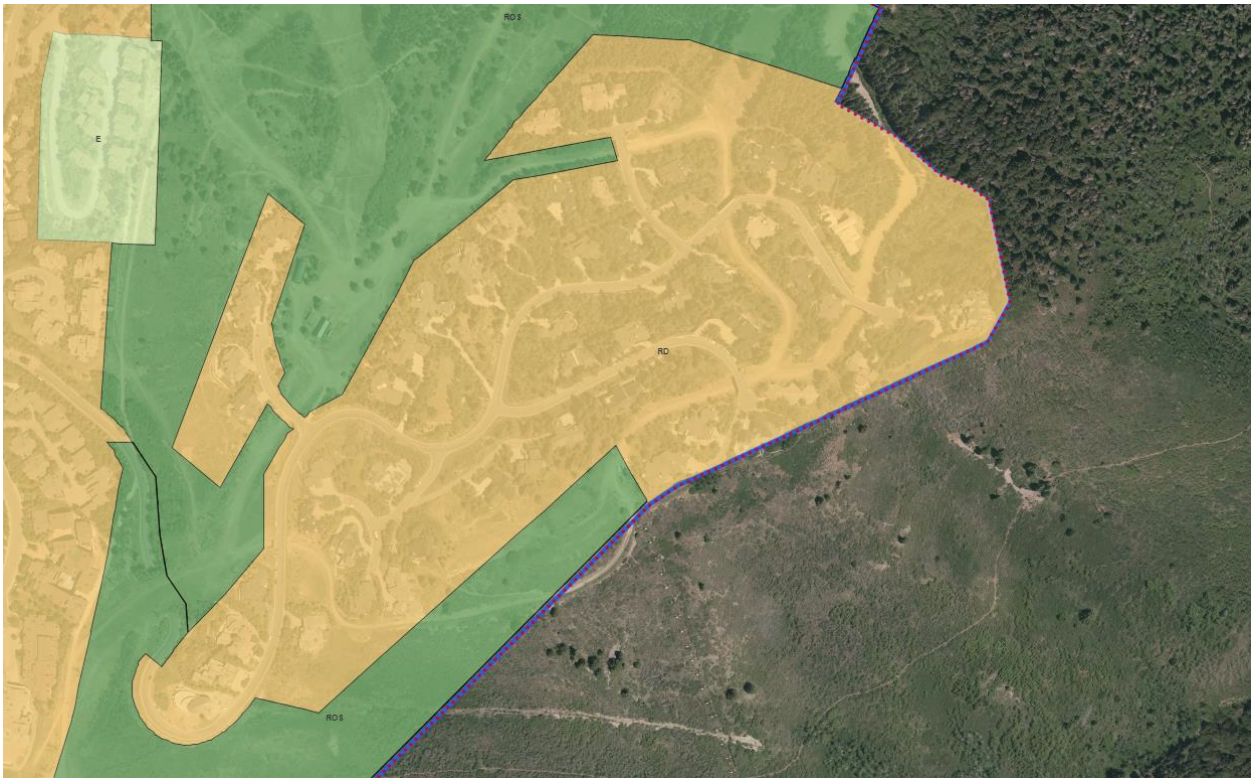
Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

[1] LMC § 15-1-7(B)(1)

Background

The Bald Eagle Club at Deer Valley Condominium includes 58 detached Single-Family Dwellings in the Upper Deer Valley neighborhood and the Residential Development (RD) Zoning District, and is platted as a Condominium. The Condominium Plat was recorded in 1989, the First Amendment to the Condominium Plat was recorded in 1990, and the Second Amendment was recorded in 1992. The Condominium Plat is outlined in the map below from the Summit County Parcel viewer:

The following map shows the Condominium Plat within the RD Zoning District (tan), which abuts the Recreation and Open Space Zoning District (green) and Wasatch County to the east of the blue City boundary:



Pursuant to Land Management Code (LMC) § 15-2.13-2, Nightly Rentals, Accessory Apartments, and Internal Accessory Dwelling Units (IADUs) are Allowed Uses in the RD Zoning District.

In 2008, the Bald Eagle HOA amended their Declaration to prohibit Transient Uses, including Nightly Rentals and rentals (see Exhibit B). On July 27, 2023, the Bald Eagle Homeowners Association (HOA) applied to amend LMC § 15-2.13-2 to prohibit Nightly Rentals, Accessory Apartments, and IADUs in their Condominium. The applicant requests the amend the LMC to reflect their Declaration.

The Analysis section below outlines the request for (I) Nightly Rentals, (II) Accessory Apartments, and (III) IADUs.

Analysis

(I) Staff recommends the Planning Commission consider whether the proposed Land Management Code amendment to prohibit Nightly Rentals in The Bald Eagle Club at Deer Valley Condominium complies with the General Plan and Land Management Code.

The LMC implements the goals and policies of the General Plan.[2] The General Plan

[2] LMC § 15-1-2

identifies Sense of Community as one of the core values and a key method is to preserve areas within Park City for primary residents. Goal 7 of the General Plan is to create a diversity of primary housing opportunities to address the changing needs of residents and Objective 7B is to focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods.[3] Park City Vision 2020 identifies community concern regarding the increase in Nightly Rentals and a goal to shift residences back to year-round occupation.[4]

The purpose of the RD Zoning District is to:

A. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
B. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
C. allow commercial and recreational activities that are in harmony with residential neighborhoods,
D. minimize impacts of the automobile on architectural design,
E. promote pedestrian connections within Developments and between adjacent Areas; and
F. provide opportunities for variation in architectural design and housing types (LMC § 15-2.13-2)

LMC § 15-2.13-2 outlines Nightly Rentals as an Allowed Use in the RD Zoning District. LMC § 15-15-1 defines a Nightly Rental as the rental of a dwelling unit for less than 30 days.

LMC § 15-2.13-1 footnote three addresses the prohibition of Nightly Rentals in several Subdivisions that have petitioned the City to prohibit Nightly Rentals:

> *Nightly Rentals do not include the Use of dwellings for Commercial Uses. Nightly Rentals are not permitted in the April Mountain, Mellow Mountain Estates Subdivisions, Meadows Estates Subdivision Phases #1A and #1B, Fairway Meadows Subdivision, Hidden Oaks at Deer Valley Phases 2 and 3, Chatham Crossing Subdivision, and West Ridge and West Ridge Phase 2 Subdivision.*

The Bald Eagle Homeowner Association requests an amendment to LMC § 15-2.13-2 as follows:

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

[3] Park City General Plan Volume I, Sense of Community, p. 5
[4] Park City Vision 2020, p. 12, 29

Rentals are not permitted in the April Mountain, Mellow Mountain Estates Subdivisions, Meadows Estates Subdivision Phases #1A and #1B, Fairway Meadows Subdivision, Hidden Oaks at Deer Valley Phases 2 and 3, Chatham Crossing Subdivision, ~~and~~ West Ridge and West Ridge Phase 2 Subdivision, and the Bald Eagle Club at Deer Valley Condominium.

Since 2014, the City Council has approved LMC amendments prohibiting Nightly Rentals in several subdivisions within the Residential Development Zoning District, described below:

Masonic Hill Neighborhood - On June 26, 2014, the City Council approved Ordinance No. 14-35, amending LMC § 15-2.13-2 to prohibit Nightly Rentals in the April Mountain and Mellow Mountain Estates Subdivisions. According to the June 26, 2014, City Council Staff Report (page 184), the LMC Amendment was suggested by the Planning Department Staff:

> *At the time of approval and recordation of the April Mountain and Mellow Mountain Estates Subdivisions, Nightly Rental Uses were prohibited from these subdivisions. There are notes on the Plats stating that Nightly Rental is prohibited within these subdivisions. Nightly Rentals are an Allowed Use in the Residential Development (RD) Zoning District where these subdivisions are located. To reduce confusion, Staff recommends that a footnote be added to the "Nightly Rental" listing under Allowed Uses to codify the prohibition of Nightly Rentals within these two subdivisions. This is an administrative amendment . . .*

Park Meadows Neighborhood - In 2020, the Meadows Estate Homeowners Association petitioned the City to amend the Land Management Code to prohibit Nightly Rentals in Phases #1A and #1B of their subdivision. On July 8, 2020, the Planning Commission unanimously forwarded a positive recommendation to City Council for consideration (Staff Report; Minutes, p. 43). On July 30, 2020, the City Council passed Ordinance No. 2020-38, *An Ordinance Amending the Land Management Code of Park City § 15-2.13-2 to Prohibit Nightly Rentals in the Meadows Estates Subdivision Phases #1A and #1B* (Staff Report; Minutes, p. 16).

Park Meadows Neighborhood - In 2021, the Fairway Meadows Homeowner Association petitioned the City to amend the Land Management Code to prohibit Nightly Rentals in their subdivision. On March 24, 2021, the Planning Commission unanimously forwarded a positive recommendation to City Council for consideration (Staff Report; Minutes, p. 31). On April 15, 2021, the City Council passed Ordinance No. 2021-16, *An Ordinance Amending the Land Management Code Section 15-2.14-2 to Prohibit Nightly Rentals in the Fairway Meadows Subdivision* (Staff Report; Minutes, p. 6).

Lower Deer Valley and Prospector Neighborhood - In 2021, the Hidden Oaks at Deer Valley Subdivision, Phases 2 and 3 petitioned the City to amend the Land Management Code to prohibit Nightly Rentals in their subdivision. On November 10,

2021, the Planning Commission unanimously forwarded a positive recommendation to City Council for consideration (Staff Report; Minutes, p. 8). On December 16, 2022, the City Council passed Ordinance No. 2021-52, *An Ordinance Amending Land Management Code Section 15-2.13-2 to Prohibit Nightly Rentals in the Hidden Oaks at Deer Valley Subdivision Phases 2 and 3* (Staff Report; Minutes, p. 14).

Park Meadows Neighborhood - In 2023, the West Ridge Subdivision, West Ridge Subdivision Phase 2, and Chatham Crossing Subdivision petitioned the City to amend the Land Management Code to prohibit Nightly Rentals in their subdivision. On January 11, 2023, the Planning Commission unanimously forwarded a positive recommendation to City Council for consideration (Staff Report; Minutes, p. 23). On February 16, 2023, the City Council passed Ordinance No. 2021-06 (Staff Report; Minutes, p.17).

As outlined above, there is precedent for the proposed LMC amendment in subdivisions. However, the Bald Eagle Club at Deer Valley is the first in the Upper Deer Valley neighborhood to request an LMC amendment to prohibit Nightly Rentals.

The General Plan Objective 7C recommends that Nightly Rentals be focused near Deer Valley Resort. The General Plan recognizes [h]ousing throughout the neighborhood is mainly utilized as second homes and nightly rentals" and that "[e]fforts to increase the year-round demand on the available bed base in Upper Deer Valley should continue" (General Plan, Volume II, Neighborhoods 3, p. 251).

However, Park City Vision 2020 summarizes community concern with the number of residences that are only used for Nightly Rentals.

Staff recommends the Planning Commission determine whether prohibiting Nightly Rentals in this Upper Deer Valley neighborhood is aligned with the LMC and General Plan.

(II) Staff finds the proposed Land Management Code Amendment to prohibit Accessory Apartments does not comply with the General Plan or Land Management Code.

The Applicant requests amending the LMC to prohibit Accessory Apartments in the Bald Eagle Condominium. Unlike Nightly Rentals, no other Subdivision has requested to prohibit Accessory Apartments and therefore there is no precedent for this request.

LMC § 15-15-1 defines an Accessory Apartment as a self-contained apartment, with cooking, sleeping, and sanitary facilities, created by adding on to or within a detached Single-Family Dwelling or detached garage. Accessory Apartments must be rented for at least 90 days and require a recorded deed restriction prohibiting Nightly Rental of the Accessory Apartment.

Goal 8 of the General Plan is to increase affordable housing opportunities. Objective 8C of the General Plan is to increase housing ownership opportunities for workforce within primary residential neighborhoods.[5] The General Plan's Sense of Community detailed strategies state, "By allowing a mix of smaller lot sizes, accessory dwellings, higher-densities, and mixed-use, diversity in housing can be attained within a community, therefore creating more housing opportunities for lifelong residence and the workforce." The strategies also suggest revising "zoning regulations to allow a wider variety of housing types…including: attached and detached accessory dwellings…"[6] Therefore, the request to amend the LMC to prohibit Accessory Apartments in the Bald Eagle Condominium is not aligned with the General Plan.

The Housing Department notes the following:

> *The Housing team suggests that while not all neighborhoods are appropriate for Accessory Apartments, they may be appropriate as workforce housing options when close to major employment centers (see objective 8B of the General Plan).*[7] *Although this neighborhood is somewhat geographically isolated and is not within close proximity to transit routes, within half a mile of Bald Eagle Club are three major employers that have an estimated workforce housing deficit of between 125 and 350 beds. Only 3% of housing units in Upper Deer Valley are primary residences-- because of this, options for workforce housing close to employment centers are extremely scarce.*

As a result, staff recommends denying the Applicant's request to prohibit Accessory Apartments in the Bald Eagle Subdivision.

(III) The proposed Land Management Code Amendment to prohibit Accessory Apartments does not comply with the General Plan or Land Management Code.

The Applicant requests amending the LMC to prohibit IADUs in the Bald Eagle Condominium. Unlike Nightly Rentals, no other Subdivision has requested to prohibit IADUs and therefore there is no precedent for this request.

IADUs were developed by the Utah Legislature to increase housing stock. Utah Code § 10-9a-530(1)(a) defines an IADU as one created within a primary dwelling for the purpose of a long-term rental of 30 consecutive days or longer. The state preempts municipal regulations of IADUs to a degree, but allows for limited regulations (see LMC § 15-4-7.1). Unlike Single-Family Dwellings with an Accessory Apartment, the state requires the property owner to live on site for an IADU (Utah Code § 10-9a-530(1)(b)), meaning that an IADU cannot also be a Nightly Rental.

In addition to preempting municipalities, the Utah Legislature prohibits certain HOAs

[5] Park City General Plan Volume I, Sense of Community, p. 8
[6] Park City General Plan Volume II, Sense of Community, p. 23-24
[7] Park City General Plan Volume I, Sense of Community, p. 8

from limiting or restricting IADUs. Utah Code § 57-8a-209(10) states: *an association may not restrict or prohibit the rental of an internal accessory dwelling unit, as defined in Section 10-9a-530, constructed within a lot owner's residential lot, if the internal accessory dwelling unit complies with all applicable:*

(a) land use ordinances;
(b) building codes;
(c) health codes; and
(d) fire codes.

While the Bald Eagle Condominium features detached Single-Family Dwellings, the development was platted as a Condominium and is therefore not subject to state pre-emption. However, for the same reasons listed above for Accessory Apartments, staff recommends denying the request to prohibit IADUs because it is contrary to the goals of the General Plan and reduces the possibility for future infill units that could potentially be rented to the workforce in a key resort neighborhood.

(III) The Development Review Committee reviewed the proposal on November 7, 2023, and the Housing Department identified the concerns addressed above.[8]

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 November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The *Park Record* published notice on November 15, 2023.[9]

Public Input

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

Alternatives

- Direct staff to draft an ordinance regarding Nightly Rentals, Accessory Apartments, and IADUs in the Bald Eagle Condominium.
- Request additional information and continue the discussion to date certain.

Exhibits

Exhibit A: Applicant's Narrative
Exhibit B: The Bald Eagle Club at Deer Valley Amended Declaration

[8] 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).
[9] LMC § 15-1-21.

THE BALD EAGLE HOMEOWNES ASSOCIATION
ADDENDUM TO
LAND MANAGEMENT CODE AMENDMENT APPLICATION

The Bald Eagle Homeowners Association, a Utah non-profit corporation (the "Bald Eagle HOA"), is the governing body for The Bald Eagle Club at Deer Valley, a gated community in upper Deer Valley, with the gatehouse located at 7711 Bald Eagle Drive, Park City, Utah 84060.

The plat for The Bald Eagle Club at Deer Valley was recorded with the Summit County Recorder on August 3, 1989, as Entry No. 311265. In conjunction therewith, the original Declaration of Protective Covenants for The Bald Eagle at Deer Valley was recorded with the Summit County Recorder on August 3, 1989, as Entry No. 311263 (the "Declaration"). The Declaration was amended and restated in its entirety and recorded with the Summit County Recorder on November 5, 2003, as Entry No. 678631. In 2008, the Declaration was amended to comprehensively address and prohibit fractional ownership and transient use in general (including, without limitation, nightly rentals, rentals in general, Sundance parties, etc.).

The Bald Eagle HOA is requesting that Park City amend the Land Management Code to:

(1) Prohibit nightly rentals within The Bald Eagle Club;
(2) Prohibit Accessory Apartments within The Bald Eagle Club; and
(3) Prohibit Internal Accessory Dwelling Units with The Bald Eagle Club.

The Bald Eagle HOA is not asking Park City to do anything that the Bald Eagle HOA has not already done itself, but rather, the Bald Eagle HOA is simply asking Park City to amend its Land Management Code consistent with the prohibitions already in place internally within The Bald Eagle Club. The ultimate goal is to attempt to avoid disputes with owners regarding activities that are expressly prohibited by the Declaration, but expressly permitted by Park City notwithstanding the Declaration. Although the Bald Eagle HOA is confident that it can ultimately enforce the provisions of its Declaration in court, if necessary, the goal is to try and avoid such a court battle in its entirety.

Nightly Rentals

The Bald Eagle Club is zoned Residential Development (RD), within which nightly rentals are an allowed use, provided that the appropriate permit is obtained. Pursuant to the short-term rental zoning map maintained by Park City, nightly rentals are expressly allowed within The Bald Eagle Club (although a nightly rental permit is required).

Request is made that Park City amend footnote 3 to Section 15-2.12-2.A.6 of the Land Management Code as follows.

> "Nightly Rentals do not include the Use of dwellings for Commercial Uses. Nightly Rentals are not permitted in the April Mountain, Mellow Mountain Estates Subdivisions, Meadows Estates Subdivision Phases #1A and #1B, Fairway Meadows Subdivision, Hidden Oaks at Deer Valley Phases 2 and 3, Chatham Crossing Subdivision, ~~and~~ West Ridge and West Ridge Phase 2 Subdivision, and The Bald Eagle Club at Deer Valley Subdivision."

The 2008 Amendment to the Declaration takes a very comprehensive approach in not only prohibiting nightly rentals, but also prohibiting all rentals and other transient uses in general (including a prohibition on fractional ownership).

- Section 3.04 of the Declaration prohibits any common ownership arrangement by more than two individuals who are not related to each other (or two non-individual owners—and any non-individual owner has to appoint no more than two individuals who will constitute the "Owner" for purposes of applying the prohibitions on transient use).

- Section 5.29(b) of the Declaration defines "Transient Use" as:

  "(i) The occupancy or use, including daytime use and/or overnight stays, by any individual other than the Owner for which the Owner receives consideration of any kind or nature, regardless of whether or not the Owner is present during such occupancy or use. Consideration shall include money, goods, labor, credits, tax deductions, property or other valuable consideration;

  (ii) The occupancy or use, including daytime use and/or overnight stays, by the Owner's clients, customers, employees, business associates or other invitees when the Owner is not also occupying the Unit whether or not consideration is received by the Owner for such occupancy or use;

  (iii) The operation of a timesharing, fraction-sharing, or similar program on a fixed or floating time schedule over a period of years with respect to any Unit;

  (iv) The operation of a reservation or time-use system among co-Owners of a Unit managed by a party other that the co-Owners themselves, such as a vacation club or a tenancy-in-common ownership scheme managed by a third party; or

  (v) The operation of a reservation or time-use system among co-Owners whereby co-Owners are required as a condition of purchase of a fractional interest in the Unit to subject the fractional interest to a pre-determined reservation or time-use system among co-Owners, regardless of whether or not the co-Owner may later opt out of such system and regardless of whether the reservation or time-use system is recorded or unrecorded, fixed or floating."

- Section 5.29(c) of the Declaration defines a "Guest" as "spouses, parents, children or siblings of an Owner who occupy or use a Unit even when the Owner is absent, and whose occupancy or use is not considered to be Transient Use. Guests shall also include individuals who occupy or use a Unit only when an Owner, or an Owner's spouse, parent, child or sibling is also occupying the Unit, and who do not pay rent or other consideration for the occupancy or use of a Unit, which use or occupancy is not considered to be Transient Use. Guests shall also include individuals who occupy or use a Unit even when the Owner, or an Owner's spouse, parent, child or sibling is not also occupying the Unit, provided that (i) no Owner receives any consideration of any nature in return for such occupancy or use as set forth above, and (ii) the Manager or gatehouse staff is notified in advance as set forth below."

- Section 5.29(g) of the Declaration plainly prohibits Transient Use (which is defined broadly enough to include nightly rentals, and all rentals in general) by stating: "Transient Use of any Unit in violation of this Section 5.29 is absolutely prohibited. Any set of circumstances that results in the Transient Use of any Unit, is absolutely prohibited."

Accessory Apartments

Section 15-4-7 of the Land Management Code allows accessory apartments, provided that the appropriate permit is obtained.

Request is made that Park City add a new footnote 1 to Section 15-4-7.B of the Land Management Code as follows.

> "**B. REVIEW.** The Planning Department shall review Accessory Apartments Applications. After submission of a complete Application and payment of the Application fee as established by the fee schedule, the Planning Department shall approve an Administrative Permit if the requested Accessory Apartment complies with the criteria in Section 15-4-7. The Planning Department shall impose reasonable conditions to mitigate any impacts to the surrounding neighborhood.[1]
>
> 1. Accessory Apartments are not permitted in The Bald Eagle Club at Deer Valley Subdivision."

As discussed in more detail above regarding nightly rentals, the rental of an Accessory Apartment within The Bald Eagle Club at Deer Valley also constitutes a prohibited Transient Use.

Internal Accessory Dwelling Units

Section 15-4.7.1 of the Land Management Code allows Internal Accessory Dwelling Units, provided that the appropriate permit is obtained.

Internal Accessory Dwellings are also governed by Utah state law pursuant to Section 10-9a-530 of the Utah Code. Section 10-9a-530(4)(f)(i) of the Utah Code expressly allows Park City to prohibit the creation of an Internal Accessory Dwelling Unit "within a zoning district covering an area that is equivalent to . . . 25% or less of the total area in the municipality that is zoned primarily for residential use."

The Bald Eagle HOA is not aware of any area within Park City in which Accessory Dwelling Units are currently prohibited, and the area within The Bald Eagle Club is believed to be far less than 25% of the total area within Park City that is zoned primarily for residential use.

Request is made that Park City add a new footnote 1 to Section 15-4-7.1.B of the Land Management Code as follows.

> "**B. REVIEW.** Applicants shall submit a complete Administrative Permit application to the Planning Department for an Internal Accessory Dwelling Unit and Pay the Application fee as established by the fee schedule. The Planning Department shall

review and take Final Action on applications for Internal Accessory Dwelling Units pursuant to Section 15-1-8.[1]

1. Internal Accessory Dwelling Units are not permitted in The Bald Eagle Club at Deer Valley Subdivision."

As discussed in more detail above regarding nightly rentals, the rental of an Internal Accessory Dwelling Unit within The Bald Eagle Club at Deer Valley also constitutes a prohibited Transient Use.

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Alan Spriggs, Summit County Utah Recorder
12/31/2008 10:59:32 AM Fee $263.00
By SUMMIT ESCROW & TITLE
Electronically Recorded by Simplifile

WHEN RECORDED RETURN TO:
Dwayne A. Vance
Miller Vance & Thompson
P.O. Box 682800
Park City, UT 84068-2800

Ent 342840 Bk 979 Pg 236-304
Date: 12-DEC-2008 3:21PM
Fee: $157.00 Check Filed By: MG
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: MILLER VANCE & THOMPSON

2008 AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE BALD EAGLE CLUB AT DEER VALLEY

Pursuant to the affirmative vote of Owners holding at least fifty-one percent (51%) of the total votes in The Bald Eagle Homeowners Association, which vote occurred pursuant to a written ballot submitted to the Owners via mail, as evidenced by the signature pages of the Owners voting in favor of the following amendments attached hereto as Exhibit A, the Declaration of Condominium for The Bald Eagle Club at Deer Valley, which was previously restated in its entirety and recorded as Entry No. 678631 on November 5, 2003 in the office of the Summit County Recorder, and also recorded as Entry No. 272025 on June 10, 2004 in the office of the Wasatch County Recorder, and as amended thereafter, which applies to real property set forth in Exhibit B attached hereto, is hereby amended as set forth below. Subject to the following amendments, the previously restated and recorded Declaration as referenced above remains in full force and effect as the same has been and may yet be amended from time to time.

Section 3.04 of the Declaration is hereby amended and restated in its entirety as follows:

3.04 Title. Title to a Condominium within the Project may be held or owned by any person or entity or any combination thereof and in any manner in which title to any other real property may be held or owned in the State of Utah, including without limitation, joint tenancy or tenancy in common, subject to the following restrictions and the provisions of Section 5.29 below. Any joint tenancy or tenancy in common ownership arrangement is limited to not more than (a) two (2) individuals who are not related to each other, with no limit on the number of Owners who are related to each other, (b) two (2) non-individual Owners, such as trusts, corporations, limited liability companies, partnerships, associations, or otherwise, or (c) one (1) group of related individual Owners and one (1) non-individual Owner. Any non-individual Owner, including, but not limited to, a trust, corporation, limited liability company, partnership, association, or otherwise, shall provide the Association with written notice of no more than two (2) individuals who shall constitute and act as the Owner for purposes of Sections 5.29 and 5.30 of this Declaration; provided that if there is more than one (1) Owner on title to the Condominium then the non-individual Owner may only designate in writing one (1) individual who shall constitute and act as an Owner for purposes of Sections 5.29 and 5.30. For purposes of this Section, "related individual Owners" shall mean only individuals with any one (1) of the following direct relationships: spouses; siblings; parent-child.

Section 5.16 of the Declaration is hereby amended and restated in its entirety as follows:

5.16 No Business Uses. The Units within the Project shall be used exclusively for residential living purposes, such purposes to be confined to approved residential buildings within the Project. Except for any Unit or Units on any portion of the Club Facility Expansion Parcel added to the Project, no Unit within the Project shall ever be occupied or used for any commercial or business purposes.

A new Section 5.29 is hereby added to the Declaration which shall read as follows:

5.29 No Transient Use.

(a) The intent of this Section is to maintain a high-quality neighborhood, maintain the privacy afforded by a gated community, maintain a residential atmosphere, afford Owners the quiet enjoyment of their respective residences, and to preserve property values. Ideally, Owners and their Guests and invitees will treat each residence and The Bald Eagle Club neighborhood in general as their own home and neighborhood.

(b) "Transient Use" shall include all of the following circumstances and events:

(i) The occupancy or use, including daytime use and/or overnight stays, by any individual other than the Owner for which the Owner receives consideration of any kind or nature, regardless of whether or not the Owner is present during such occupancy or use. Consideration shall include money, goods, labor, credits, tax deductions, property or other valuable consideration;

(ii) The occupancy or use, including daytime use and/or overnight stays, by the Owner's clients, customers, employees, business associates or other invitees when the Owner is not also occupying the Unit whether or not consideration is received by the Owner for such occupancy or use;

(iii) The operation of a timesharing, fraction-sharing, or similar program on a fixed or floating time schedule over a period of years with respect to any Unit;

(iv) The operation of a reservation or time-use system among co-Owners of a Unit managed by a party other that the co-Owners themselves, such as a vacation club or a tenancy-in-common ownership scheme managed by a third party; or

(v) The operation of a reservation or time-use system among co-Owners whereby co-Owners are required as a condition of purchase of a fractional interest in the Unit to subject the fractional interest to a pre-determined reservation or time-use system among co-Owners, regardless of whether or not the co-Owner may later opt out of such system and regardless of whether the reservation or time-use system is recorded or unrecorded, fixed or floating.

(c) "Guests" for purposes of this Section 5.29 are spouses, parents, children or siblings of an Owner who occupy or use a Unit even when the Owner is absent, and whose occupancy or use is not considered to be Transient Use. Guests shall also include individuals who occupy or use a Unit only when an Owner, or an Owner's spouse, parent, child or sibling is also occupying the Unit, and who do not pay rent or other consideration for the occupancy or use

of a Unit, which use or occupancy is not considered to be Transient Use. Guests shall also include individuals who occupy or use a Unit even when the Owner, or an Owner's spouse, parent, child or sibling is not also occupying the Unit, provided that (i) no Owner receives any consideration of any nature in return for such occupancy or use as set forth above, and (ii) the Manager or gatehouse staff is notified in advance as set forth below.

(d) Owners shall notify the Manager or gatehouse staff in advance of any Guests or other invitees of an Owner (such as deliveries, contractors, cleaning services, etc.), shall accurately identify their status as bona fide Guests or other invitees, and shall provide such other information within such time frame as the Manager may require from time to time as a condition of granting access through the front gate. Absent such prior notification, the gatehouse may refuse entry to any Guest or other invitee of an Owner.

(e) Each Owner shall be personally liable for compliance by their Guests and other invitees with the provisions of this Declaration, the Bylaws and any and all rules and regulations promulgated by the Association.

(f) Caretakers, property managers, housekeepers, nannies and/or other employees or agents of an Owner that reside at a Unit as their primary residence in conjunction with their duties and responsibilities to care for the Unit and/or the Owner's family do not constitute Transient Use for purposes of this Section 5.29.

(g) Transient Use of any Unit in violation of this Section 5.29 is absolutely prohibited. Any set of circumstances that results in the Transient Use of any Unit, is absolutely prohibited.

(h) Requests for variances to the Transient Use restrictions set forth in this Declaration based upon special or unique circumstances may be considered and granted by the Board of Trustees.

(i) Any Transient Use in violation of the provisions of this Section may result in a suspension by the Board of Trustees for up to a period of one (1) year of the ability of a particular Owner to permit Guests to occupy or use a Unit without an actual Owner being present during such occupancy or use.

(j) In order to provide an orderly transition period from the prior provisions of the Declaration that permitted nightly rentals of at least two (2) nights duration to the provisions set forth above prohibiting all Transient Use as set forth above, Owners may provide the Manager on or before September 1, 2008 with a dated written statement that is signed by the Owner setting forth any rental arrangements already scheduled to occur and be completed by February 28, 2009, which specifically identifies the renter, and includes a copy of the rental agreement, and such rentals shall be permitted. All other rentals are prohibited in accordance with the above provisions prohibiting Transient Use.

A new Section 5.30 is hereby added to the Declaration which shall read as follows:

5.30 <u>Special Events</u>.

(a) A "Special Event" shall mean any gathering of people in excess of thirty (30) individuals for any purpose, including, but not limited to, weddings and parties. Annual

Meetings and Special Meetings of the Owners pursuant to this Declaration and/or the Bylaws of the Association shall not be considered to be a Special Event and are expressly excluded from the provisions of this Section.

(b) A Special Event may occur at a Unit only in compliance with the provisions of this Section.

(c) An Owner shall be physically present at the Unit for the entirety of the Special Event.

(d) Consistent with the provisions of Section 5.16 prohibiting business and commercial uses, no Owner may receive any consideration in return for hosting a Special Event other than reimbursement for any actual out-of-pocket costs incurred by the Owner that are directly attributable to the Special Event and would not have otherwise been incurred by the Owner but for the Special Event. Consideration shall include money, goods, labor, credits, tax deductions, property or other valuable consideration.

(e) The Owner, at the Owner's sole expense, shall make arrangements for qualified, private security personnel to be on-site at the Unit for the entirety of the Special Event.

(f) Owners shall provide the Manager with written notice of any Special Event not less than fifteen (15) calendar days in advance of the Special Event. The written notice shall contain (i) a written description of the nature of the Special Event, (ii) the date of the Special Event, (iii) the beginning and ending times of the Special Event, (iv) the contact information for the private security personnel, including a mobile phone number that can be used to directly contact the private security personnel who will be on-site during the Special Event, and (v) a guest list of the people who may attend the Special Event, which guest list may be updated in writing no later than twenty-four (24) hours prior to the Special Event.

(g) Prior to the Special Event, the Manager shall provide all Owners within The Bald Eagle Club with written notice that a Special Event shall occur on a particular date and time, but shall not reference the name of the Owner hosting the Special Event or the Unit at which the Special Event will be held.

(h) Other than one (1) unnamed companion who may accompany an individual specifically named on the guest list, the gatehouse may refuse entry to any individual whose name is not on the guest list provided by the Owner.

(i) If parking for a Special Event cannot be strictly confined to parking on-site within the Unit, then on-street parking will be allowed in conjunction with a Special Event only if valet parking is arranged for at the Owner's expense, and the on-street parking complies with the on-street parking rules and restrictions generally in effect within The Bald Eagle Club. If parking for a Special Event will include parking located outside of The Bald Eagle Club with the guests shuttled into The Bald Eagle Club, even guests that are shuttled in must be identified on the guest list provided to the Manager as set forth above.

(j) Amplified or live music and other noise associated with a Special Event may only occur in strict compliance with the Park City noise ordinance and other applicable laws, rules and regulations. Amplified or live music and other noise associated with a Special Event

must also be kept at a reasonable level so as not to disturb any neighboring Owners. Absolutely no outside amplified or live music, or inside amplified or live music or other noise that is audible at the property line of the Unit, shall be permitted after the hour of 9:30 p.m.

(k) All Special Events must end, including the departure of guests, no later than 1:00 a.m.

(l) A fee shall be paid to the Association by the Owner of the Unit, in accordance with a fee schedule for Special Events established by the Board of Trustees, no later than five (5) calendar days prior to the Special Event or the Special Event may not occur. The Manager shall confirm in person (including via phone call) or writing (including via e-mail) to the Owner the amount of the fee to be paid no later than ten (10) calendar days prior to the Special Event. If the amount of the fee changes due to a revision of the guest list or other change in the nature of the Special Event, any additional amount owed by the Owner shall be paid within five (5) calendar days of written demand by the Manager.

(m) If the Special Event actually extends beyond the regularly scheduled gatehouse staff hours, regardless of the scheduled time for the Special Event, the Owner shall pay for the costs incurred to have gatehouse staff present beyond the regularly scheduled hours, which costs shall be paid within five (5) calendar days of written demand by the Manager.

(n) If a Special Event is required to have a Special Event License or other license or permit issued by Park City (please refer to the current Park City Municipal Code and ordinances with respect to current requirements for licenses and permits), then a copy of such license or permit must be provided to the Manager no later than fifteen (15) calendar days prior to the Special Event or the Special Event may not occur.

(o) Requests for variances to the Special Event restrictions set forth in this Declaration based upon special or unique circumstances may be considered and granted by the Board of Trustees.

(p) The Board of Trustees may suspend the ability of the Owner of any Unit to hold a Special Event at a particular Unit for up to a period of one (1) year if other Owners complain about the manner in which a Special Event was conducted and/or an Owner violates any of the provisions governing the conduct of a Special Event.

A new Section 5.31 is hereby added to the Declaration which shall read as follows:

5.31 On-Street Parking. While on-street parking is generally permissible, any and all on-street parking is subject to the following restrictions.

(a) On-street parking shall be limited to a single lane of parking on a single side of any given street at any given time. At no time may vehicles be parked across from each other on opposite sides of a particular street at the same time or otherwise in a manner that obstructs the flow of traffic.

(b) Vehicles shall not be parked within fifteen (15) feet of any intersection nor within ten (10) feet of either side of any fire hydrant.

(c) Vehicles shall not be parked in a manner that obstructs the view of any oncoming traffic, particularly with respect to curves in a street.

(d) Vehicles shall not be parked in a manner that interferes with the removal of snow from the street on an as-needed basis.

(e) The owner of any vehicle that is parked on any street within The Bald Eagle Club assumes the responsibility and liability for any damage occurring as the result of the vehicle being parked on the street, including damage to or theft of the vehicle itself, as well as damage to any snow removal equipment resulting from contact with the parked car.

(f) In addition to any other rights or remedies that may otherwise be available to the Association, any vehicle that is parked on any street within The Bald Eagle Club in violation of the above provisions may be towed at the owner's expense.

Section 16.05 of the Declaration is hereby amended and restated in its entirety as follows:

16.05 Amendment.

(a) Except as otherwise provided herein, this Declaration may be amended by the affirmative vote Owners holding at least fifty-one percent (51%) of the total votes of the Association.

(b) For purposes of amending this Declaration, a vote of the Owners may be accomplished (i) by means of a written ballot circulated to the Owners by mail and returned to the Board of Trustees or its designated agent, (ii) by means of a written ballot circulated to the Owners and collected at an annual or special meeting of the Owners, or (iii) by means of an oral vote at an annual or special meeting of the Owners if the written text of the proposed amendment has been made available to all Owners attending the meeting and the number of Owners voting in favor of the proposed amendment is reasonably certain.

(c) An instrument evidencing any amendment shall be executed (and such signatures shall be notarized) by either (i) the President and Secretary (or any other two (2) officers) of the Association confirming that the necessary number of votes approved the amendment pursuant to this Section (in which case the Association shall maintain adequate written records evidencing such vote), or (ii) by the actual Owners representing no less than fifty-one percent (51%) of the total votes of the Association.

(d) The executed instrument evidencing an amendment shall be recorded in the offices of the Summit County Recorder and the Wasatch County Recorder."

{Remainder of Page Intentionally Left Blank}

CERTIFICATE OF ADOPTION

The undersigned hereby certify that they are the currently acting President and Secretary of The Bald Eagle Homeowners Association and that the foregoing amendments to the Declaration was duly adopted by Owners holding at least fifty-one percent (51%) of the total votes of the Association, as evidenced by the signature pages attached hereto as Exhibit A, which amendments are now in full force and effect.

Matt Prucka, President

Nancy Forster, Secretary

Acknowledgments

State of Utah)
: ss.
County of Summit)

On this the 6th day of October, 2008, personally appeared before me, MATT PRUCKA, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized in his capacity as the PRESIDENT of THE BALD EAGLE HOMEOWNERS ASSOCIATION to execute the foregoing instrument on behalf of said entity, and that he executed the foregoing instrument for its stated purpose of his own voluntary act.

Notary Public

State of _____)
: ss.
County of _____)

On this the _____ day of _____, 2008, personally appeared before me, NANCY FORSTER, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that she was duly authorized in her capacity as the SECRETARY of THE BALD EAGLE HOMEOWNERS ASSOCIATION to execute the foregoing instrument on behalf of said entity, and that she executed the foregoing instrument for its stated purpose of her own voluntary act.

Notary Public

CERTIFICATE OF ADOPTION

The undersigned hereby certify that they are the currently acting President and Secretary of The Bald Eagle Homeowners Association and that the foregoing amendments to the Declaration was duly adopted by Owners holding at least fifty-one percent (51%) of the total votes of the Association, as evidenced by the signature pages attached hereto as Exhibit A, which amendments are now in full force and effect.

Matt Prucka, President

Nancy Forster

Nancy Forster, Secretary

Acknowledgments

State of _____)
: ss.
County of _____)

On this the _____ day of _____, 2008, personally appeared before me, MATT PRUCKA, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was duly authorized in his capacity as the PRESIDENT of THE BALD EAGLE HOMEOWNERS ASSOCIATION to execute the foregoing instrument on behalf of said entity, and that he executed the foregoing instrument for its stated purpose of his own voluntary act.

Notary Public

State of _____)
: ss.
County of _____)

Please See attached (Ss)

On this the _____ day of _____, 2008, personally appeared before me, NANCY FORSTER, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that she was duly authorized in her capacity as the SECRETARY of THE BALD EAGLE HOMEOWNERS ASSOCIATION to execute the foregoing instrument on behalf of said entity, and that she executed the foregoing instrument for its stated purpose of her own voluntary act.

Notary Public

Certificate of Acknowledgment

State of California)
County of San Mateo)

On 10th Nov 2008 before me, Sandeep Bhalla, Notary Public, personally appeared

Nancy Foster,

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Seal:

SANDEEP K. BHALLA
Commission #1746912
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My commission expires May 24, 2011

This certificate is attached to the following document: Certificate of Adoption

# of pages = 01

EXHIBIT A

	DATE	HOMEOWNER	YES	NO
1	7/16/2008	DUNN		NO
2	7/20/2008	BUCKEL		NO
3	7/20/2008	BOK	YES	
4	7/21/2008	KATZENBERG, LOT 7	YES	
5	7/21/2008	KATZENBERG, LOT 8	YES	
6	7/21/2008	KAPLAN	YES	
7	7/21/085	MARLON	YES	
8	7/21/2008	CRANDALL, LOT 22	YES	
9	7/21/2008	CRANDALL, LOT 41	YES	
10	7/21/2008	SPAGAT	YES	
11	7/22/2008	RICHARDS	YES	
12	7/23/2008	STENT	YES	
13	7/23/2008	MCCGRATH	YES	
14	7/24/2008	C BERGE	YES	
15	7/24/2008	SWARTZ	YES	
16	7/27/2008	B BERGE	YES	
17	7/28/2008	WATERFIELD	YES	
18	7/28/2008	SAMMONS	YES	
19	7/29/2008	PRUCKA	YES	
20	7/29/2008	MOYES, LOT 46		NO
21	7/29/2008	MOYES, LOT 51		NO
22	7/30/2008	WALTER	YES	
23	7/30/2008	FORSTER	YES	
24	7/30/2008	REINHARD	YES	
25	8/1/2008	MEALEY	YES	
26	8/1/2008	GRANOFF	YES	
27	8/1/2008	WARNOCK	YES	
28	8/1/2008	HALBERT	YES	
29	8/1/2008	GREEN	YES	
30	8/4/2008	TRAYLOR	YES	
31	8/4/2008	LACOB	YES	
32	8/4/2008	GREENWOOD	YES	
33	8/4/2008	LEVY	YES	
34	8/4/2008	BINGHAM		NO
35	8/6/2008	GOULD/POLK	YES	
36	8/6/2008	B GORDON	YES	
37	8/6/2008	LAWLER	YES	
38	8/6/2008	BURROWS	YES	
39	8/6/2008	FREEDMAN		NO
40	8/7/2008	HORN	YES	
41	8/7/2008	MINOR	YES	
42	8/7/2008	CHODY	YES	
43	8/7/2008	HERBST		NO
44	8/7/2008	KHOSLA		NO
45	8/7/2008	KLEIN	YES	
46	8/8/2008	HYMAN	YES	
47	8/11/2008	ROACH	YES	
48	8/13/2008	GOMEZ	YES	
			40	8
		TOTAL VOTES	48	

69% Approval
14% Non Approval

83% participation

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X Enthusiastically in favor!
The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

____ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7965 Rooner Ct. — Lot #10
Street Address and Lot Number

6/30/08
Date Signed

[signature]
Signature of Owner

P Stephen Miner Jr.
Printed Name of Owner

[signature]
Signature of Owner

Sylvia Miner
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0247

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7831 Hawk Court, Lot 45
Street Address and Lot Number

8/6/08
Date Signed

Signature of Owner

Cance Chody
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0248

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7975 BALD EAGLE DRIVE
Street Address and Lot Number

8/6/08
Date Signed

Signature of Owner — KENNETH P. LAWLER
Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

1886 FALCON CT

Street Address and Lot Number

7/25/08

Date Signed

Signature of Owner

JAMES BURROWS

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0250

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

Lot #54 7885 BALD EAGLE DR
Street Address and Lot Number

8/6/08
Date Signed

Burton L Gordon
Signature of Owner

BURTON L. GORDON
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

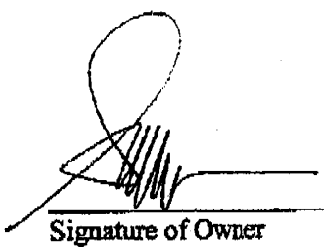
This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

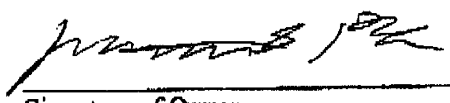
___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

LOT 24
Street Address and Lot Number


Signature of Owner

8-5-08
Date Signed

Amy L. Gould
Printed Name of Owner


Signature of Owner

Matthew S. Polk, Jr.
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0252

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

[redacted] B012 BALD EAGLE DR
Street Address and Lot Number

8/4/08
Date Signed

FRANK L. LEVY
Signature of Owner

Frank L. Levy
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0253

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

1893 Red Tail Court
Street Address and Lot Number

8/4/08
Date Signed

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

8-4-08

Ent 342840 Bk 0979 Pg 0254

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7840 Hawk Court Lot #33
Street Address and Lot Number

July 27, 2008
Date Signed

Laurie K. Jacobs
Signature of Owner

Laurie K. Jacobs
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

8-4-08

Ent 342840 Bk 0979 Pg 0255

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7933 BALD EAGLE DR., LOT # 11
Street Address and Lot Number

7/29/08
Date Signed

Glen R. Traylor
Signature of Owner

GLEN R. TRAYLOR
Printed Name of Owner

Nancy K. Traylor
Signature of Owner

NANCY K. TRAYLOR
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

FAX: 435-655-7119

Ent 342840 Bk 0979 Pg 0256

2008 AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE BALD EAGLE CLUB AT DEER VALLEY BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

8025 Bald Eagle Lot #48
Street Address and Lot Number

7/19/08
Date Signed

T B B
Signature of Owner

Thomas B. Green
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

8-1-08

TOTAL P.02

Ent 342840 Bk 0979 Pg 0257

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7905 Bald Eagle Drive - Unit 13
Street Address and Lot Number

8/1/08
Date Signed

Signature of Owner — David D. Halbert
Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

P.02 972 594 2103 CHRIS LIU 08-01-2008 10:38

8-1-08

Ent 342840 Bk 0979 Pg 0258

2008 AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE BALD EAGLE CLUB AT DEER VALLEY BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7950 Bald Eagle Drive
Street Address and Lot Number

Aug 1, 2008
Date Signed

Signature of Owner — John E. Warnock
Printed Name of Owner

Signature of Owner — Maria D Warnock
Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

8-1-08

Ent 342840 Bk 0979 Pg 0259

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

1811 Falcon Ct
Street Address and Lot Number

8/1/08
Date Signed

Signature of Owner

MARTIN J. GRANOFF
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

BALD EAGLE CLUB 4356557119 08/01/2008 10:10 PAGE 02/02

8-106

Ent 342840 Bk 0979 Pg 0260

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

366 Bald Eagle Dr #49
Street Address and Lot Number

July 30 2008
Date Signed

Signature of Owner — Michael P. Mealey
Printed Name of Owner

Signature of Owner — JUDITH M. MEALEY
Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Ent 342840 Bk 0979 Pg 0261

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

#31, 7854 HAWK COURT
Street Address and Lot Number

[signature]	7/30/08
Signature of Owner	Date Signed
	ROSE-LEE REINHARD
	Printed Name of Owner
[signature]	KEITH REINHARD
Signature of Owner	Printed Name of Owner
Signature of Owner	Printed Name of Owner
Signature of Owner	Printed Name of Owner

Ent 342840 Bk 0979 Pg 0262

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7996 Bald Eagle Dr
Street Address and Lot Number

7/30/08
Date Signed

Signature of Owner

R. Patrick Forster
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0263

2008 AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE BALD EAGLE CLUB AT DEER VALLEY BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7939 Red Tail Court - #14
Street Address and Lot Number

7/28/08
Date Signed

Signature of Owner — Robert D Walter
Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Ent 342840 Bk 0979 Pg 0264

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7865 Hawk Court #28
Street Address and Lot Number

7/29/08
Date Signed

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Ent 342840 Bk 0979 Pg 0265

2008 AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE BALD EAGLE CLUB AT DEER VALLEY BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

____ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

Red Tail Court Lot 21
Street Address and Lot Number

7/28/08
Date Signed

Mountain Seas Dev L.P.
by BP Salmons, VP.
Signature of Owner

BP Salmons, VP.
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0266

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

1848 HAWK CT.
Street Address and Lot Number

7/26/08
Date Signed

Signature of Owner

RICHARD D. WATERFIELD
Printed Name of Owner
MANAGING MEMBER OF
HAWKEYE LODGE, LLC

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0267

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7968 Rodnec Court
Street Address and Lot Number

2-25-08
Date Signed

Signature of Owner

BRENT BERGE
Printed Name of Owner

Deborah Berge
Signature of Owner

Deborah Berge
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0268

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

____ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7745 BALD EAGLE DRIVE / LOT #36
Street Address and Lot Number

	7/24/08 Date Signed
 Signature of Owner	JAMES R. SWARTZ Printed Name of Owner
 Signature of Owner	SUSAN L. SWARTZ Printed Name of Owner
 Signature of Owner	 Printed Name of Owner
 Signature of Owner	 Printed Name of Owner

7-24-08

Ent 342840 Bk 0979 Pg 0269

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7915 BALD EAGLE DRIVE LOT 12
Street Address and Lot Number

7-24-08
Date Signed

Craig M. Berge
Signature of Owner

CRAIG M. BERGE
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

7-23-08

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7825 BALD EAGLE DR. LOT #58
Street Address and Lot Number

7/23/08
Date Signed

Signature of Owner

M.J. McGRATH.
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0271

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7948 RED TAIL Ct
Street Address and Lot Number

7/23/08
Date Signed

F. T. STENT
Printed Name of Owner

Signature of Owner

MARGARET STENT
Printed Name of Owner

Margaret D. Stent
Signature of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0272

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

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✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7955 Red Tail Court, Lot #44
Street Address and Lot Number

7/22/08
Date Signed

Signature of Owner — STAN RICHARDS Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

7-24-08

Ent 342840 Bk 0979 Pg 0273

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7954 Loamies Cr 6
Street Address and Lot Number

7/21/08
Date Signed

Signature of Owner

Matt Sprague
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0274

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

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___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7926 Red Tail Court 7935 Falcon Court - Lots 22 & 41
Street Address and Lot Number

July 21, 2008
Date Signed

Crandall
Signature of Owner

J. Taylor Crandall
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0275

2008 AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE BALD EAGLE CLUB AT DEER VALLEY BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

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✓ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7853 Hawk Ct #27
Street Address and Lot Number

7.18.08
Date Signed

Anthony Mac
Signature of Owner

Anthony Marlon
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0276

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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Please mark one of the following two choices:

X The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7985 Bald Eagle Drive / Lot # 50
Street Address and Lot Number

7/21/08
Date Signed

[signature], trustee
Signature of Owner

Jean M. Kaplan, trustee for Kaplan Living Tr u/a 3-10-04
Printed Name of Owner

[signature], Trustee
Signature of Owner

Stephen Kaplan, trustee for Kaplan Living Tr u/a 3-10-04
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0277

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

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___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7996 Rooster Court Lots 782
Street Address and Lot Number

Signature of Owner — Date Signed

JEFFREY KATZENBERG
Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

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___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7876 HAWK COURT PARK CITY, UT 84060 LOT 29
Street Address and Lot Number

7/31/08
Date Signed

Cindy Hoen
Signature of Owner

CINDY HOEN
Printed Name of Owner

Alan Hoen
Signature of Owner

ALAN HOEN
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0279

2008 AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE BALD EAGLE CLUB AT DEER VALLEY BALLOT

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This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

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✓ The undersigned owner(s) hereby VOTE IN FAVOR of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

___ The undersigned owner(s) hereby VOTE AGAINST the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7901 Red Tail Court
Street Address and Lot Number

8.8.08
Date Signed

Caroline Hyman
Signature of Owner

CAROLINE HYMAN
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

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___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7875 Bald Eagle Dr.
Street Address and Lot Number

8/13/08
Date Signed

Signature of Owner — Bruce Gomez
Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

Accompanying this Ballot is a seven (7) page document entitled 2008 Amendment to the Declaration of Condominium for the Bald Eagle Club at Deer Valley.

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___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7984 Rocker Ct Lot 6
Street Address and Lot Number

7-21-08
Date Signed

[signature]
Signature of Owner

R Bak
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Ent 342840 Bk 0979 Pg 0282

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7975 Rozmor Court, Lot # 9
Street Address and Lot Number

August 7, 2008
Date Signed

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

BX-455-655-1171

Ent 342840 Bk 0979 Pg 0283

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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___ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7962 Red Tail Ct., Lot #1
Street Address and Lot Number

8/11/08
Date Signed

	V. Eric Roach
Signature of Owner	Printed Name of Owner
	Margaret A Roach
Signature of Owner	Printed Name of Owner
Signature of Owner	Printed Name of Owner
Signature of Owner	Printed Name of Owner

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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✓ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7865 Bald Eagle Dr
Street Address and Lot Number

7/16/08
Date Signed

David J Dunn
Signature of Owner

DAVID J. DUNN
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

I voted against the amendment because the Club is reassessing 5.16 which allows for Commercial development on the Club property which could include time shares, Condomes, etc. D Dunn

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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_X_ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7880 Redtail Ct #23
Street Address and Lot Number

July 26 2008
Date Signed

Signature of Owner

L. Mira Trust
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

4.62

Ent 342840 Bk 0979 Pg 0286

2008 AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE BALD EAGLE CLUB AT DEER VALLEY BALLOT

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X The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

8042 Bald Eagle Drive BE46
Street Address and Lot Number

7-27-08
Date Signed

Signature of Owner — Jeffrey Mayes
Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Ent 342840 Bk 0979 Pg 0282

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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X The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7970 Bald Eagle Drive BE51
Street Address and Lot Number

7-22-08
Date Signed

Signature of Owner — Terry Mayes
Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Signature of Owner — Printed Name of Owner

Ent 342840 Bk 0979 Pg 0288

2008 AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE BALD EAGLE CLUB AT DEER VALLEY BALLOT

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✓ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

Street Address and Lot Number

August 4, 2008
Date Signed

Signature of Owner

H. Raymond Bingham
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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X The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

[illegible] Bald Eagle Drive # 45
Street Address and Lot Number

8/6/01
Date Signed

[signature]
Signature of Owner

[illegible]
Printed Name of Owner

[signature]
Signature of Owner

FLORA [illegible]
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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__✓__ The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

_____
Street Address and Lot Number

August 6, 2008
Date Signed

Vinod Khosla
Signature of Owner

VINOD KHOSLA
Printed Name of Owner

_____
Signature of Owner

_____
Printed Name of Owner

_____
Signature of Owner

_____
Printed Name of Owner

_____
Signature of Owner

_____
Printed Name of Owner

2008 AMENDMENT
TO THE
DECLARATION OF CONDOMINIUM
FOR
THE BALD EAGLE CLUB AT DEER VALLEY
BALLOT

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This Ballot is to be used by Owners to indicate their vote as to the adoption of the 2008 Amendment.

Please mark one of the following two choices:

____ The undersigned owner(s) hereby **VOTE IN FAVOR** of and hereby consent to the 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley in the form attached hereto, which amendments address, among other things, a prohibition on the Transient Use of Units, guidelines for Special Events, on-street parking regulations, and the manner of memorializing future amendments to the Declaration.

V The undersigned owner(s) hereby **VOTE AGAINST** the above-referenced 2008 Amendment of the Declaration of Condominium for The Bald Eagle Club at Deer Valley.

7196 BALD EAGLE DRIVE
Street Address and Lot Number

7/29/08
Date Signed

Signature of Owner

JERRY HERBST
Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

Signature of Owner

Printed Name of Owner

EXHIBIT B

PARCEL A:

BEGINNING at a point which is South 330.17 feet and East 1764.21 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence the following courses: 1) thence North 20°33'06" East, 800.00 feet; 2) thence South 50°11'00" East, 139.97 feet; 3) thence South 18°57'10" West, 305.00 feet; 4) thence South 10°08'49" East, 69.31 feet; 5) thence South 18°15'58" East, 88.55 feet; 6) thence South 29°35'41" West, 385.00 feet; 7) thence North 50°09'18" West, 181.19 feet to the point of BEGINNING.

TOGETHER WITH a non-exclusive easement and right of way for ingress and egress and public utilities, more particularly described as follows:

BALD EAGLE ROAD:

BEGINNING at a point which is South 40.90 feet and East 1223.67 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along the centerline of a 60 foot wide private road, for the purpose of ingress and egress to the Bald Eagle Community Subdivision, as shown on the official plat herein, and described as follows: South 76°54'53" East 34.97 feet; thence South 63°26'26" East 132.81 feet, across the long chord of a 284.99 foot radius curve to the right and subtended by a central angle of 26°56'53"; thence South 49°58'00" East 254.87 feet; thence South 24°59'00" East 244.97 feet, across the long chord of a 290 foot radius curve to the right and subtended by a central angle of 49°58'00"; thence South 70.47 feet; thence South 11°30'00" East 132.78 feet, across the long chord of a 330 foot radius curve to the left and subtended by a central angle of 23°00'00"; thence South 23°00'00" East 145.02 feet; thence South 8°15'00" West 84.04 feet, across the long chord of a 81 foot radius curve to the right and subtended by a central angle of 62°39'59"; thence South 39°29'59" West 61.46 feet to the Bald Eagle Community Subdivision Boundary Line.

ALSO TOGETHER WITH the following described easement:

BEGINNING at a point that is South 257.86 feet and East 2137.89 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along the centerline of a 50 foot wide road, for the purpose of ingress and egress, and for utility construction and maintenance to Units 39 thru 42, and more specifically described as follows: North 45°54'56" West 76.40 feet to the point of tangency of a 237.15 foot radius curve to the right; thence along the centerline of said curve 39.12 feet, more or less, to the Boundary Line of the above described Parcel A.

PARCEL B:

BEGINNING at a point which is 519.326 feet North and 2683.768 feet East from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence from said point of beginning, the following courses: 1) thence North 37°56'33" East, a distance

of 114.73 feet; 2) thence North 39°27'24" East, a distance of 43.84 feet; 3) thence North 41°47'50" East, a distance of 326.29 feet; 4) thence South 86°30'00" East, a distance of 283.36 feet; 5) thence South 72°00'00" East, a distance of 116.00 feet; 6) thence South 24°02'46" West, a distance of 120.00 feet; 7) thence South 42°36'03" West, a distance of 139.33 feet; 8) thence South 79°45'09" West, a distance of 575.00 feet to said point of BEGINNING.

TOGETHER WITH the above described easement for Bald Eagle Road.

ALSO TOGETHER WITH the following described easement:

BEGINNING at a point that is North 513.60 feet and East 3073.69 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along the boundary line a 50 foot wide road, for the purpose of ingress and egress, and for utility construction and maintenance to Units 6 thru 9, and more specifically described as follows: North 13°56'53" West 60.67 feet; thence Northwesterly along the arc of a 15 foot radius curve to the left to the boundary of the above mentioned Units 6 thru 9; thence along said boundary line North 79°45'09" East 80.17 feet; thence Southwesterly along the arc of a 15 foot radius curve to the left 24.53 feet; thence South 13°56'53" East 58.73 feet; thence South 79°45'09" West 50.10 feet to the point of BEGINNING.

PARCEL C:

BEGINNING at a point which is 347.192 feet North and 3422.338 feet East of the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence the following courses: 1) North 47°02'14" East, a distance of 20.77 feet to a point on a 55.00 foot radius curve to the right, said curve having a central angle of 50°55'09", and a center bearing South 42°57'46" East; 2) thence along the arc of said curve 48.87 feet; 3) thence South 82°02'37" East, a distance of 58.56 feet; 4) thence North 00°00'00" East, a distance of 62.79 feet; 5) thence North 39°55'00" East, a distance of 205.52 feet; 6) thence North 24°47'43" East, a distance of 109.18 feet; 7) thence North 62°00'01" West, a distance of 214.57 feet; 8) thence South 24°02'46" West, a distance of 230.71 feet; 9) thence South 08°04'05" West, a distance of 108.93 feet; 10) thence South 01°18'43" East, a distance of 122.02 feet to the point of BEGINNING.

TOGETHER WITH the above described easement for bald Eagle Road.

ALSO TOGETHER WITH the following described easements

BEGINNING at a point which is North 349.05 feet and East 3,422.28 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along the boundary line of a 50 foot wide road, for the purpose of ingress and egress, and for the utility construction and maintenance to Unit 3, the following courses: North 01°18'43" West 63.89 feet, to a point on a 105 foot radius curve, said curve having a chord bearing of South

52°59'50" West and a chord length of 21.81 feet and a central angle of 11°55'13"; thence Southwesterly along said curve a distance of 21.84 feet; thence South 47°02'14" West 46.24 feet; thence South 04°24'01" East 0.73 feet; thence South 16°46'58" East 55.71 feet; thence North 47°02'14" East 49.94 feet to the point of BEGINNING.

PARCEL D:

BEGINNING at a point which is 877.544 feet South and 1809.595 feet East of the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence from said point of beginning the following courses: 1) North 43°15'49" East, a distance of 140.00 feet; 2) thence North 41°00'01" East, a distance of 195.00 feet; 3) thence North 00°09'38" East, a distance of 222.00 feet; 4) thence North 30°58'56" East, a distance of 135.94 feet; 5) thence North 46°33'24" East, a distance of 100.11 feet; 6) thence North 61°49'10" East, a distance of 101.57 feet; 7) thence North 28°10'55" East, a distance of 319.45 feet; 8) thence North 27°27'34" East, a distance of 125.89 feet; 9) thence North 50°42'05" East, a distance of 375.30 feet; 10) thence North 79°45'09" East, a distance of 618.00 feet; 11) thence South 04°57'39" West, a distance of 120.00 feet; 12) thence South 04°24'01" East, a distance of 79.50 feet; 13) thence South 16°46'58" East, a distance of 131.61 feet; 14) thence South 39°13'04" East, a distance of 210.48 feet; 15) thence South 00°00'00" East, a distance of 87.05 feet; 16) thence South 38°39'35" West, a distance of 49.77 feet; 17) thence South 51°00'32" West, a distance of 135.09 feet; 18) thence South 67°41'38" West, a distance of 126.46 feet; 19) thence South 78°35'20" West, a distance of 111.20 feet; 20) thence South 53°35'01" West, a distance of 75.80 feet; 21) thence South 32°17'44" West, a distance of 94.03 feet; 22) thence South 48°00'00" West, a distance of 1177.71 feet; 23) thence North 75°39'43" West, a distance of 189.31 feet to a point on a 530.00 foot radius curve to the right from which the radius point bears North 54°44'12" West, said curve having a central angle of 13°43'07"; 24) thence Westerly along the arc of said curve a distance of 126.94 feet; 25) thence South 48°58'55" West, a distance of 9.14 feet to a point on a 163.08 foot radius curve to the right, from which the radius point bears North 41°01' 05" West, said curve having a central angle of 170°31'04"; 26) thence Westerly along the arc of said curve a distance of 485.33 feet; 27) thence South 50°30'01" East, a distance of 60.00 feet; 28) thence North 39°29'59" East, a distance of 61.46 feet; 29) thence North 37°12'51" East, a distance of 66.52 feet to the point of BEGINNING.

TOGETHER WITH the above described easement for Bald Eagle Road.

EXCEPTING FROM the above described Parcel D the following described tract:

BEGINNING at a point which is corner 3 of the Essex Patented Lode Mining Claim Lot No. 147 and corner 2 of Constellation Patented Lode Mining Claim Lot 148; said point of beginning being South 261.20 feet and East 3021.31 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along the South line of said Lot 147, North 45°35'03" East 1226.56 feet to corner 2 of said Lot 147; thence South

49°15'57" East 4.39 feet more or less to corner 1 of said Lot 148; thence along the North line of said Lot 148 South 45°47'19" West 1226.94 feet to the point of BEGINNING.

CLUB FACILITY EXPANSION PARCEL (EXPANSION AREA A):

BEGINNING at a point which is South 240.73 feet and East 2155.97 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point lying on the Northerly boundary of Parcel D of An Expandable Condominium called The Bald Eagle Club at Deer Valley, said point also lying on the Northeasterly right-of-way line of Falcon Court, a private road; thence along said Northerly boundary line of Parcel D the following six courses: North 46°33'24" East 28.63 feet; 2) thence North 61°49'10" East 101.57 feet; thence North 28°10'55" East 319.45 feet; thence North 27°27'34" East 125.89 feet; thence North 50°42'05" East 375.30 feet; thence North 79°45'09" East 70.00 feet to the Northwest corner of Unit 13, The Bald Eagle Club at Deer Valley; thence along the Westerly boundary of said Unit 13, said point also lying on the Northerly right-of-way of Bald Eagle Drive, a private road and being on a 240.00 foot radius curve to the left (center bears South 17°42'21" East); thence along said right-of-way the following five courses: 254.54 feet along the arc of said curve to the point of tangency; thence South 11°31'38" West 155.14 feet to a pint of curvature on a 160.00 foot radius curve to the right; thence along the arc of said curve 326.28 feet to the point of tangency; thence North 51°37'57" West 53.46 feet to a point of curvature on a 169.00 foot radius curve to the left; thence 234.06 feet along the arc of said curve to a point on a 15.00 foot radius reverse curve to the right; thence 22.27 feet along the arc of said reverse curve to the point of tangency; thence North 45°54'56" West 4.20 feet to the point of BEGINNING.

EAST EXPANSION PARCEL (EXPANSION AREA B):

BEGINNING at a point which is 406.568 feet North and 4167.176 feet East of the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence the following courses: 1) South 11°44'17" East, a distance of 309.03 feet; 2) thence South 30°00'00" West, a distance of 131.61 feet; 3) thence South 65°07'40" West, a distance of 1011.08 feet; 4) thence South 55°07'41" West, a distance of 97.19 feet; 5) thence North 31°08'50" West, a distance of 193.22 feet; 6) thence North 32°17'44" East, a distance of 94.03 feet; 7) thence North 53°35'01" East, a distance of 75.80 feet; 8) thence North 78°35'20" East, a distance of 111.20 feet; 9) thence North 67°41'38" East, a distance of 126.46 feet; 10) thence North 51°00'32" East, a distance of 135.09 feet; 11) thence North 38°39'35" East, a distance of 49.77 feet; 12) thence North 0°00'00" East, a distance of 184.74 feet; 13) thence 49°39'58" West, a distance of 40.77 feet; 14) thence North 42°42'34" West, a distance of 88.46 feet; 15) thence North 20°49'15" West, a distance of 75.96 feet; 16) thence North 01°18'43" West, a distance of 9.01 feet; 17) thence North 47°02'14" East, a distance of 20.77 feet, to point on a 55.00 foot radius curve to the right, said curve having a central angle of 50°55'09", and a center bearing South 42°57'46" East; 18) thence along the arc of said curve 48.87 feet; 19) thence South 82°02'37" East, a distance of 58.56 feet; 20) thence North 0°00'00" East, a distance of 62.79 feet; 21) thence North 39°55'00" East, a distance of 205.52 feet; 22) thence

North 24°47'43" East, a distance of 109.18 feet; 23) thence South 62°00'01" East, a distance of 200.19 feet; 24) thence South 49°15'57" East, a distance of 177.49 feet; 25) thence South 67°59'05" East, a distance of 81.43 feet; 26) thence South 55°59'58" East, a distance of 75.00 feet to the point of BEGINNING.

EXCEPTING FROM the above described property the following described tract:

BEGINNING at a point which is corner 3 of the Essex Patented Lode Mining Claim Lot No. 147 and corner 2 of Constellation Patented Lode Mining Claim Lot 148; said point of beginning being South 261.20 feet and East 3021.31 feet from the Southwest corner of Section 22, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along the South line of said Lot 147, North 45°35'03" East 1226.56 feet to corner 2 of said Lot 147; thence South 49°15'57" East 4.39 feet more or less to corner 1 of said Lot 148; thence along the North line of said Lot 148 South 45°47'19" West 1226.94 feet to the point of BEGINNING.

UNIFORM RECORDATION SYSTEM
PARCEL OWNERSHIP SEARCH

LN	ACCOUNT-SQ	SERIAL NUMBER	OWNER NAME	ACRES	YR
0	0266407-92	BEC-3	LAWLER KENNETH P TRUSTEE	1.48	00
02	0266084-93	BEC-4	SPAGAT MATTHEW (JT)	.47	97
03	0266092-94	BEC-5	BERGE BRENT C TRUSTEE	.61	98
04	0266100-97	BEC-6	BOK ROBERT L & DIANE C	.88	93
05	0266118-95	BEC-7-8	A E INC	1.57	98
~~06~~	~~0266126-95~~	~~BEC-8~~	~~A. E. INC~~	~~.59~~	~~98 D~~
07	0266134-94	BEC-9	KLEIN BARRY L	.70	94
08	0266142-90	BEC-10	MINOR SYLVIA F	.47	03
09	0266159-93	BEC-11	TRAYLOR GLEN R (JT)	.60	96
10	0266167-92	BEC-12	BERGE CRAIG M TRUSTEE	.46	97
11	0266175-93	BEC-13	TOWNE JIM (JT)	.65	98
12	0266068-92	BEC-14	WALTER ROBERT D	.22	98
13	0266415-95	BEC-15	WARNOCK JOHN E (JT)	.51	01
14	0266423-95	BEC-16	KNIGHT DEER VALLEY L L C	.63	95

1 = Browse Down
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5 = Print All Names/Addresses Displayed
6 = Return to Parcel Owner Query Menu

Select:

UNIFORM RECORDATION SYSTEM
PARCEL OWNERSHIP SEARCH

LN	ACCOUNT-SQ	SERIAL NUMBER	OWNER NAME	ACRES	YR
0	`266431-93	BEC-17	CHAPMAN NANCY TRUSTEE	.64	01
02	0266183-89	BEC-18	GORDON ROBERT S (JT)	.55	01
03	0266191-91	BEC-19	GORDON ROBERT S	.47	01
04	0266449-92	BEC-20	SMITH LLOYD E H/W (JT)	.41	01
05	0266076-91	BEC-21	MOUNTAIN SEAS DEVELOPMENT LTD	.48	02
06	0266456-95	BEC-22	CRANDALL J TAYLOR (JT)	.72	98
07	0266209-94	BEC-23	L'MIRA TRUST	.75	00
08	0266217-95	BEC-24	WOOD DONALD R JR	.78	99
09	0266225-95	BEC-25	WOOD DONALD R JR	.92	98
10	0266233-93	BEC-26	HULLIN TOD R H/W (JT)	.72	01
11	0266241-92	BEC-27	MARLON ANTHONY M TRUSTEE	.46	95
12	0266258-95	BEC-28	PRUCKA MATTHEW W H/W (JT)	.05	00
13	0266266-90	BEC-29	A & C HORN TRUST	.18	02
14	0266274-94	BEC-30	MCCORMICK MICHAEL N TRUSTEE	.41	01

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Select:

UNIFORM RECORDATION SYSTEM
PARCEL OWNERSHIP SEARCH

Ent 342840 Bk 0979 Pg 0301

LN	ACCOUNT-SQ	SERIAL NUMBER	OWNER NAME	ACRES	YR
0	0266282-95	BEC-31	REINHARD KEITH (JT)	.51	96
02	0266290-95	BEC-32	BRYANT WILLIAM W JR (JT)	.74	96
03	0266308-94	BEC-33	LACOB JOSEPH B TRUSTEE	.70	01
04	0266316-94	BEC-34	HERBST JERRY H/W (JT)	.10	99
05	0266324-95	BEC-35	MARCIANO GEORGES TRUSTEE	.41	94
06	0266332-95	BEC-36	SWARTZ JAMES R	.57	94
07	0266340-91	BEC-37	ANDERSON JOHN M TRUSTEE	.60	02
08	0266357-95	BEC-38	GIBSON CHARLES DEWOLF	.42	92
09	0266365-94	BEC-39	GRIBETZ MICHAEL	.92	95
10	0266373-91	BEC-40	BURROWS JAMES E	.68	02
11	0338669-99	BEC-40-A	DEER VALLEY RESORT COMPANY	.00	98
12	0266381-93	BEC-41	SHIVELEY JAY W TRUSTEE	.51	00
13	0266399-92	BEC-42	GRANOFF MARTIN J	.71	94
14	0289524-99	BEC-SKI	DEER VALLEY RESORT COMPANY	.27	93

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UNIFORM RECORDATION SYSTEM
PARCEL OWNERSHIP SEARCH

LN	ACCOUNT-SQ	SERIAL NUMBER	OWNER NAME Ent 342840 Bk 0979 Pg 0302	ACRES	YR
0	0271423-89	BEC-1-1AM	ROACH V ERIC TRUSTEE	.17	03
02	0271415-93	BEC-2-1AM	STENT F T H/W (JT)	.11	01
03	0266480-95	BEC-50-1AM	GOMEZ RICHARD (JT)	.12	94
04	0266472-94	BEC-51-1AM	MOYES JERRY TRUSTEE	.34	01

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UNIFORM RECORDATION SYSTEM
PARCEL OWNERSHIP SEARCH

Ent 342840 Bk 0979 Pg 0303

LN	ACCOUNT-SQ	SERIAL NUMBER	OWNER NAME	ACRES	YR
0	0284392-96	BEC-54-2AM	DEER VALLEY LLC	1.26	96
02	0284400-97	BEC-55-2AM	GOMEZ BRUCE J H/W (JT)	1.11	97
03	0284418-97	BEC-56-2AM	DUNN DAVID J TRUSTEE	1.16	93
04	0284426-98	BEC-57-2AM	COLLINS MARTIN M TRUSTEE	.63	93
05	0284434-96	BEC-58-2AM	MCGRATH MICHAEL	.64	02

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4 = Select Line to Print Name/Address
5 = Print All Names/Addresses Displayed
6 = Return to Parcel Owner Query Menu
Select:
** No More! **

PARCEL ##	NAME		PROP ADDRESS	ACRES
0013-6759	WALTER ROBER	0BM-0014-0-022-024		0.54
00-0013-6767	MOUNTAIN SEA	0BM-0021-0-027-024		0.86
00-0013-6775	HULLIN TOD R	0BM-0026-0-027-024		0.19
00-0013-6783	AMM LLC	0BM-0027-0-027-024		0.26
00-0013-6791	PRUCKA MATHE	0BM-0028-0-027-024		0.82
00-0013-6809	HORN ALAN F	0BM-0029-0-027-024		0.90
00-0013-6817	HERBST JERRY	0BM-0034-0-027-024		0.94
00-0013-6825	ANDERSON JOH	0BM-0037-0-027-024		0.01
00-0013-6833	GIBSON CHARL	0BM-0038-0-027-024		0.08
00-0013-9472	ROACH C ERIC	0BM-2001-0-027-024		0.58
00-0013-9480	STENT F T &	0BM-2002-0-027-024		0.54
00-0013-9613	KEITH-MARC P	0BM-200R-0-022-024		0.82
00-0013-9498	HAGUE JOHN L	0BM-2043-0-027-024		0.42
00-0013-9506	RICHARDS STA	0BM-2044-0-022-024		0.62
00-0013-9514	FREEDMAN KEN	0BM-2045-0-022-024		0.57
00-0013-9522	MOYES JERRY	0BM-2046-0-022-024		0.69
00-0013-9530	HILL RICHARD	0BM-2047-0-022-024		1.56
00-0013-9548	GREEN THOMAS	0BM-2048-0-022-024		1.30
00-0013-9555	MEALEY MICHA	0BM-2049-0-022-024		1.30
00-0013-9563	GOMEZ RICHRD	0BM-2050-0-022-024		1.00
00-0013-9571	MOYES JERRY	0BM-2051-0-022-024		0.08
00-0013-9589	FORSTER R PA	0BM-2052-0-022-024		0.54
00-0013-9597	MOAK STEVEN	0BM-2053-0-022-024		0.52

PARCEL ##	NAME		PROP ADDRESS	ACRES
0013-9605	KEITH-MARC P	0BM-20CA-0-022-024		1.79
00-0014-2088	MARK REALTY	0BM-20WT-0-027-024		0.04

Planning Commission
Staff Report

Subject: **36 Prospect Avenue**
Application: **PL-23-05860**
Author: **Alexandra Ananth, Senior Planner**
Date: **November 29, 2023**
Type of Item: **Administrative - Plat Amendment**

Recommendation
(I) Review the proposed Plat Amendment for 36 Prospect Avenue, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Erin Kryszak, represented by KLIMA Architecture
Location:	36 Prospect Avenue
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential
Reason for Review:	Plat Amendments require Planning Commission review and Final Action[1]

HDDR	Historic District Design Review
HR-1	Historic Residential – 1

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

Summary
36 Prospect Avenue is a Landmark Site with a Single-Family Dwelling that straddles three Lots. The Applicant proposes to combine the Lots to facilitate the construction of an addition and restoration of the structure. The Plat Amendment combines Lot 1, 2, and 5 feet of Lot 3, to create a 0.1 acre Lot (4,356 square feet). The proposal does not create any remnant land as the Lots on both sides of the property have already been subdivided.

Due to its status as a Landmark Site the Maximum Lot Size established by Ordinance No. 2023-50 does not apply to this Plat Amendment.

Background
36 Prospect Avenue was constructed circa 1899 and is known as the Richard Barrett House. The house sits on Lot 1, 2, and portions of Lot 3, Block 18 of the Park City Survey and is a Landmark Site listed on the National Register (Exhibit B). The house is a one-story cottage with an addition to the south.

[1] LMC § 15-1-8(H)

Figure 1: Photo of existing cottage

Analysis

(I) The proposal to combine three Lots complies with the LMC Chapter 15-2.2, *Historic Residential – 1 District*.

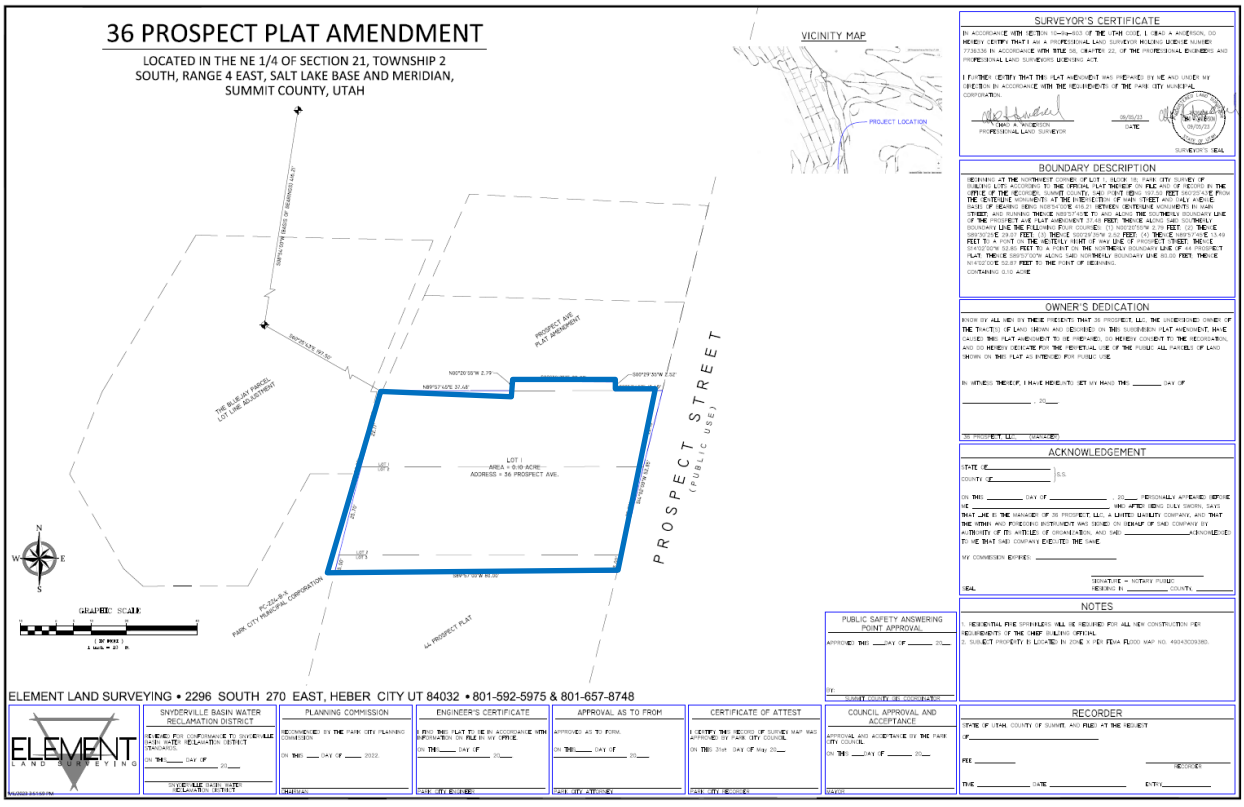


Figure 2: 36 Prospect Plat combining three Lots

Requirement	Analysis of Proposal
Lot Size – 1,875 for a Single-Family Dwelling and 3,750 for a Duplex	**Complies** – The 4,356 square foot site (0.1 acres) meets the minimum Lot Size.
Lot Width – 25 feet	**Complies** – 52.85 feet
Setback Front – 12 ft./13 ft. North Side – 5 ft. South Side – 5 ft. Rear – 12 ft./13 ft.	**Existing Non-Complying** **6.5 ft. (Existing Non-Complying)** **1 ft. (Existing Non-Complying)** 18 ft. 42.5 ft.
Building Height – 27 ft. from Existing Grade	**Complies** - 18 ft.
Footprint – 1,705 sq. ft.	**Complies** - ~800 sq. ft.
Parking – 2 stalls	**Existing Non-Complying**

Historic Buildings and/or Structures that do not comply with maximum lot size, Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures.[2] The existing Historic Structure is Non-Complying with respect to the Front and north Side Setbacks. Any future additions must comply with all Setbacks, Building Footprint, and Building Height. Because the Lot is in the Historic District a Historic District Design Review will be required for any additions/modifications to the Landmark Historic Structure.

There is Non-Complying parking for two cars in front of the home. The Applicant intends to construct a one-car garage along the south property line as part of the renovation which will improve existing conditions.

(II) The Development Review Committee requires Conditions of Approval.[3]

The Development Review Committee reviewed the proposal on November 7, 2023, and requested a snow storage easement along the front property line be added to the plat.

(III) The proposal complies with LMC § 15-7.1-3(B) *Plat Amendments*.

Plat Amendments are reviewed according to LMC § 15-7.1-3(B), and approval requires a finding of Good Cause and a finding that no Public Street Right- of-Way, or easement is vacated or amended.

[2] LMC § 15-2.2-4

[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).

LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community."

Staff finds Good Cause for the proposed Plat Amendment as it resolves the non-compliance with respect to the Landmark Historic Structure being built across Lot lines and will facilitate the renovation and preservation of the Historic Structure which will improve parking conditions for the immediate neighborhood. No Public Street, Right-of-Way, or easement is vacated or amended. The Applicant has agreed to add an easement for snow storage.

Department Review

The Planning Department, Engineering 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 November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The *Park Record* published notice on November 15, 2023.[4]

Public Input

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

Alternatives

- The Planning Commission may approve the Plat Amendment with Conditions;
- The Planning Commission may deny the Plat Amendment and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter and Plat
Exhibit B: Historic Sites Inventory Form
Exhibit C: Applicant's Project Intent

[4] LMC § 15-1-21

Planning Department

November 29, 2023

Erin Kryszak
4050 Oakbank Court
Orchard Lake, MI 48323
505.231.9280
ecrozier@tierrarealty.com

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	36 Prospect Avenue
Zoning District:	Historic Residential - 1
Application:	Plat Amendment
Project Number:	PL-23-05860
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	November 29, 2023

Action Taken

On November 29, 2023, the Planning Commission conducted a public hearing and approved the 36 Prospect Plat Amendment located at 36 Prospect Avenue, Park City, Utah, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 36 Prospect Avenue is a Landmark Site with a Single-Family Dwelling that straddles three Lots.
2. The Applicant proposes to combine the Lots to facilitate the construction of an addition and restoration of the structure.
3. The Plat Amendment combines Lot 1, 2, and 5 feet of Lot 3, of Block 18 of the Park City Survey to create a 0.1 acre lot (4,356 square feet).
4. The proposal does not create any remnant land as the Lots on both sides of the property have already been subdivided and platted.
5. Due to its status as a Landmark Site the Maximum Lot Size established by Ordinance 2023-50 does not apply to this Plat Amendment.
6. 36 Prospect Avenue was constructed circa 1899 and is known as the Richard Barrett House.
7. The existing Historic Structure is non-complying with respect to the Front and north Side Setbacks.
8. Any future additions must comply with all Setbacks, Building Footprint, and Building Height.

9. Because the Lot is in the Historic District a Historic District Design Review will be required for any additions/modifications to the Landmark Historic Structure.
10. There is Non-Complying parking for two cars in front of the home. The Applicant intends to construct a one-car garage along the south property line as part of the renovation which will improve existing conditions.
11. The proposal to combine three Lots complies with the LMC Chapter 15-2.2, Historic Residential District.
12. The Development Review Committee reviewed the proposal on November 7, 2023.
13. The proposal complies with LMC § 15-7.1-3(B) Plat Amendments.
14. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The Park Record published notice on November 15, 2023.
15. The Findings in the Analysis Section of the Staff Report dated November 29, 2023, are incorporated herein.

Conclusions of Law

1. There is good cause for this Plat Amendment as it combines three Lots into one, resolving the non-compliance with respect to the Landmark Historic Structure being built across Lot lines, and will facilitate the renovation and preservation of the Historic Structure which will improve parking conditions for the immediate neighborhood. No Public Street, Right-of-Way, or easement is vacated or amended.
2. The Plat Amendment is consistent with the Park City Land Management Code including Sections 15-7.1-3(B) regarding Plat Amendments.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The applicant will record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the Plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A snow storage easement shall be added to the plat.

4. All exterior lighting shall conform to the City's Outdoor Lighting Requirements in LMC § 15-5-5(J).

If you have questions or concerns regarding this Final Action Letter for the 36 Prospect Plat, please call Alexandra Ananth, at 435-615-5066, or email alexandra.ananth@parkcity.org.

Sincerely,

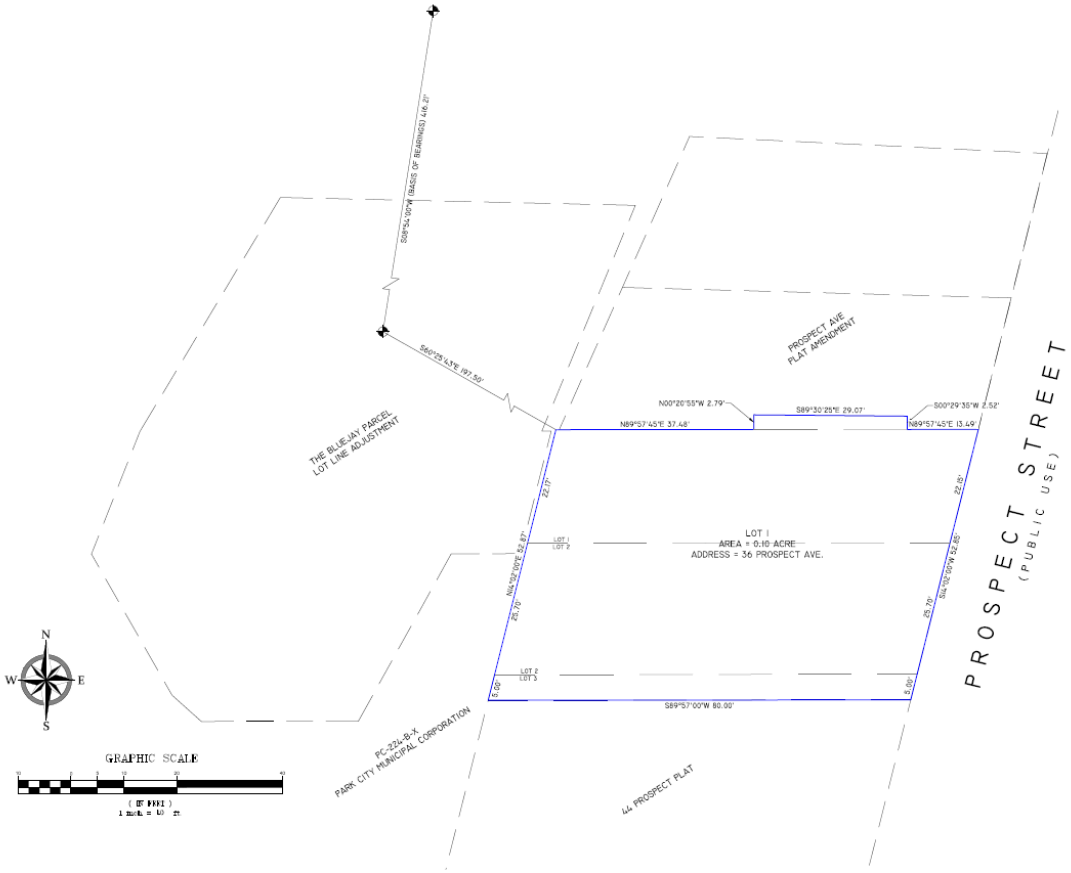
Sarah Hall
Planning Commission Chair

CC: Chris@KLIMAArchitecture.com
Project File

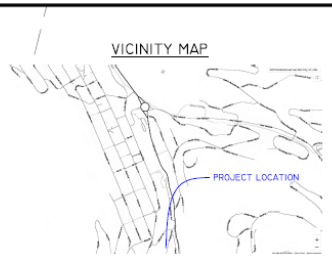
Exhibit A: Plat

36 PROSPECT PLAT AMENDMENT

LOCATED IN THE NE 1/4 OF SECTION 21, 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 THAT THIS PLAT AMENDMENT WAS PREPARED BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARK CITY MUNICIPAL CORPORATION.

CHAD A. ANDERSON
PROFESSIONAL LAND SURVEYOR

09/05/23
DATE

CHAD ANDERSON
09/05/23
STATE OF UTAH

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18, PARK CITY SURVEY OF BUILDING LOTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT BEING 197.50 FEET S60°25'43"E FROM THE CENTERLINE MONUMENTS AT THE INTERSECTION OF MAIN STREET AND DALY AVENUE, BASIS OF BEARING BEING N08°54'00"E 416.21 BETWEEN CENTERLINE MONUMENTS IN MAIN STREET, AND RUNNING THENCE N89°57'45"E TO AND ALONG THE SOUTHERLY BOUNDARY LINE OF THE PROSPECT AVE PLAT AMENDMENT 37.48 FEET, THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FOUR COURSES: (1) N00°20'55"W 2.79 FEET; (2) THENCE S89°30'25"E 29.07 FEET; (3) THENCE S00°29'35"W 2.52 FEET; (4) THENCE N89°57'45"E 13.49 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF PROSPECT STREET, THENCE S14°02'00"W 52.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF 44 PROSPECT PLAT; THENCE S89°57'00"W ALONG SAID NORTHERLY BOUNDARY LINE 80.00 FEET; THENCE N14°02'00"E 52.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.10 ACRE

OWNER'S DEDICATION

KNOW BY ALL MEN BY THESE PRESENTS THAT 36 PROSPECT, LLC, 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, DO HEREBY CONSENT TO THE RECORDATION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20___

36 PROSPECT, LLC. (MANAGER)

ACKNOWLEDGEMENT

STATE OF_____
COUNTY OF_____ } S.S.

ON THIS _____ DAY OF _____, 20___ PERSONALLY APPEARED BEFORE ME _____ WHO AFTER BEING DULY SWORN, SAYS THAT _HE IS THE MANAGER OF 36 PROSPECT, LLC, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, AND SAID _____ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

SIGNATURE – NOTARY PUBLIC
RESIDING IN _____ COUNTY, _____

SEAL

NOTES

1. RESIDENTIAL FIRE SPRINKLERS WILL BE REQUIRED FOR ALL NEW CONSTRUCTION PER REQUIREMENTS OF THE CHIEF BUILDING OFFICIAL.
2. SUBJECT PROPERTY IS LOCATED IN ZONE X PER FEMA FLOOD MAP NO. 49043C0938D.

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS ___DAY OF _____ 20___

BY:
SUMMIT COUNTY GIS COORDINATOR

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

ELEMENT LAND SURVEYING

9/5/2023 3:51:58 PM

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS.

ON THIS____ DAY OF _____ 20___

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION

ON THIS ___ DAY OF ____ 2022.

CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE.

ON THIS_____ DAY OF _____ 20___

PARK CITY ENGINEER

APPROVAL AS TO FROM

APPROVED AS TO FORM.

ON THIS___ DAY OF _____ 20___

PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL

ON THIS 31st DAY OF May 20___

PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL

ON THIS ___DAY OF _____ 20___

MAYOR

RECORDER

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF_____

FEE _____

RECORDER

TIME _____ DATE _____ ENTRY_____

HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION

IDENTIFICATION

Property Name (if any): Richard Barrett House

Address: 36 Prospect Street

Date of Construction: c. 1899

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-230

Current Owner: Gregory J. Wimmer (trustee)

Legal Description (include acreage): LOTS 1 & 2 & N'LY 5 FT LOT 3 BLK 18 PARK CITY SURVEY M5-304 FQC-468 M6-74 M87-177 317-577 1063-821 1669-543-917GREGORY J WIMMER TRUSTEE OF THE GREGORY J WIMMER LIVING TRUST; 0.10 AC

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: T/L cottage

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: Drop siding

Foundation: Tax cards indicate no foundation or only wooden sills

Roof: Not visible in photographs due to snow coverage

Windows/Doors: Double-hung sash type

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.)

The house at 36 Prospect Street was described in a 1984 National Register form as follows:

“This house is a one story frame T/L cottage. The house is oriented east. Because the house is situated on the crest of a hill, additions to the rear were impossible to make. When the house was enlarged between 1889 and 1900, it was expanded laterally with a one story extension added to the south end of the building. The extension complements the original house in scale and materials. In-period extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. There are two porches. One spans the east side of the original stem-wing, and the other spans the west side of the same wing. Both porches were extant by 1889. There are two windows on the east gable end of the cross-wing, and a door and a single window on the east side of the original stem-wing. Each of the windows is the two over two double hung sash type. There is a single window on the east facade of the

south extension. It originally was the same size as the other windows on the house, but at some point was reduced to a smaller size. The space of the original window was enclosed with matching drop siding. The walls of the east porch section have been sided with diagonally placed rough cut wood within the last year (1983). The changes made to the house, with the exception of the more recent addition of siding, are predictable, common changes, and do not affect the original character of this T/L cottage."

The multi-pane window in the front gable is a new addition since the time of the c. 1940 tax photo but was present at the time of the National Register listing. There is an accessory building to the south of the house, but its function is unknown and it may be the structure is the same as shown on the 1907 Sanborn map. 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.)

The history of this house was described in the 1984 National register nomination form as follows:

"Built c. 1883, the Richard Barrett house at 36 Prospect is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and was probably constructed for Richard and Annie Barrett soon after their arrival in Park City in 1882. Richard Barrett had come from his native England at the age of sixteen in 1866, and worked for a time in the mines of some of the other western states. His wife, Annie, whom he married in Virginia City, Nevada in 1876, was born in Pennsylvania in 1859. She came west with her parents in 1861 and lived in Grass Valley, California prior to her marriage with Richard. They had four children. Both Richard and Annie probably lived in this house until their deaths in 1900 and 1935, respectively. The house remained in the Barrett family until 1966."

To illuminate the chain shown in the title history, the property passed from Annie Barrett at the time of her death to Lizzie Crossman, her daughter. It then went to Richard Gartrell the husband of Annie's other daughter, who was also named Annie. Richard Gartrell had a son who was also named Richard, and it is believed that it is this individual who sold the house in 1966. The house is currently owned by Gregory J. Wimmer.

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.)

36 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Tax photo c. 1940

NISSAN

Richard Barrett House
36 Prospect
Park City, Summit County, Utah

East facade

Photo by Roger Roper, October 1983
Negative: Utah State Historical Society

Planning Department/ Park City Corporation

Richard Barrett House
36 Prospect
Park City, Summit County, Utah
East Façade
Photo by Roger Roper, October 1983
Negative: Utah State Historical Society

36 Prospect Street. Northwest oblique. November 2013.

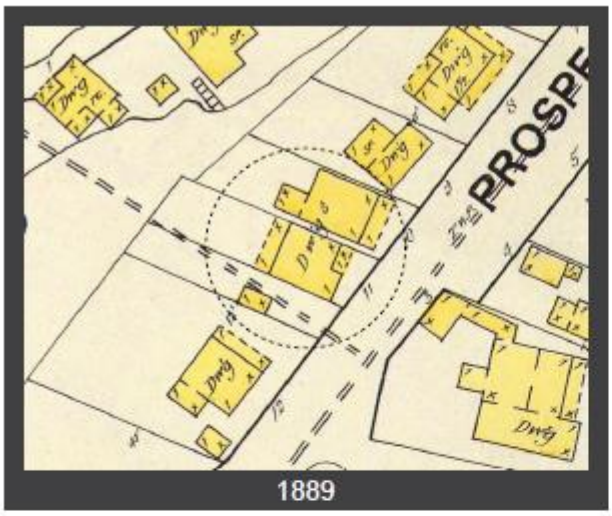
36 Prospect Street. West elevation. November 2013.

36 Prospect Street. Southwest oblique. November 2013.

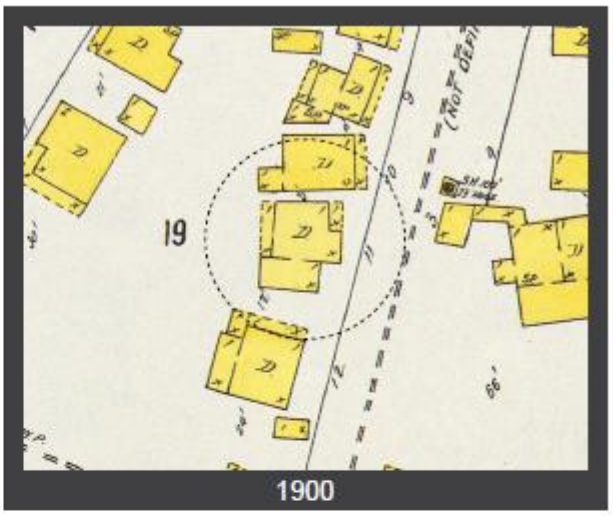
MAPS

36 Prospect St, Park City, Summit County, Utah

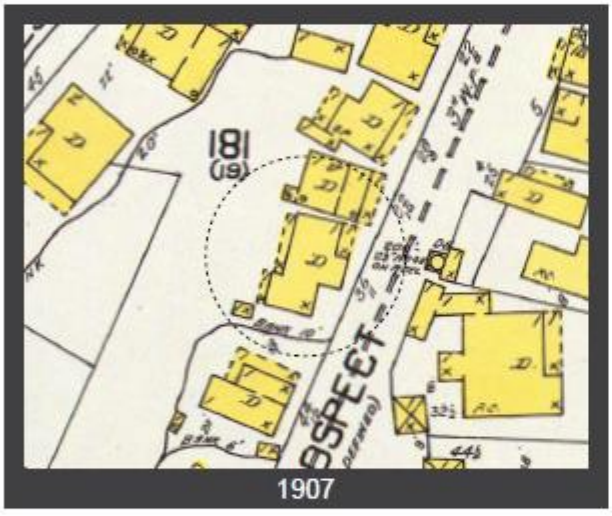
Intensive Level Survey—Sanborn Map history



1889



1900



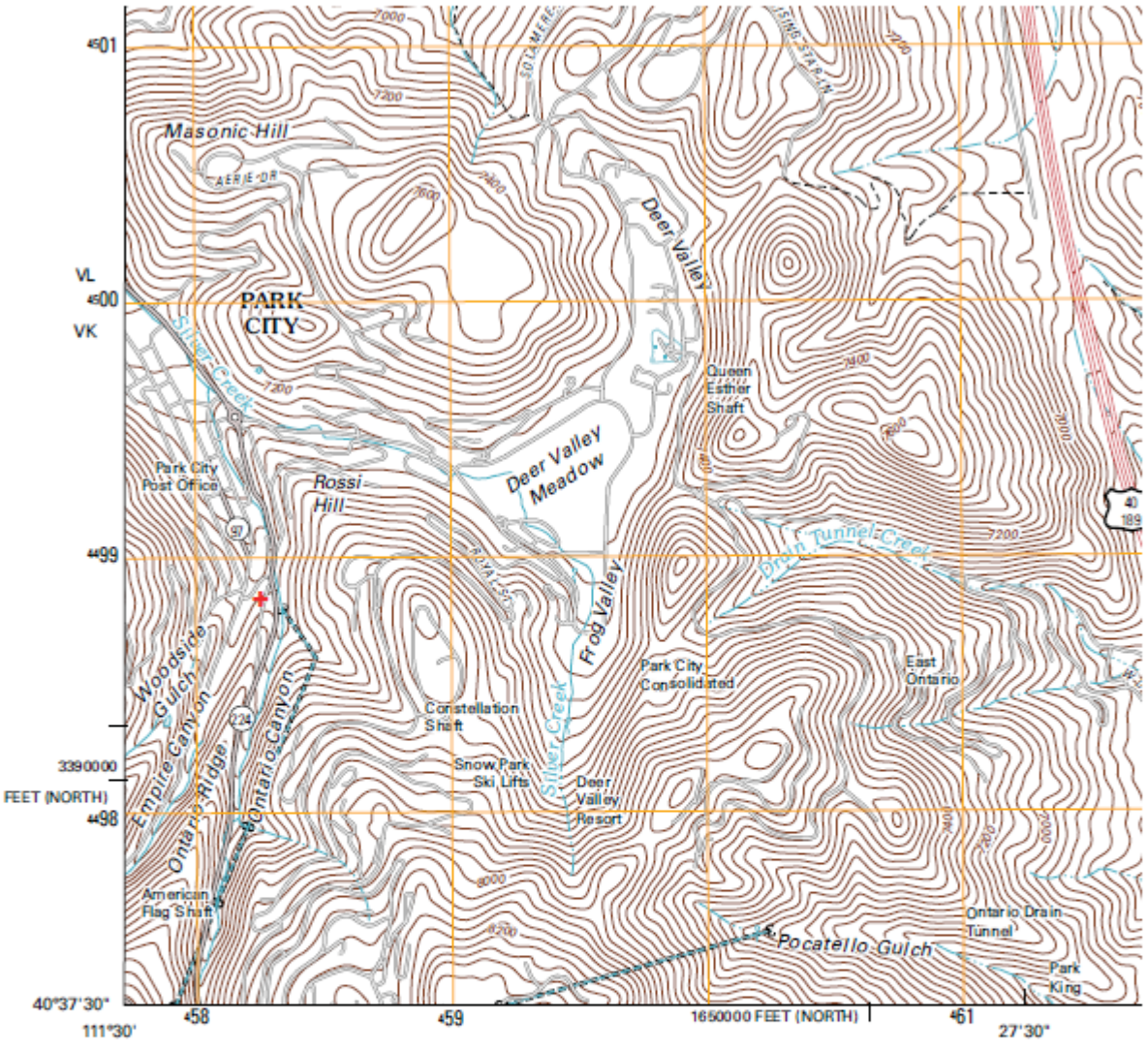
1907

1929

1941

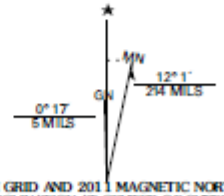
36 Prospect St, Park City, Summit County, Utah

Intensive Level Survey—USGS Map

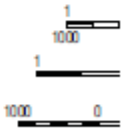


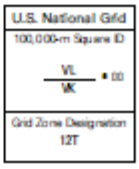
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 12T
10 000-foot ticks: Utah Coordinate System of 1983
(north and central zones)

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



UTM GRID AND 2011 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET





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

Utah State Historical Society

Historic Preservation Research Office

Property Type: Site No. _____

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 36 Prospect
Park City, Summit County, Utah
UTM: 12 458300 4498600

Name of Structure: Richard Barrett House
T. R. S.

Present Owner: Kard Group

Owner Address: 136 South Main, 620 Kearns, Salt Lake City, Utah 84101

Year Built (Tax Record): Effective Age: Tax #: PC 230
Legal Description Kind of Building:

All Lots 1 and 2 and Northerly 5 feet of Lot 3 Block 18, Park City Survey
Less than one acre.

2 STATUS/USE

Original Owner: probably Richard and Annie Barrett Construction Date: c. 1883 Demolition Date:

Original Use: Residence Present Use:

Building Condition:		Integrity:	Preliminary Evaluation:		Final Register Status:	
☐ Excellent	☐ Site	☐ Unaltered	☑ Significant	☐ Not of the	☐ National Landmark	☐ District
☑ Good	☐ Ruins	☐ Minor Alterations	☐ Contributory	Historic Period	☐ National Register	☐ Multi-Resource
☐ Deteriorated		☑ Major Alterations	☐ Not Contributory		☐ State Register	☐ Thematic

3 DOCUMENTATION

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:

Views: ☐ Front ☐ Side ☐ Rear ☐ Other Views: ☐ Front ☐ Side ☐ Rear ☐ Other

Research Sources:

☑ Abstract of Title	☑ Sanborn Maps	☑ Newspapers	☐ U of U Library
☑ Plat Records/Map	☐ City Directories	☐ Utah State Historical Society	☐ BYU Library
☑ Tax Card & Photo	☐ Biographical Encyclopedias	☐ Personal Interviews	☐ USU Library
☐ Building Permit	☑ Obituary Index	☐ LDS Church Archives	☐ SLC Library
☐ Sewer Permit	☑ County & City Histories	☐ LDS Genealogical Society	☑ Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

1900 Census Records. Summit County, Park City Precinct, p. 181-A.
Park Record. February 22, 1935, p. 1. Annie Barrett obituary.

Researcher: Roger Roper Date: 4/84

Street Address: 36 Prospect Site No:

4 ARCHITECTURE

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: T/L Cottage

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a one story frame T/L cottage. The house is oriented east. Because the house is situated on the crest of a hill, additions to the rear were impossible to make. When the house was enlarged between 1889 and 1900, it was expanded laterally with a one story extension added to the south end of the building. The extension complements the original house in scale and materials. In-period extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. There are two porches. One spans the east side of the original stem-wing, and the other spans the west side of the same wing. Both porches were extant by 1889. There are two windows on the east gable end of the cross-wing, and a door and a single window on the east side of the original stem-wing. Each of the windows is the two over two double hung sash type. There is a single window on the east facade of the south extension. It originally was the same size as the other windows on the house, but at some point was reduced to a smaller size. The space of the original window was enclosed with matching drop siding. The walls of the east porch section have been sided with diagonally placed rough cut wood within the last year (1983).

(See continuation sheet)

5 HISTORY

Statement of Historical Significance: Construction Date: c.1883

Built c. 1883, the Richard Barrett house at 36 Prospect is architecturally significant as one of 78 extant T/L cottages in Park City, 17 of which are included in this nomination. The T/L cottage is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area.

This house was built by at least 1889, as indicated by the Sanborn Insurance Maps, and was probably constructed for Richard and Annie Barrett soon after their arrival in Park City in 1882. Richard Barrett had come from his native England at the age of sixteen in 1866, and worked for a time in the mines of some of the other western states. His wife, Annie, whom he married in Virginia City, Nevada in 1876, was born in Pennsylvania in 1859. She came west with her parents in 1861 and lived in Grass Valley, California prior to her marriage with Richard. They had four children. Both Richard and Annie probably lived in this house until their deaths in 1900 and 1935, respectively. The house remained in the Barrett family until 1966.

36 Prospect
Description continued:

The changes made to the house, with the exception of the more recent addition of siding, are predictable, common changes, and do not affect the original character of this T/L cottage.

TITLE SEARCH FORM

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

Address: 36 Prospect Street
City: Park City, UT
Current Owner: Gregory J. Wimmer (trustee)
Address: (see historic site form for address)

Tax Number: PC-230
Legal Description (include acreage): PC BK18 L1, L2, & N5ft. L3 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
6/16/1893	D.C. McLaughlin & wife	Annie Barrett	W		"1,2"
8/26/1935	Mrs. Annie Gartrell	Lizzie Crossman	Q.C.D.		"1, 2, N5ft. 3" [rest of form]
10/10/1963	Lizzie Crossman	Richard Gartrell	W.D.		
4/5/1966	Richard & Dorothy Gartrell	Edwin & Roslyn Grose	W.D.		
11/8/1976	Edwin B. & Roslyn Grose	David G. Holey	W.D.		
10/1/1979	David G. Holey	The Karo Group	W.D.		
10/17/1984	Karo Group	Madeleine Pullman	W.D.		
8/1/1997	Madeleine Pullman	Rachel A. Salomon	W.D.		
12/27/2004	Rachel A. Salomon	Gregory J. Wimmer	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/24/2014

Beloved Resident Enters Final Sleep

It was Martin Luther who said: "What is our death but a night's sleep? For as through sleep all weariness and faintness pass away and cease, and the powers of the spirit came back again, so in the morning we arise fresh and strong and joyous; so at the Last Day we shall rise again as if we had only slept a night, and shall be fresh and strong."

At her home Sunday morning, February 17th, at 7:45, Mrs. Annie Barrett, a universally respected and beloved resident of our city for fifty-three years, peacefully passed into her last sleep.

After a long, busy and useful life deceased died as she had lived—honored, trusted and loved. She reared her own monument while she lived in the hearts of all who knew her. Her life was completed if work all done and well done constitutes completion. Her Christian life was beautiful from its beginning to its close, and through all the vicissitudes and sorrows that she met in the way, her faith never wavered. Now she is no more, and the lonely grave hides from our sight all that is mortal of a true and noble woman.

Mrs. Annie Barrett was born in Pottsville, Pennsylvania, September 5, 1850. With her parents she came west when a young child, making her home in Grass Valley, California. In 1876 she was married to Mr. Richard Barrett at Virginia City, Nevada, coming to Park City to make their home in 1883—deceased living here continuously since that time.

Four children were born to Mr. and Mrs. Barrett, two sons and two daughters —the two boys died in this city. The surviving daughters are Mrs. George Crossman, of this city, and Mrs. Richard Gartrell, of Butte, Montana. One grandson, Richard Gartrell, also survives. Mrs. Gartrell and son were at the bedside when the end came.

Deceased was a beloved member of Mountain Chapter, No. 2, Order Eastern Star, and Silver Leaf lodge, Daughters of Rebecca, and always active in church and social affairs.

Funeral services were held at the Masonic Temple, Wednesday afternoon, under the auspices of the Eastern Star, the impressive ritualistic services being conducted by the officers of the chapter. Rev. A. R. Dennis, of the community Church, preaching a consoling funeral sermon. The hall was filled with friends and admirers of the long time resident.

Interment was in Glenwood cemetery, the pall bearers, being Messrs. Herman Hethke, Jim Cunningham, Geo. Rosvear, Foster Jones, Archie Wilson and John Baxter.

The former residents of Park City, and close friends of the deceased, who came up from Salt Lake to attend the services: Mr. and Mrs. Alfred Blackler and daughter, Mrs. Olive Potter, Mr. and Mrs Wm. Doidge, Mr. and Mrs. Alfred Doidge, Mrs. Peter Cloonan, Mrs. A. P. Ridge, and daughters, Mrs. Juanita Thompson and Mrs. Maude Yarbough, Mr. and Mrs. Paul Clark, and Mr. and Mrs. Wm. Kelly.

Park Record 2/22/1935

SERIAL NO.

RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name

Owner's Address

Location

Kind of Building Res Street No.

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		740	$ —	$ 1529
	x x			$	$
	x x			$	$

No. of Rooms 5 Condition

Description of Building	Add	Deduct	
134 @ 1.00 Foundation—Stone Conc. None ✓		134	
Ext. Walls Siding			
Insulated—Floors Walls Clgs.			
Roof—Type Gab. Mat. Shg.			
Dormers—Small Med. — Lg.			
Bays—Small Med. — Lg.			
Porches—Front 40 @ .80	32		
Rear 152 @ .75	114		
Cellar—Basm't—¼ ⅓ ½ ⅔ ¾ full-floor Dirt			
Basement Apts.—Rooms Fin. —			
Attic Rooms Fin. — Unfin. —			
Plumbing—Class 1 Tub 1 Trays Basin 1 Sink 1 Toilet 1 Urls. Ftns. Shr. Dishwasher Garbage Disp.	350		
Heat—Stove ✓ H. A. Steam S. Blr. Oil Gas Coal			
Air Conditioned Incinerators			
Radiant—Pipeless			
Finish—Hd. Wd. Fir. ✓ Floors—Hd. Wd. Fir. Conc. ✓			
Cabinets 1 Mantels —	40		
Tile—Walls Wainscot. Floors —			
Lighting—Lamp Drops ✓ Fix.			
Lumber Lined - 5 @ 25¢		125	
Total Additions and Deductions	536	249	1529
Net Additions or Deductions	-249		$ +287

Ave Age 50 Yrs. by Est. Owner Tenant Neighbors Records

REPRODUCTION VALUE $ 1816

Depr. 1-2-3-4-5-6 63/37 % $

Reproduction Val. Minus Depr. $ 672

Remodeled Est. Cost | Remodeling Inc. % $

Garage—S 8 C Depr. 2% 3% | Obsolescence $

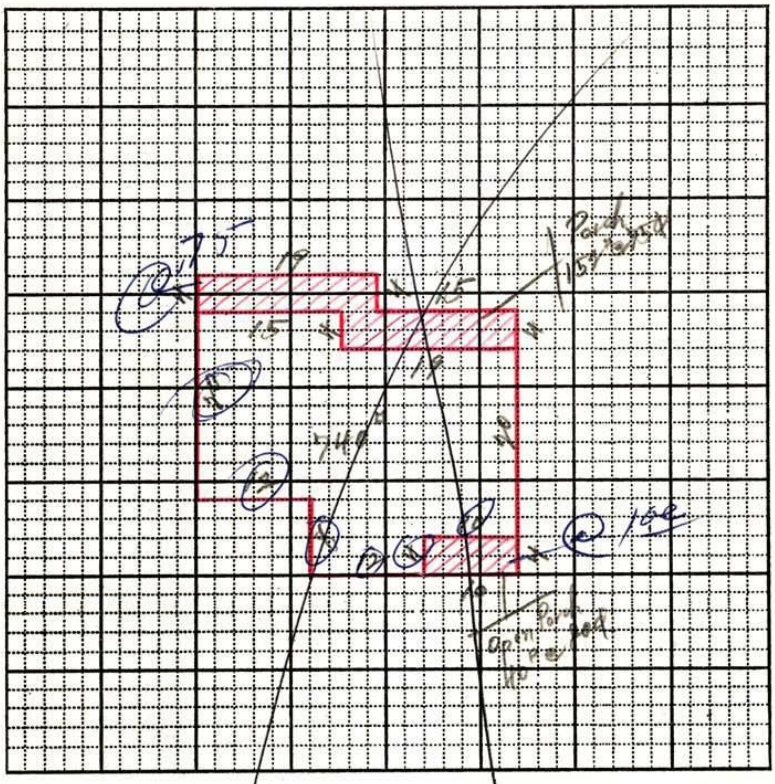
Cars Walls | Out Bldgs. $

Roof Size x Age | $

Floor Cost Depreciated Value Garage $

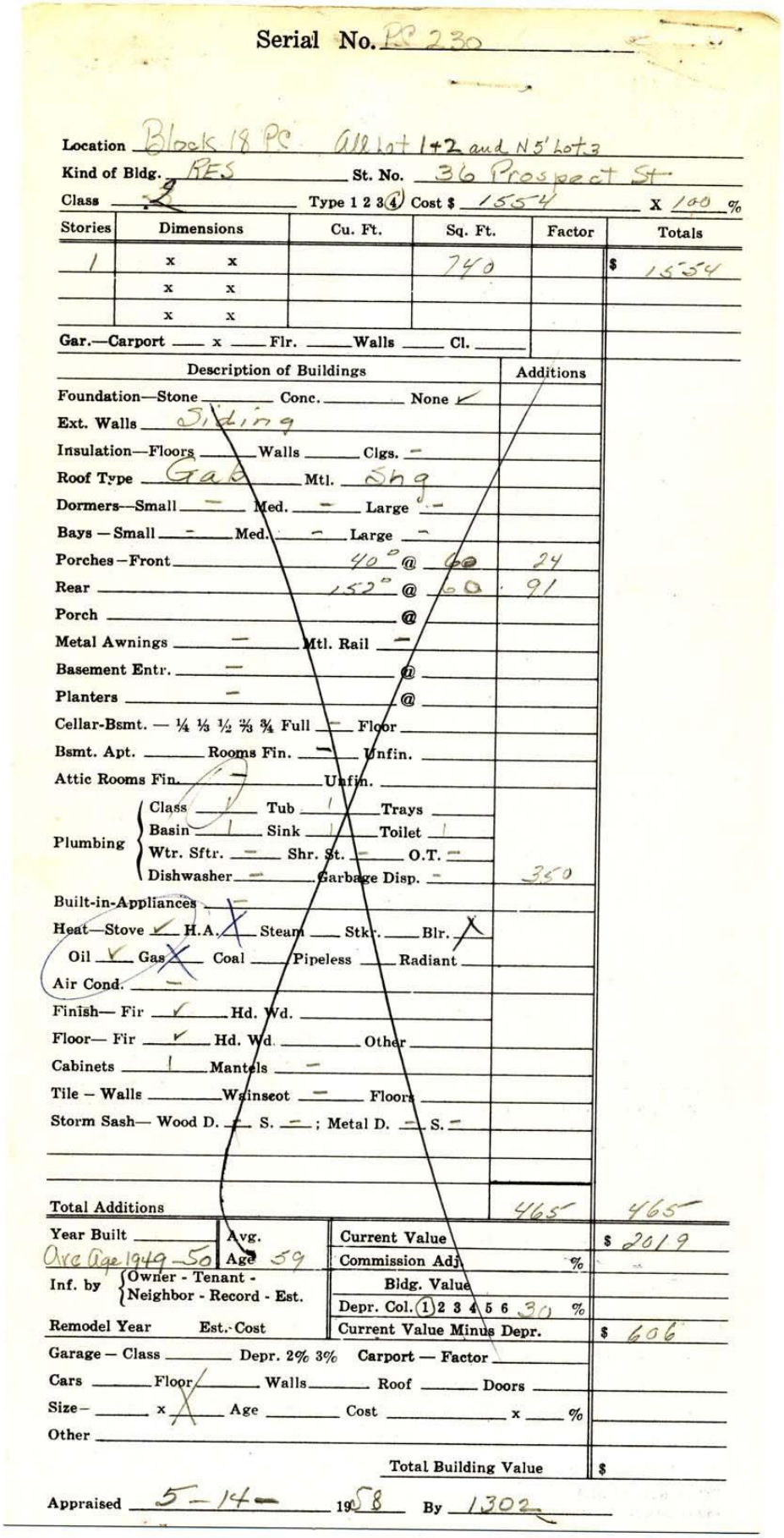
Remarks (43 yr Av. Used 1941) Total Building Value $

Appraised 10/ 194? By A.C.S-A.J



OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Form T. C. 74
State of Utah—State Tax Commission



Serial No. PC 230

Location Block 18 PC All Lot 1+2 and N 5' Lot 3

Kind of Bldg. RES St. No. 36 Prospect St.

Class 2 Type 1 2 3 (4) Cost $ 1554 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		740		$ 1554
	x x				
	x x				

Gar.—Carport ___ x ___ Flr. ___ Walls ___ Cl. ___

Description of Buildings	Additions	
Foundation—Stone ___ Conc. ___ None ✓		
Ext. Walls Siding		
Insulation—Floors ___ Walls ___ Clgs. -		
Roof Type Gable Mtl. Shg		
Dormers—Small - Med. - Large -		
Bays — Small - Med. - Large -		
Porches—Front 40' @ 60	24	
Rear 152' @ 60	91	
Porch @		
Metal Awnings - Mtl. Rail -		
Basement Entr. - @		
Planters - @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full - Floor		
Bsmt. Apt. ___ Rooms Fin. - Unfin. ___		
Attic Rooms Fin. - Unfin. ___		
Plumbing: Class 1 Tub 1 Trays ___		
Basin 1 Sink 1 Toilet 1		
Wtr. Sftr. - Shr. St. - O.T. -		
Dishwasher - Garbage Disp. -	350	
Built-in-Appliances -		
Heat—Stove ✓ H.A. X Steam ___ Stkr. ___ Blr. X		
Oil ✓ Gas X Coal ___ Pipeless ___ Radiant ___		
Air Cond. -		
Finish— Fir ✓ Hd. Wd. ___		
Floor— Fir ✓ Hd. Wd. ___ Other ___		
Cabinets 1 Mantels -		
Tile — Walls ___ Wainscot - Floors ___		
Storm Sash— Wood D. - S. - ; Metal D. - S. -		
Total Additions	465	465

Year Built ___ Avg. Age 59

Once Age 1949-50

Inf. by {Owner - Tenant - Neighbor - Record - Est.}

Remodel Year Est. Cost

Current Value	$ 2019
Commission Adj %	
Bldg. Value	
Depr. Col. (1) 2 3 4 5 6 30 %	
Current Value Minus Depr.	$ 606

Garage — Class ___ Depr. 2% 3% Carport — Factor ___

Cars ___ Floor ___ Walls ___ Roof ___ Doors ___

Size — ___ x X Age ___ Cost ___ x ___ %

Other ___

Total Building Value $

Appraised 5-14- 1958 By 1302

PC 230
Serial Number

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

Owners Name

Location BLK 18 PC LOT 142 & N 5' LOT 3

Kind of Bldg. Res St. No. 36 Prospect ST

Class 2 Type 1 2 3 (4) Cost $ _____ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	740		$ 2391	$
	x x				
	x x				

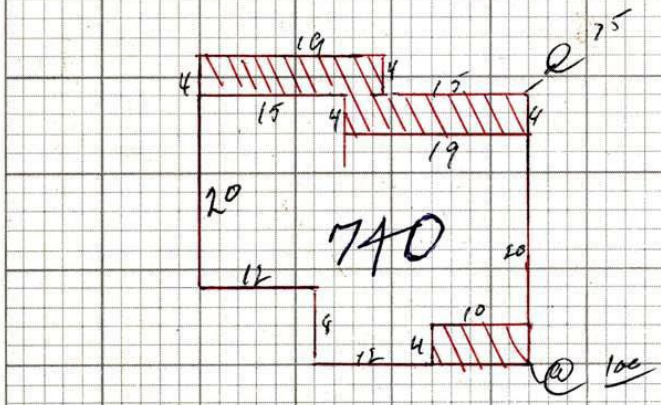
Att. Gar.—C.P. ___ x ___ Flr. ___ Walls ___ Cl. ___

Description of Buildings	Additions	Additions
Foundation—Stone ___ Conc. ___ Sills X		
Ext. Walls Std (A)		
Roof Type Gable Mtl. Sty		
Dormers—Small ___ Med. ___ Large ___		
Bays—Small ___ Med ___ Large ___		
Porches—Front 40# @ 1.00	40	
Rear 152# @ .75	114	
Porch ___ @		
Planters ___ @		
Ext. Base. Entry ___ @		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full ___ Floor	40	
Bsmt. Gar. ___		
Basement-Apt. ___ Rms. ___ Fin. Rms. ___		
Attic Rooms Fin. ___ Unfin. ___		
Plumbing: Class 1 Tub. 1 Trays ___		
Basin 1 Sink 1 Toilet 1	550	
Wtr. Sftr. ___ Shr. St. ___ O.T. ___		
Dishwasher ___ Garbage Disp. ___		
Heat—Stove ___ H.A. ___ FA X HW ___ Stkr ___ Elec. ___		
Oil ___ Gas X Coal ___ Pipeless ___ Radiant ___	327	
Air Cond. — Full ___ Zone ___		
Finish—Fir. 1 Hd. Wd. ___ Panel ___		
Floor—Fir. 1 Hd. Wd ___ Other ___		
Cabinets 1 Mantels ___		
Tile—Walls ___ Wainscot ___ Floors ___		
Storm Sash—Wood D. ___ S. ___; Metal D. ___ S. ___		
Awnings — Metal ___ Fiberglass ___		
Total Additions 1899	1071	

Year Built 1899	Avg.	1. 1799	Replacement Cost	3462
	Age	2.	Obsolescence	
Inf. by (Owner) - Tenant - - Neighbor - Record - Est.			Adj. Bld. Value	
			Conv. Factor	.38
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 10-22- 19 68 By [illegible] 1315

Appraised ② ___ 19 ___ By ___



SCALE:

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. _____

_____ Total _____

REMARKS _____

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION

KLIMA

7.18.23

To: PARK CITY PLANNING

Concerning:
36 PROSPECT AVE
PARK CITY UT

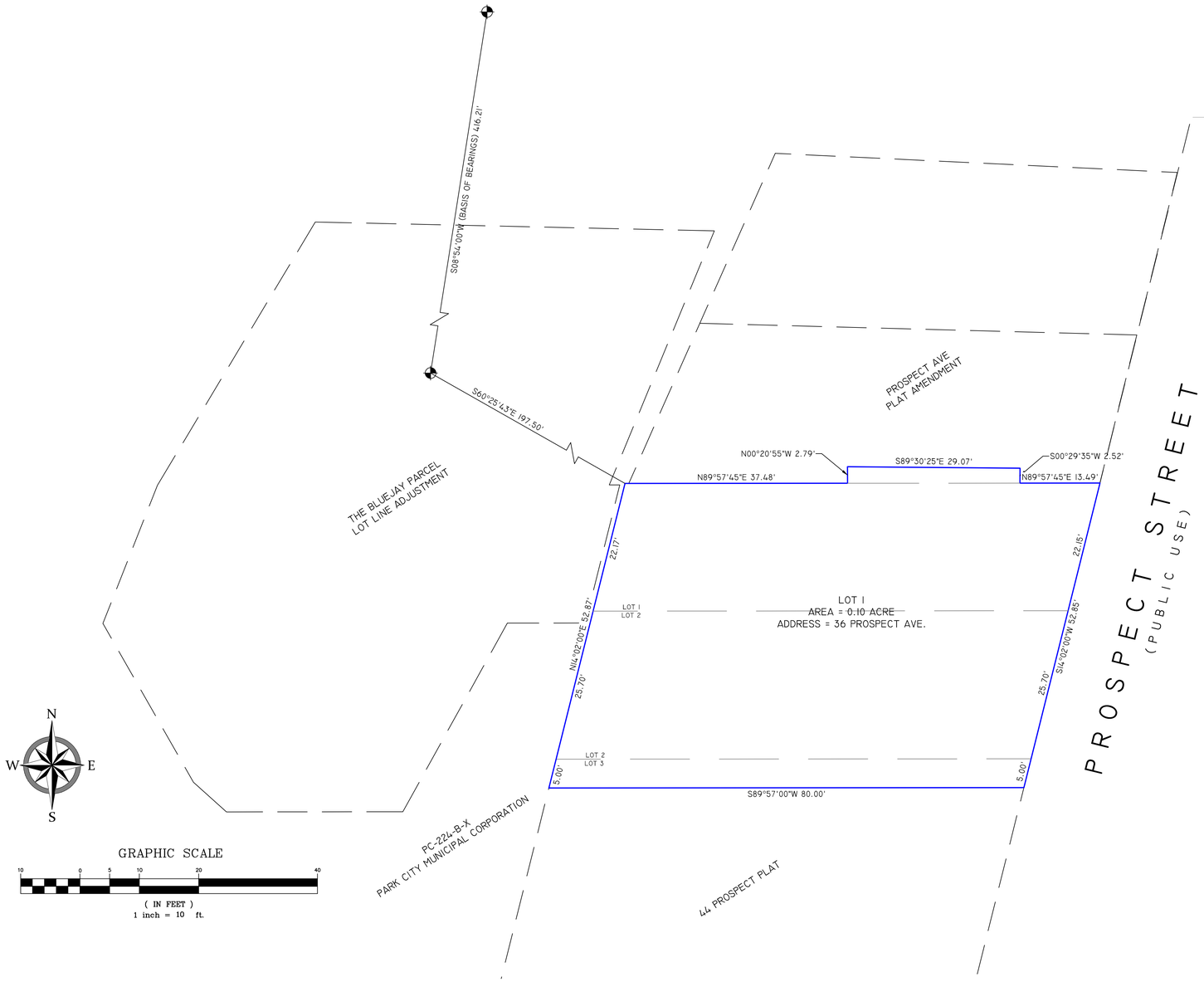
Hello!

Please see the attached application for the combination of existing 3 lots into a singular lot. This will facilitate the construction of a small addition and restoration of the existing historical home.

Thanks!

36 PROSPECT PLAT AMENDMENT

LOCATED IN THE NE 1/4 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH



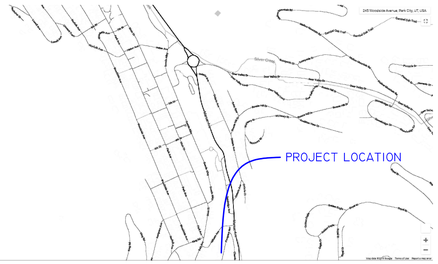
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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 THAT THIS PLAT AMENDMENT WAS PREPARED BY ME AND UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PARK CITY MUNICIPAL CORPORATION.

CHAD A. ANDERSON
PROFESSIONAL LAND SURVEYOR

09/05/23
DATE

REGISTERED LAND SURVEYOR 7736336 CHAD A. ANDERSON 09/05/23 STATE OF UTAH

SURVEYOR'S SEAL

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 18; PARK CITY SURVEY OF BUILDING LOTS ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT BEING 197.50 FEET S60°25'43"E FROM THE CENTERLINE MONUMENTS AT THE INTERSECTION OF MAIN STREET AND DALY AVENUE; BASIS OF BEARING BEING N08°54'00"E 416.21 BETWEEN CENTERLINE MONUMENTS IN MAIN STREET; AND RUNNING THENCE N89°57'45"E TO AND ALONG THE SOUTHERLY BOUNDARY LINE OF THE PROSPECT AVE PLAT AMENDMENT 37.48 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FOUR COURSES: (1) N00°20'55"W 2.79 FEET; (2) THENCE S89°30'25"E 29.07 FEET; (3) THENCE S00°29'35"W 2.52 FEET; (4) THENCE N89°57'45"E 13.49 FEET TO A PONT ON THE WESTERLY RIGHT OF WAY LINE OF PROSPECT STREET; THENCE S14°02'00"W 52.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF 44 PROSPECT PLAT; THENCE S89°57'00"W ALONG SAID NORTHERLY BOUNDARY LINE 80.00 FEET; THENCE N14°02'00"E 52.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.10 ACRE

OWNER'S DEDICATION

KNOW BY ALL MEN BY THESE PRESENTS THAT 36 PROSPECT, LLC, 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, DO HEREBY CONSENT TO THE RECORDATION, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF

_____ , 20___.

36 PROSPECT, LLC, (MANAGER)

ACKNOWLEDGEMENT

STATE OF_____
COUNTY OF_____ } S.S.

ON THIS _____ DAY OF _____ , 20___, PERSONALLY APPEARED BEFORE ME _____, WHO AFTER BEING DULY SWORN, SAYS THAT _HE IS THE MANAGER OF 36 PROSPECT, LLC, A LIMITED LIABILITY COMPANY, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, AND SAID _____ACKNOWLEDGED TO ME THAT SAID COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

SEAL

_____
SIGNATURE – NOTARY PUBLIC
RESIDING IN _____ COUNTY, _____

NOTES

1. RESIDENTIAL FIRE SPRINKLERS WILL BE REQUIRED FOR ALL NEW CONSTRUCTION PER REQUIREMENTS OF THE CHIEF BUILDING OFFICIAL.
2. SUBJECT PROPERTY IS LOCATED IN ZONE X PER FEMA FLOOD MAP NO. 49043C0938D.

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS ____DAY OF _____ 20__.

BY: _____
SUMMIT COUNTY GIS COORDINATOR

ELEMENT LAND SURVEYING

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_____ DAY OF _____ 20___.

_____
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION

ON THIS ___ DAY OF _____ 2022.

_____
CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE.

ON THIS_____ DAY OF _____ 20___.

_____
PARK CITY ENGINEER

APPROVAL AS TO FROM

APPROVED AS TO FORM.

ON THIS_____ DAY OF _____ 20___.

_____
PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL.

ON THIS 31st DAY OF May 20__.

_____
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL.

ON THIS ____DAY OF _____ 20__.

_____
MAYOR

RECORDER

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF_____

FEE _____

_____
RECORDER

TIME _____ DATE _____ ENTRY_____

9/5/2023 3:51:59 PM

Planning Commission
Staff Report

Subject:	**Crescent Tram Subdivision and Steep Slope Conditional Use Permits**
Applications:	**PL-22-05223 (Subdivision); PL-21-04909 & PL-21-04911 (Steep Slope CUPs)**
Author:	**Alexandra Ananth, Senior Planner**
Date:	**November 29, 2023**
Type of Item:	**Administrative – Subdivision Plat, Steep Slope CUPs**

Recommendation

(I) Review the proposed Crescent Tram two-Lot Subdivision and Steep Slope Conditional Use Permits (SSCUPs), (II) hold a Work Session and take public input, and (III) continue to a public hearing on January 24, 2024.

Description

Applicant:	Wasatch Holdings, LLC, represented by Martina Nelson, Park City Surveying, and Jason Boal, Snell and Wilmer
Location:	Parcel PC-320, Crescent Tram Road
Zoning District:	Historic Residential - 1
Adjacent Land Uses:	Residential, Open Space
Reason for Review:	Subdivisions and Conditional Use Permits require Planning Commission Final Action[1]

HR-1	Historic Residential – 1
LMC	Land Management Code
ROS	Recreation Open Space
SFD	Single-Family Dwelling
SLO	Sensitive Land Overlay
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

On April 5, 2022, the Applicant submitted a three-Lot subdivision application and has been working through Historic District Design Review and Steep Slope Conditional Use Permit review in preparation for Planning Commission consideration of the proposed subdivision.

Since their 2022 submittal, the Applicant revised their application to separate 732 Crescent (Parcel PC-338-B) from the proposed subdivision but continue to request that the remaining land (Parcel PC-320) be subdivided into two separate Lots, each with a

[1] LMC § 15-1-8(G) & (H)

Steep Slope CUP.

Parcel PC-320 is 0.14 acres (6,235 square feet) of vacant land in the Historic Residential – 1 (HR-1) Zoning District. The applicant is proposing to subdivide the parcel into two Single-Family Lots with access to Crescent Road via a 16-foot-wide private shared driveway. Proposed Lot 1 is 0.0757 acres (3,296 square feet), and proposed Lot 2 is 0.0675 acres (2,939 square feet), both under the 3,750-square-foot Maximum Lot Size recently established for the HR – 1 Zoning District.

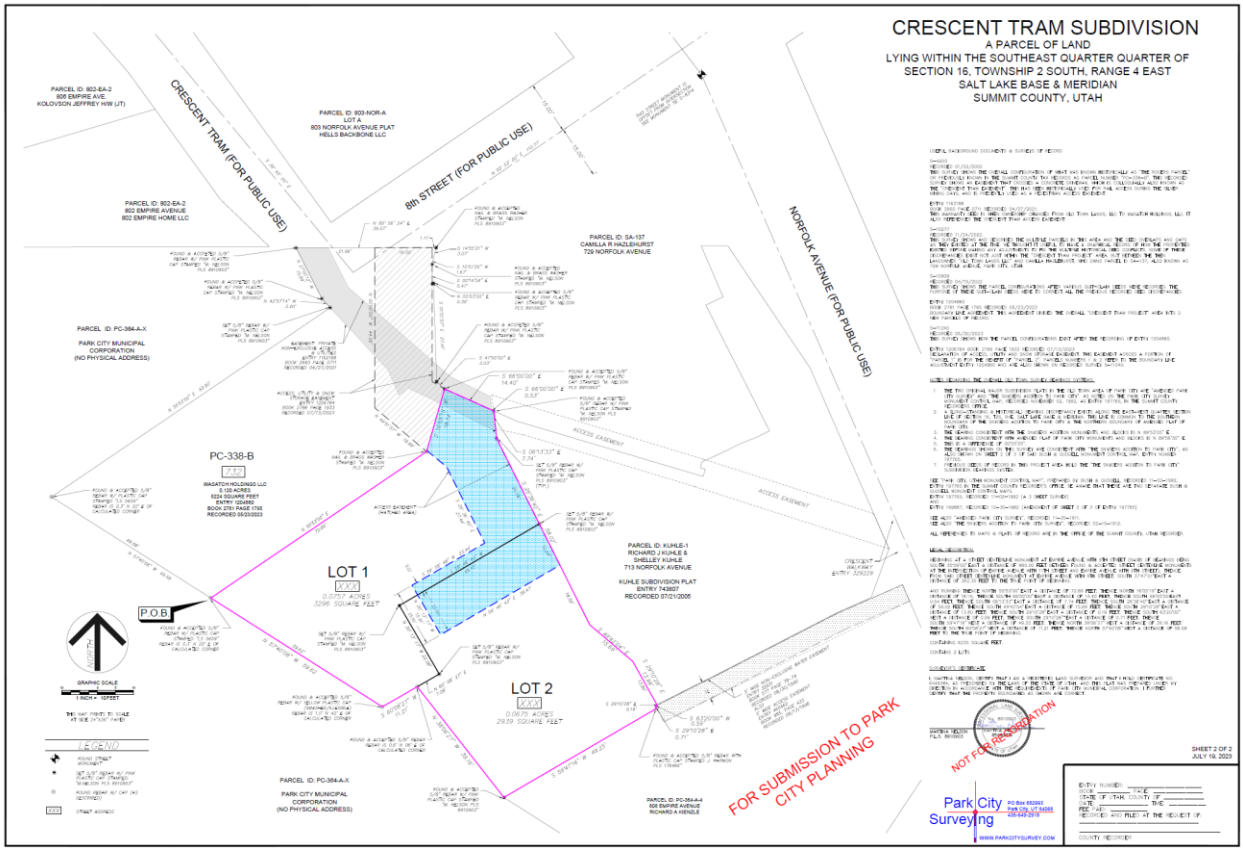


Figure 1: Proposed 2-Lot Subdivision with a private shared driveway highlighted in blue.

The private shared driveway is accessed across 732 Crescent Road (PC-338-B), a separate parcel owned by the applicant. This parcel is 0.12 acres (5,224 square feet) and is a Landmark Historic Site improved with a Single-Family Dwelling the Applicant is proposing to rehabilitate with an addition (not part of this application). PC-320 and PC-338-B are metes and bounds parcels recorded through a Boundary Line Agreement and Record of Survey, on May 23, 2023, Summit County Entry No. 1204860. Both parcels must be subdivided Lots prior to the issuance of any building permits.

Figure 2: 732 Crescent Road and vacant hillside.

Background

The Planning Commission held a Work Session to discuss the Application on July 27, 2022 (Staff Report, Minutes beginning on p. 18). At that time, the Applicant was seeking a three-Lot Subdivision which included the Landmark Historic Site at 732 Crescent Road. At the Work Session the Planning Commission identified the following:

- The impact of three houses versus two houses
- Vehicular and pedestrian conflicts in the private shared driveway due to the Crescent Road pedestrian path which crosses the proposed shared driveway
- Sufficient emergency service access
- The amount of excavation and disruption to the hillside and existing vegetation
- Sightlines on Crescent Road which is narrow and steep

The Applicant has since removed 732 Crescent Road from this proposal but is still seeking two additional Lots.

Analysis

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. define Development parameters that are consistent with the General Plan policies for the Historic core; and
E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[2]

The Applicant submitted a Steep Slopes Map that includes vegetation and contour lines. Over 70% of the Parcel proposed for subdivision consists of Very Steep Slopes (40%+), approximately 15% of the Parcel is in the SLO, and approximately 20% of the Parcel is dedicated to the private shared driveway, all of which significantly constrain development on the site.

[2] LMC § 15-2.2-1

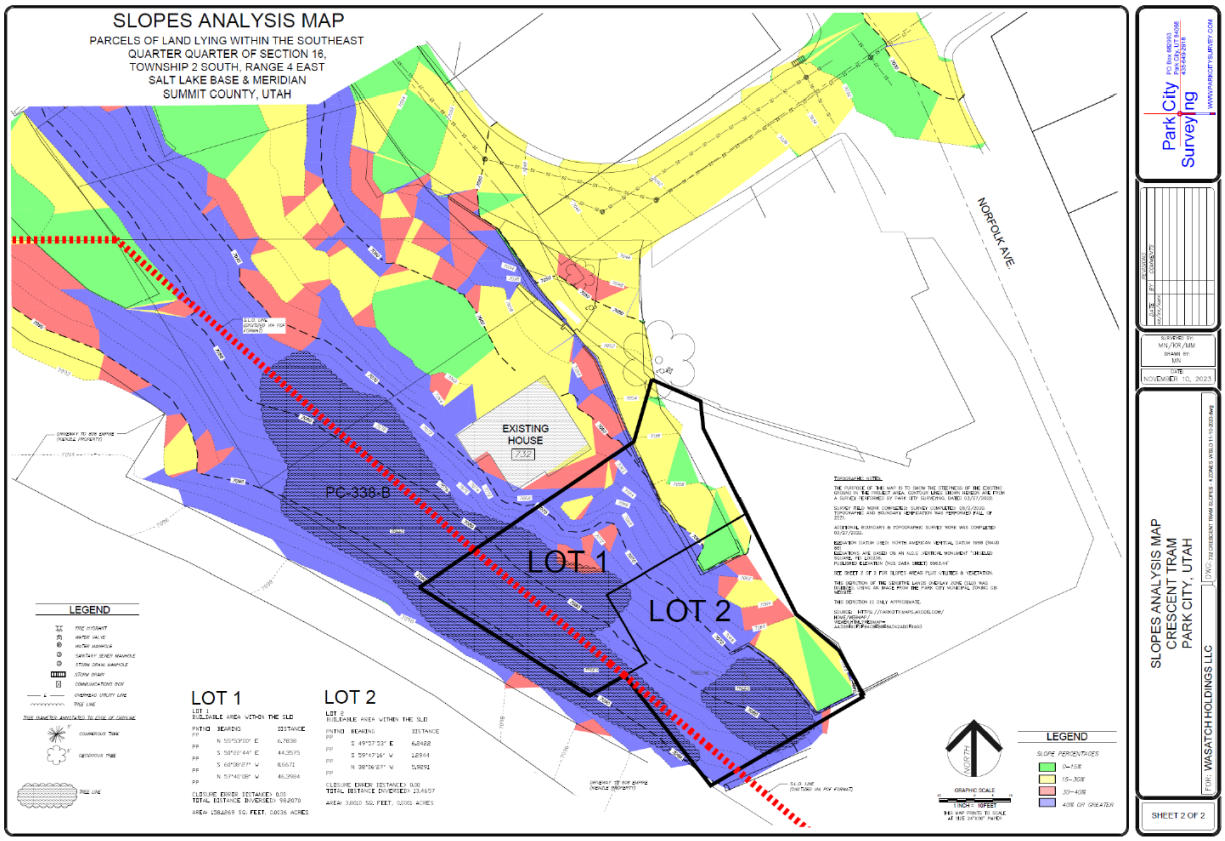


Figure 3: Slopes Map with vegetation and contour lines.

Table 1: Preliminary Site Suitability Analysis

	Parcel PC-320 (SF)	%	Proposed Lot 1 (SF)	%	Proposed Lot 2 (SF)	%
Lot Area	6,235	100%	3,296	100%	2,939	100%
Shared Driveway Area	1,259	20%	761	23%	498	17%
SLO Area	934	15%	769	23%	165	6%
Very Steep Slopes Area (40%+)	4,466	72%	2,333	71%	2,133	73%

Historically, the parcel proposed for subdivision contained one Single-Family Dwelling, which burned down in 2008 and was not rebuilt (Exhibit B, Park Record Article). Based on the purposes of the HR-1 Zoning District and the SLO, Steep Slope, and Subdivision regulations, staff recommends the Planning Commission provide input on the following so that staff can issue a Site Suitability Determination:

- Whether the regulations of the LMC support the creation of one Single-Family Dwelling Lot rather than two, with the possibility of a detached garage and/or Accessory Apartment to preserve and not overwhelm the adjacent Landmark Historic Site, to encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and to mitigate

impacts to mass, scale, and the environment. While the two proposed Single-Family Dwelling Lots are under the maximum Lot Size established by Ordinance No. 2023-50, adopted by the City Council on October 26, 2023, the Applicant is vested under the regulations in place at the time of complete Application submittal on April 5, 2022, and if the Planning Commission recommends one Lot for the Parcel, the Maximum Lot Size regulations adopted on October 26, 2023, by the City Council do not apply.

- Conditions of Approval to prohibit development and the removal of vegetation in the SLO.
- Conditions of Approval to minimize the Building Footprint in order to limit site disturbance and grade changes to Very Steep Slopes.
- Conditions of Approval to minimize the volume of development adjacent to the Historic Landmark Site.

(I) The proposed subdivision is partially within the Sensitive Land Overlay.

LMC § 15-1-6(A) states the zoning boundary lines are intended to conform to existing Property boundary lines when not in a public Right-of-Way, or to follow the center line of public Rights-of-Way, including prescriptive Rights-of-Way, unless the lines are located by specific dimensions, in which case the dimensions shall control." However, LMC § 15-1-6(B) states where the Zoning District lines appear to have intentionally divided a Lot or Parcel between two (2) or more districts, the applicable zoning for each portion of the Lot or Parcel must be determined by using the scale shown on the map."

769 square feet of the rear of Lot 1 and 165 square feet of the rear of Lot 2 are within the SLO, shown in the Applicant's submittal in red below:

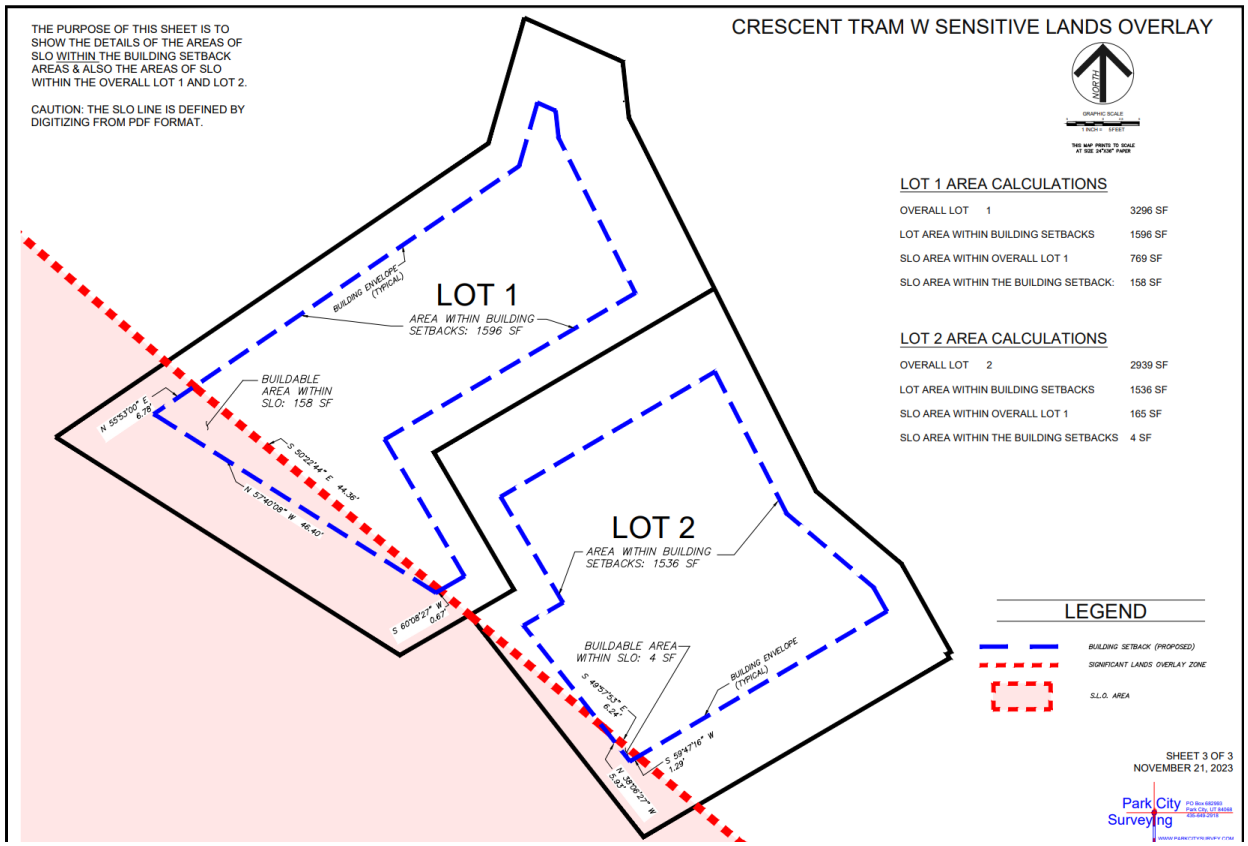


Figure 4: Surveyor's illustration of potential maximum allowed Building Pads based on required Setbacks.

LMC § 15-2.21-2(E) states if the Applicant demonstrates that SLO regulations would deny any reasonable Use of the Property, the Planning Commission may modify the application of these regulations to provide the Applicant reasonable Use of the Property.

The Applicant submitted a Sensitive Lands Analysis identifying the Slopes, Vegetation, and a Visual Assessment of the proposed development from 445 Marsac Avenue, City Hall. Due to most of the Lot being Steep and Very Steep Slopes, a Soils Investigation Report and a Geotechnical Report will be required prior to the issuance of any building permits.

Based on the Applicant's Sensitive Lands Analysis Staff recommends the Planning Commission consider keeping the Site as one Lot which may allow for a Duplex Dwelling but minimize the Building Footprint and disturbance of the Very Steep Slopes or consider a Single-Family Dwelling with a detached garage and possible accessory structure to break up the mass of any proposed structures.

If the Planning Commission prefers two Lots Staff recommends the Planning Commission consider decreased Footprints and increased rear Setbacks to prohibit development in the SLO and to help mitigate the impact of development on the environment.

For the portion of the property within the SLO, LMC § 15-2.21-4 outlines the following slope protections for the SLO:

A. **PROHIBITIONS**. No Development is allowed on or within fifty feet (50'), map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high-hazard geologic Areas. As used herein, an Area of Very Steep Slopes must cover a topographic Area at least twenty-five feet (25') vertically, upslope or downslope, and fifty feet (50') horizontally in any direction to be subject to this prohibition.

   The Planning commission may vary the Setback from Very Steep Slopes if the Planning Commission can make all of the following findings during the suitability review:

   1. Varying the Setback does not create an intrusion by Buildings into the Ridge Line Area when viewed from designated Vantage Points, Section 15-2.21-3(A)(4), or other Vantage Points designated by the Planning staff or Commission, Section 15-2.21-3(B)(1);

The proposed development is not located near a Ridge Line Area.

   2. Building Areas in the Setback do not create excessive cut or fill Slopes; minimal retaining walls to limit disturbance and meet Grade may be required by the Planning Commission subject to Sections 15-2.21-4(B), (C), and (E);

The development as proposed will require cuts and fills into Very Steep Slopes in the SLO, and staff recommends the Applicant clarify plans to demonstrate compliance with this requirement. For example, would limiting the development to areas of the Lot that have already been disturbed (existing driveway area and the foundation of the house that burned down in 2008) help to limit site disturbance?

Any required cuts, fills, and retaining walls must be shown on plans prior to the public hearing. Additionally, Final Grade cannot exceed a four-foot vertical difference from Existing Grade pursuant to LMC § 15-2.2-5.

   3. Limits of Disturbance around any Structure within the Setback shall be limited to the minimal Area necessary to excavate and backfill the foundation. Decks and patios in the area of the Very Steep Slope setback, may not extend more than fifteen feet (15') beyond the foundation walls or the minimal excavation/backfill Areas, whichever is greater;

Due to the Very Steep Slopes and the SLO the Planning Commission may wish to prohibit development and the removal of vegetation in the SLO area and consider COA 3 and 4 requiring that the Rear Setbacks be measured from the SLO boundary to help

preserve Steep Slopes, Significant Vegetation, and Open Space on site, and that decks and patios in the Very Steep Slope Area may not extend more than fifteen feet (15') beyond the foundation walls.

4. No additional erosion, land subsidence, or avalanche hazard is created;

Staff recommends the Applicant update plans to demonstrate compliance with this requirement.

5. The Site plan results in an improved organization of units through vegetation avoidance, minimization of changes to the viewshed from public Areas, and reduction of Site disturbance;

The proposed two-Lot Subdivision significantly disturbs the Very Steep site, and the Planning Commission may wish to consider whether one Single-Family Dwelling Lot rather than two Lots would help to mitigate changes to the viewshed, impacts on the adjacent Landmark Historic Site, and site disturbance of the Very Steep Slopes and SLO area. Restrictions may be placed on Setbacks and Footprint or be limited to portions of the site that were previously disturbed.

6. The reduction in Setback results in a reduction in overall project Density or Development massing as established by the Planning Staff's Site Suitability Determination, and

Based upon preliminary site suitability and pending Planning Commission discussion, the Planning Commission may wish to consider COA 3 which prohibits development and the removal of vegetation in the SLO and requires that Rear Setbacks be measured from the SLO boundary to preserve Steep Slopes, Significant Vegetation, and Open Space on site. Additionally, the Planning Commission may wish to consider COA 9, to remove the private shared driveway area and the portion of the Lot(s) located in the SLO from the Maximum Building Footprint in order to reduce the massing and impacts on the Very Steep Slopes.

7. In no case shall additional disturbance be allowed beyond the maximum area determined in the Site Development Suitability Determination (see Section 15-2.21-2(C)).[3]

The Planning Commission may wish to consider keeping the site as one Lot to minimize disturbance of the site which historically contained one Single Family Dwelling, to locate development outside of the SLO and as far from the Very Steep Slope and vegetated areas as possible, to minimize the need for cuts, fills, and retaining walls, and to minimize impacts on the adjacent Landmark Historic Site. Once the Planning

[3] LMC § 15-2.21(A)

Commission has provided input on the above, staff will prepare a Site Suitability Determination.

(II) Steep Slope CUPs are subject to the following nine Criteria:[4]

LMC Chapter 15-2.2-6, Development on Steep Slopes, states "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 Chapter 15-13 and Architectural Review Chapter 15-5."

Due to most of the site consisting of Very Steep Slopes, Planning Staff recommends the Planning Commission determine if one Lot or two smaller Lots are appropriate for the site, and if the Building Footprint or Setbacks should be adjusted to reduce the impact of development on the Lot(s) and neighborhood pursuant to the Steep Slope and Sensitive Land Overlay regulations.

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

   Due to the vegetation and Very Steep Slopes of the Lots (> 40%) Staff is concerned that development of two Single-Family Dwellings will have a significant negative environmental impact on the hillside and neighborhood. Staff recommends that development be prohibited in the SLO, and that Rear Setbacks be established from the SLO to limit impacts on Slopes, vegetated areas, and the Crescent Tram pathway (COA 3). The Planning Commission may also wish to consider reductions to the Building Footprint to reduce the visual and environmental impacts of development on the Parcel or require that disturbance be limited to previously disturbed areas.

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

   The Applicant submitted a Sensitive Land Analysis (Exhibit C) for the two-Lot Subdivision Application as well as a proposed Streetscape Analysis (Exhibit D) and indicates that the subject property is not visible from any of the designated Vantage Points.

   Although the site is minimally visible from established Vantage Points development will have a significant environmental impact on the Very Steep Slopes, the adjacent Landmark Historic Structure, and will be highly visible from Crescent Road and the

[4] LMC § 15-2.2-6(B)

Crescent Tram pathway. Staff recommends the Planning Commission consider reductions to the Density, allowed Building Footprint, and increased Setbacks, or include specific Limits of Disturbance to mitigate the impact of development and to help mitigate development on Steep Slopes and the Crescent Tram pathway.

Figure 5: Applicant's Streetscape rendering of the proposed two-Lot Subdivision.

3. **Access. Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.**

   The proposed shared private driveway minimizes curb cuts on Crescent Road and is encouraged in the Historic District. However, the applicant should provide information on the grade of the driveway to ensure compliance with LMC § 15-3-3(A)(4), which requires that driveways do not exceed a 14% slope. Staff notes there is a utility pole in the middle of the driveway that must be relocated.

   Additionally, Staff recommends a Condition of Approval that four feet of the Crescent Tram pathway that runs through the site be constructed with material distinguished from the private shared driveway, and that the Applicant install and maintain signage indicating public access allowed, as approved by the Trails and Open Space Manager, Engineering Department, and Planning Department.

4. **Terracing. The project may include terraced retaining Structures if necessary to retain Natural Grade.**

   Proposed plans for Lot 1 and 2 are attached (Exhibit E and F). The proposed

residences have not gone through Historic District Design Review yet and may be revised. The proposed house on Lot 1 is 4,127 square feet (not including the garage) with a 1,384 square foot footprint. The proposed house on Lot 2 is 3,754 square feet (not including the garage) with a 1,275 square foot footprint. Both residences, as proposed require significant cuts into the grade.

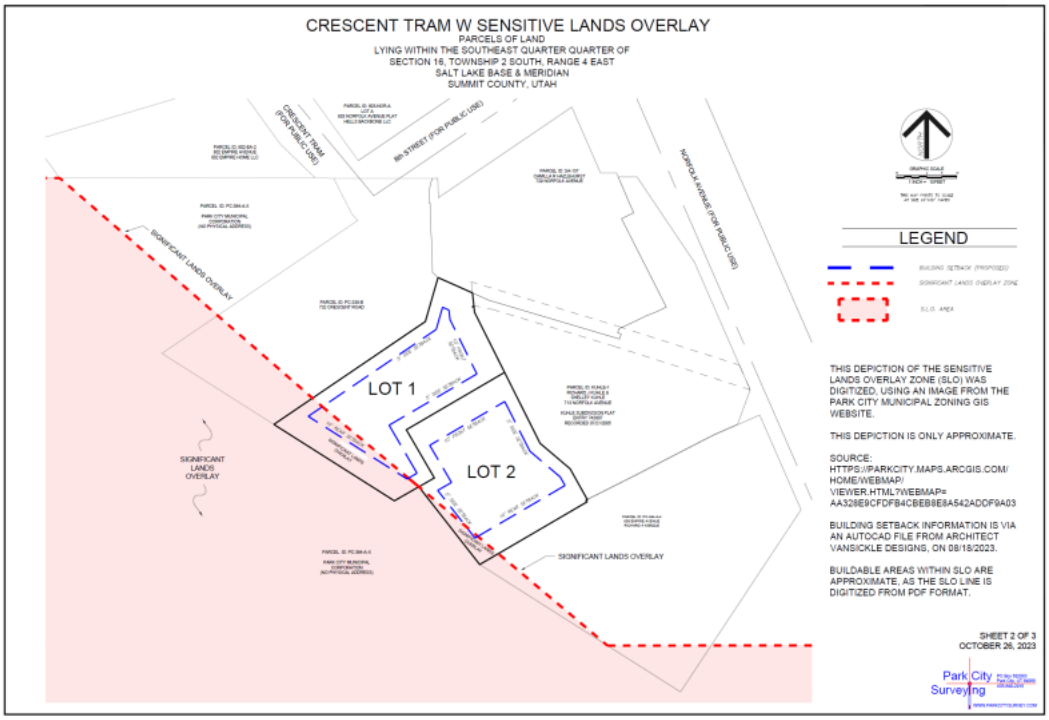


Figure 6: Applicant's Site Plan illustrating required Setbacks.

Staff recommends the Planning Commission consider Conditions of Approval which set parameters for the proposed development including that the Rear Setback be measured from the SLO boundary, and that the maximum Building Footprints not include the private shared driveway area, or the portion of the Lot located in the SLO.

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.**

   Staff recommends the Applicant update submitted plans and demonstrate how the proposed development minimizes alterations to the natural topography of the Site.

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

Proposed structure(s) must comply with the Historic District Design Guidelines and be compatible with the Historic District. Staff recommends the Planning Commission consider Conditions of Approval that reduce the Density and perceived bulk of development and do not overshadow the adjacent Landmark Historic Site. As noted above, the Planning Commission may require a garage separate from the main structure or no garage in order to decrease the perceived bulk of the Main Building. If the Planning Commission decides that site constraints warrant only one Lot the Applicant may wish to consider a separate barn like garage structure, with an Accessory Apartment above to reduce the mass of the main residence.

7. **Setbacks. The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.**

   The Planning Commission may adjust the Setbacks to restrict development in the SLO and protect Very Steep Slopes and vegetation. Staff recommends prohibiting development and the removal of vegetation in the Sensitive Land Overlay portions of the Lots, and that the Rear Setbacks shall be measured from the Sensitive Land Overlay boundary to preserve Open Space on site.

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 Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and existing Structures.**

   Staff recommends the Planning Commission consider Conditions of Approval to limit the Building Footprint due to the extensive private shared driveway and Very Steep Slopes. The Planning Commission may wish to increase rear Setbacks from the SLO.

9. **Building Height (Steep Slope). The Zone Height in the HR-1 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.**

   Staff recommends the Planning Commission consider Conditions of Approval 8, to

limit the Building Height on the proposed new Lots to not exceed the Building Height of any addition approved to the adjacent Landmark Historic Structure to minimize the visual mass of development and to not negatively impact the adjacent Landmark Historic Structure.

(III) The proposed subdivision, as conditioned, complies with the HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2**.**

The table below outlines the Lot and Site Requirements of the HR-1 Zoning District for the Parcel as a whole, and the proposed two-Lot Subdivision:[5]

	HR-1 Zoning Requirements		
	Parcel PC-320	**Proposed Lot 1**	**Proposed Lot 2**
Lot Size: The minimum Lot Area is 1,875 square feet for a Single-Family Dwelling (SFD) and 3,750 square feet for a Duplex	**Complies for SFD or Duplex Dwelling** 6,235 square feet	**Complies for SFD** 3,296 square feet **Does not Comply for Duplex**	**Complies for SFD** 2,939 square feet **Does not Comply for Duplex**
Lot Width: 25 feet measured 15 feet back from the Front Lot Line	**Complies** >25 feet	**Complies** >25 feet	**Complies** >25 feet
Maximum Building Footprint: Based on Lot Size MAXIMUM FP = (A/2) x $0.9^{A/1875}$ Where FP = maximum Building Footprint and A= Lot Area	**Must Comply** 2,196 square feet 1,881 square feet without the shared driveway 1,967 square feet without the SLO Area 1,610 square feet excluding the drivweway and SLO Area	**Must Comply** 1,369 square feet 1,099 square feet without the shared driveway 1,096 square feet without the SLO Area 800 square feet excluding the drivweway and SLO Area	**Must Comply** 1,245 square feet 1,064 square feet without the shared driveway 1,187 square feet without the SLO Area 1,001 square feet excluding the drivweway and SLO Area
Minimum Front Setback -	**Must Comply**	**Must Comply**	**Must Comply**

[5] LMC § 15-2.2-3

10 feet			
Minimum Side Setback - 3 feet	**Must Comply**	**Must Comply**	**Must Comply**
Minimum Rear Setback - 10 feet	**Must Comply**	**Must Comply**	**Must Comply**
Maximum Building Height: 27 feet from Existing Grade	**Must Comply**	**Must Comply**	**Must Comply**
Parking – 2 per Dwelling Unit	**Must Comply**	**Must Comply**	**Must Comply**

Staff Notes that if the Lot were kept whole, the Maximum Building Footprint allowed is 2,196 square feet, and the site could accommodate a Large Single Family or Duplex Dwelling, and/or a detached garage and Accessory Dwelling Unit, which may be more appropriate for the site given the significant site constraints (Very Steep Slopes, SLO, etc.). Staff also notes that a significant portion of the Lot is in the SLO and dedicated to the private shared driveway and the Commission should consider if the Applicant should be allowed to count these areas when calculating the maximum allowed Building Footprint(s) (COA 10).

If the Lot is subdivided into two Single Family Dwelling Lots the combined Maximum Building Footprint is 2,614 square feet (1,369 square feet + 1,245 square feet), which is more Footprint than if the Lot were kept whole. The Planning Commission may consider reductions to the Maximum Building Footprint and/or require the Applicant remove the private shared driveway and SLO area from the Building Footprint.

If the Lots were the typical sized 25 x 75 Historic Lots (1,875 square feet) the Maximum Building Footprint allowed is 843 square feet per Lot. Due to the environmentally sensitive hillside Areas, the SLO criteria, and the Steep Slopes criteria the Planning Commission may consider restricting the Footprint to reflect more typically sized lots to help mitigate adverse effects on the neighborhood.

Staff recommends the Planning Commission discuss if the SLO and private shared driveway areas should be removed from the Lot Size for the purposes of calculating Building Footprint, or if the Building Footprint should be restricted to more typically sized Lots, and how the Lots can be conditioned so that future development minimizes cuts and fill on the Very Steep Slope, and is the least disruptive to the site and compatible with the historic character of the neighborhood and adjacent Landmark Historic Site.

LMC Chapter 15-3-8, Parking in the Historic District, allows for private shared driveways. Each Lot will be required to provide parking for two cars on site. Staff requested *the Applicant provide a swept path analysis showing that cars can exit the*

site safely in a forward direction and document that 15% of the hard surface area is available for snow storage prior to the Work Session.

(III) The proposed subdivision and Steep Slope CUPs do not prohibit a future public staircase from Crescent Tram to Empire Avenue.

In 2020, when the adjacent 802 Empire Avenue Subdivision was approved to create two Lots from seven parcels, the neighborhood expressed an interest in a future pedestrian access staircase from Crescent Tram to Empire Avenue. The Planning Commission's final motion included a recommendation that the City Council consider the potential location of a future stairway connecting Empire Avenue to the Crescent Tram pedestrian path.

The City Engineer confirmed the proposed subdivision and private drive location does not preclude a future alignment or improvement in some form on the City's adjacent land from Crescent Tram to Empire Avenue. This project is still pending CIP budgeting and prioritization.

Figure 8: Potential location of 8th Street stairs (no current plans) shown in green on City property connecting the Crescent Tram pathway to Empire Avenue.

The adjacent Subdivision at 802 Empire included the following Conditions of Approval which the Planning Department recommends be considered for the 732 Crescent Subdivision:

- Neither the shared driveway nor the future residences shall prohibit pedestrian access of a future 8th Street public pathway, located just south of the 802 Empire

Avenue Subdivision, connecting Empire Avenue to the Crescent Tram pedestrian pathway.

- The Applicant or assignees shall not oppose, and will work with the City, if it is determined that a staircase or other form of public access connecting Crescent Tram to Empire Avenue, adjacent to the subject property, is determined to be appropriate at some point in the future. The Applicant agrees to include an offer of dedication for the connection if requested by the City Engineer on the applicable future application.

(IV) The proposed subdivision complies with LMC Chapter 15-7.1-4, *Subdivision Procedures*.

LMC § 15-7.3-1(D) states:

RESTRICTIONS DUE TO CHARACTER OF THE LAND. Land which the Planning Commission finds to be unsuitable for Subdivision or Development due to flooding, improper drainage, Steep Slopes, rock formations, Physical Mine Hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, geologic hazards, utility easements, or other features, including ridge lines, which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the Subdivision and/or its surrounding Areas, shall not be subdivided or developed unless adequate methods are formulated by the Developer and approved by the Planning Commission, upon recommendation of a qualified engineer, to solve the problems created by the unsuitable land conditions. The burden of the proof shall lie with the Developer. Such land shall be set aside or reserved for Uses as shall not involve such a danger.

As noted above, staff recommends the following conditions of approval:

- Conditions of Approval to prohibit development and the removal of vegetation in the SLO (LMC § 15-2.21-4(A)(1-7)).
- Conditions of Approval to minimize the Building Footprint in order to limit site disturbance and grade changes to Very Steep Slopes (LMC § 15-2.2-6(B)(1-9)).
- Conditions of Approval to minimize the volume of development adjacent to the Historic Landmark Site (LMC § 15-2.2-6(B)(8) & (9)).
- Conditions of Approval that limit cuts, fills and retaining walls (LMC § 15-2.21-4(A)(1-7)).

Additionally, Subdivisions are reviewed according to LMC § 15-7.1, and approval requires a finding of Good Cause and a finding that no Public Street Right- of-Way, or easement is vacated or amended.

LMC § 15-15-1 defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing

issues and non-conformities, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community."

Staff finds there may be Good Cause for the proposed two-Lot Subdivision as conditioned as both Lots meet the zoning requirements of the HR-1 District and access will be via a private shared driveway which is encouraged in the Historic District. The Applicant has agreed to grant the City a 15-foot wide pedestrian access easement for the Crescent Tram path maintaining public access across the private shared driveway. The Planning Commission should consider Conditions of Approval to reduce the Building Footprint, increase Setbacks, limit the removal of vegetation in the SLO, preserve Open Space on site, limit the Density and volume of development, and minimize cuts, fill, and retaining walls on Very Steep Slopes.

No Public Street, Right-of-Way, or easement is vacated or amended except for a pedestrian access easement for the Crescent Tram path.

(IV) The Development Review Committee requires Conditions of Approval.[6]

The Development Review Committee reviewed the proposal on November 21, 2023, and noted that utility easements will be required for the water and sewer lines.

Department Review

The Planning Department, Engineering 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 November 15, 2023. Staff mailed courtesy notice to property owners within 300 feet on November 15, 2023. The *Park Record* published notice on November 15, 2023.[7]

Public Input

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

Alternatives

- The Planning Commission may approve the Subdivision with Conditions;
- The Planning Commission may deny the Subdivision and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to January 24, 2024.

Exhibits

Exhibit A: Draft Final Action Letter and Plat
Exhibit B: Park Record Article
Exhibit C: Applicant's Sensitive Lands Analysis
Exhibit D: Applicant's Streetscape
Exhibit E: Proposed Plans for Lot 1
Exhibit F: Proposed Plans for Lot 2

[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

Planning Department

January 24, 2024

Wasatch Holdings, LLC
267 Crescent Bay Drive
Laguna Beach, CA 92651
949.292.1540
anthonywhynws@hotmail.com

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	Crescent Tram Subdivision Parcel PC-338-B
Zoning District:	Historic Residential - 1
Application:	Subdivision and Seep Slope CUPs
Project Number:	PL-22-05223 (Subdivision), PL-21-04909 & PL-21-04911 (SSCUPs)
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	January 24, 2024

Action Taken

On January 24, 2024, the Planning Commission conducted a public hearing and approved the Crescent Tram Subdivision and Steep Slope CUPs according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. On April 5, 2022, the Applicant submitted a three-Lot subdivision application and has been working through Historic District Design Review and Steep Slope Conditional Use Permit review in preparation for Planning Commission consideration of the proposed subdivision.
2. Since their 2022 submittal, the Applicant revised their application to remove 732 Crescent (parcel PC-338-B) from the proposed subdivision but continue to request that the remaining land (parcel PC-320) be subdivided into two separate Lots, each with a Steep Slope CUP.
3. Parcel PC-320 is a 0.14 acre (6,235 square feet) parcel of vacant land in the Historic Residential – 1 (HR-1) Zoning District. The proposal does not create any remnant land as the Lots on both sides of the property have already been subdivided and platted.
4. The applicant is proposing to subdivide the parcel into two Single-Family Lots with access to Crescent Road via a 16-foot-wide private shared driveway. Proposed Lot 1 is 0.0757 acres (3,296 square feet), and proposed Lot 2 is 0.0675 acres (2,939 square feet).

5. The private shared driveway is also accessed by 732 Crescent Road (PC-338-B), a separate parcel owned by the applicant. This parcel is 0.12 acres (5,224 square feet) and is a Landmark Historic Site improved with a Single-Family Dwelling the Applicant is proposing to restore with an addition (not part of this application).
6. PC-320 and PC-338-B are metes and bounds parcels recorded through a Boundary Line Agreement and Record of Survey, on May 23, 2023, Summit County Entry No. 1204860.
7. The Applicant submitted a Steep Slopes Map that includes vegetation and contour lines. Over 70% of the Parcel proposed for subdivision consists of Very Steep Slopes (40%+), approximately 15% of the Parcel is in the SLO, and approximately 20% of the Parcel is dedicated to the private shared driveway, all of which significantly constrain development on the site.
8. Future structures will require Historic District Design Review.
9. Historically, the parcel proposed for subdivision contained one Single-Family Dwelling, which burned down in 2008 and was not rebuilt.
10. The proposed subdivision is partially within the Sensitive Land Overlay.
11. LMC Chapter 15-2.2-6, Development on Steep Slopes, states “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 Chapter 15-13 and Architectural Review Chapter 15-5.”
12. The Applicant submitted a Sensitive Land Analysis for the two-Lot Subdivision Application as well as a Streetscape illustration and indicates that the subject property is not visible from any of the designated Vantage Points.
13. Although the site is minimally visible from established Vantage Points development will have a significant environment impact on the Very Steep Slopes and the adjacent Landmark Historic Structure and will be highly visible from Crescent Road and the Crescent Tram pathway.
14. The proposed shared private driveway minimizes curb cuts on Crescent Road and is encouraged in the Historic District.
15. The proposed subdivision, as conditioned, complies with the HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2.
16. The proposed subdivision and Steep Slope CUPs do not prohibit a future public staircase from Crescent Tram to Empire Avenue.
17. The proposed subdivision complies with LMC Chapter 15-7.1-4, Subdivision Procedures.

Conclusions of Law

1. There is good cause for this Subdivision and Steep Slopes CUPs as both Lots meet the zoning requirements of the HR-1 District and access will be via a private shared driveway which is encouraged in the Historic District. The

Applicant has agreed to grant the City a 15-foot wide pedestrian access easement for the Crescent Tram path maintaining public access across the private shared driveway. No Public Street, Right-of-Way, or easement is vacated or amended with the exception of a Non-Exclusive Pedestrian Access Easement over the Crescent Tram pathway.

2. The Subdivision is consistent with the Park City Land Management Code including Sections 15-7.1-4.
3. Neither the public nor any person will be materially injured by the proposed Subdivision and Steep Slope CUPs.
4. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The applicant will record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the Plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Development and the removal of vegetation in the Sensitive Land Overlay is prohibited and the Rear Setbacks shall be measured from the Sensitive Land Overlay boundary to preserve Steep Slopes, Significant Vegetation, and Open Space on site.
4. Decks and patios in the Very Steep Slope Area may not extend more than fifteen feet (15') beyond the foundation walls.
5. The slope of the driveway shall not exceed 14%.
6. The utility pole located in the middle of the site shall be relocated.
7. The Applicant shall dedicate a 15-foot Non-Exclusive Pedestrian Access Easement on the plat for the Crescent Tram public pathway to preserve pedestrian access.
8. Four feet of the Crescent Tram pathway that runs through the site be constructed with material distinguished from the private shared driveway, and the Applicant install and maintain signage indicating public access is allowed, as approved by the Trails and Open Space Manager, Engineering Department, and Planning Department.
9. Building Heights shall not exceed the height of the addition on the adjacent Historic Landmark Site.
10. Maximum Building Footprints shall not include the private shared driveway area or the portion of the Lots located in the SLO.

11. Vehicular access to both Lots shall be from a singular shared driveway from Crescent Road at a location approved by the City Engineer.
12. Two on-site parking stalls shall be required for each Lot and there shall be no parking in the shared driveway.
13. All exterior lighting shall conform to the City's Outdoor Lighting Requirements in LMC § 15-5-5(J).
14. Prior to the issuance of any Building Permits the Planning Department shall review the proposed plans for compliance with Architectural Review Chapter 15-5, Historic Preservation Chapter 15-11, and the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13.
15. Prior to the issuance of any Building Permits the Engineering Department shall review and approve the Applicant's Soils Investigation Report and a Geotechnical Report to ensure that all run-off can be contained on site and there is sufficient snow storage area.
16. Prior to recordation of this plat, the Applicant shall record documents obliging the owners of each Lot to be financially responsible for maintaining the private shared driveway serving the Lots including snow removal and storage. This condition may be satisfied by either: (i) Applicant's formation of a homeowners' association whose recorded governing documents shall establish responsibility for such maintenance; or (ii) if Applicant does not form a homeowners' association, another recorded form of covenants to be recorded prior to or contemporaneous with the recordation of the plat which binds each Lot owner to contribute thirty-three percent (33.3%) of the cost of such maintenance.
17. The Applicant shall submit a trash and recycling receptacle management plan in a form approved by the City Engineer.
18. Neither the shared driveway nor the future residences shall prohibit pedestrian access of a future 8th Street public pathway, located just south of the 802 Empire Avenue Subdivision, connecting Empire Avenue to the Crescent Tram pedestrian pathway.
19. The Applicant or assignees shall not oppose, and will work with the City, if it is determined that a staircase or other form of public access connecting Crescent Tram to Empire Avenue, adjacent to the subject property, is determined to be appropriate at some point in the future. The Applicant agrees to include an offer of dedication for the connection if requested by the City Engineer on the applicable future application.
20. Prior to recording the Plat the Applicant shall work with the water and sewer departments to extend utilities to the site and dedicate any utility easements on the Subdivision Plat.

Planning Department

If you have questions or concerns regarding this Final Action Letter for the Crescent Tram Subdivision and Steep Slope CUPs, please call Alexandra Ananth, at 435-615-5066, or email alexandra.ananth@parkcity.org.

Sincerely,

Sarah Hall
Planning Commission Chair

CC: Project File

Exhibit A: Crescent Tram Subdivision

YOUR AD HERE »

Owner will probably rebuild after fire

News FOLLOW NEWS | Jul 2, 2008

by Jay Hamburger OF THE RECORD STAFF

The owner of an Old Town house destroyed in last week's fire said Tuesday he will probably rebuild a house on the property, but he will not start construction immediately.

Tom Peek said he planned to meet with his insurance company late on Tuesday to discuss the house, which was gutted in the fire. It is not salvageable.

Peek has owned the house for a little more than a year. He rented out the property, which goes by two addresses, 711 Norfolk Ave. and 175 8th St. It is next door to the landmark Angel House, which was damaged in the Friday fire.

The fire started in Peek's house and spread to the Angel House.

Peek, who lives in Park Meadows, wanted to keep the house as a rental property for a few years before deciding its long-term future.

"Our idea wasn't to do anything with it but collect rent for five or six years," Peek said, calling it a "good rental for us."

He owns a house next door, 732 Crescent Tram, which suffered minor damage to the outside walls in the fire, Peek said.

"I look at it and can't believe it," Peek said about the destroyed house.

Investigators by Tuesday morning had not indicated what caused the fire. Ron Ivie, City Hall's chief building official and the city's fire marshal, was expected to publicize the results of his probe as early as late Tuesday afternoon.

There was concern immediately after the fire that the Angel House suffered structural damage, and some were worried the building would need to be razed. Ivie has not provided details about the damage.

Crews at the Angel House on Monday said it remained structurally sound. Rick Lepley, a flood technician with the company Utah Disaster Kleenup who has been inside, said the building can be refurbished.

"I can guarantee it will be just like it was before," Lepley said.

He said the main level of the Angel House suffered terrible water damage, and "quite a bit" of the roof collapsed.

"You can pretty much be in any room in the upstairs and see daylight," he said.

Disaster Kleenup crews arrived early Friday evening and spent Saturday, Sunday and Monday at the site. Lepley said he expects the crews will continue working there until at least Friday.

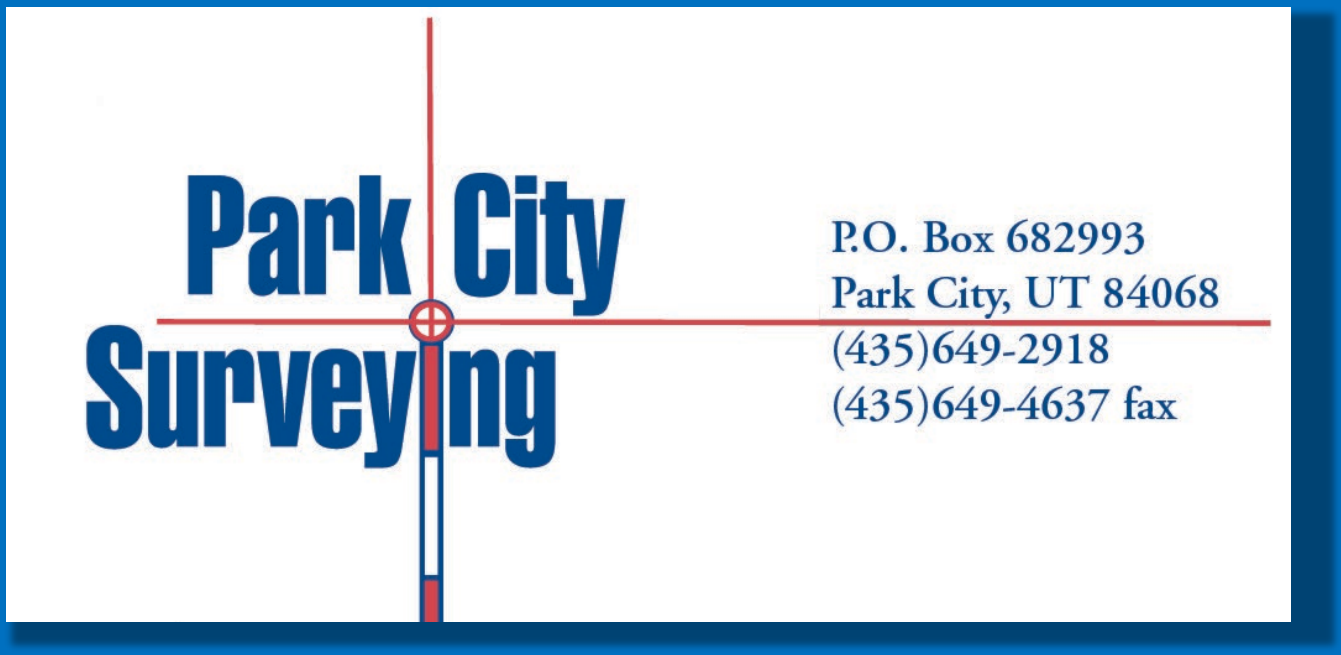
The workers planned to remove damaged Sheetrock and tear out carpets on the upper level.

They also removed the furniture on the upper levels. The furniture will be brought to a shop for cleaning and evaluation by insurance adjusters.

He said many antiques were damaged, including dressers. The workers had taken out eight beds and eight dressers or cabinets. Lepley said some are in good condition.

"They were very lucky this house didn't get damaged a lot more than it did," Lepley said.

Support Local Journalism DONATE



Sensitive Lands Overlay Analysis

Plat Amendment

Crescent Tram Subdivision

Park City, UT 84060

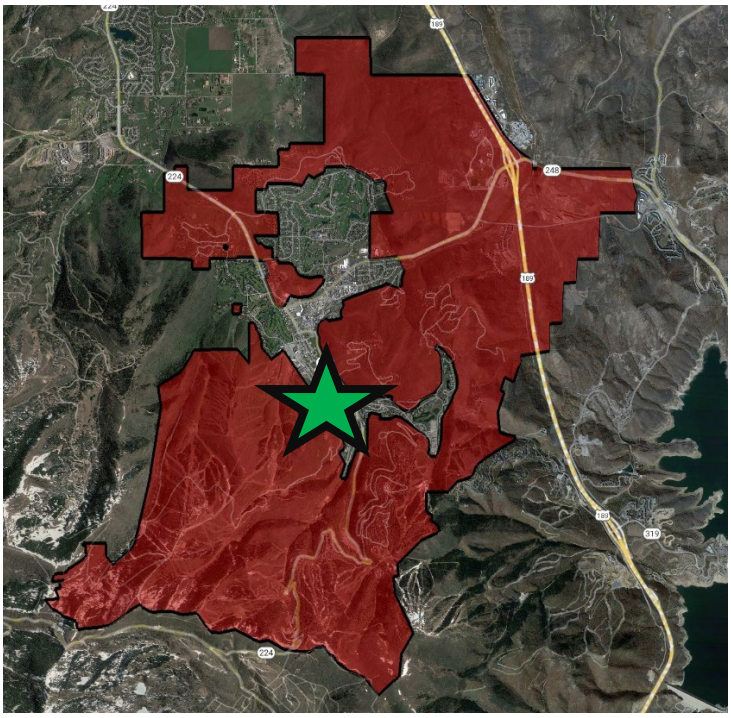
Park City Surveying
P.O. Box 682993
Park City, UT 84068
(435)649-2918
(435)649-4637 fax

November 10, 2023

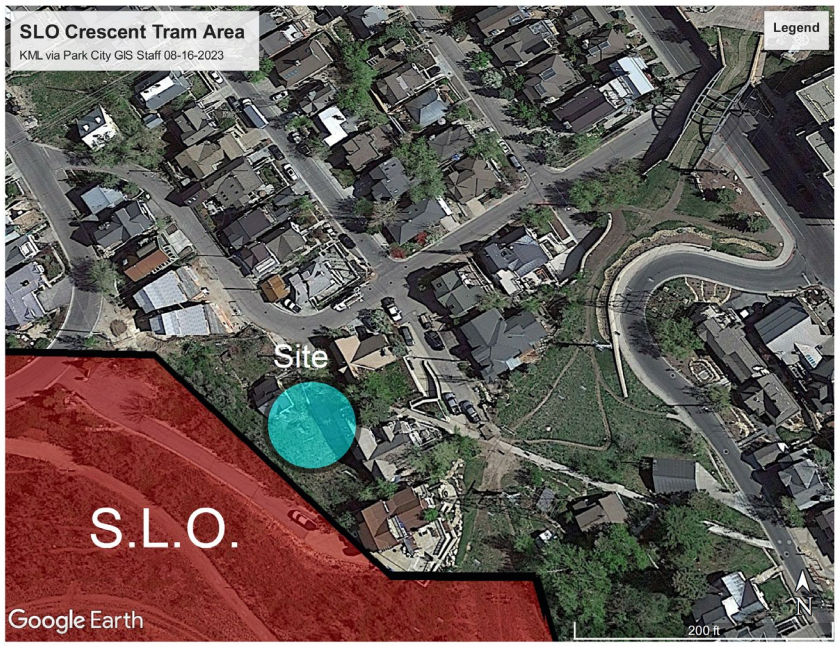
See the attached Appendix for all maps/images.

Park City Municipal's Sensitive Lands Overlay. Municipal code 15-2.21-3

Map 1a



Map 1b.



Source for this KML: Park City Municipal GIS staff.

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Chapter 2.21.3 Sensitive Lands Overlay Zone – Ordinance Provisions

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

A. Require dedicated open space in aesthetically and environmentally sensitive Areas

B. Encourage preservation of large expanses of open space and wildlife habitat

C. Cluster development while allowing a reasonable use of property

D. Prohibit development on ridge line areas, steep slopes, and wetlands

E. Protect and preserve Environmentally sensitive land.

(*Amended by Ord. No. 07-81)*

OVERLAY REVIEW PROCESS: The overlay review process has four primary steps:

1. SENSITIVE LAND ANALYSIS

Applicants for development within the SLO must identify the property's sensitive environmental and aesthetic areas such as steep slopes, ridge line areas, wetlands, stream corridors, wild land interface, and wildlife habitat areas and provide at time of application a sensitive land analysis.

2. APPLICATION OF OVERLAY ZONE REGULATIONS

Regulatory standards apply to the type of sensitive land delineated.

3. SITE DEVELOPMENT SUITABILITY DETERMINATION

Staff shall review the sensitive land analysis, apply the applicable sensitive land overlay regulations, Section 15-2.21-4 through 15-2.21-9, and shall prepare a report to the applicant and the Planning Commission identifying those areas suitable for development as developable land.

4. HARDSHIP RELIEF

If the Applicant demonstrates that the regulations PARK CITY MUNICIPAL CODE - TITLE 15 LMC, Chapter 2.21 Sensitive Land Overlay Zone (SLO) Regulations 15-2.21-2 would deny all reasonable use of the property, the Planning Commission may modify application of these regulations to provide the applicant reasonable use of the property.

(Amended by Ord. No. 07-81)

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SENSITIVE LAND ANALYSIS:

1. Visual Assessment

A visual assessment of the Property from Vantage Points designated by the Planning Department and identified by the Applicant with latitude and longitude coordinates, depicting conditions before and after the proposed Development, including the proposed location, size, design, landscaping, and other visual features of the project.

2. Slope/Topographic Map

A slope and topographic map based on a certified boundary survey depicting contours at an interval of five feet (5') or less. The map must highlight area of high geologic hazard, areas subject to land sliding, and all significant steep slopes in the following categories: greater than 15%, greater than 30%, and very steep slopes greater than 40%.

3. For properties with steep slopes or with very steep slopes within fifty feet (50') of the property, the following are also required:

SOIL INVESTIGATION REPORT. A soil investigation report, including but not limited to shrink-swell potential water table elevation, general soil classification and suitability for Development, erosion potential, hazardous material analysis, and potential frost action. The soils report shall indicate whether the property is 1) within the Prospector Soils Ordinance area and 2) within a Point Source water protection zone.

GEOTECHNICAL REPORT. A geotechnical report which must include the location of major geographic and geologic features, the depth of bedrock, structural features, folds, fractures, etc., and potential land slide and other high-hazard Areas such as mine shafts and avalanche paths.

ADDITIONAL SLOPE INFORMATION. A Slope/topographic map depicting contours at an interval of two feet (2').

4. Ridge Line Area

A map depicting all crests of hills and ridge line areas.

5. Vegetative Cover

A detailed map of vegetative cover, depicting the following: deciduous trees, coniferous trees, gamble oak or high shrub and sage, grassland, and agricultural crops.

The Planning Department may require a more detailed tree/ vegetation survey if the site has unusual or significant vegetation, stand of trees, or woodlands.

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6. Designated Entry Corridors and Vantage Points

Designated entry corridors and vantage points present within or adjacent to the site, including Utah highway-248 east of Wyatt Earp Way and Utah highway-224 north Holiday Ranch.

7. Wetlands

A map delineating all wetlands established by using the 1987 Federal Manual for identifying and Delineating Jurisdictional Wetlands, as amended. See Section 15-2.21-6.

8. Stream Corridors, Canals, and Irrigation Ditches

A map delineating all stream corridors, canals, and irrigation ditches, defined by the Ordinary High-Water Mark.

9. Wildlife Habitat Areas

A map depicting all wildlife habitat areas, as defined by the wildlife habitat report shall be provided by the applicant. The wildlife habitat report shall be prepared by a professional, qualified in the areas of ecology, wildlife biology, or other relevant disciplines.

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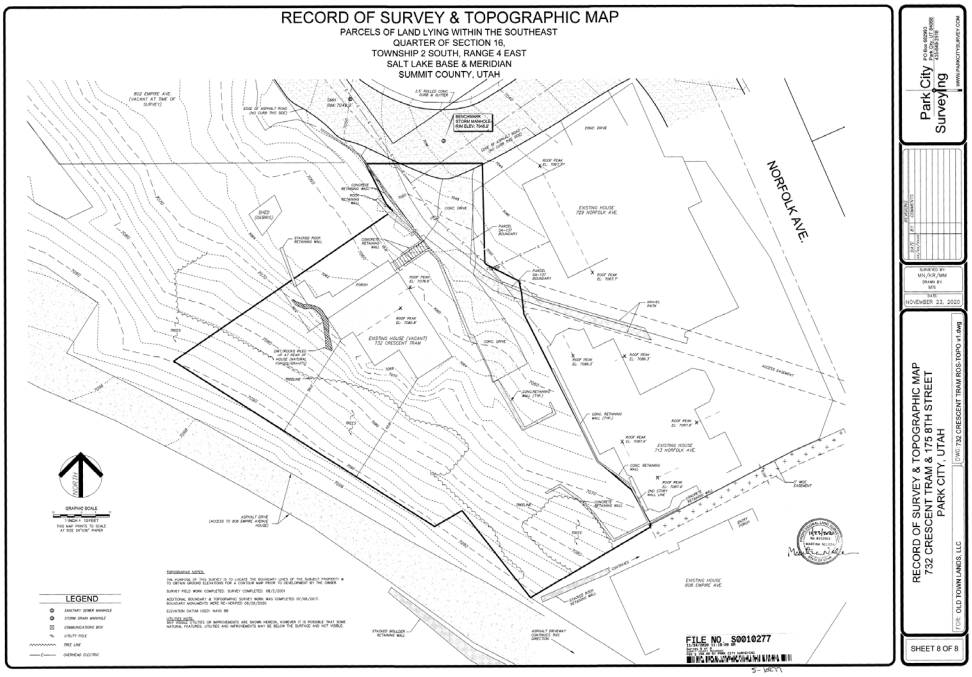
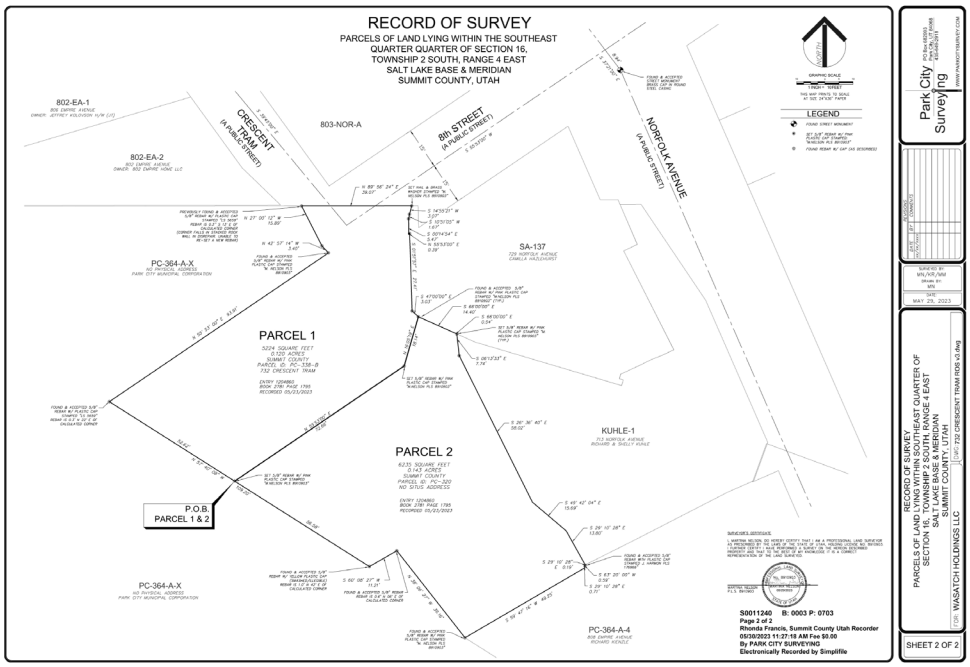
Map 2. BOUNDARY SURVEY & EXISTING CONDITIONS Map S-10277.
This is page 8 of the 8-page survey. *(This field survey was performed prior to the recently recorded Boundary Line Agreement, Entry 1204860.)*



Map 3. After a Boundary Line Agreement was recorded 05/23/2023 as Entry 1204860, Book 2781 Page 1795, the new parcel configuration looks like this. This is recorded survey S-11240. Parcel 2 is what the current Plat Amendment application contains.



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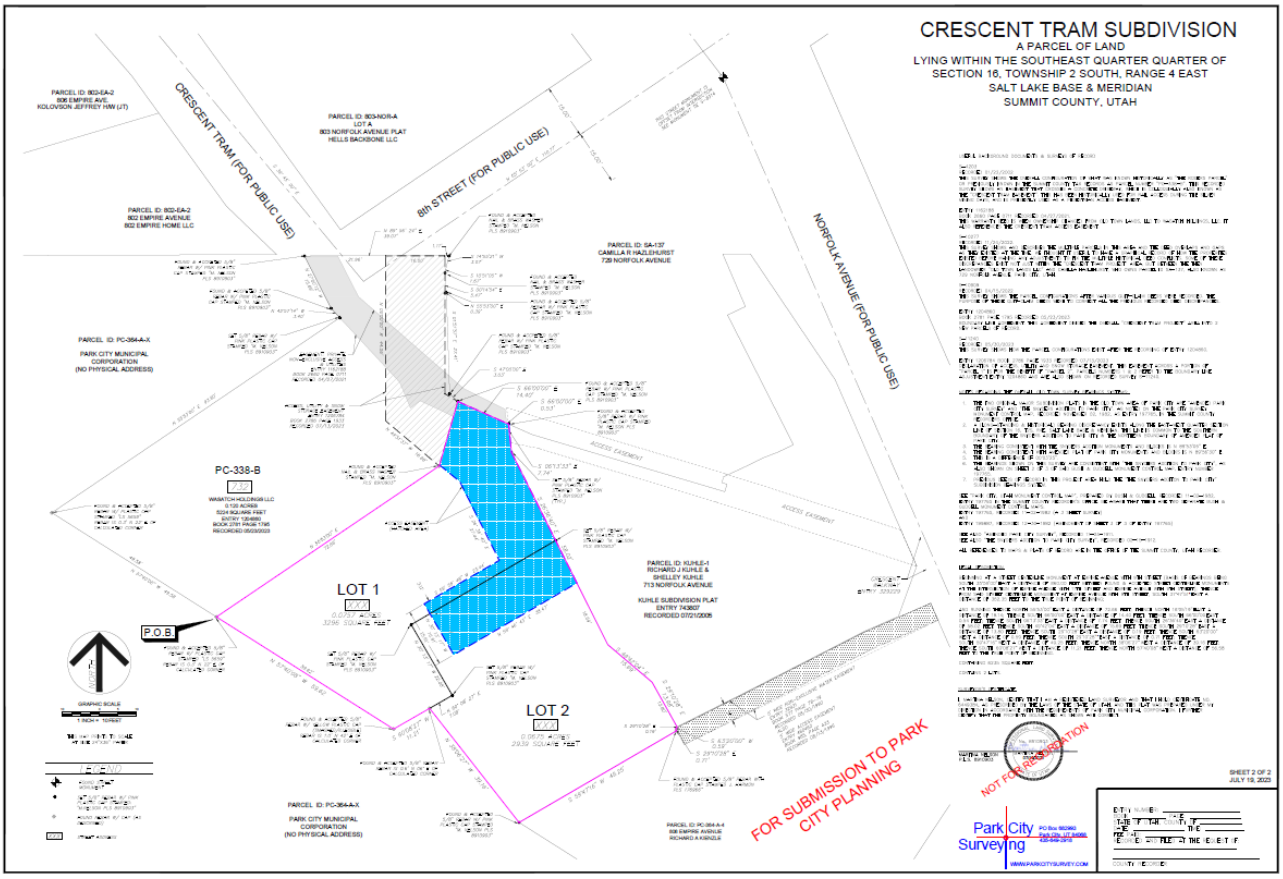
And the current Plat Amendment application proposed dividing Parcel 2 shown on recorded survey S-11240, into two (2) new lots of record.

The shaded blue area is an access easement, granting access to Lot 2 via Lot 1.

Map 4. The Plat Amendment

Note that Summit County Parce ID PC-338-B is still an acreage parcel and not a part of this Plat Amendment. The Lot 1 and Lot 2 with magenta boundary lines are what this current Plat Amendment application addresses.



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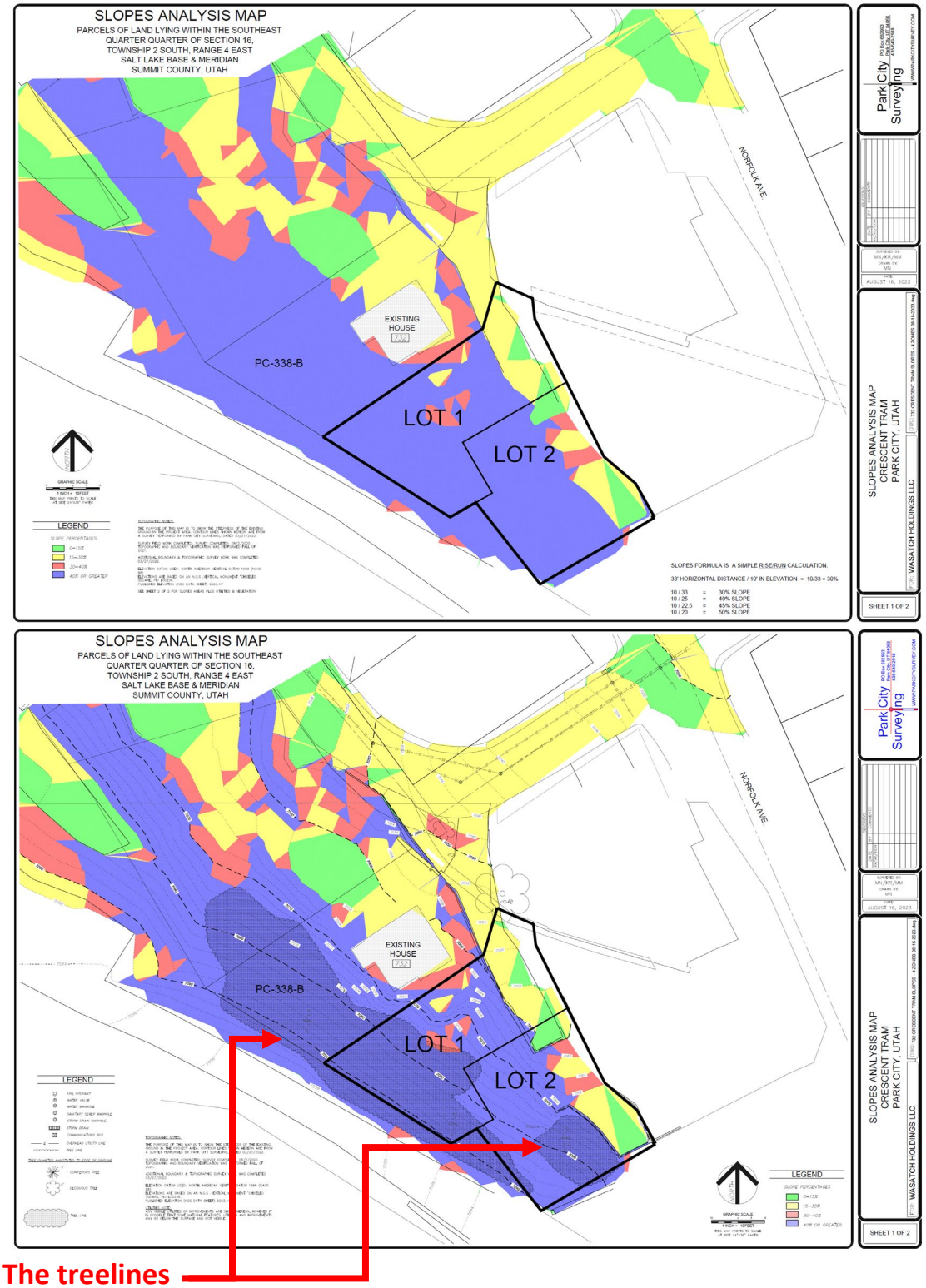
Map 5. SLOPES ANALYSIS MAP dated 06/08/2022. (Two-foot contours)



The treelines

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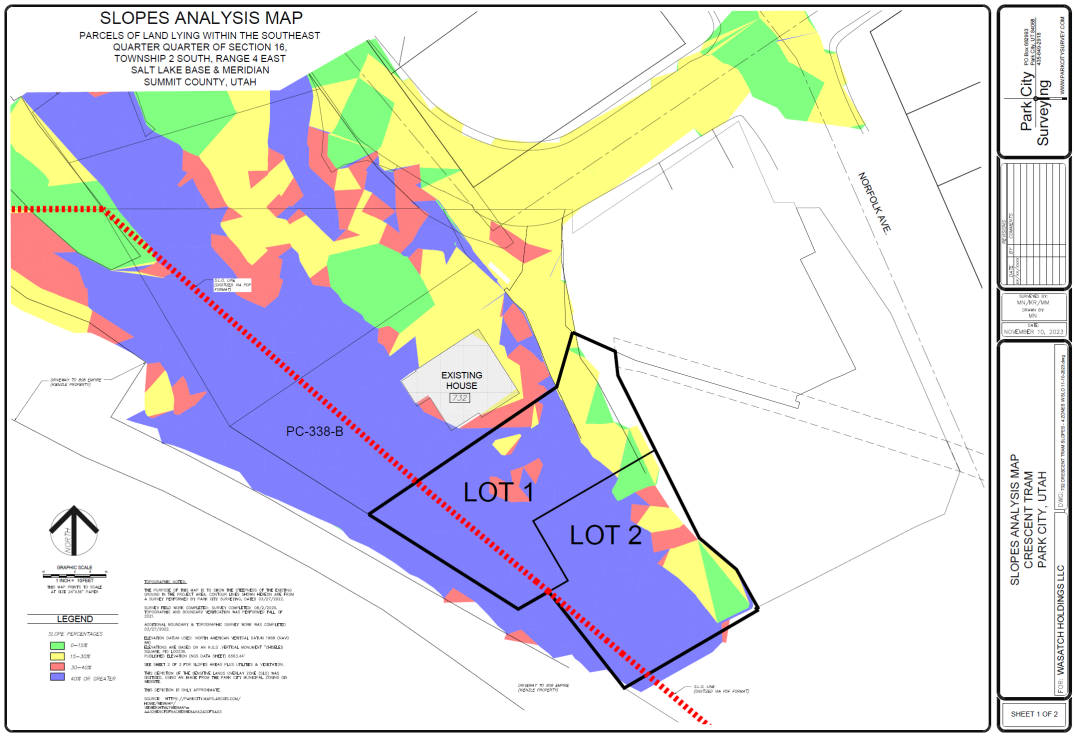
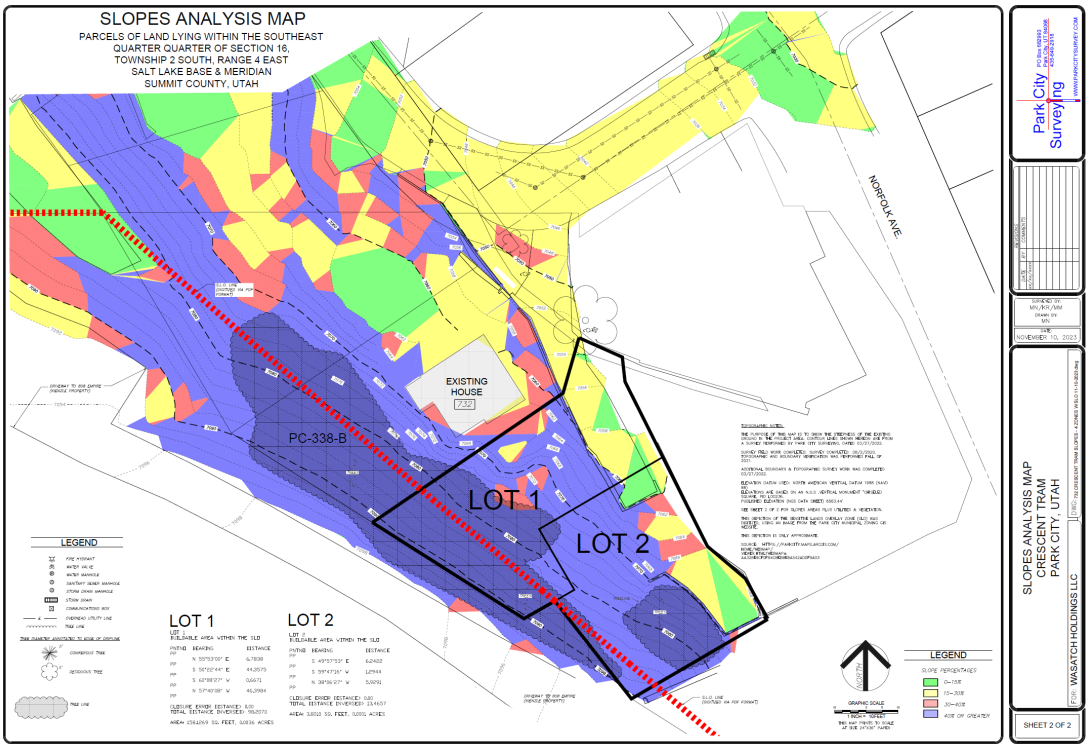
The same Slopes Analysis map WITH the S.L.O. line shown.



Sheet 2 of 2 shows the slopes, the SLO line, PLUS the vegetation and contour lines.



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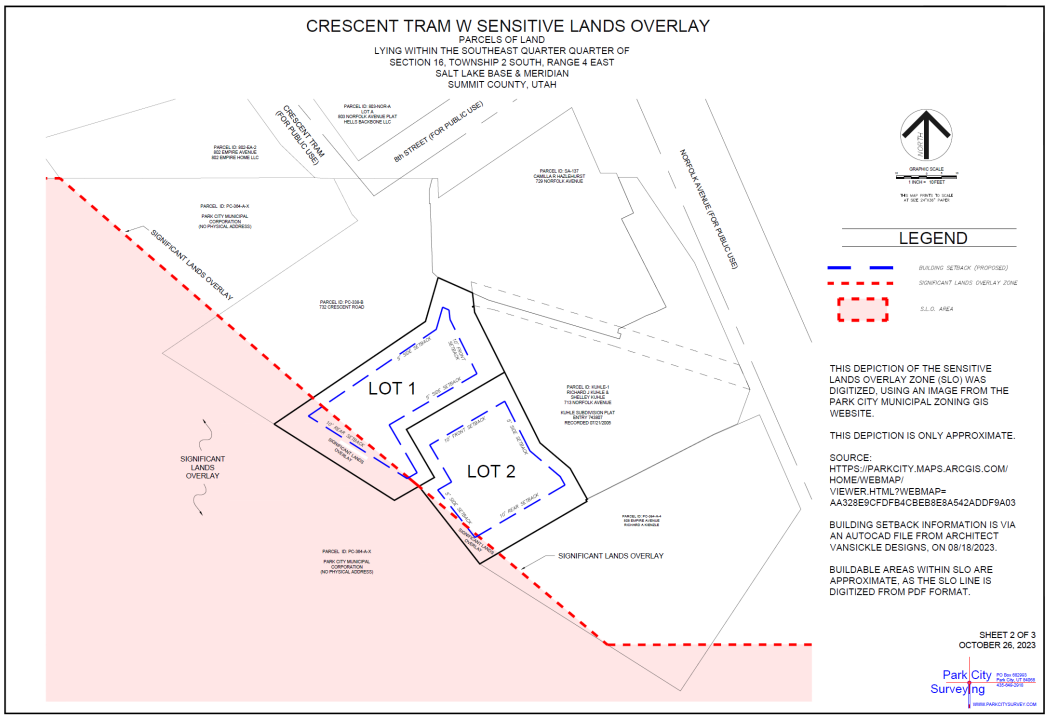
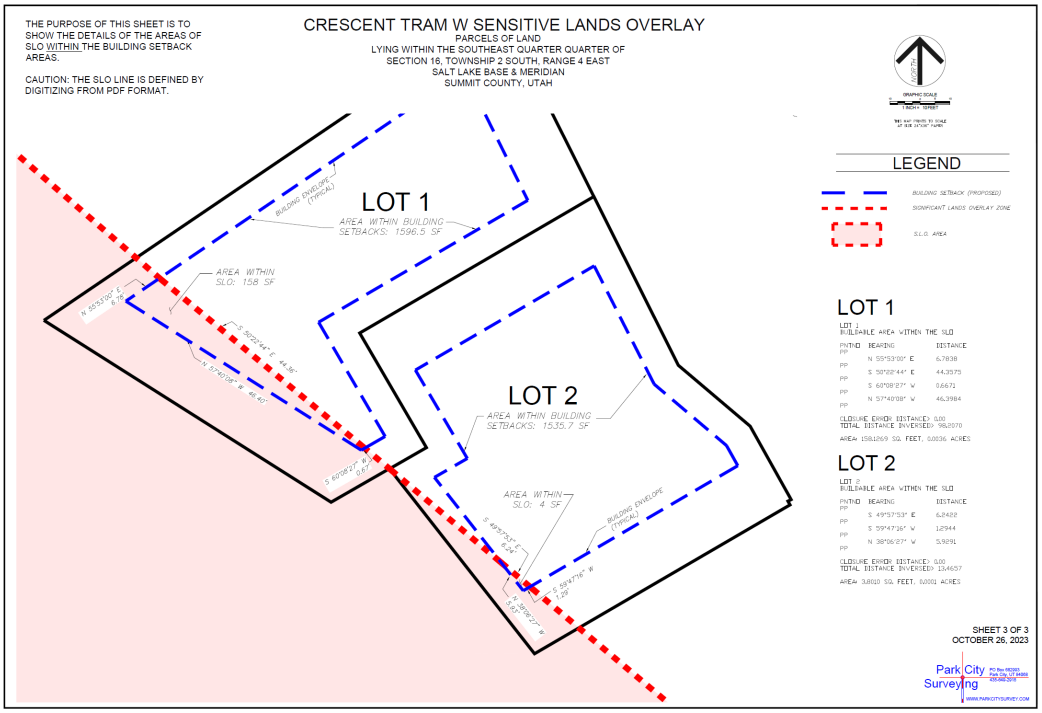
Map 11.
The S.L.O. maps show the SLO line plus the Building Setback lines. Area SF calculations of the SLO within the Buildable Area are noted on page 3 of 3 of this Exhibit Map.





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2. RIDGE LINE AREA

A field survey was performed in 2022, and found the subject property exists between 7050 feet and 7100 feet, N.A.V.D. 88 datum. (This is the most current Federal government elevation datum.)

This property exists below a ridgeline, Northeast of the City owned Treasure Open Space Parcel PC-364-A-X.

Site

OnX hunt maps use 40' (forty) contour intervals.

Map 6a.

Source: https://webmap.onxmaps.com/hunt/map#14.24/40.62513/-111.48192
11/07/2023

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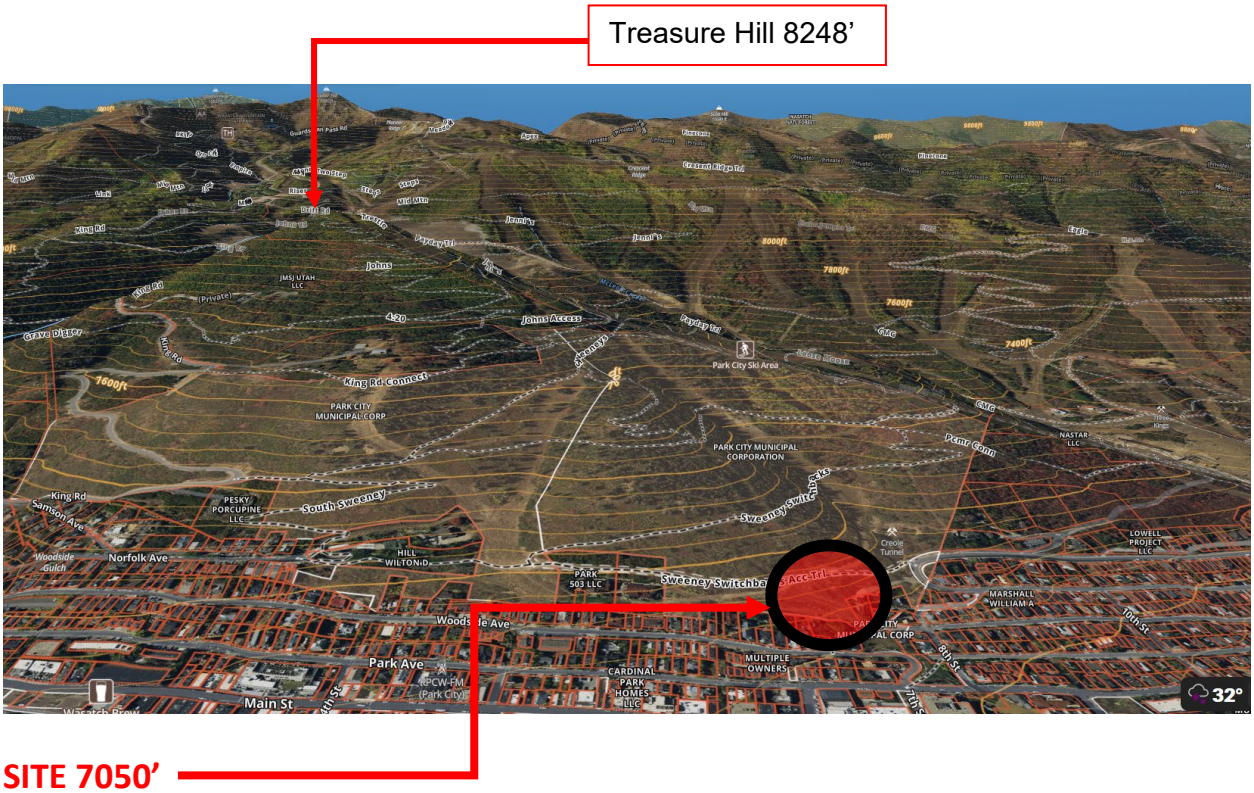
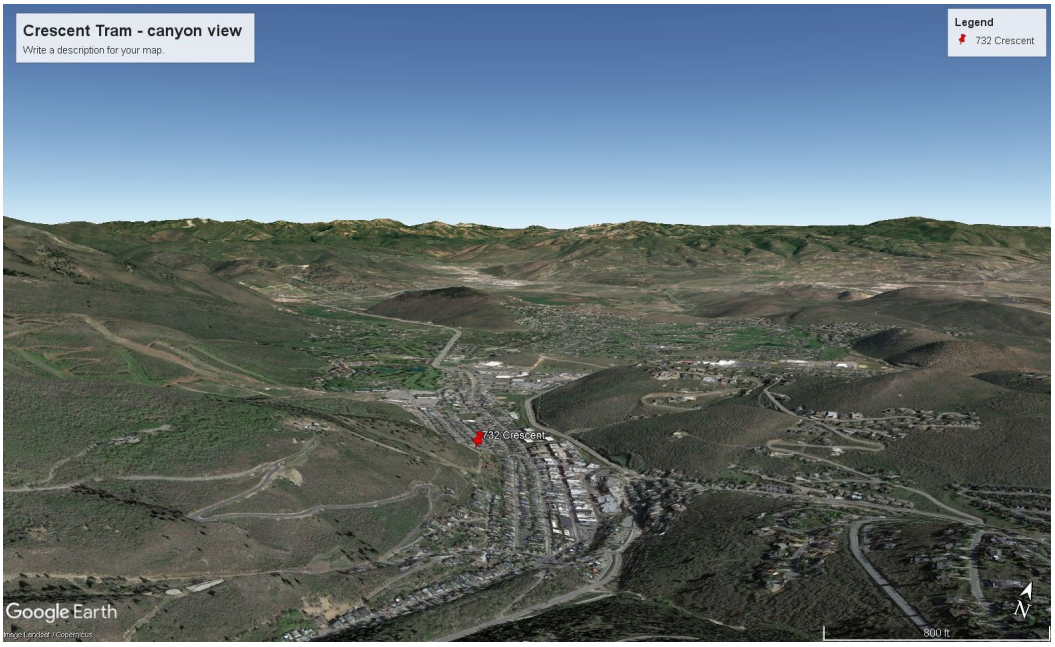
Map 6b.
Crescent Tram with Treasure Hill as a reference.



Map 6c.
Google Earth showing adjacent ridgelines.



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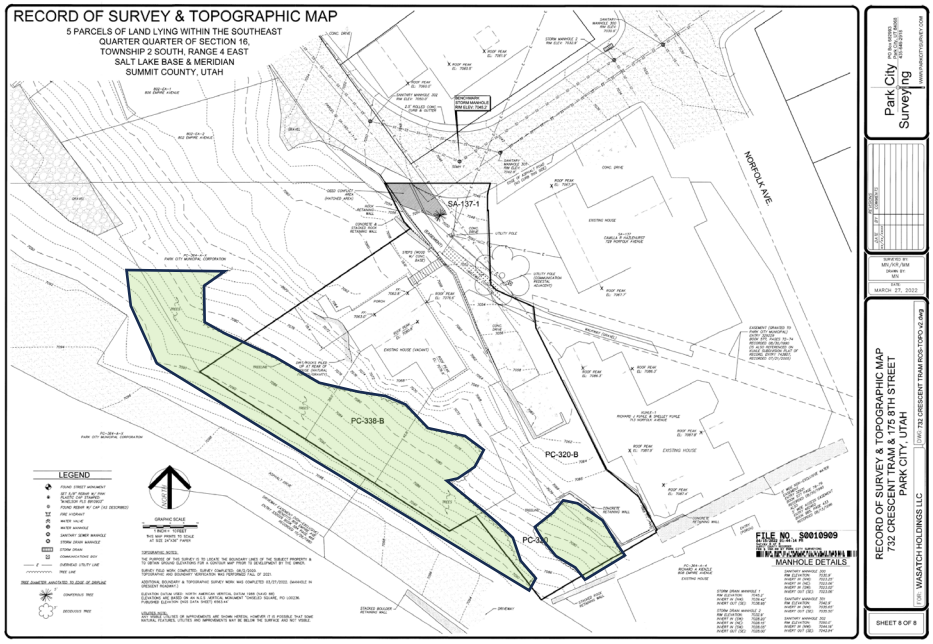
3. VEGETATIVE COVER

This property is partially populated with deciduous trees.

- Park City Surveying did a field survey in 2020, physically locating the tree line limits. These are shown on recorded survey S-10909
- LMC 15-1-1 Definitions, definition:
  SIGNIFICANT VEGETATION. Includes all large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, all groves of small trees, and all clumps of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.
- Sheet 8 of 8 of the Existing Conditions Survey shows the tree line locations.
- Accompanying Arborist Report forthcoming.

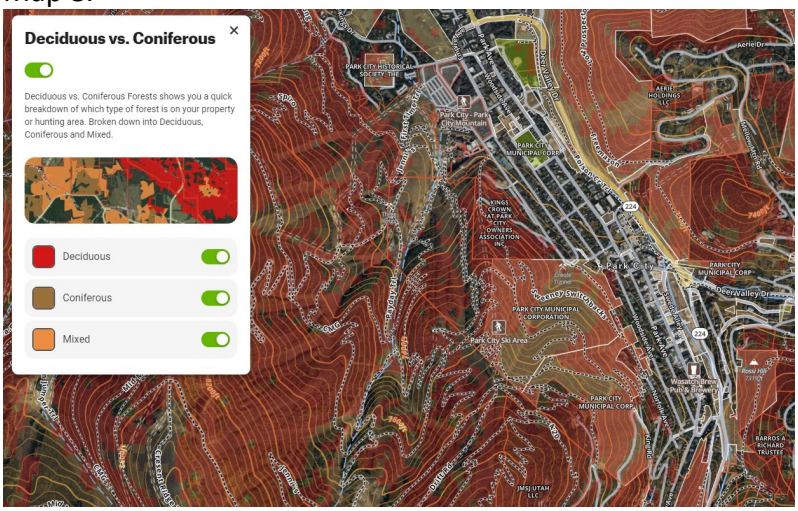


Map 7.

Trees highlighted in green.

S-10909. This is an 8 page Survey.

Map 8.



Deciduous, Coniferous & mixed tree coverage.

Source OnXhunt 11/07/2023

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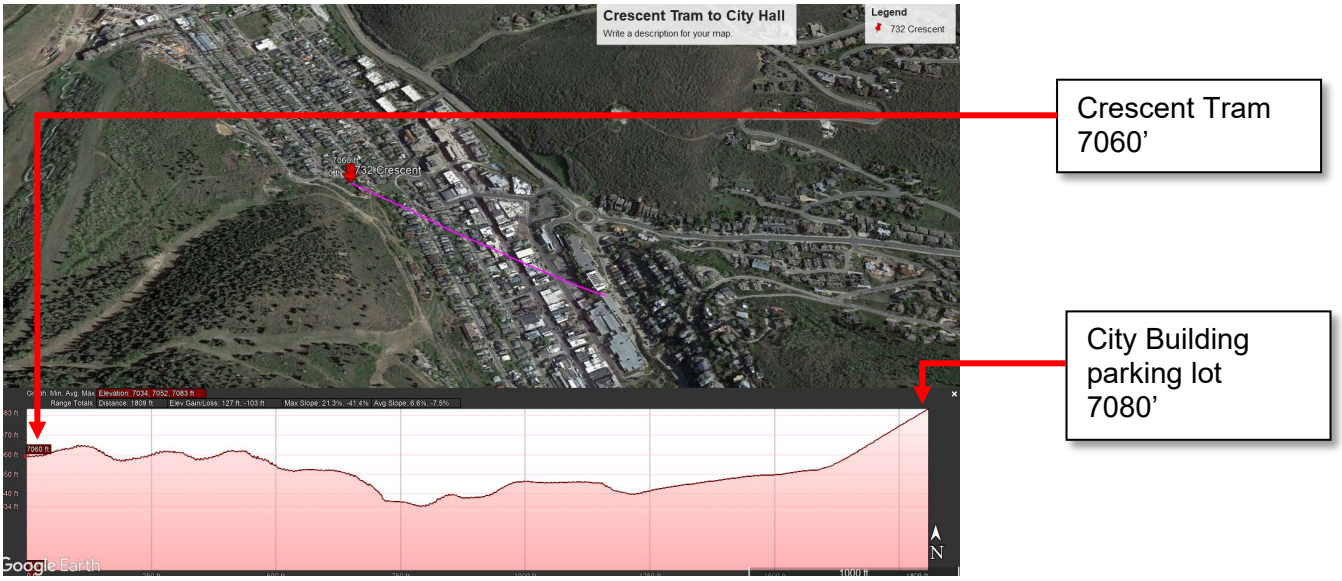
4. DESIGNATED ENTRY CORRIDORS AND VANTAGE POINTS

Mostly not Applicable.

This property is not near any of the designated Park City Municipal vantage points, except for the Marsac City Building:

-McPolin Barn (3000 S.R. 224)
-Park City School District Campus
-Intersection of Main Street and Heber Avenue
-Park City Ski Area Base
-Snow Park Lodge
-Intersection of Thaynes Canyon Drive and S.R. 224/Park Avenue
-Park Meadows Golf Course Clubhouse
-S.R. 248 at the turn-out one quarter mile west from HWY 40
-S.R. 224, one-half mile south of the intersection with Ute Boulevard
-The intersection of S.R. 224 and Holiday Ranch Loop Road
-The intersection of Queen Esther Drive and Deer Valley Drive
-City Hall (445 Marsac Avenue)
-The roundabout at the Park City Hospital (900 Round Valley Drive)
-The intersection of the Rail Trail and Richardson Flat Road
-Additional Vantage Points established on a case-by-case basis for evaluation of project impacts on designated Ridge Line Areas
Source: LMC 15-2.21-3 (6)

Crescent Tram to City Building. Google Earth w profile. See next page for photos.
Map 9.



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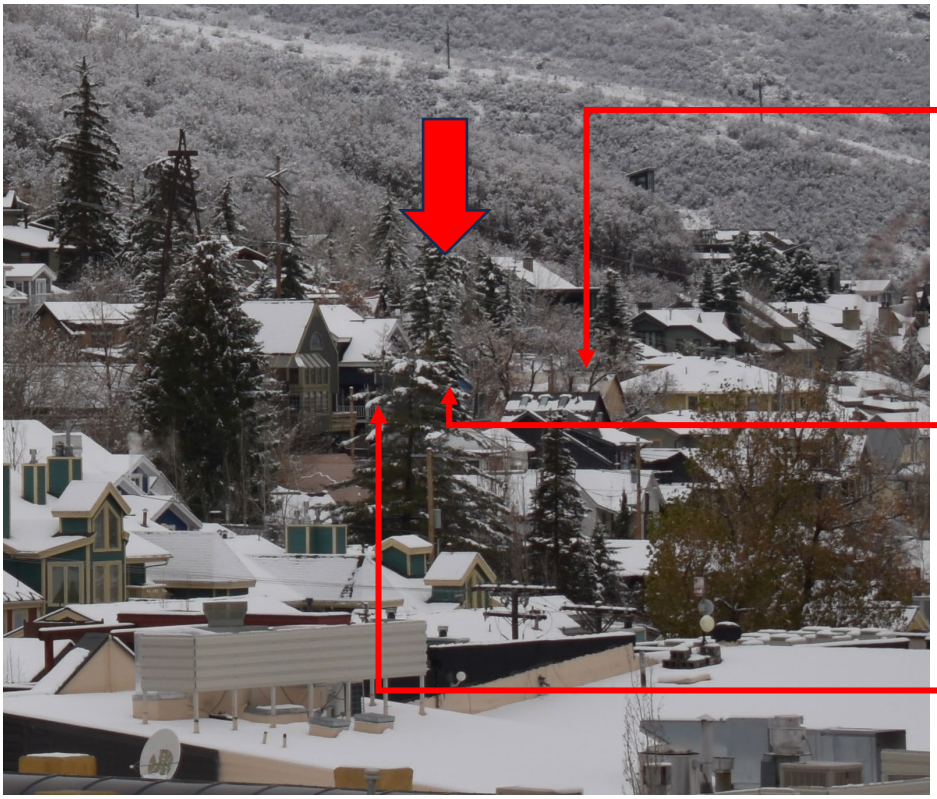
The project site as viewed from the Marsac City Building surface parking lot is not visible. It's partially obscured by houses and tall evergreen trees.



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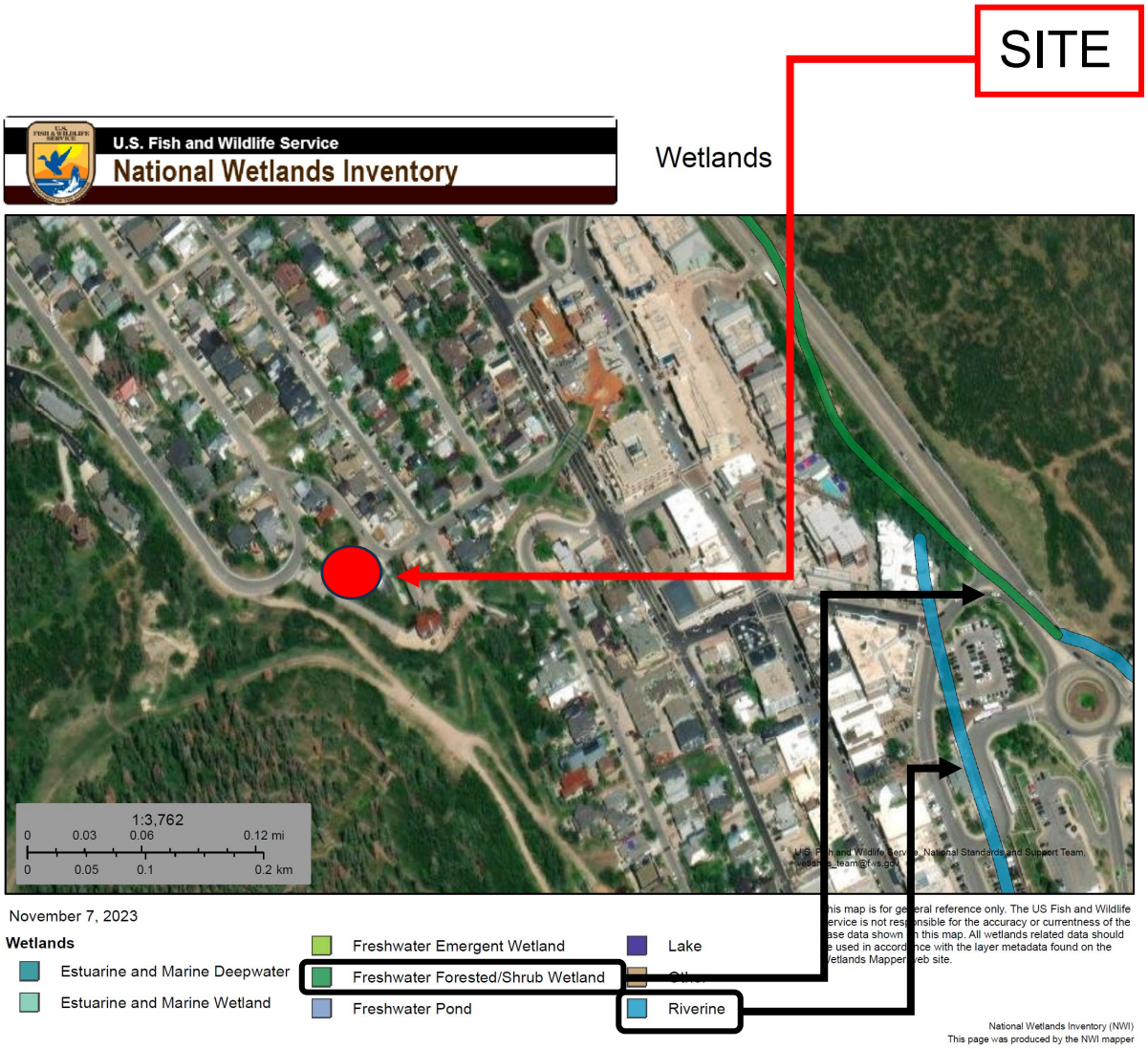
5. WETLANDS

This property contains no known wetlands, using the US Fish & Wildlife's Wetlands Mapper tool. These maps are not official water delineation maps and are specifically used as a visual aide to assess whether the subject property is affected by any designated wetlands.

Map 10. National Wetlands Inventory.



6. STREAM CORRIDORS, CANALS, AND IRRIGATION DITCHES

See Wetland maps (this page).

Subject property is not affected by any designated streams, canals, or irrigation ditches.

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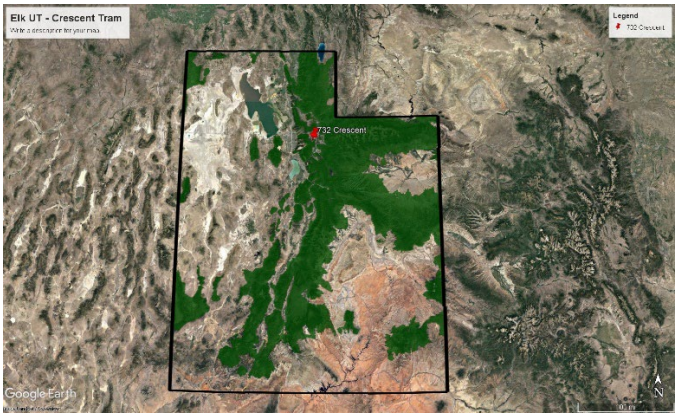
7. WILDLIFE HABITAT AREAS

Source: https://dwr-data-utahdnr.hub.arcgis.com/

7.1 ELK HABITAT



A representation of Rocky Mountain elk current distribution, season of habitat use, and habitat value.

Rocky Mountain elk distribution, season of habitat use, and habitat values are determined by local wildlife biologist relying on observations, surveys, and radio/satellite data. For use in large-scale planning and reporting.

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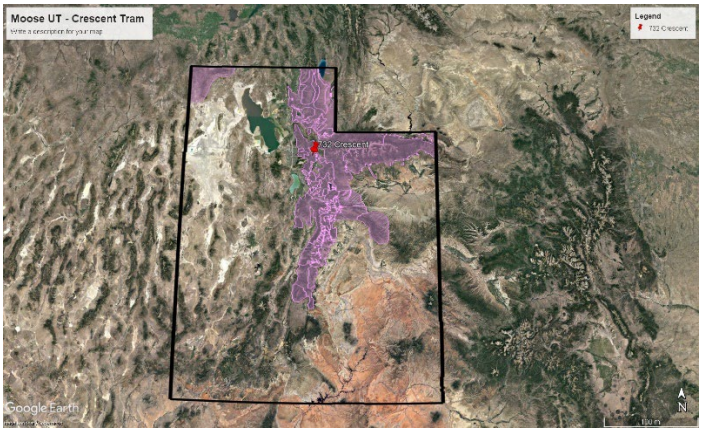
7.2 MOOSE HABITAT



A representation of moose current distribution, season of habitat use, and habitat value.

Moose distribution, season of habitat use, and habitat values are determined by local wildlife biologist relying on observations, surveys, and radio/satellite data and reporting.

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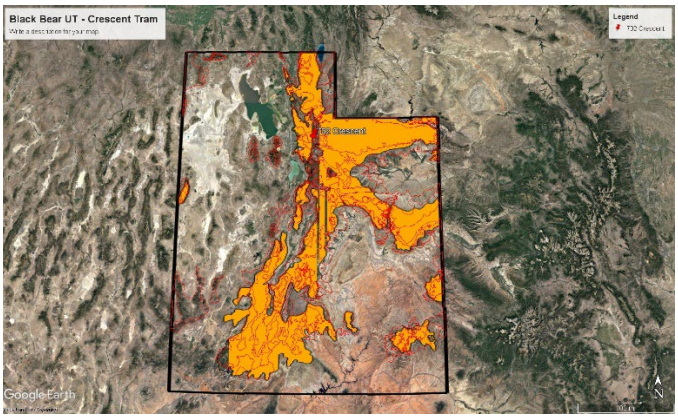
7.3 BLACK BEAR HABITAT



A representation of black bear current distribution, season of habitat use, and habitat value. This feature class has been simplified for web services.

Black bear distribution, season of habitat use, and habitat values are determined by local wildlife biologist relying on observations, surveys, and radio/satellite data. For use in large-scale planning and reporting.

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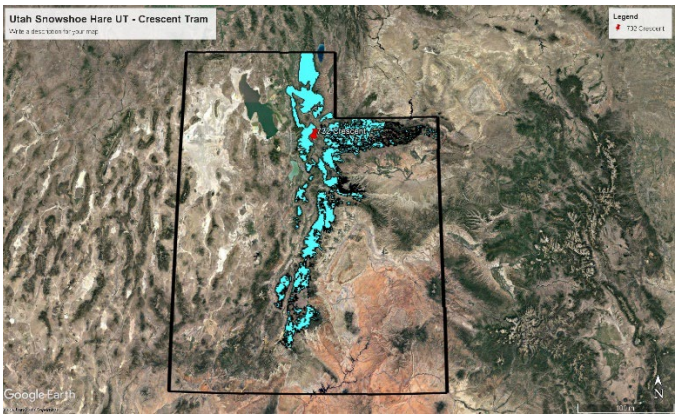
7.4 SNOWSHOE HARE HABITAT



A representation of snowshoe hare current distribution, season of habitat use, and habitat value. This feature class has been simplified for web services.

Snowshoe hare distribution, season of habitat use, and habitat values are determined by local wildlife biologist relying on observations, surveys, and radio/satellite data. For use in large-scale planning and reporting.

Park City Surveying
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(435)649-2918
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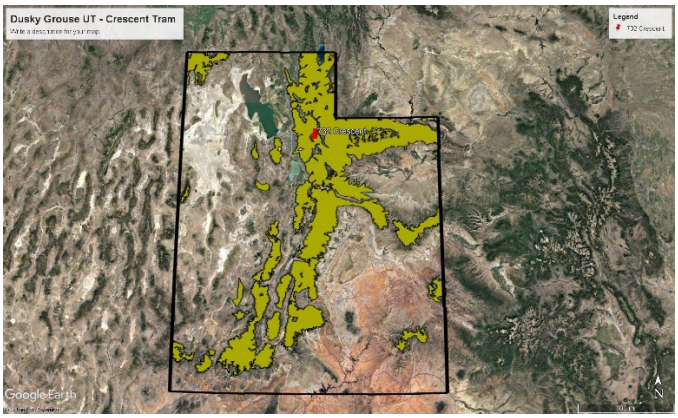
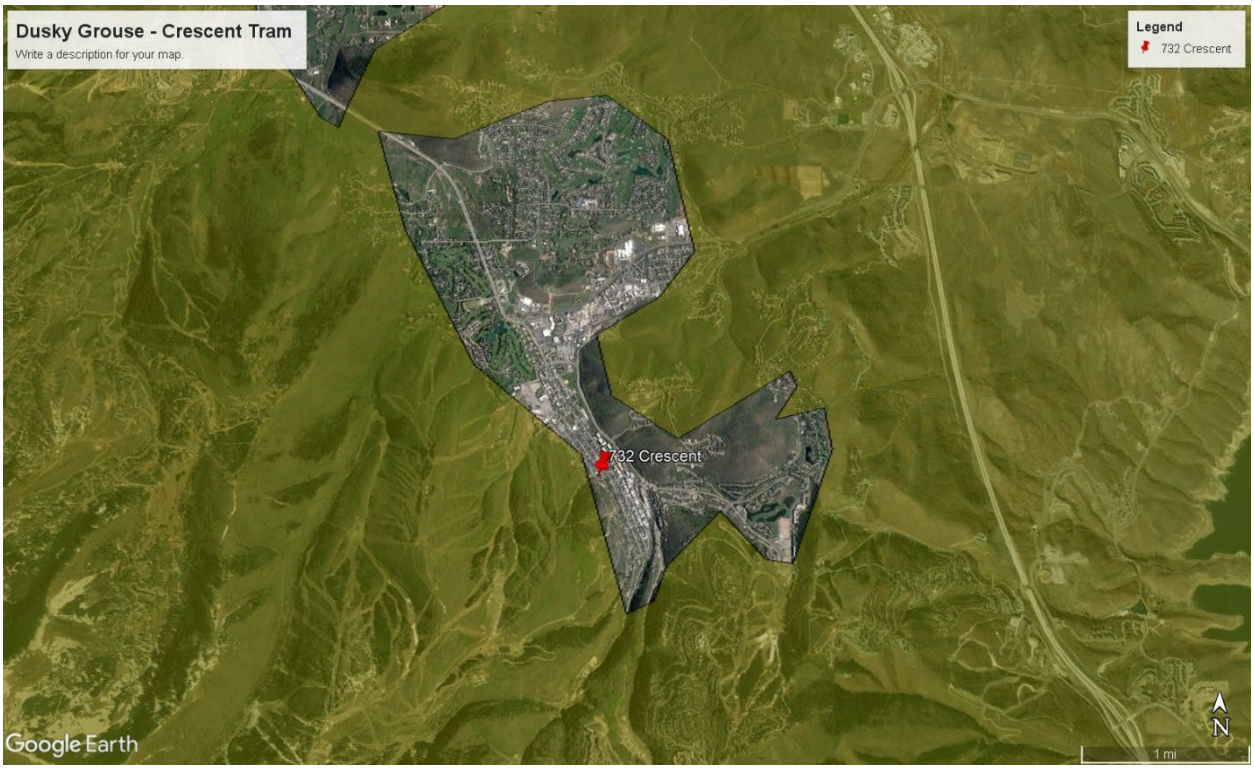
7.5 DUSKY GROUSE HABITAT



A representation of dusky grouse current distribution, season of habitat use, and habitat value. This feature class has been simplified for web services.

Dusky grouse distribution, season of habitat use, and habitat values are determined by local wildlife biologist relying on observations, surveys, and radio/satellite data. For use in large-scale planning and reporting.



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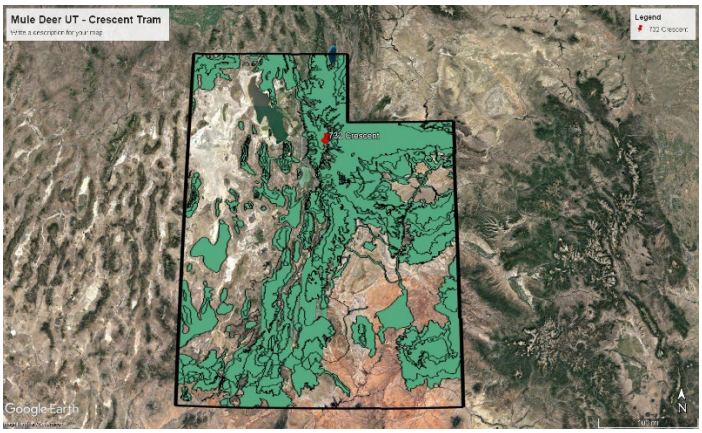
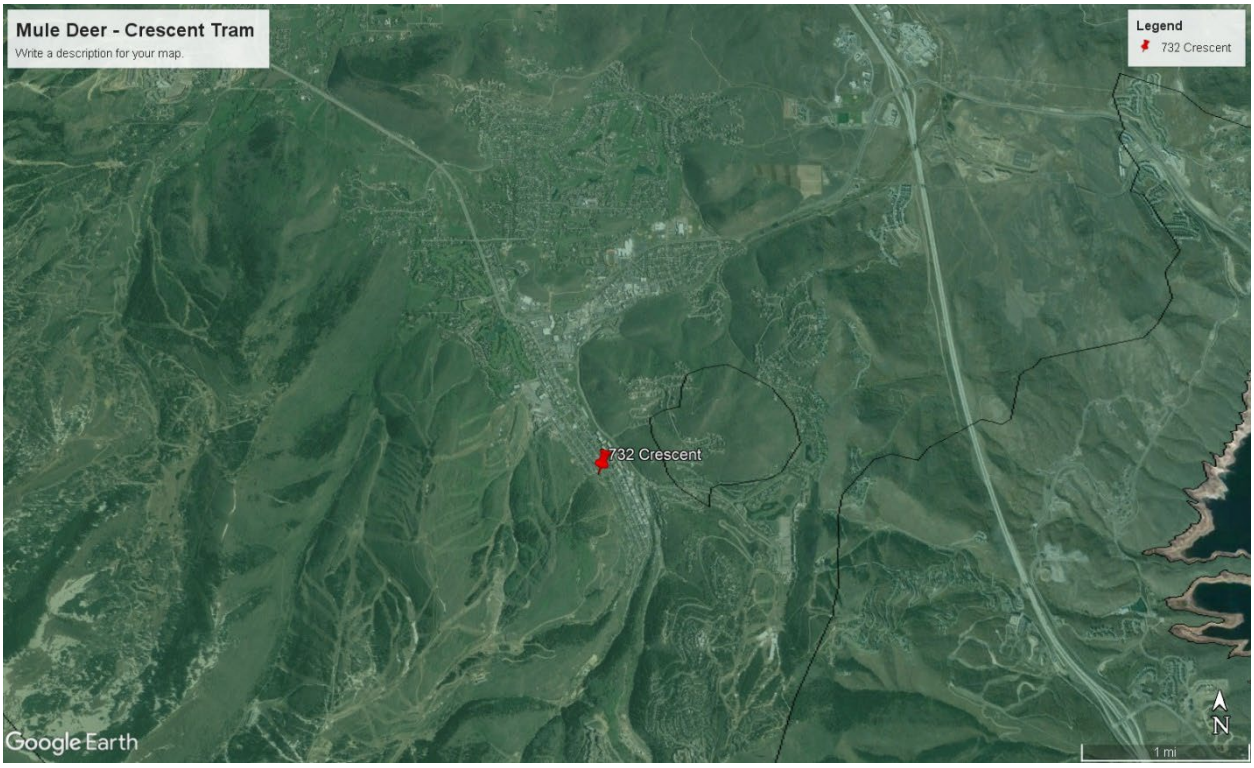
7.6 MULE DEER HABITAT



A representation of mule deer current distribution, season of habitat use, and habitat value. This feature class has been simplified for web services.

Mule deer distribution, season of habitat use, and habitat values are determined by local wildlife biologist relying on observations, surveys, and radio/satellite data. For use in large-scale planning and reporting.



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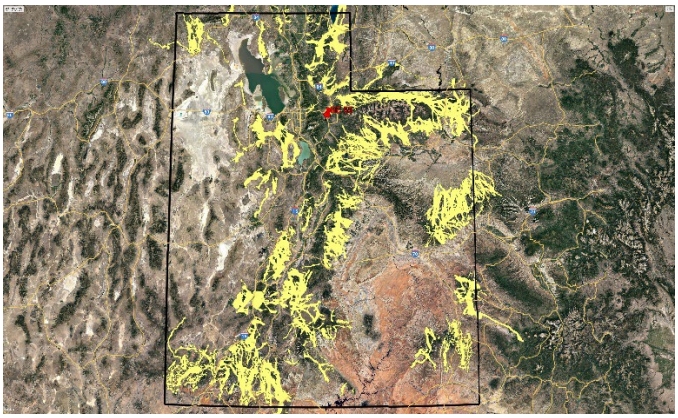
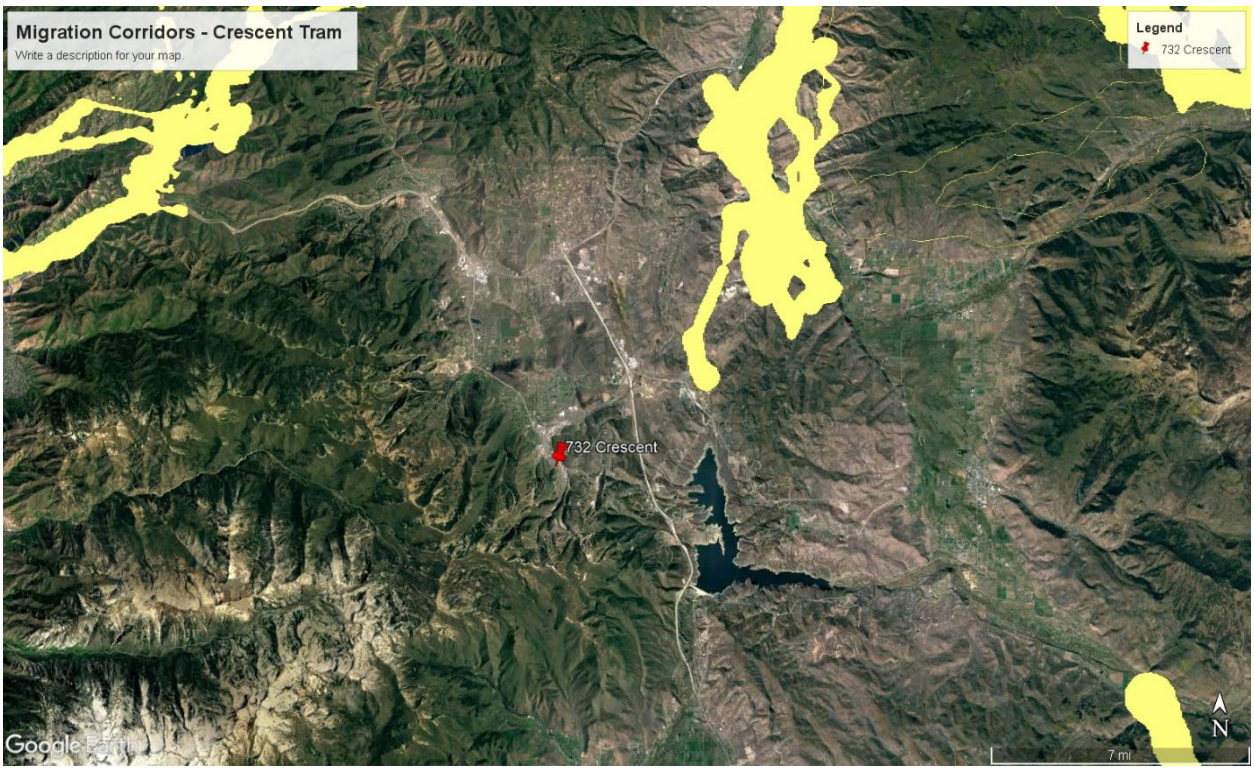
7.7 MIGRATION CORRIDORS



These data represent the DWR edited version of statistically based polygons derived from GPS collared data on animals migrating in Utah from 2016 - 2021. The GPS data were analyzed using the Brownian Bridge Movement Model (BBMM), which produced polygons based on an animal's movement path from data recorded at brief intervals. This model understands that location points are connected to each other in time.



This concludes this report.

See separate appendix for all maps/images contained in this report.

Lot C New Residence | **Lot B New Residence** | **Lot A Historic Addition**

1 Street Scape

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BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE ITOR ANY OMISSIONS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

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Revision Schedule

Revision Number	Revision Date

732 Screscent

Streetscape
732 Crescent Tram
Park City, UT 84060

Isometric Elevations

SCALE:

DATE

Issue Date

SHEET

A3.00

7/27/2021 12:21:49 PM

New Residence

Crescent Tram, Lot B
732 Cresence Tram
Park City, Utah 84060

COUNTY PLANNING NOTES:

1. THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
   A. A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.
   B. CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.

COUNTY BUILDING NOTES:

1. RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.
2. SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.
3. SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.

PLAN NOTES:

1. RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.
2. ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM
3. THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.
4. R-1 RESIDENTIAL ZONE

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Area Calculation Plan			
A1.04	Site & Grading Plan			
A1.05	Site Details			
A1.06	Landscape Plan			
A2.01	Basement Plan			
A2.02	Lower Level			
A2.03	First Floor Plan			
A2.04	Second Floor Plan			
A2.05	Roof Plan			
A2.06	Schedules			
A3.01	Isometric Elevations			
A3.02	Elevations			
A3.03	Elevations			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Stair Sections			
A4.05	Fireplace Details			
A4.06	Typical Details			
A4.07	Code Compliance Details			
A5.01	Basement Ceiling Plan			
A5.02	First Floor Reflected Ceiling Plan			
A5.03	Second Floor Reflected Ceiling Plan			
A6.01	Interior Elevations			
A6.02	Interior Elevations			
E1.01	Basement Electrical Plan			
E1.02	First Floor Electrical			
E1.03	Second Floor Electrical			
M1.01	Gas Piping Diagram			
S1.01	Isometric Foundation			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	First Floor Framing Plan			
S2.03	Second Floor Framing			
S2.04	Roof Framing			
S3.01	Basement Shearplan			
S3.02	Main Shearplace			
S3.03	Upper Shearplan			
S4.01	Foundation Details			
S4.02	Foundation Details			
S5.01	Framing Details			
S5.02	Framing Details			
S6.01	Steel Details			

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LIMITED OWNERSHIP ON THESE DRAWINGS SHALL WAIVE PRECEDENCE. SHALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

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Revision Schedule

Revision Number	Revision Date

New Residence
Lot B
732 Crescent Tram
Park City, UT 84060

Cover Sheet

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

DATE
Issue Date

SHEET
A1.01

Designed By
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801.694.9683
bill.draftmaster@gmail.com

Contruction Documents
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Structural

General Contractor

ENERGY VALUE ANALYSIS	
ROOF	R-42
2x6 WALLS	R-24
2x4 WALLS	R-13
FOUNDATION @SLAB ON GRADE	R-13
FLOORS	R-19
WINDOWS	U.28
DOORS	U.28

CODE ANALYSIS	
CONTRUCTION TYPE	VB
OCCUPANCY	R-3
2015 IBC (International Building Code)	
2015 IRC (International Residential Code)	
2015 IPC (International Plumbing Code)	
2015 IMC (International Mechanical Code)	
2015 IECC (International Energy Conservation Code)	
2014 NEC (National Electrical Code)	

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A. GENERAL

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2015 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.
2. NO WOOD SHALL BE CLOSE THAN 8" TO EARTH UNLESS SEPERATED BY CONRETE AT LEAST 3" IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE. THIS INCLUDES DECKS AND SIDING
3. TUBS AND SHOWERS WITH TILED AREAS REQUIRE A PORTLAND CEMENT APPLICATION FIBERED CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD NO LONGER REQUIRED. TYP.

B. EXCAVATION, BACKFILL AND GRADING

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
3. R401.3 FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'-0".

C. WINDOWS & DOORS

1. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
4. R310.2.1 MIN. CLEAR EGRESS OPENING OF 5.7 SQ FT HEIGHT OF 24" AND WIDTH OF 20"
5. ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
6. R310.2.2 ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR
7. PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. TEMPERED GLASS SHALL BE USED IF LOCATED WITHIN 24" OF DOOR, PERPENDICULAR TO THE PLANE OF THE DOOR, LARGER THAN 9 SQ FT, BOTTOM IS LESS THAN 18" FROM THE FLOOR, LOCATED IN RAILING OR GUARDRAILS, WHERE BOTTOM EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

D. VENTILATION

1. VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2015 IRC.

E. FIRE PROTECTION AND WARMING

1. R302.6 PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. R302.5.1 DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
4. R302.5.1 MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS
5. SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER
6. NO WOOD BURNING FIREPLACES ALLOWED EXCEPT IN PROMONTORY DEVELOPMENT.
7. R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

F. RAILINGS

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD
3. HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT. R311.7.5.1

G. WINDOW WELLS

1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
2. R310.2.3 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
3. R310.2.3.1 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
4. R310.2.3.2 WINDOW WELLS SHALL HAVE DRAINAGE CONNECTED TO THE BUILDINGS FOUNDATION DRAIN.
5. 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
6. R310.4 GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
7. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

1. R311.7.1 MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY
2. R311.7.2 MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. R311.7.3 MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 147"
4. R311.7.5.1 RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. R302.7 MIN OF 1/2" GYPSUM WALL BOARD ON ALL EXCESSIBLE WALLS AND UNDERSIDE OF STAIRS

I. WEATHER PROTECTION

1. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCHES BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" (15LB) FELT UNDERLAYMENT
3. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
4. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
5. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EFIS / STUCCO). OVERLAP ALL SEAMS
6. INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
7. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS, (OR BRICK AND EFIS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZLESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIUAL VENTING FOR EACH AREA.
13. ALL VENTING THROUGH ROOF SHALL BE A MIN OF 3" DIA PIPE.
14. MIN BATHROOM CLEARENCES FOR FIXTURES AS PER IRC 2015 R307.1

K. MASONRY

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER 2015 IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
3. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

1. ALL WORK TO BE IN COMPLIANCE WITH 2015 IRC & IFGC
2. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
4. DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
5. VENTS SHALL TERMINATE NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
6. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE NOT LESS THAN 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
7. NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
8. ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
11. ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
12. SOFT WATER TO BE PROVIDED TO ALL FIXTURES EXCEPT KITCHEN SINK COLD AND EXTERIOR HOSE BIBS
13. GAS PIIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMB WAITER OR ELEVATOR SHAFT
14. GAS PIIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
15. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE EXTERIOR

M. STRUCTURAL

1. MIN OF 3000 PSI CONCRETE IS TO BE USED ON THIS JOB.
2. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2X6 WALLS CALCULATED TO BE 5 1/2" WIDE.
3. BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES. ALTERNATE WITH BOTH SIDES
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFER BOARD SHEATHING. GLUED AND SCREWED TO TOP FLANGE OF JOIST
5. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES. PROVIDE CALCULATION AT TIME OF TRUSS SUBMITTAL.
6. ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
7. ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
8. FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
9. INSTALL 3 STUDS AT CORNERS FOR NAILING
10. WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
11. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.
12. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
13. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
14. MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2015 IRC.
15. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
16. PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
17. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING, EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
18. SHELVES IN WALK IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
19. STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2015 IRC
20. ALL WOOD IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED OR REDWOOD, OR ANY EXPOSED WOOD WITH BE PRESSURE TREATED OR WEATHER RESISTIVE TREATED TYPICAL.

N. ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY TO 2015 IRC AND 2017 NEC
2. R315.2.1 CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED IN ROOMS WHERE THERE ARE FUEL FIRED APPLIANCES AND AT ROOMS WITH DIRECT CONNECTIONS WITH GARAGE
3. R315.3 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE A SLEEPING AREA IN THE IMMEDIATE VICINITY.
4. R315.4 CARBON MONOXIDE / SMOKE DETECTOR COMBINATIONS SHALL BE ALLOWED IN LUE OF SMOKE DETECTORS
5. R315.5 CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP
6. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS WITHOUT A FUEL FIRED APPLIANCE.
7. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP.
8. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
9. INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
10. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTICALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFIC OLSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTICALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
11. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQURIEMENTS.
12. CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
13. OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
14. METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQURIEMENT WITH LOCAL CODES AND ORDINANCES).
15. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
16. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
17. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
18. LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.

ABBREVIATION LEGEND

#	NUMBER	CABINET		PNTD	PAINTED
@	AT	F.F.	FINISH FLOOR	PROT	PROTECTION
℄	CENTER LINE	FIN.	FLOOR	PSF	POUNDS PER SQUARE FOOT
⌀	DIAMETER	FT.	FEET	PSI	POUNDS PER SQUARE INCH
∠	ANGLE	FTG.	FOOTING	QTY	QUANTITY
±	PLUS OR MINUS	GA.	GAUGE	RAD	RADIUS
A.B.	ANCHOR BOLT	GALV.	GALVANIZE	REINF	REINFORCE
ABV.	ABOVE	GND.	GROUND	REQ'D	REQUIRED
A/C	AIR CONDITIONING	GYP. BD	GYMPSUM WALL BOARD	RM	ROOM
ADJ.	ADJACENT	HDW.	HARDWARE	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	HORIZ.	HORIZONTAL	SCHED	SCHEDULE
ALUM.	ALUMINUM	HR.	HOUR	SHWR	SHOWER
APPROX.	APPROXIMATE	HT	HEIGHT	SHT	SHEET
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	HVAC	HEATING VENTILATING AIR CONDITIONING	SIM	SIMILAR
BD.	BOARD	HYD	HYDRANT	SPEC	SPECIFICATION
BITUM.	BITUMINOUS	I.D.	INSIDE DIAMETER	STD	STANDARD
BLDG.	BUILDING	I.F.	INSIDE FACE	STIFF	STIFFENER
B.M.	BENCH MARK	IN	INCHES	STR	STRUCTURAL
B.O.	BOTTOM OF	INFO	INFORMATION	SUPER	SUPERVISOR
BOT.	BOTTOM	INSUL	INSULATION	SUSP	SUSPENDED
B.P.	BASE PLATE	INT	INTERIOR	THRU	THROUGH
BRG.	BEARING	LAV	LAVATORY	TO.	TOP OF
BTWN.	BETWEEN	MAINT	MAINTENANCE	TOA	TOP OF ASPHALT
CLG.	CEILING	MANUF	MANUFACTURER	TOF	TOP OF FOOTING
CLR.	CLEAR	MAX.	MAXIMUM	TOW	TOP OF WALL
CMU.	CONCRETE MASONRY UNIT	MAT	MATERIAL	TOS	TOP OF SLAB
COL.	COLUMN	MECH	MECHANICAL	TBC	TOP BACK OF CURB
CONC.	CONCRETE	MFR	MANUFACTURERE	TYP.	TYPICAL
CONT.	CONTINUOUS	MIN	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
CONST.	CONSTRUCTION	MISC	MISCELLANEOUS	VERT	VERTICAL
COORD.	COORDINATE	M.O.	MASONARY OPENING	w/	WITH
C.T.J.	CONTRACTION JOINT	MTL.	METAL	w/o	WITHOUT
DBL.	DOUBLE	NIC	NOT IN CONTRACT	W/D	WASHER DRYER
DEPT.	DEPARTMENT	NTS	NOT TO SCALE	WD	WOOD
DET.	DETAIL	O.C.	ON CENTER	WWF	WELDED WIRE FABRIC
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER		
DTL.	DETAIL	O.F.	OUTSIDE FACE		
DWGS.	DRAWINGS	O.H.	OVER HEAD		
EA.	EACH	OHD	OVER HEAD DOOR		
EF.	EACH FACE	OPP.	OPPOSITE		
EJ.	EXPANSION JOINT	PART	PARTITION		
ELEV.	ELEVATION	PCF	POUNDS PER CUBIC FOOT		
EQ.	EQUAL	PERP	PERPENDICULAR		
E.S.	EACH SIDE	PL	PLATE		
E.W.	EACH WAY	PLF	POUNDS PER LINEAR FOOT		
EXIST.	EXISTING	PNTD	PAINTED		
EXP.	EXPANSION	PROT	PROTECTION		
EXT.	EXTERIOR	PSF	POUNDS PER SQUARE FOOT		
F.D.	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH		
FND.	FOUNDATION	QTY	QUANTITY		
F.E.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER				

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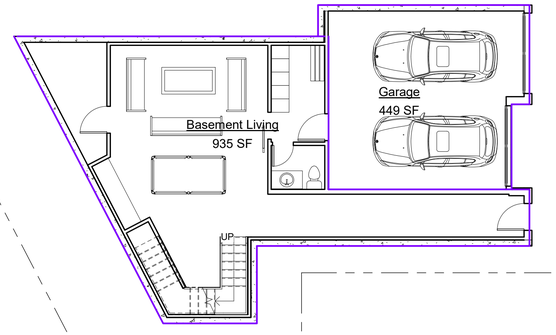
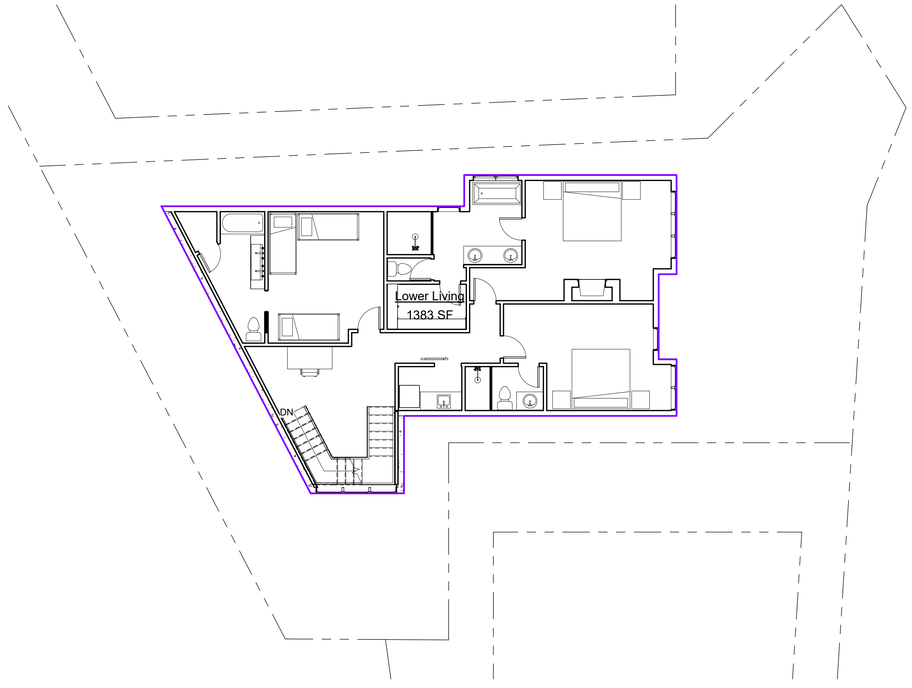


1 Basement
1/8" = 1'-0"

Square Footage - Living		
Number	Name	Area
A1	Basement Living	935 SF
A2	Lower Living	1383 SF
A3	First Floor Living	1134 SF
A4	Upper Level Living	675 SF
		4127 SF

Square Footage - Non Living		
Number	Name	Area
B1	Garage	449 SF
		449 SF

Square Footage - Exterior		
Number	Name	Area
C1	Main Deck	267 SF
C2	Upper Deck	408 SF
		675 SF



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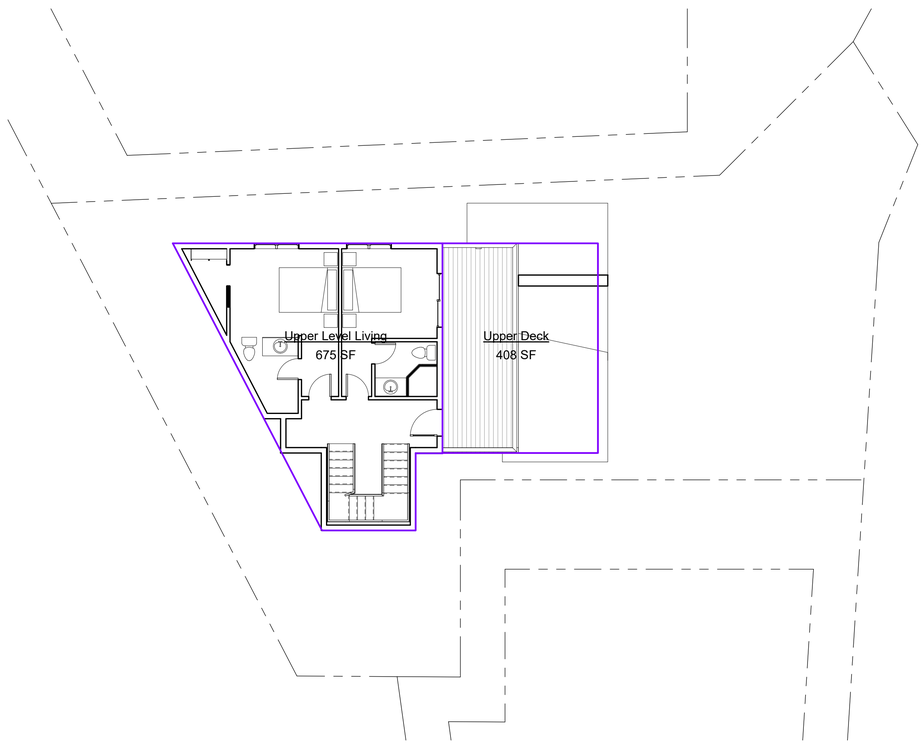
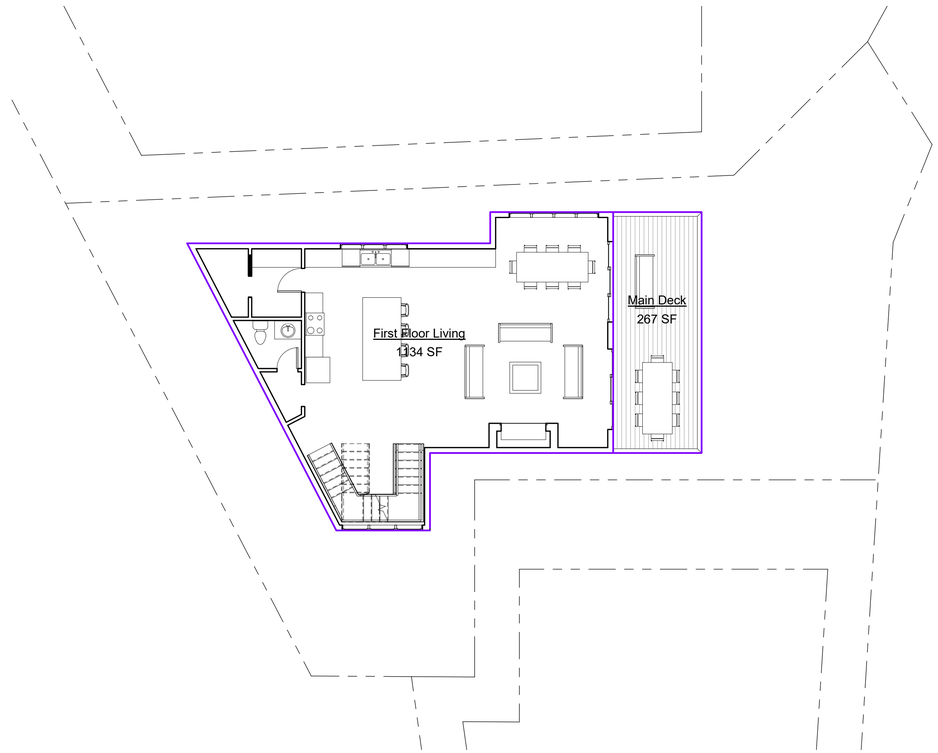
1/8" = 1'-0"



4 Second Floor
1/8" = 1'-0"



3 First Floor
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VAN SICKLE
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Revision Schedule	
Revision Number	Revision Date

New Residence
Lot B
732 Crescent Tram
Park City, UT 84060

Area Calculation Plan

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

DATE
Issue Date

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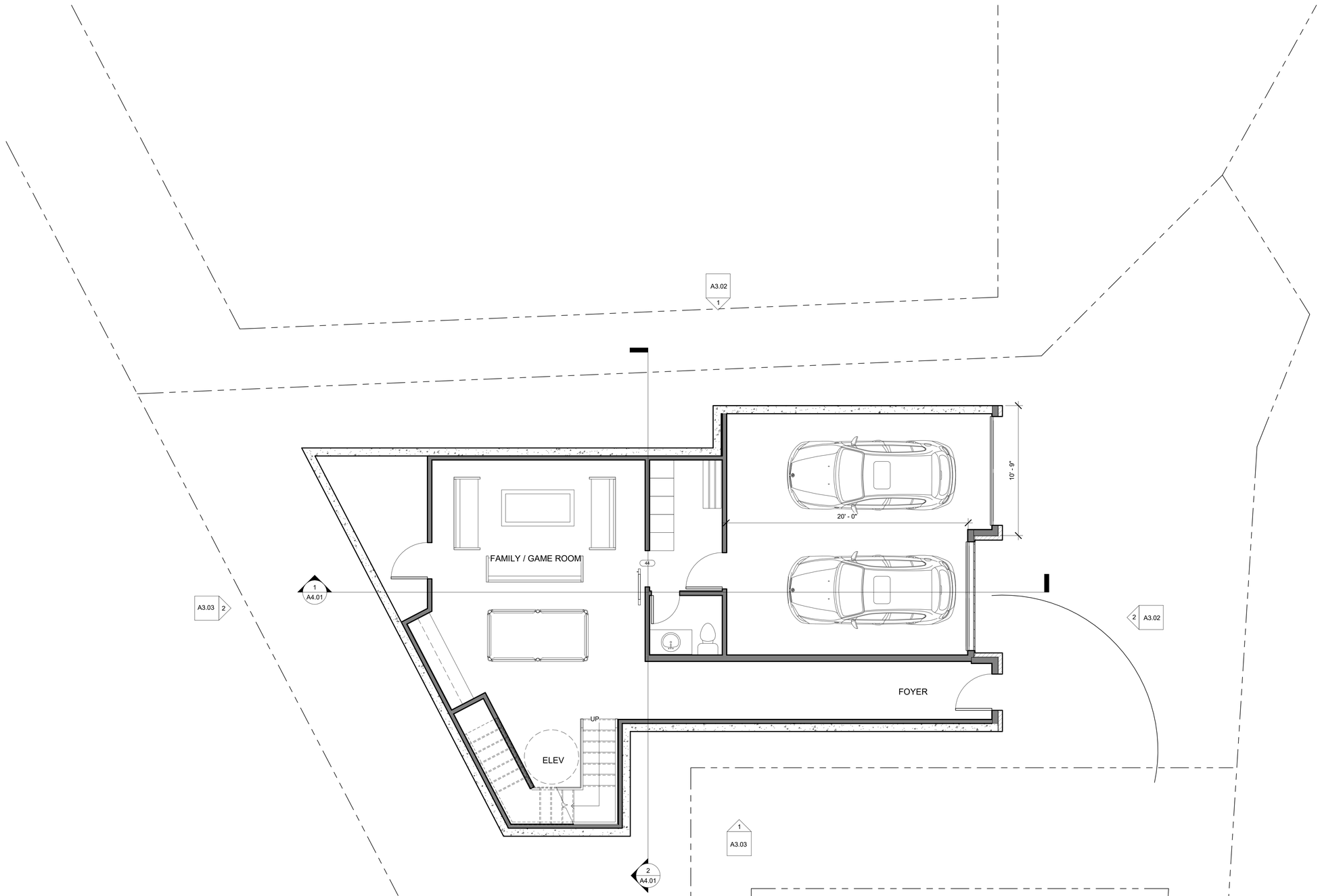

1 Basement
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New Residence
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Basement Plan

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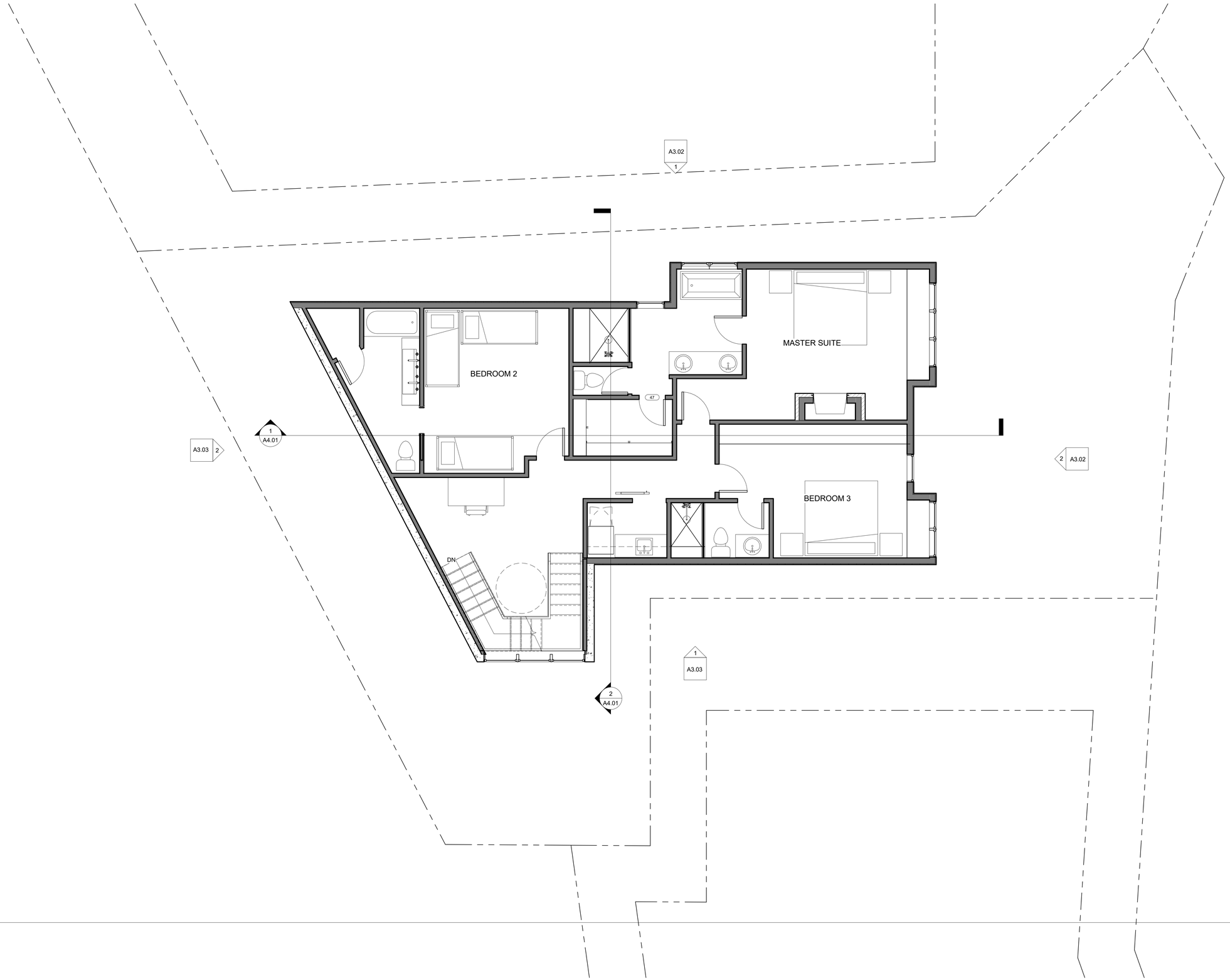

1 Lower Level
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New Residence
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Lower Level

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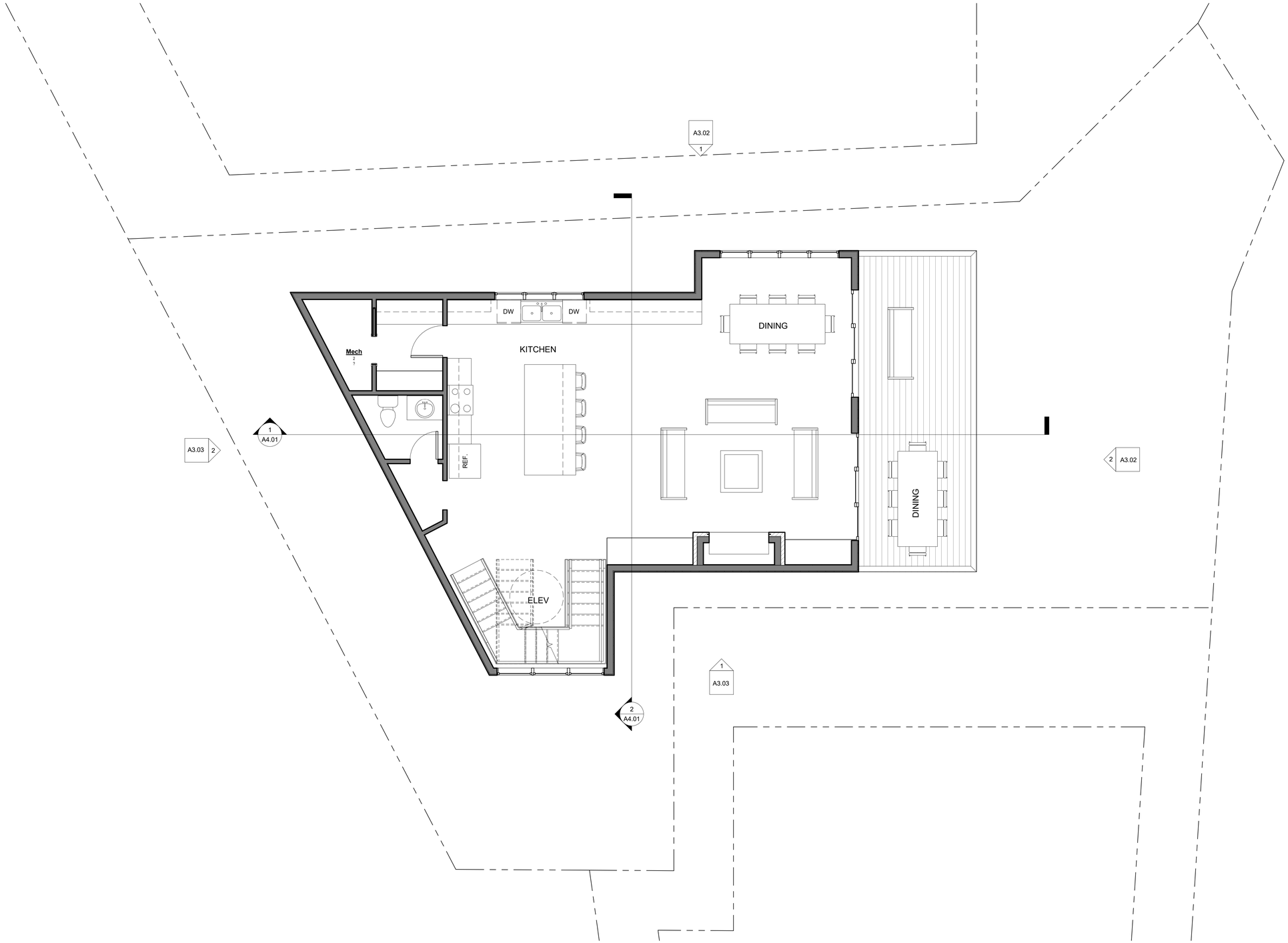

1 First Floor
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First Floor Plan

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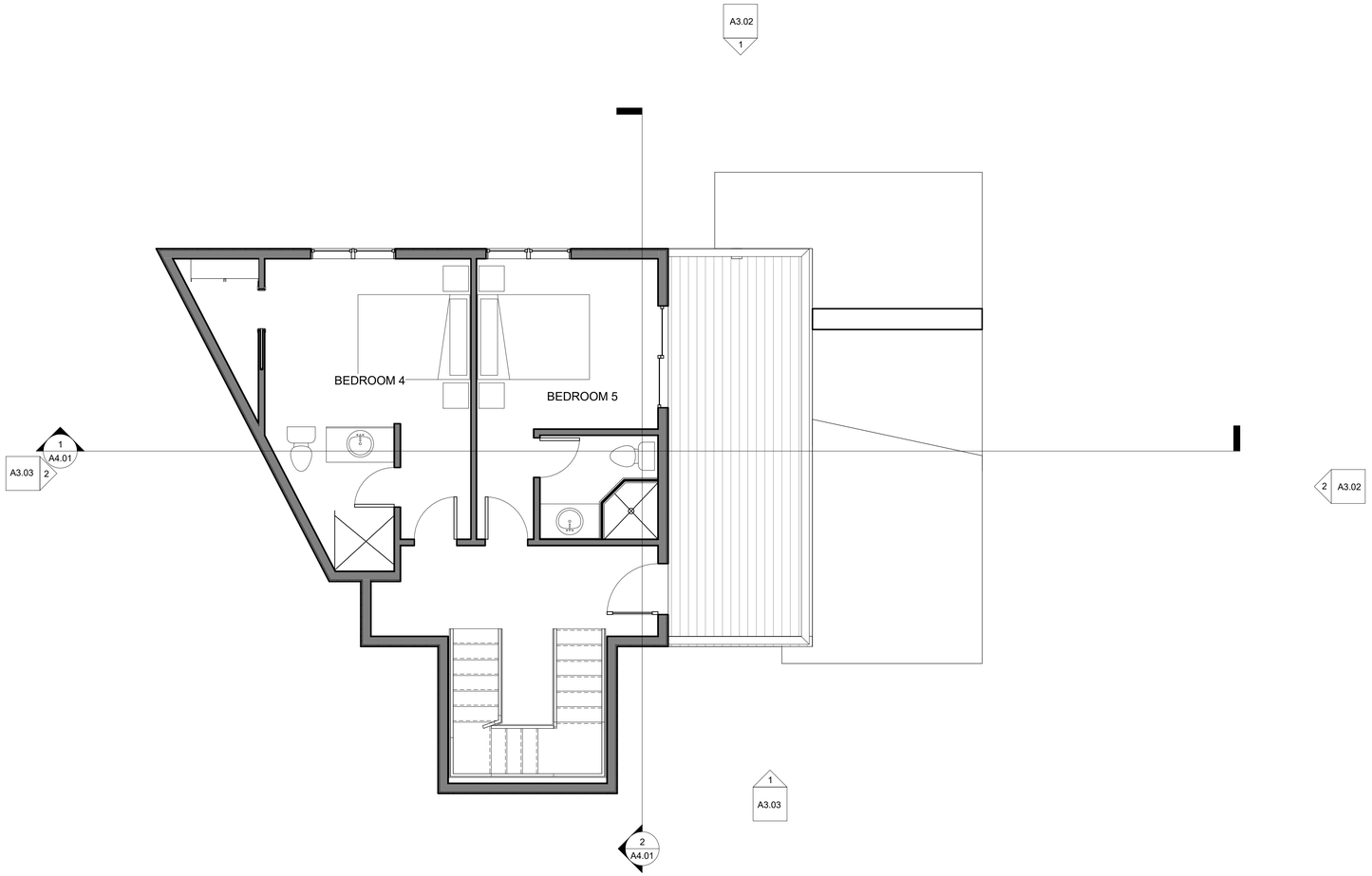

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VAN SICKLE
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PARK CITY, UTAH 84098
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Revision Schedule

Revision Number	Revision Date

New Residence
Lot B
732 Crescent Tram
Park City, UT 84060

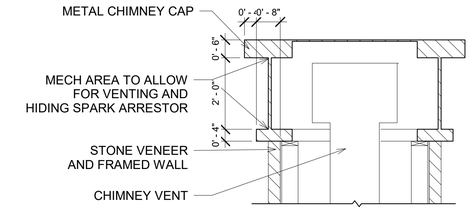
Second Floor Plan

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

DATE
Issue Date

SHEET
A2.04

7/27/2021 11:44:24 AM



2 Chimney Cap
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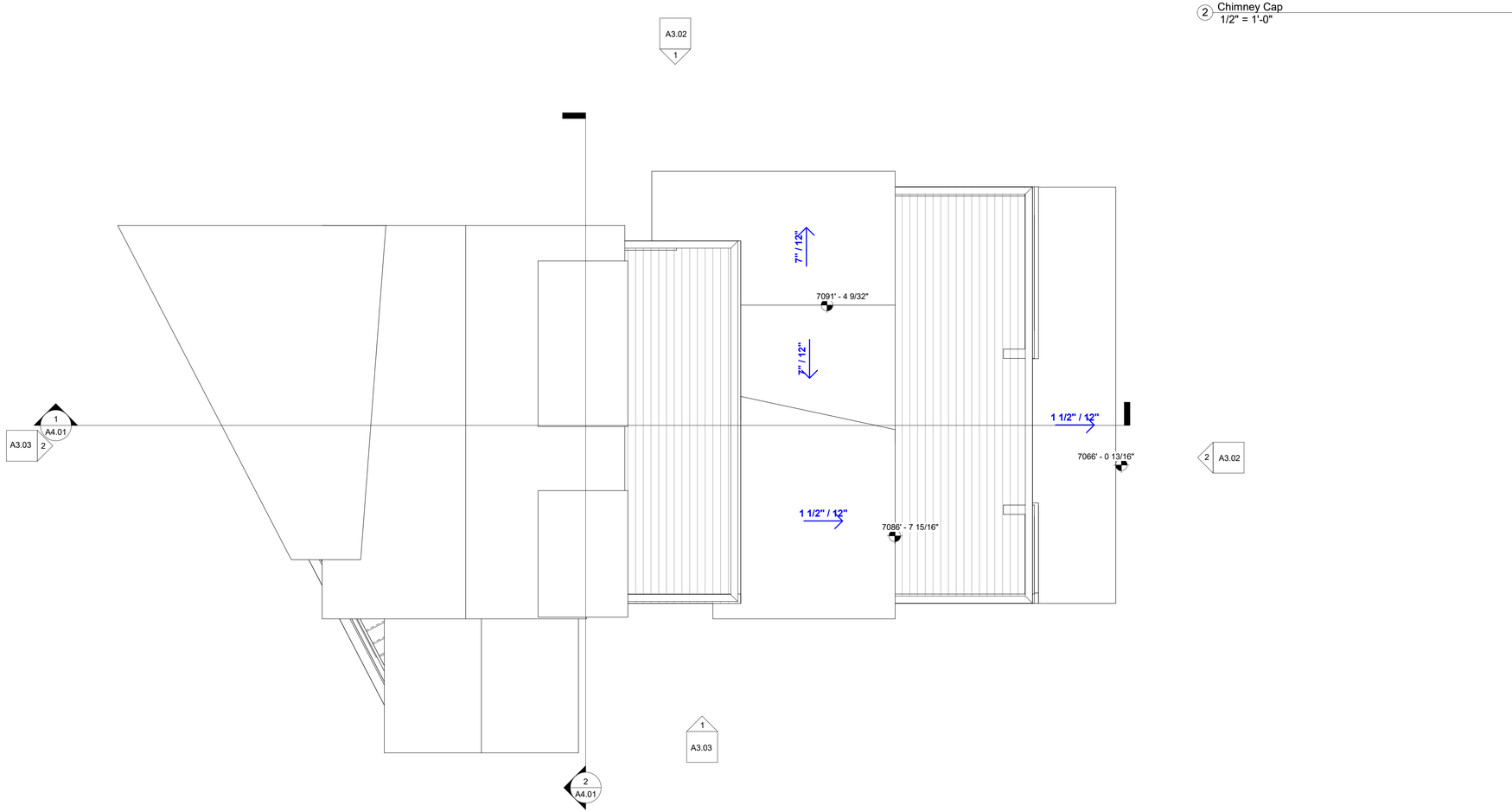

1 Roof Plan
1/4" = 1'-0"

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Revision Schedule	
Revision Number	Revision Date

New Residence
Lot B
732 Crescent Tram
Park City, UT 84060

Roof Plan

SCALE:
As indicated

DATE
Issue Date

SHEET
A2.05

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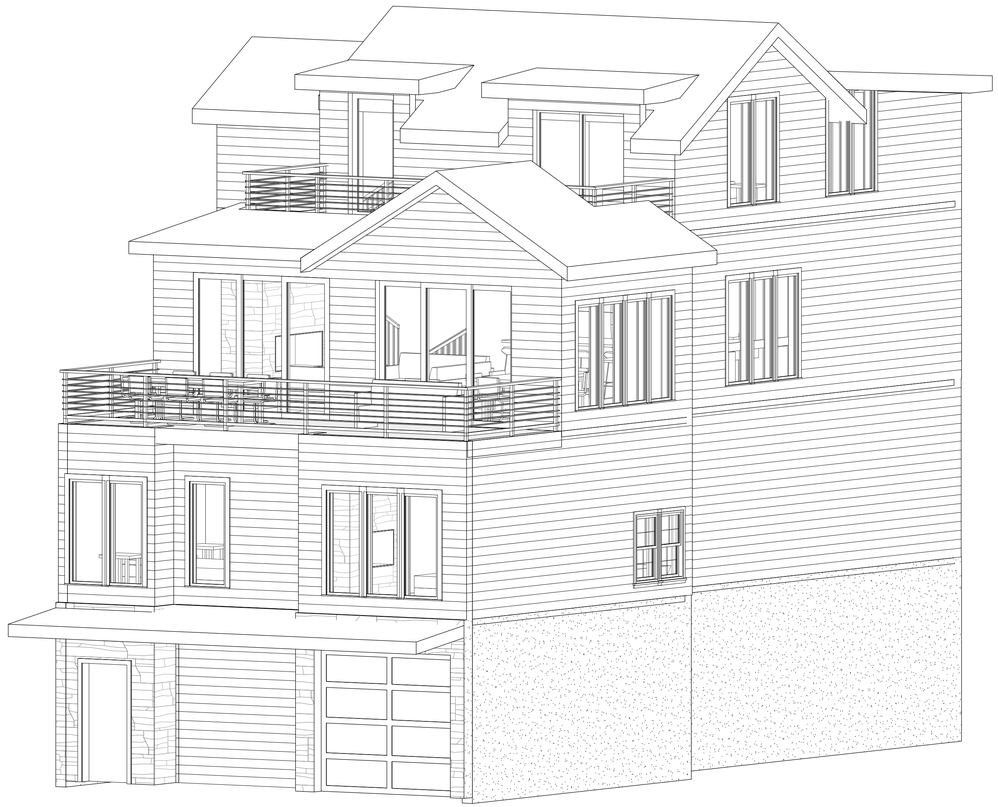
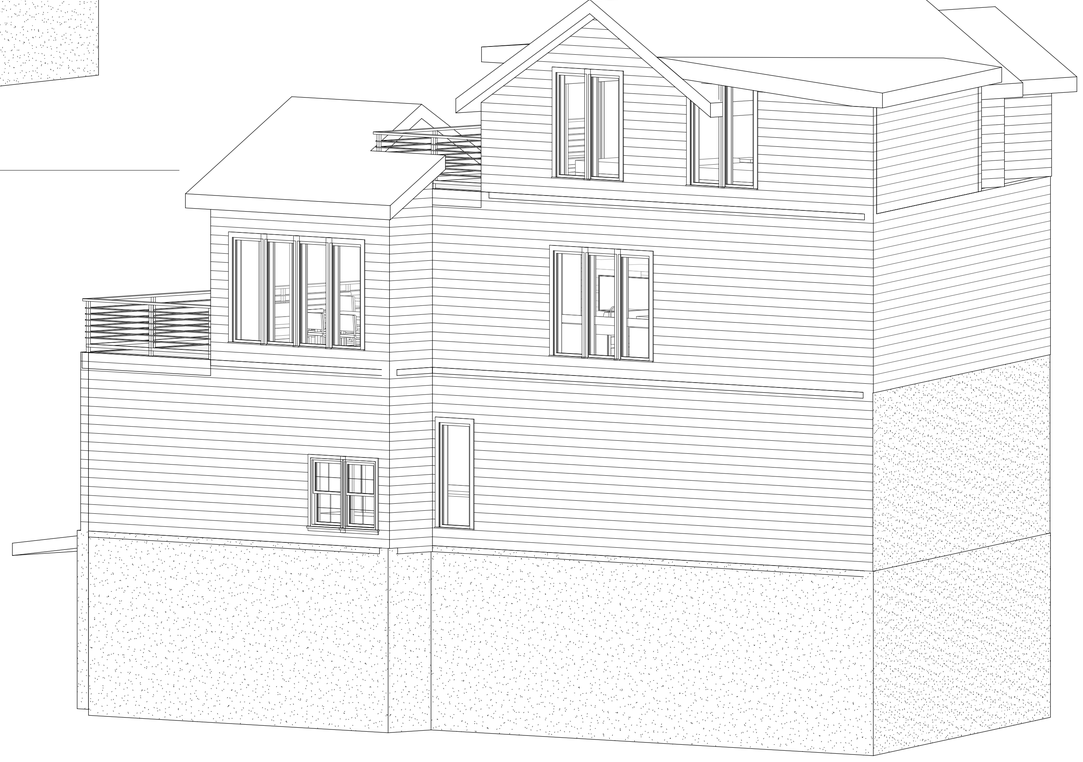


1 Front Perspective



2 Rear Perspective

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Revision Schedule	
Revision Number	Revision Date

New Residence

Lot B
732 Crescent Tram
Park City, UT 84060

Isometric Elevations

SCALE:

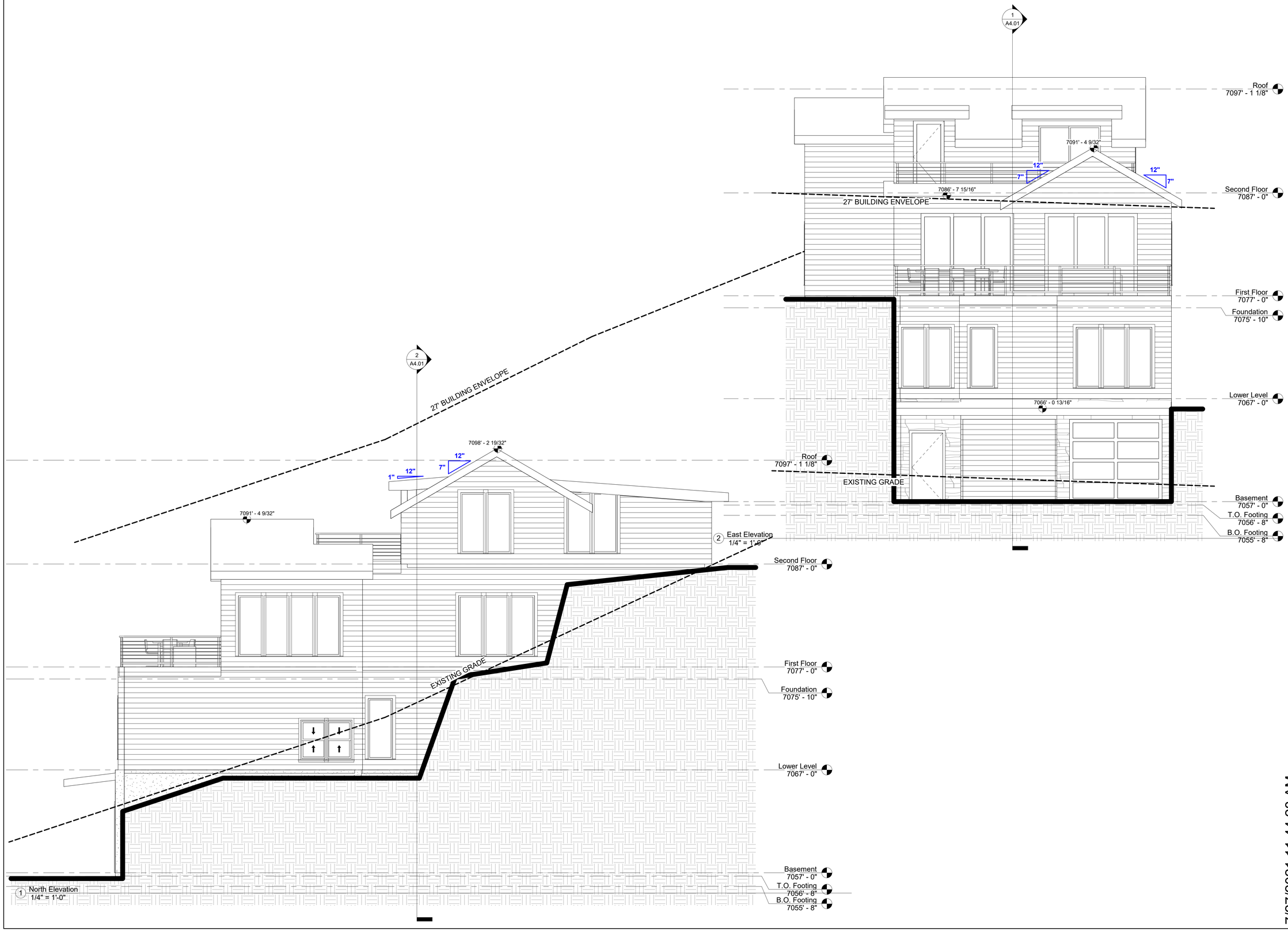
DATE

Issue Date

SHEET

A3.01

7/27/2021 11:44:26 AM



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Revision Schedule	
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New Residence

Lot B
732 Crescent Tram
Park City, UT 84060

Elevations

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

DATE
Issue Date

SHEET
A3.02

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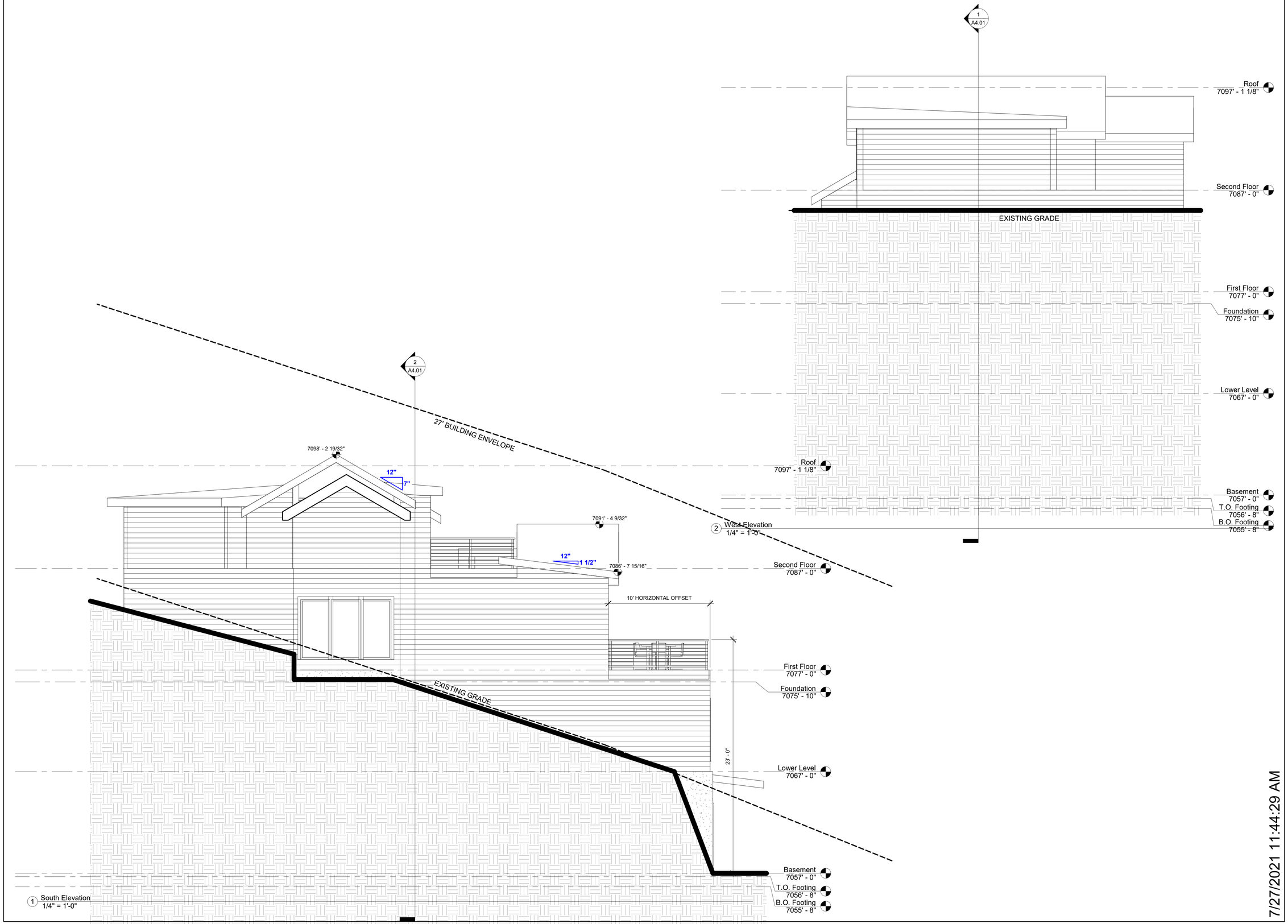

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Revision Schedule	
Revision Number	Revision Date

New Residence

Lot B
732 Crescent Tram
Park City, UT 84060

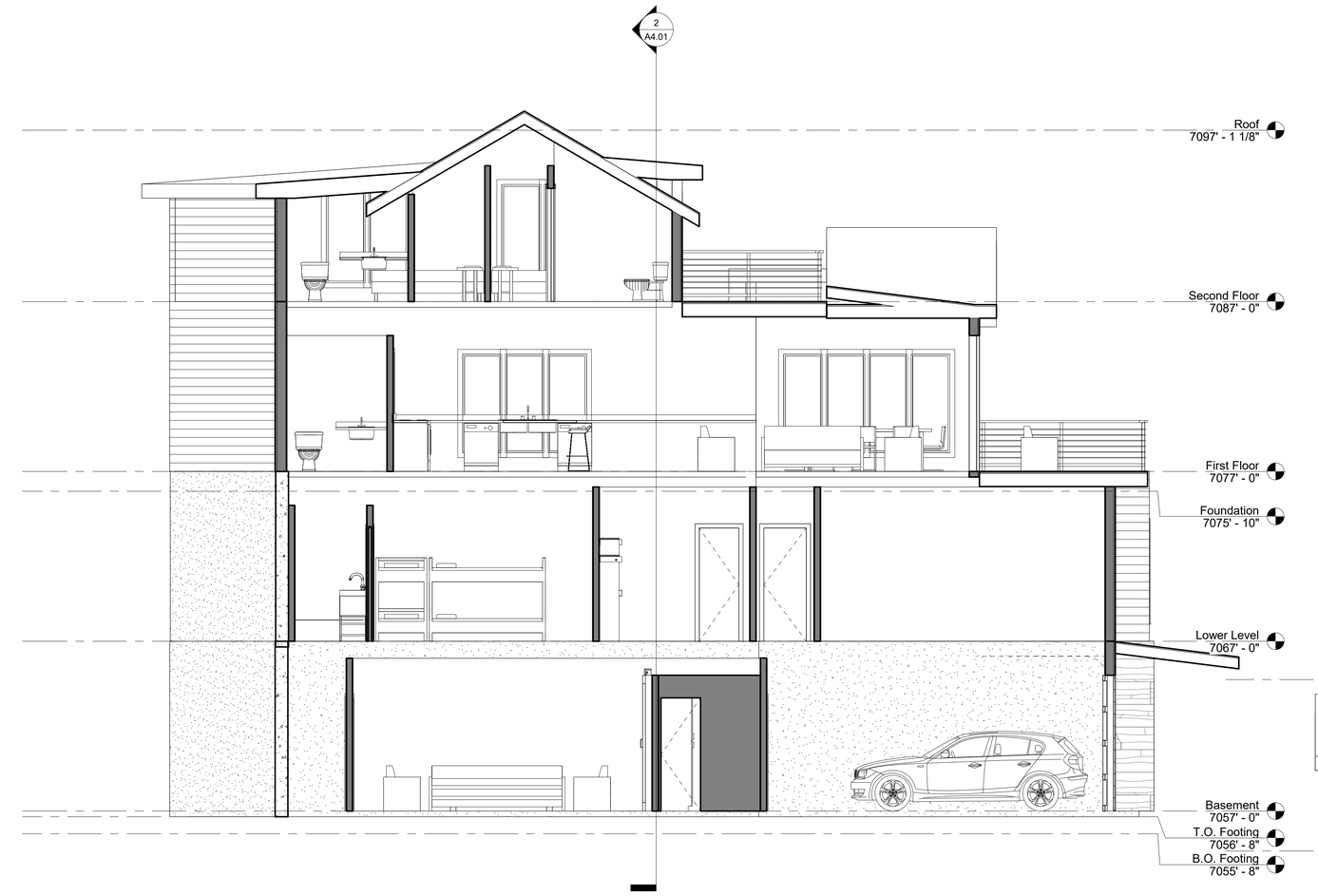
Elevations

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

DATE
Issue Date

SHEET
A3.03

7/27/2021 11:44:29 AM



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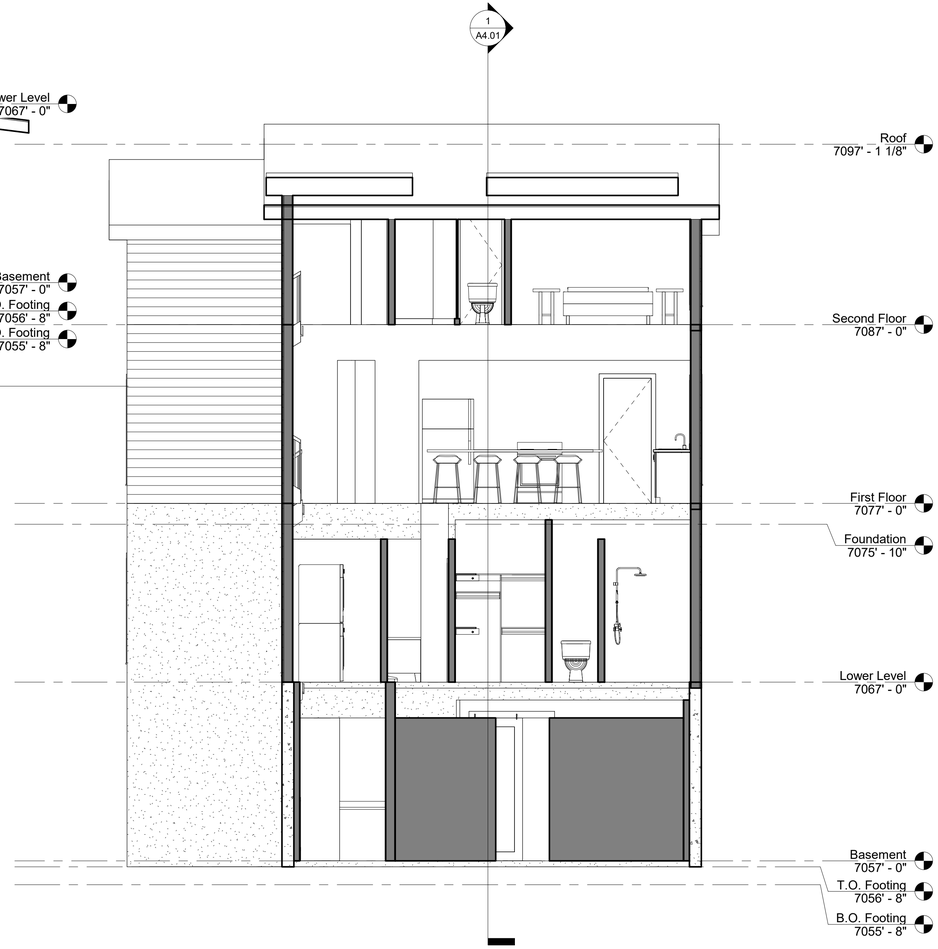
1/4" = 1'-0"



2 Section 2
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Revision Schedule	
Revision Number	Revision Date

New Residence

Lot B
732 Crescent Tram
Park City, UT 84060

Building Sections

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

DATE
Issue Date

SHEET
A4.01

7/27/2021 11:44:30 AM

New Residence

Crescent Tram, Lot C
732 Crescent Tram
Park City, Utah 84098

COUNTY PLANNING NOTES:

1. THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
   A. A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.
   B. CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.

COUNTY BUILDING NOTES:

1. RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.
2. SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.
3. SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.

PLAN NOTES:

1. RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.
2. ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM
3. THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.
4. R-1 RESIDENTIAL ZONE

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Area Calculation Plan			
A1.04	Site & Grading Plan			
A1.05	Site Details			
A1.06	Landscape Plan			
A2.01	Basement Plan			
A2.02	Lower Level			
A2.03	First Floor Plan			
A2.04	Second Floor Plan			
A2.05	Roof Plan			
A2.06	Schedules			
A3.01	Isometric Elevations			
A3.02	Elevations			
A3.03	Elevations			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Stair Sections			
A4.05	Fireplace Details			
A4.06	Typical Details			
A4.07	Code Compliance Details			
A5.01	Basement Ceiling Plan			
A5.02	First Floor Reflected Ceiling Plan			
A5.03	Second Floor Reflected Ceiling Plan			
A6.01	Interior Elevations			
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E1.01	Basement Electrical Plan			
E1.02	First Floor Electrical			
E1.03	Second Floor Electrical			
M1.01	Gas Piping Diagram			
S1.01	Isometric Foundation			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	First Floor Framing Plan			
S2.03	Second Floor Framing			
S2.04	Roof Framing			
S3.01	Basement Shearplan			
S3.02	Main Shearplace			
S3.03	Upper Shearplan			
S4.01	Foundation Details			
S4.02	Foundation Details			
S5.01	Framing Details			
S5.02	Framing Details			
S6.01	Steel Details			

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Revision Schedule

Revision Number	Revision Date

New Residence
Lot C
732 Crescent Tram
Park City, UT 84060

Cover Sheet

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

DATE
Issue Date

SHEET
A1.01

Designed By
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801.694.9683
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Contruction Documents
Bill Van Sickle
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Park City, Utah 84098
801.694.9683
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Structural

General Contractor

ENERGY VALUE ANALYSIS	
ROOF	R-42
2x6 WALLS	R-24
2x4 WALLS	R-13
FOUNDATION @SLAB ON GRADE	R-13
FLOORS	R-19
WINDOWS	U.28
DOORS	U.28

CODE ANALYSIS	
CONTRUCTION TYPE	VB
OCCUPANCY	R-3
2015 IBC (International Building Code)	
2015 IRC (International Residential Code)	
2015 IPC (International Plumbing Code)	
2015 IMC (International Mechanical Code)	
2015 IECC (International Energy Conservation Code)	
2014 NEC (National Electrical Code)	

7/27/2021 11:33:11 AM

A. GENERAL

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2015 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.
2. NO WOOD SHALL BE CLOSE THAN 8" TO EARTH UNLESS SEPERATED BY CONRETE AT LEAST 3" IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE. THIS INCLUDES DECKS AND SIDING
3. TUBS AND SHOWERS WITH TILED AREAS REQUIRE A PORTLAND CEMENT APPLICATION FIBERED CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD NO LONGER REQUIRED. TYP.

B. EXCAVATION, BACKFILL AND GRADING

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
3. R401.3 FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'-0".

C. WINDOWS & DOORS

1. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
4. R310.2.1 MIN. CLEAR EGRESS OPENING OF 5.7 SQ FT HEIGHT OF 24" AND WIDTH OF 20"
5. ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
6. R310.2.2 ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR
7. PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. TEMPERED GLASS SHALL BE USED IF LOCATED WITHIN 24" OF DOOR, PERPENDICULAR TO THE PLANE OF THE DOOR, LARGER THAN 9 SQ FT, BOTTOM IS LESS THAN 18" FROM THE FLOOR, LOCATED IN RAILING OR GUARDRAILS, WHERE BOTTOM EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

D. VENTILATION

1. VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2015 IRC.

E. FIRE PROTECTION AND WARMING

1. R302.6 PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. R302.5.1 DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
4. R302.5.1 MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS
5. SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER
6. NO WOOD BURNING FIREPLACES ALLOWED EXCEPT IN PROMONTORY DEVELOPMENT.
7. R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

F. RAILINGS

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD
3. HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT. R311.7.5.1

G. WINDOW WELLS

1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
2. R310.2.3 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
3. R310.2.3.1 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
4. R310.2.3.2 WINDOW WELLS SHALL HAVE DRAINAGE CONNECTED TO THE BUILDINGS FOUNDATION DRAIN.
5. 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
6. R310.4 GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
7. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

1. R311.7.1 MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY
2. R311.7.2 MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. R311.7.3 MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 147"
4. R311.7.5.1 RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. R302.7 MIN OF 1/2" GYPSUM WALL BOARD ON ALL EXCESSIBLE WALLS AND UNDERSIDE OF STAIRS

I. WEATHER PROTECTION

1. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCHES BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" (15LB) FELT UNDERLAYMENT
3. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
4. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
5. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EFIS / STUCCO). OVERLAP ALL SEAMS
6. INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
7. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS, (OR BRICK AND EFIS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZLESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIUAL VENTING FOR EACH AREA.
13. ALL VENTING THROUGH ROOF SHALL BE A MIN OF 3" DIA PIPE.
14. MIN BATHROOM CLEARENCES FOR FIXTURES AS PER IRC 2015 R307.1

K. MASONRY

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER 2015 IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
3. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

1. ALL WORK TO BE IN COMPLIANCE WITH 2015 IRC & IFGC
2. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
4. DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
5. VENTS SHALL TERMINATE NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
6. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE NOT LESS THAN 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
7. NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
8. ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
11. ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
12. SOFT WATER TO BE PROVIDED TO ALL FIXTURES EXCEPT KITCHEN SINK COLD AND EXTERIOR HOSE BIBS
13. GAS PIIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMB WAITER OR ELEVATOR SHAFT
14. GAS PIIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
15. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE EXTERIOR

M. STRUCTURAL

1. MIN OF 3000 PSI CONCRETE IS TO BE USED ON THIS JOB.
2. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2X6 WALLS CALCULATED TO BE 5 1/2" WIDE.
3. BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES. ALTERNATE WITH BOTH SIDES
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFER BOARD SHEATHING. GLUED AND SCREWED TO TOP FLANGE OF JOIST
5. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES. PROVIDE CALCULATION AT TIME OF TRUSS SUBMITTAL.
6. ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
7. ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
8. FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
9. INSTALL 3 STUDS AT CORNERS FOR NAILING
10. WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
11. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.
12. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
13. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
14. MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2015 IRC.
15. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
16. PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
17. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING, EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
18. SHELVES IN WALK IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
19. STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2015 IRC
20. ALL WOOD IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED OR REDWOOD, OR ANY EXPOSED WOOD WITH BE PRESSURE TREATED OR WEATHER RESISTIVE TREATED TYPICAL.

N. ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY TO 2015 IRC AND 2017 NEC
2. R315.2.1 CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED IN ROOMS WHERE THERE ARE FUEL FIRED APPLIANCES AND AT ROOMS WITH DIRECT CONNECTIONS WITH GARAGE
3. R315.3 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE A SLEEPING AREA IN THE IMMEDIATE VICINITY.
4. R315.4 CARBON MONOXIDE / SMOKE DETECTOR COMBINATIONS SHALL BE ALLOWED IN LUE OF SMOKE DETECTORS
5. R315.5 CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP
6. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS WITHOUT A FUEL FIRED APPLIANCE.
7. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP.
8. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
9. INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
10. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTICALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFIC OLSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTICALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
11. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQURIEMENTS.
12. CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
13. OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
14. METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQURIEMENT WITH LOCAL CODES AND ORDINANCES).
15. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
16. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
17. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
18. LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.

ABBREVIATION LEGEND

#	NUMBER	CABINET		PNTD	PAINTED
@	AT	F.F.	FINISH FLOOR	PROT	PROTECTION
℄	CENTER LINE	FIN.	FLOOR	PSF	POUNDS PER SQUARE FOOT
⌀	DIAMETER	FT.	FEET	PSI	POUNDS PER SQUARE INCH
∠	ANGLE	FTG.	FOOTING	QTY	QUANTITY
±	PLUS OR MINUS	GA.	GAUGE	RAD	RADIUS
A.B.	ANCHOR BOLT	GALV.	GALVANIZE	REINF	REINFORCE
ABV.	ABOVE	GND.	GROUND	REQ'D	REQUIRED
A/C	AIR CONDITIONING	GYP. BD	GYMPSUM WALL BOARD	RM	ROOM
ADJ.	ADJACENT	HDW.	HARDWARE	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	HORIZ.	HORIZONTAL	SCHED	SCHEDULE
ALUM.	ALUMINUM	HR.	HOUR	SHWR	SHOWER
APPROX.	APPROXIMATE	HT	HEIGHT	SHT	SHEET
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	HVAC	HEATING VENTILATING AIR CONDITIONING	SIM	SIMILAR
BD.	BOARD	HYD	HYDRANT	SPEC	SPECIFICATION
BITUM.	BITUMINOUS	I.D.	INSIDE DIAMETER	STD	STANDARD
BLDG.	BUILDING	I.F.	INSIDE FACE	STIFF	STIFFENER
B.M.	BENCH MARK	IN	INCHES	STR	STRUCTURAL
B.O.	BOTTOM OF	INFO	INFORMATION	SUPER	SUPERVISOR
BOT.	BOTTOM	INSUL	INSULATION	SUSP	SUSPENDED
B.P.	BASE PLATE	INT	INTERIOR	THRU	THROUGH
BRG.	BEARING	LAV	LAVATORY	TO.	TOP OF
BTWN.	BETWEEN	MAINT	MAINTENANCE	TOA	TOP OF ASPHALT
CLG.	CEILING	MANUF	MANUFACTURER	TOF	TOP OF FOOTING
CLR.	CLEAR	MAX.	MAXIMUM	TOW	TOP OF WALL
CMU.	CONCRETE MASONRY UNIT	MAT	MATERIAL	TOS	TOP OF SLAB
COL.	COLUMN	MECH	MECHANICAL	TBC	TOP BACK OF CURB
CONC.	CONCRETE	MFR	MANUFACTURERE	TYP.	TYPICAL
CONT.	CONTINUOUS	MIN	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
CONST.	CONSTRUCTION	MISC	MISCELLANEOUS	VERT	VERTICAL
COORD.	COORDINATE	M.O.	MASONARY OPENING	w/	WITH
C.T.J.	CONTRACTION JOINT	MTL.	METAL	w/o	WITHOUT
DBL.	DOUBLE	NIC	NOT IN CONTRACT	W/D	WASHER DRYER
DEPT.	DEPARTMENT	NTS	NOT TO SCALE	WD	WOOD
DET.	DETAIL	O.C.	ON CENTER	WWF	WELDED WIRE FABRIC
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER		
DTL.	DETAIL	O.F.	OUTSIDE FACE		
DWGS.	DRAWINGS	O.H.	OVER HEAD		
EA.	EACH	OHD	OVER HEAD DOOR		
EF.	EACH FACE	OPP.	OPPOSITE		
EJ.	EXPANSION JOINT	PART	PARTITION		
ELEV.	ELEVATION	PCF	POUNDS PER CUBIC FOOT		
EQ.	EQUAL	PERP	PERPENDICULAR		
E.S.	EACH SIDE	PL	PLATE		
E.W.	EACH WAY	PLF	POUNDS PER LINEAR FOOT		
EXIST.	EXISTING	PNTD	PAINTED		
EXP.	EXPANSION	PROT	PROTECTION		
EXT.	EXTERIOR	PSF	POUNDS PER SQUARE FOOT		
F.D.	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH		
FND.	FOUNDATION	QTY	QUANTITY		
F.E.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER				

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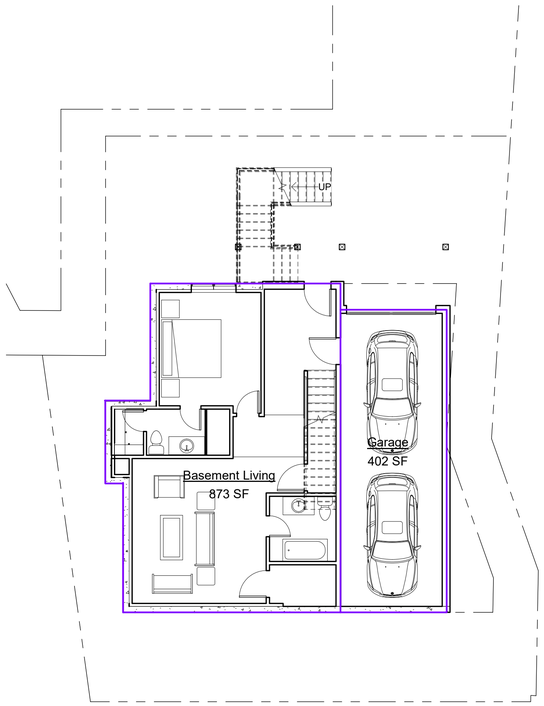
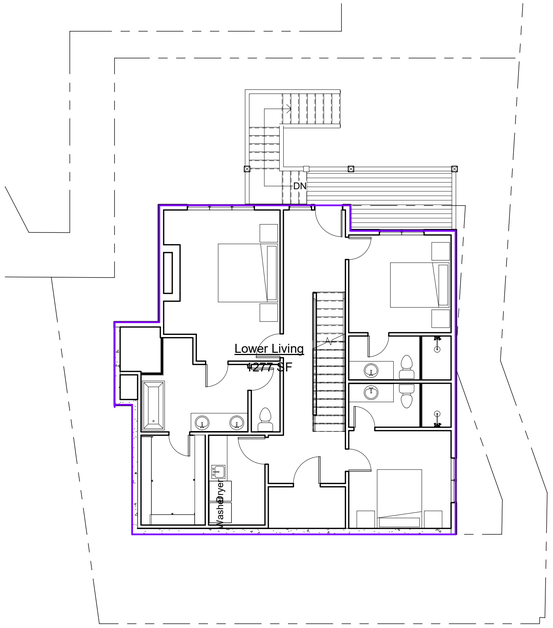


1 Basement
1/8" = 1'-0"

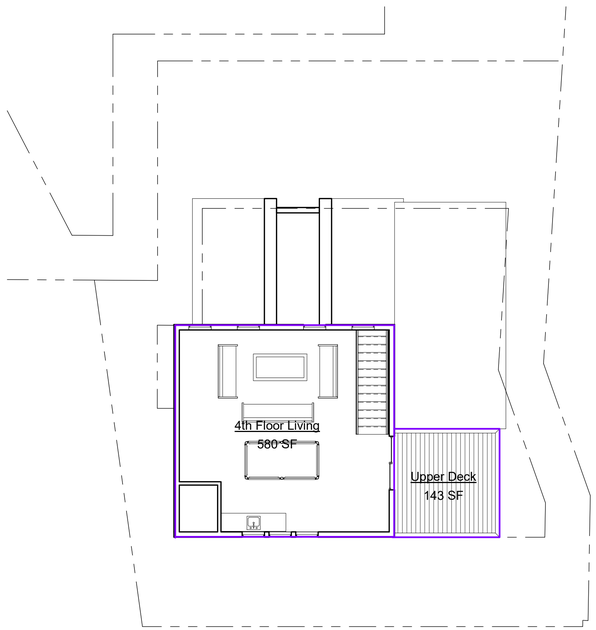
Square Footage - Living		
Number	Name	Area
A1	Basement Living	873 SF
A2	Lower Living	1277 SF
A3	Main Living	1024 SF
A4	4th Floor Living	580 SF
		3754 SF

Square Footage - Non Living		
Number	Name	Area
B1	Garage	402 SF
		402 SF

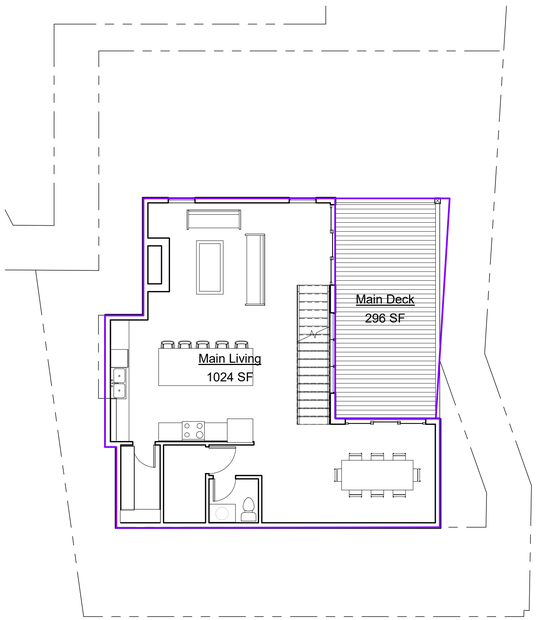
Square Footage - Exterior		
Number	Name	Area
C1	Main Deck	296 SF
C2	Upper Deck	143 SF
		439 SF



2 Lower Level
1/8" = 1'-0"



4 Second Floor
1/8" = 1'-0"



3 First Floor
1/8" = 1'-0"

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BY BIDDING THESE PLANS THE CONTRACTOR / SUBCONTRACTOR THAT THERE ARE NO ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE RESPONSIBLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

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Revision Schedule	
Revision Number	Revision Date

New Residence
Lot C
732 Crescent Tram
Park City, UT 84060

Area Calculation Plan

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

DATE
Issue Date

SHEET
A1.03

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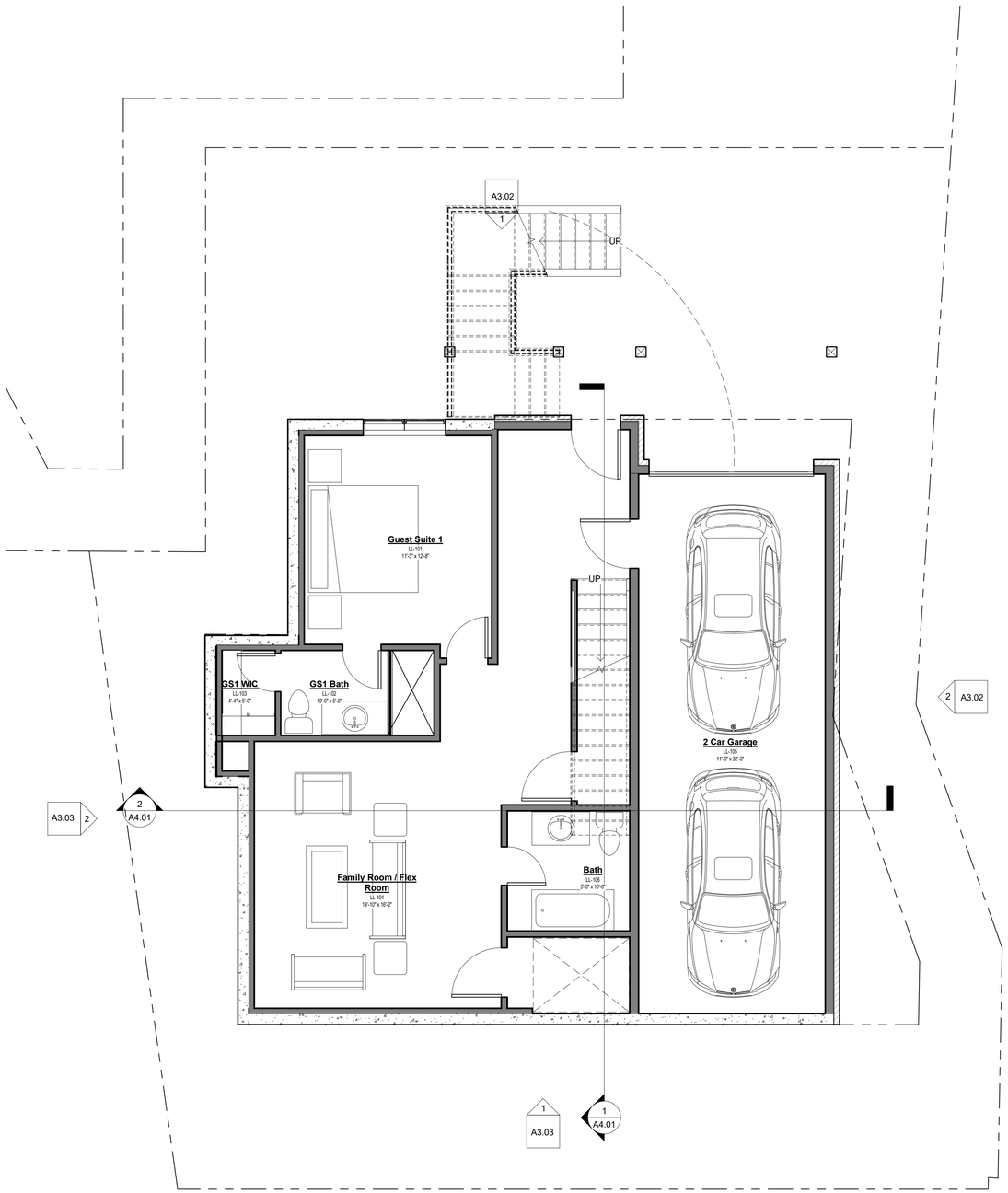

1 Basement
1/4" = 1'-0"

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LIMITATION OWNERSHIPS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

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VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
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Revision Schedule	
Revision Number	Revision Date

New Residence
Lot C
732 Crescent Tram
Park City, UT 84060

Basement Plan

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

DATE
Issue Date

SHEET
A2.01

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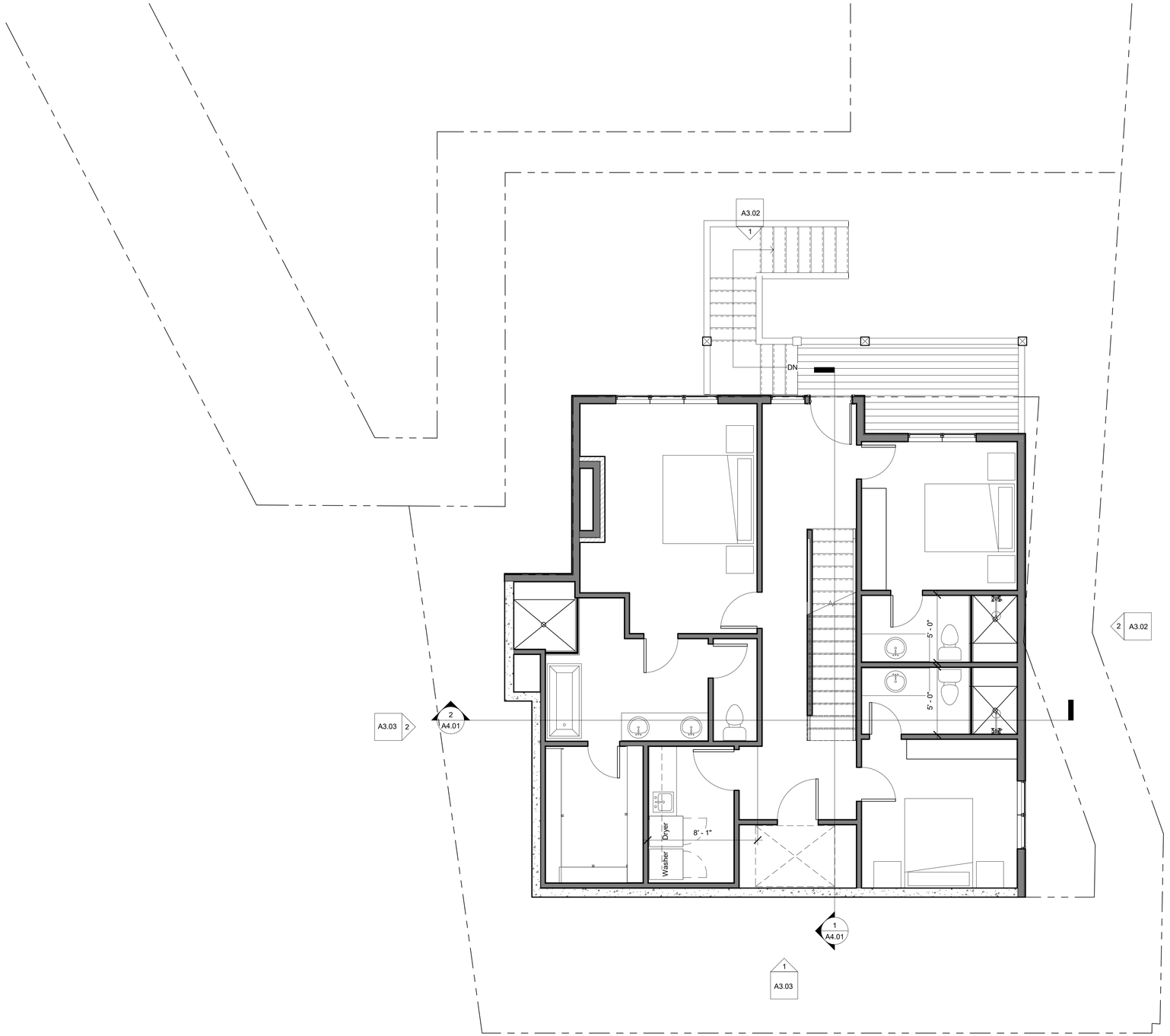

1 Lower Level
1/4" = 1'-0"

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Revision Schedule	
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New Residence
Lot C
732 Crescent Tram
Park City, UT 84060

Lower Level

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

DATE
Issue Date

SHEET
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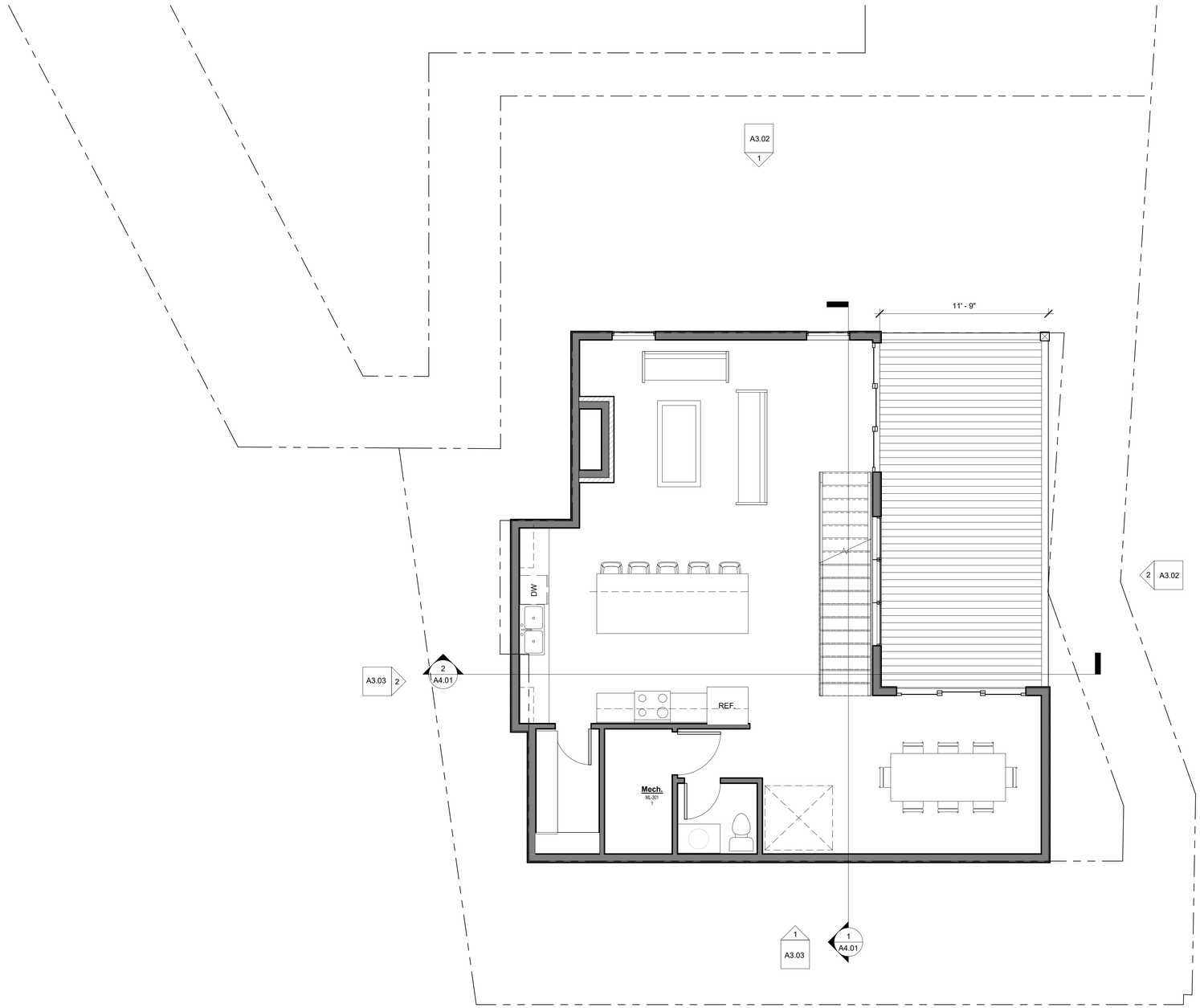

1 First Floor
1/4" = 1'-0"

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Revision Schedule	
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New Residence
Lot C
732 Crescent Tram
Park City, UT 84060

First Floor Plan

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

DATE
Issue Date

SHEET
A2.03

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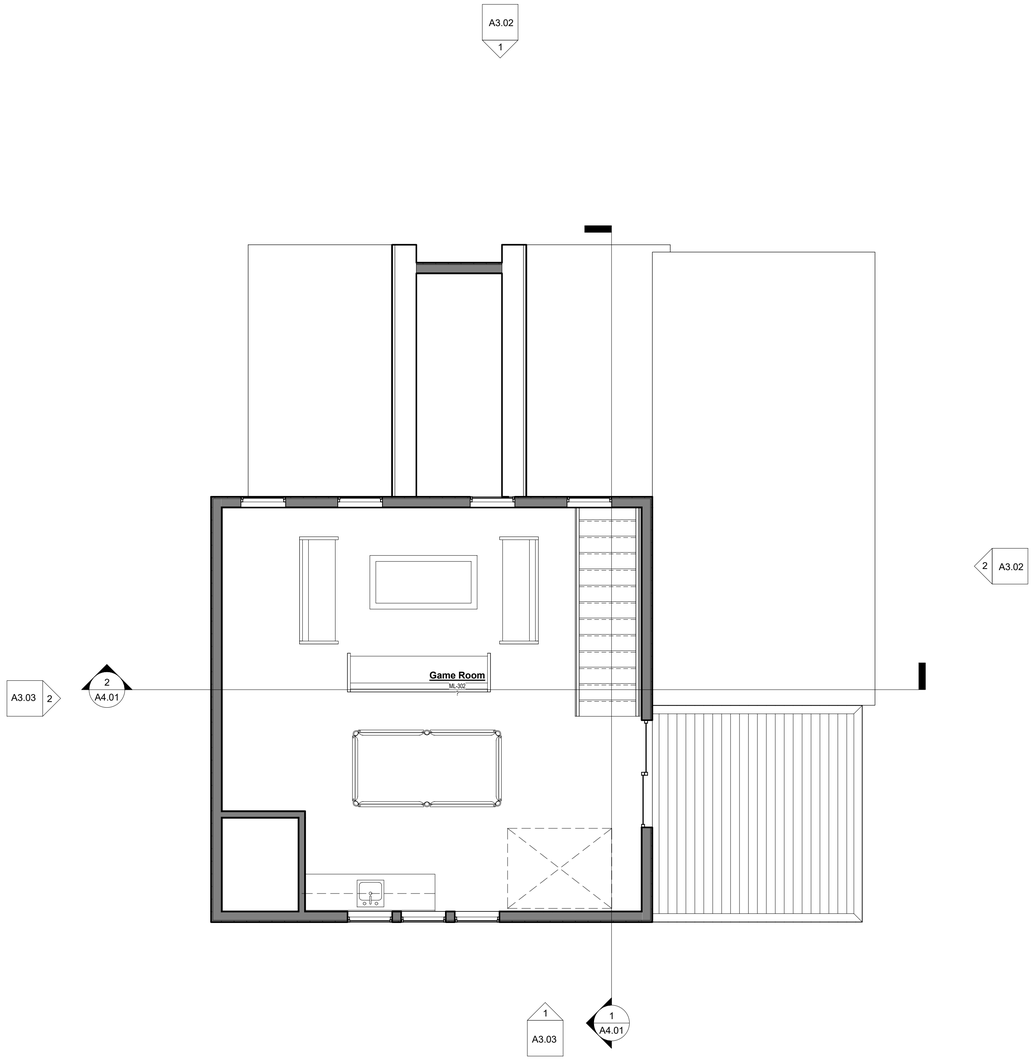

1 Second Floor
1/4" = 1'-0"

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Revision Schedule

Revision Number	Revision Date

New Residence
Lot C
732 Crescent Tram
Park City, UT 84060

Second Floor Plan

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

DATE
Issue Date

SHEET
A2.04

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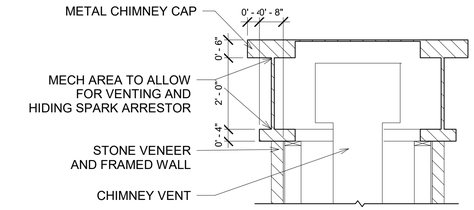
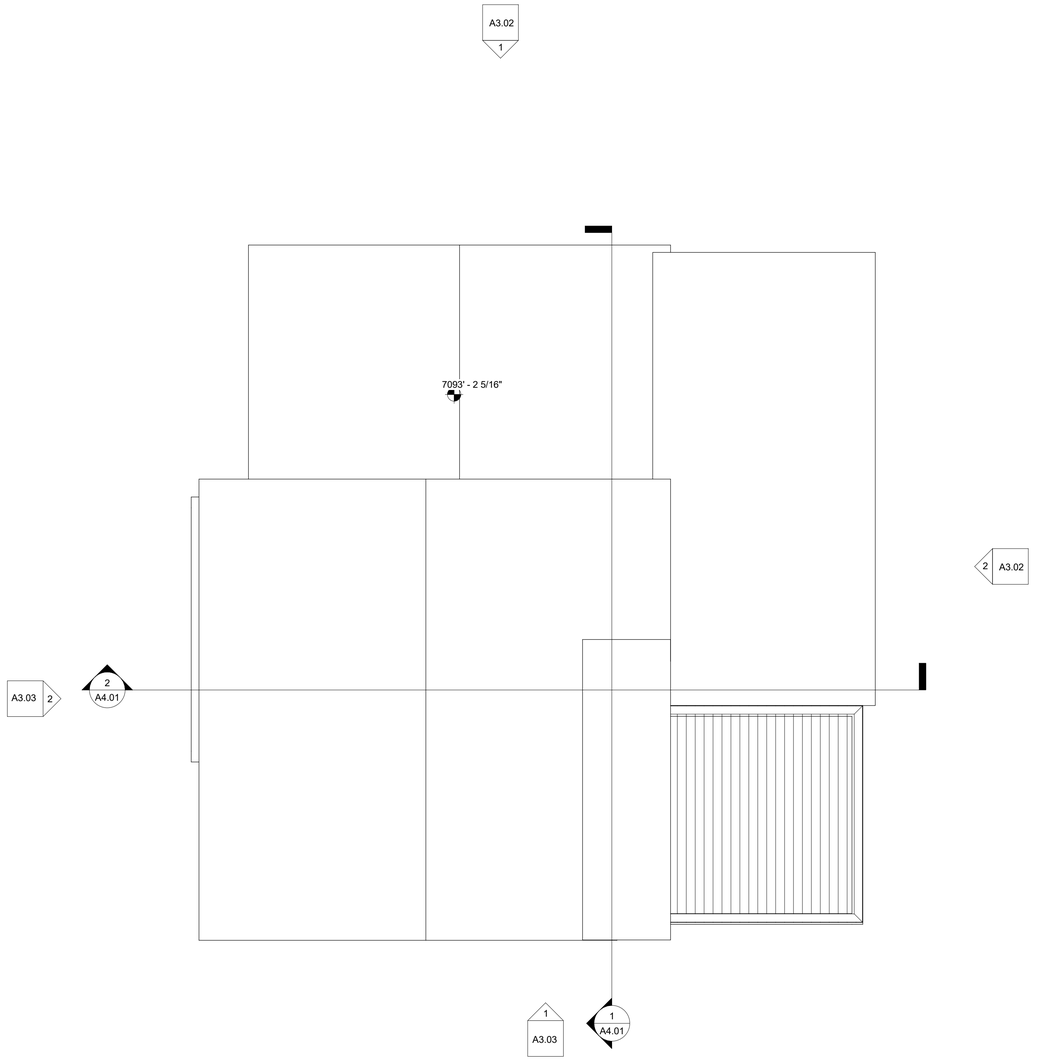


2 Chimney Cap
1/2" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

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Revision Schedule

Revision Number	Revision Date

New Residence
Lot C
732 Crescent Tram
Park City, UT 84060

Roof Plan

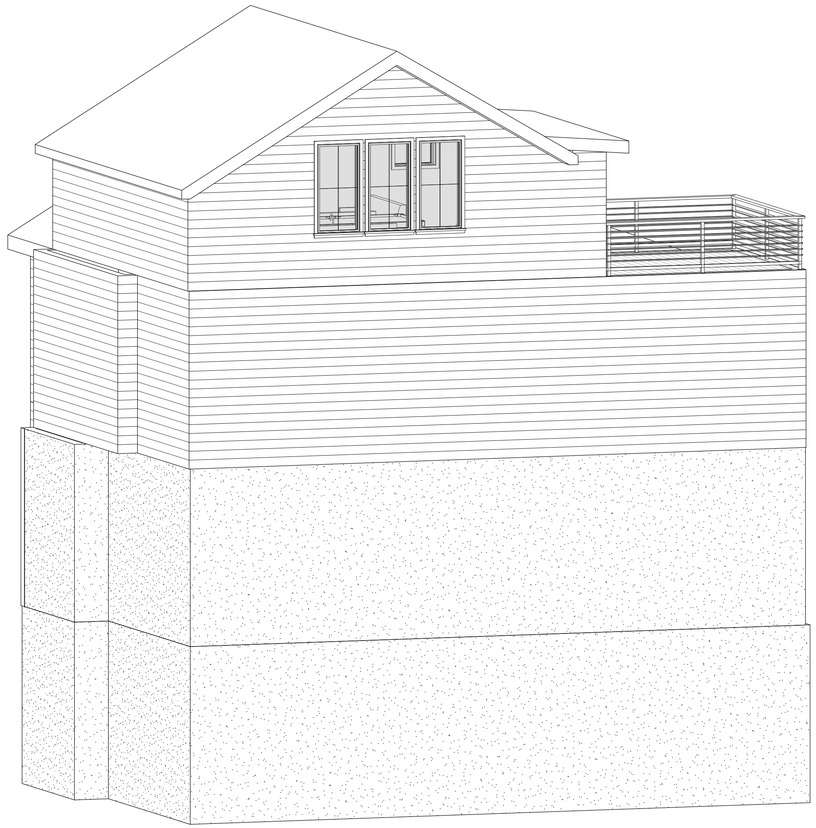
SCALE:
As indicated

DATE
Issue Date

SHEET
A2.05

7/27/2021 11:33:14 AM

1 Front Perspective



2 Rear Perspective

7/27/2021 11:33:16 AM

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Revision Schedule	
Revision Number	Revision Date

New Residence

Lot C
732 Crescent Tram
Park City, UT 84060

Isometric Elevations

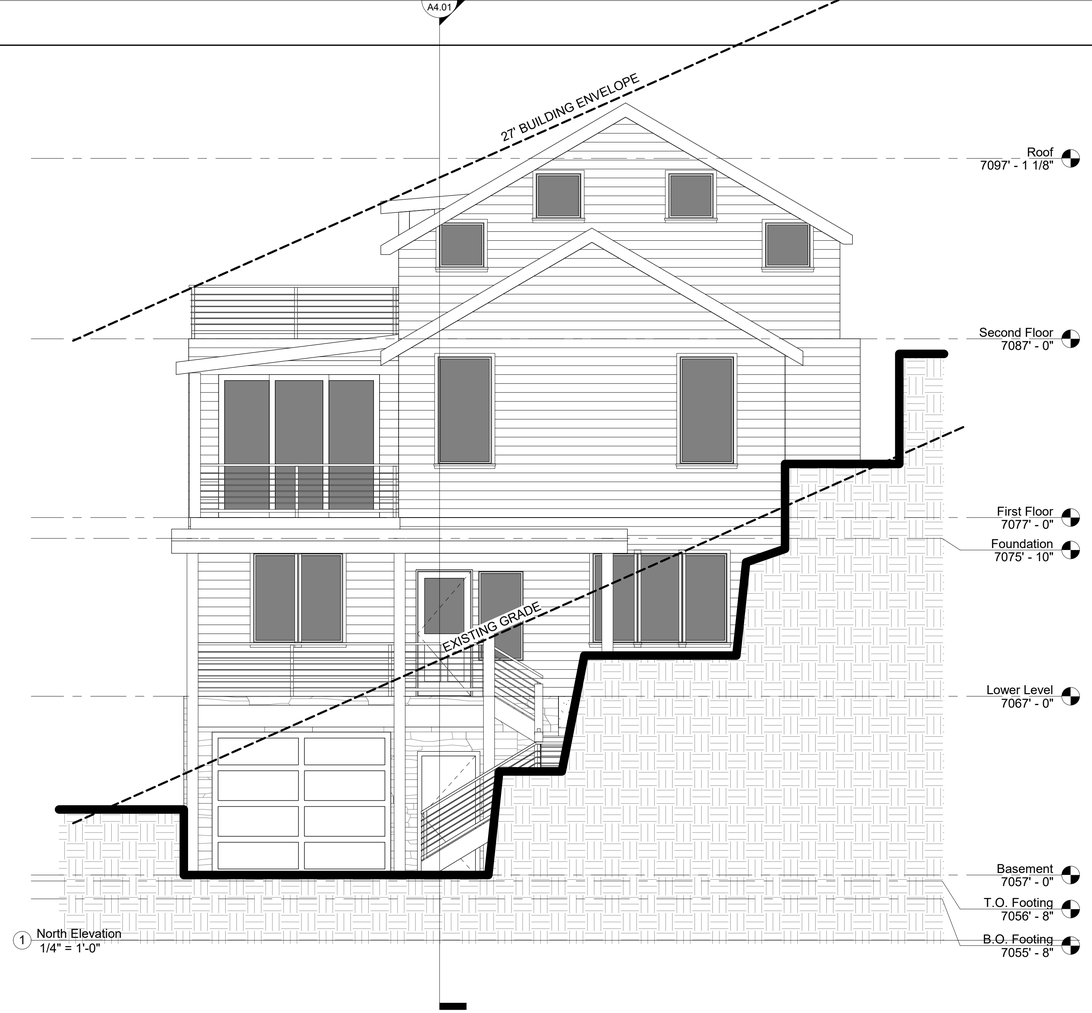
SCALE:

DATE

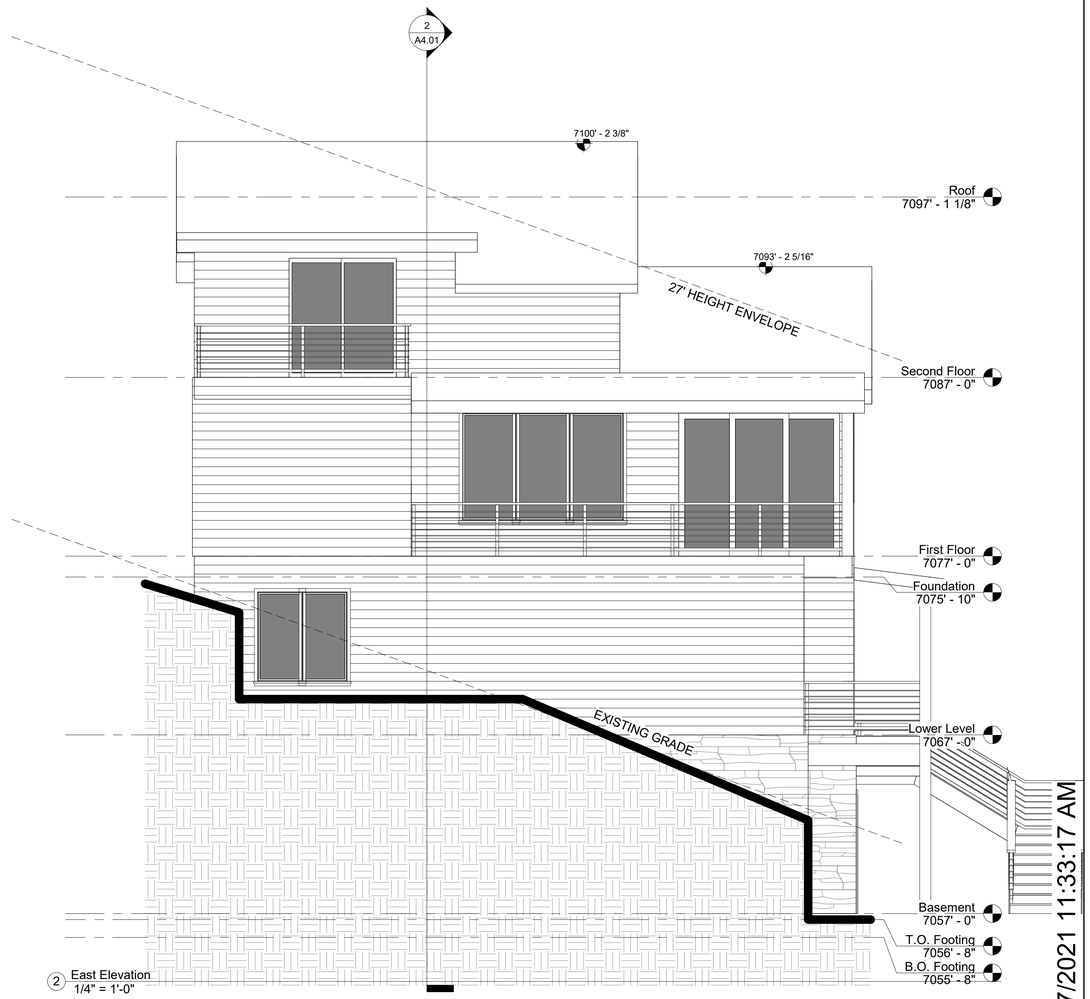
Issue Date

SHEET

A3.01



1 North Elevation
1/4" = 1'-0"



2 East Elevation
1/4" = 1'-0"

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Revision Schedule	
Revision Number	Revision Date

New Residence

Lot C
732 Crescent Tram
Park City, UT 84060

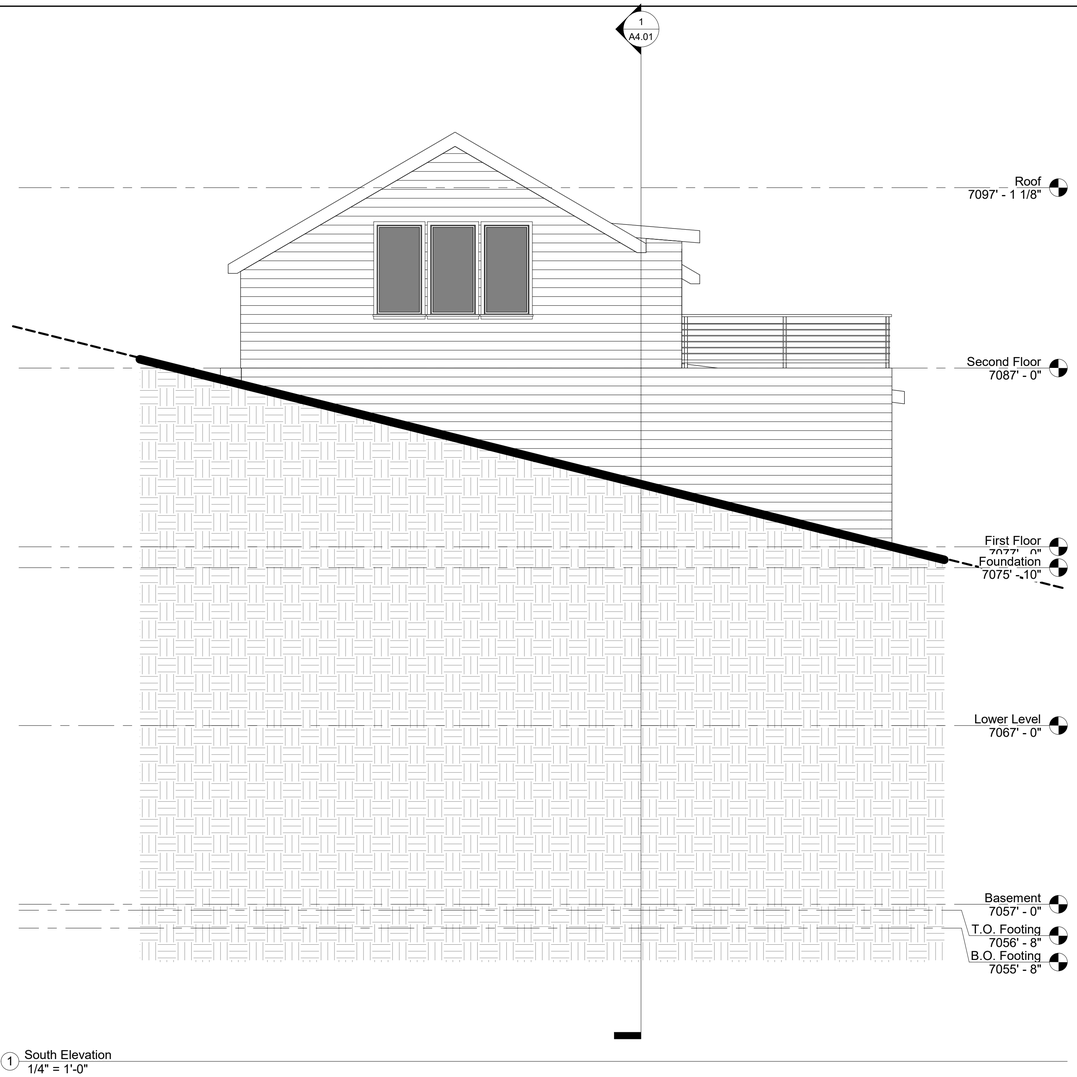
Elevations

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

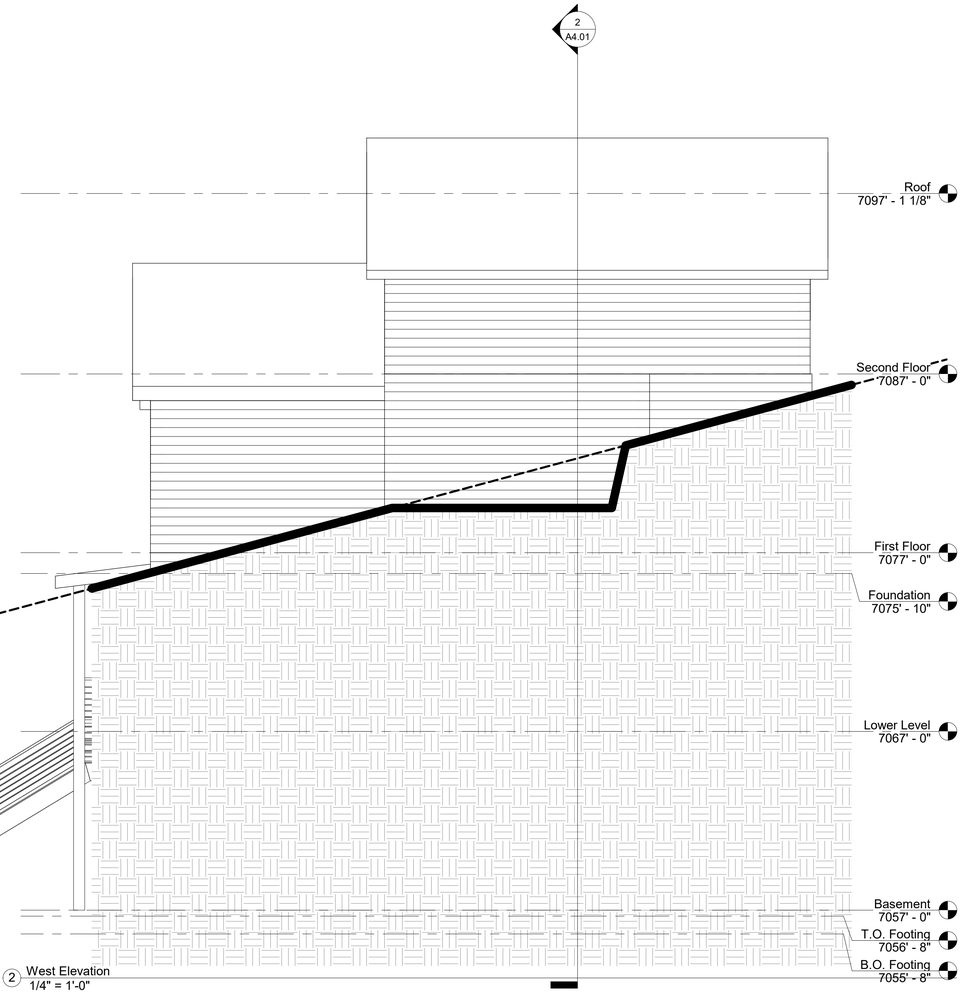
DATE
Issue Date

SHEET
A3.02

7/27/2021 11:33:17 AM



1 South Elevation
1/4" = 1'-0"



2 West Elevation
1/4" = 1'-0"

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Revision Schedule	
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New Residence

Lot C
732 Crescent Tram
Park City, UT 84060

Elevations

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

DATE
Issue Date

SHEET
A3.03

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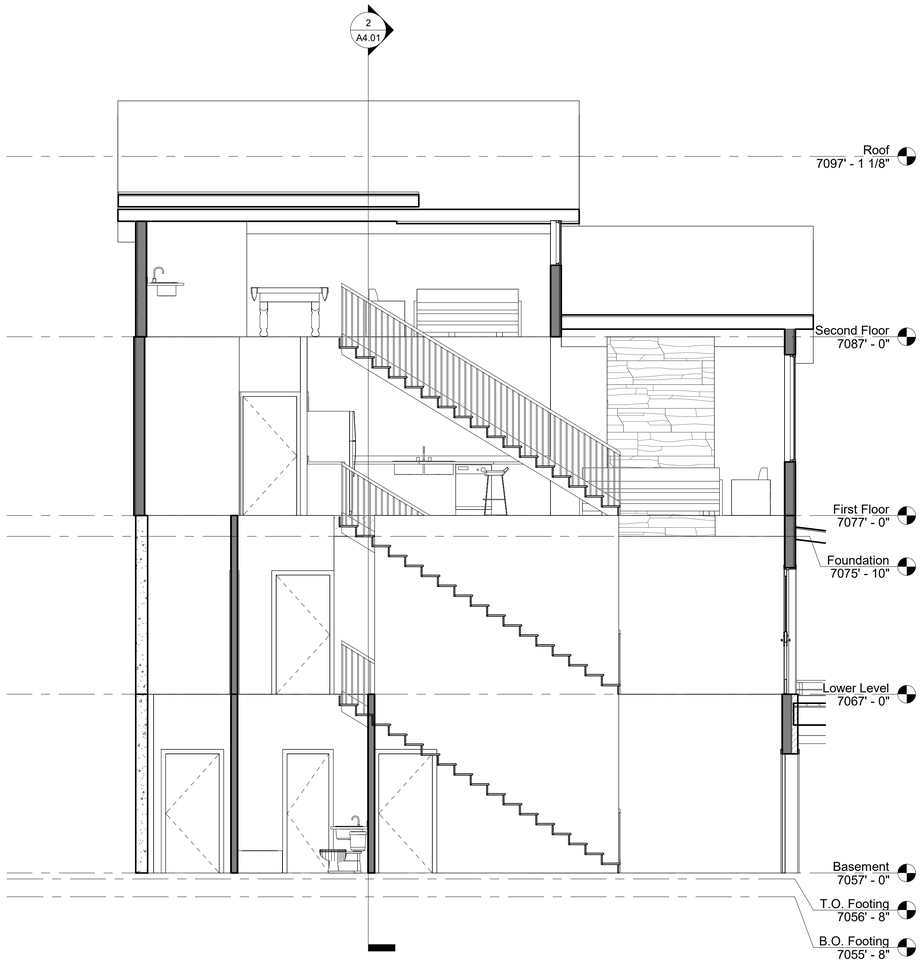
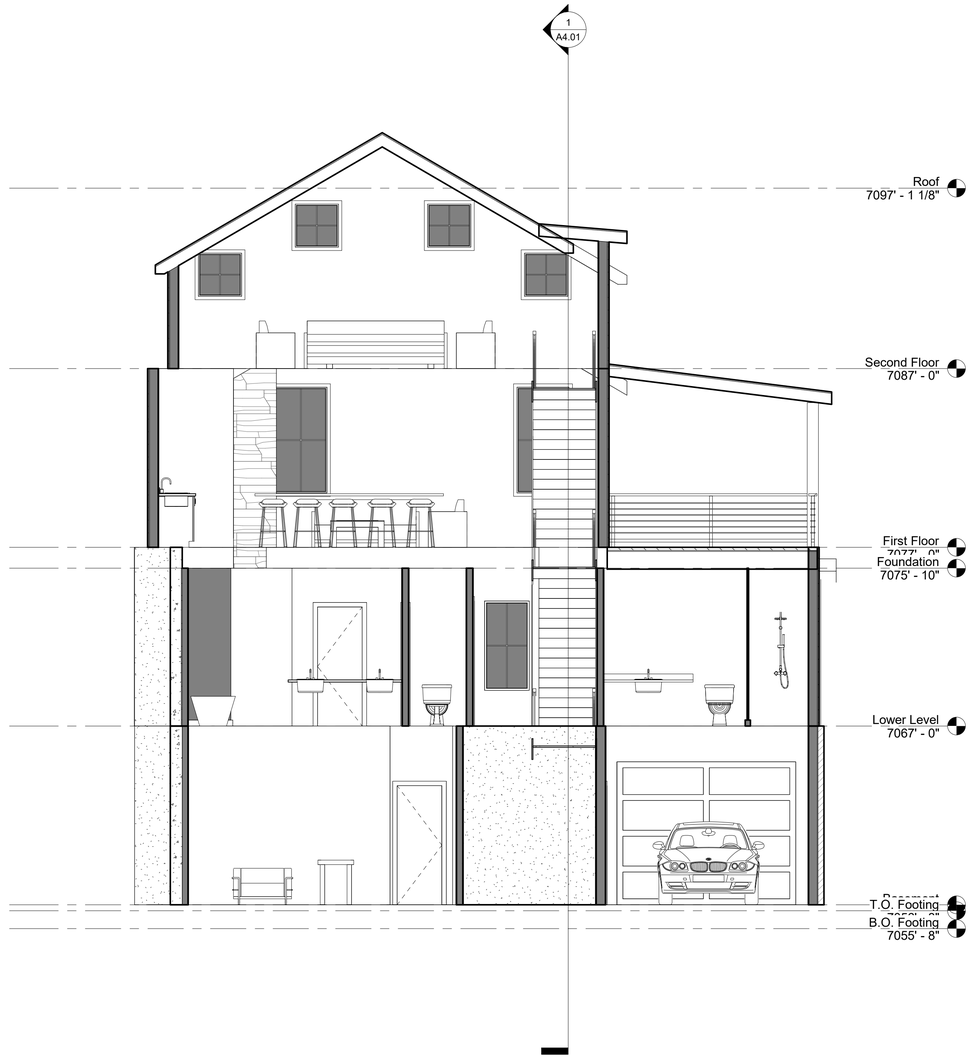


1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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Revision Schedule	
Revision Number	Revision Date

New Residence

Lot C
732 Crescent Tram
Park City, UT 84060

Building Sections

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

DATE
Issue Date

SHEET
A4.01

7/27/2021 11:33:19 AM

Planning Commission
Staff Report

Subject: 732 Crescent Tram Road
Application: PL-23-05740
Author: Caitlyn Tubbs, Senior Preservation Planner
Date: November 29, 2023
Type of Item: Work Session - Steep Slope Conditional Use Permit

Recommendation

(I) Review the application for a Steep Slope Conditional Use Permit (SSCUP), (II) accept public input, (III) provide direction to Planning Staff on required setbacks, building height, and building footprint for the proposed Development in accordance with the Land Management Code, and (IV) continue the item for a public hearing on January 24, 2024.

Description

Applicant:	Tony Hynes, represented by Bill Van Sickle
Location:	732 Crescent Tram Road
Zoning District:	Historic Residential – 1, partially within Sensitive Land Overlay
Adjacent Land Uses:	Residential, Open Space
Reason for Review:	The Planning Commission is the review authority for Steep Slope Conditional Use Permits per LMC § 15-1-8.

HDDR	Historic District Design Review
HR – 1	Historic Residential – 1
HSI	Historic Sites Inventory
LMC	Land Management Code
SLO	Sensitive Land Overlay
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 requests a SSCUP for the construction of an addition to 732 Crescent Tram Road. This property is designated a Landmark Historic Site on the Park City Historic Sites Inventory[1] (Historic Site Form). The Landmark Historic Structure was constructed c. 1904 and is located south of Crescent Tram Road. The property slopes

[1] LMC § 15-11-10

steeply up from the rear of the Landmark Historic Structure toward the west, with a vertical change of approximately 32 feet over the property's 75-foot depth, resulting in a Steep Slope and Very Steep Slope ranging between 38 and 42 percent.

Staff recommends the Planning Commission require the rear setback to be measured from the SLO boundary, require the allowable building footprint to be calculated based off the parcel size minus the Areas occupied by the SLO and the shared driveway, and consider requiring a one-car-wide tandem parking configuration.

Background

Several additions were constructed onto the Landmark Historic Structure in the 1930s and 1940s on the flatter portions of the property. The Landmark Historic Site is within the Historic Residential – 1 Zoning District and partially within the Sensitive Land Overlay (SLO). On April 5, 2022, the Applicant submitted a three-Lot subdivision application, including this parcel. The Planning Commission held a Work Session to discuss the Application on July 27, 2022 (Staff Report, Minutes beginning on p. 18). At the Work Session the Planning Commission identified the following issues:

- The impact of three houses versus two houses
- Vehicular and pedestrian conflicts in the proposed shared driveway due to the Crescent Road pedestrian path which crosses the proposed private shared driveway
- Sufficient emergency service access
- The amount of excavation and disruption to the hillside and existing vegetation
- Sightlines on Crescent Road which is narrow and steep

Since the Work Session, the Application separated the Landmark Historic Site from the three-Lot subdivision request. On July 6, 2023, the Applicant submitted a SSCUP and Historic District Design Review application for the Landmark Historic Site.

Analysis

(I) Planning Staff requires Input from the Planning Commission to Determine Compliance with the HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2

The purpose of the Historic Residential 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 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. define Development parameters that are consistent with the General Plan policies for the Historic core, and

E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[2]

LMC § 15-2.2-3 establishes Lot and Site requirements, outlined in the table below:

Requirement	Analysis of Proposal
Lot Size: 1,875 square feet	**Complies** – The Applicant recorded a Boundary Line Adjustment[3] for the Landmark Historic Site resulting in a 5,432-square-foot parcel. The Applicant will need to plat the Landmark Historic Site to create a Lot prior to the issuance of a building permit in accordance with LMC § 15-2.2-3.
As of October 26, 2023, the Maximum Lot Size: 3,750 square feet	LMC § 15-2.2-4 exempts Landmark Historic Sites from the maximum lot area.
Lot Width: 25 feet measured 15 feet back from front Lot Line	**Due to the unique shape of the property, staff recommends a Planning Director Determination be made regarding lot lines, lot width, and setbacks.**
Maximum Footprint: Formula Max: 1,947.5 square feet (Including 840 square feet of shared driveway and Area of Very Steep Slope)	**Staff recommends the Applicant update the submitted plans to demonstrate compliance with building volume standards as required by HR-1 Zoning District and the Sensitive Land Overlay, or as modified by Planning Commission.** The maximum Building Footprint allowed under the footprint formula in LMC § 15-2.2-3(E) is 1,947.5 square feet. The Applicant's current proposal has a footprint of 1,462 square feet and complies. The Planning Commission may require further footprint restrictions for the proposed addition on the Steep Slope within the SLO in accordance

[2] LMC § 15-2.2-1
[3] Summit County Recorder's Office Entry #01204860

<table>
<tr><td></td><td>with LMC § 15-2.2-6 and LMC § 15-2.21-4, outlined below.

Based on the Very Steep Slope and proximity to the SLO, staff recommends reducing the Building Footprint to reflect the size of the parcel minus the Area occupied by the shared driveway and the SLO.</td></tr>
<tr><td>Front and Rear Setbacks:

The required Front and Rear Setbacks for 75-foot-deep properties in the HR – 1 Zoning District are 12/13 feet, totaling a minimum of 25 feet.</td><td>Please see SLO and Steep Slope analysis below.</td></tr>
<tr><td>Side Setbacks:

TABLE 15-2.2b<table><tr><th>Lot Width (ft.) up to:</th><th>Minimum Side Setback</th><th>Total of Setbacks</th></tr><tr><td>25.0</td><td>3 ft. each</td><td>6 ft.</td></tr><tr><td>37.5</td><td>3 ft. each</td><td>6 ft.</td></tr><tr><td>50.0</td><td>5 ft. each</td><td>10 ft.</td></tr><tr><td>62.5</td><td>5 ft. minimum</td><td>14 ft.</td></tr><tr><td>75.0</td><td>5 ft. minimum</td><td>18 ft.</td></tr><tr><td>87.5</td><td>10 ft. minimum</td><td>24 ft.</td></tr><tr><td>100.0</td><td>10 ft. minimum</td><td>24 ft.</td></tr><tr><td>Greater than 100.0</td><td>10 ft. minimum</td><td>30 ft.</td></tr></table></td><td>Please see SLO and Steep Slope analysis below.</td></tr>
<tr><td>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.</td><td>Please see SLO and Steep Slope analysis below.</td></tr>
</table>

(II) Planning Staff Requires Input from the Planning Commission to Determine Compliance with Sensitive Land Overlay criteria outlined in LMC § 15-2.21-4.

The SLO covers approximately 1,100 square feet of the site; the entirety of this area within the SLO exceeds a slope of 40% and is a Very Steep Slope. A portion of the addition's footprint is proposed within a Very Steep Slope.

LMC § 15-2.21-4 outlines Steep Slope criteria for the SLO as listed below. LMC § 15-2.21-2(E) states that if the Applicant demonstrates that the regulations deny all

reasonable use of property, the Planning Commission may modify application of the SLO regulations to provide the Applicant reasonable use of property.

LMC § 15-2.21-4(A) prohibits development on or within 50 feet of a Very Steep Slope unless the Planning Commission is able to make the following findings during the suitability review:

1) Varying the Setback does not create an intrusion by Buildings into the Ridge Line Area when viewed from designated Vantage Points, Section 15-2.21-3(A)(4), or other Vantage Points designated by the Planning Staff or Commission, Section 15-2.21-3(B)(1).

   The subject property is not located within a Ridge Line Area.

2) Building Areas in the Setback do not create excessive cut or fill Slopes; minimal retaining walls to limit disturbance and meet Grade may be required by the Planning Commission subject to Sections 15-2.21-4(B), (C), and (E).

   The Applicant has proposed the construction of seven retaining walls to retain the Final Grade after the construction of the proposed addition. The proposed grading and retaining of the site would modify the native slope and create a patio on the northern side of the proposed addition. The Planning Commission may consider modifying setbacks to reduce the overall scope of site modifications.

3) Limits of Disturbance around any Structure within the Setback shall be limited to the minimal Area necessary to excavate and backfill the foundation. Decks and patios in the area of the Very Steep Slope setback, may not extend more than fifteen feet (15') beyond the foundation walls or the minimal excavation/backfill Areas, whichever is greater.

   The Applicant has proposed a patio on the northern façade of the addition; any modification(s) to required Setbacks made by the Planning Commission may affect the size of the proposed patio and other retaining structures.

4) No additional erosion, land subsidence, or avalanche hazard is created.

   The Applicant has proposed the construction of several retaining walls to retain the Final Grade of the site and to minimize any settling/sinking of soil. The Planning Commission may consider a Condition of Approval requiring the Applicant to provide a structural analysis of the retaining walls, with a section addressing drainage, prior to submitting a building permit application.

5) The Site plan results in an improved organization of units through vegetation avoidance, minimization of changes to the viewshed from public Areas, and reduction of Site disturbance.

The proposed addition would require the removal of a large stand of assorted trees at the western end of the property and would be readily visible from the Crescent Tram/8th Street right-of-way. The site would need to be heavily disturbed to accommodate the proposed building construction as well as the assorted retaining walls to manage the Final Grade.

6) The reduction in Setback results in a reduction in overall project Density or Development massing as established by the Planning Staff's Site Suitability Determination.

   Based on the Very Steep Slope and proximity to the SLO, staff recommends establishing the rear Setback from the SLO boundary and reducing the Building Footprint to reflect the size of the parcel minus the Area occupied by the shared driveway and the SLO.

7) In no case shall additional disturbance be allowed beyond the maximum area determined in the Site Development Suitability Determination (See Section 15-2.21-2(C)).

   Based on the Very Steep Slope and proximity to the SLO, staff recommends establishing the rear Setback from the SLO boundary and reducing the Building Footprint to reflect the size of the parcel minus the Area occupied by the shared driveway and the SLO.

Graded or Filled Slopes – The Applicant must avoid or, to the greatest extent possible, minimize proposed cuts and fills. Cutting and filling to create additional or larger Building Sites shall be kept to a minimum and shall be avoided to the maximum extent feasible. Except for ski Slopes and trails approved as part of the adopted Trails Master Plan, Graded or filled Slopes shall be limited to a three to one slope or less. All Graded Slopes shall be recontoured to the natural, varied contour of the surrounding terrain.	**Staff recommends the Applicant update the submitted plans to demonstrate compliance.** The proposed improvements to the site do not include ski slopes or trails within the SLO, so any slopes that are to be re-graded shall be limited to a vertical rise to horizontal run ratio of 3:1. Additionally, Final Grade cannot exceed a four-foot vertical difference from Existing Grade pursuant to LMC § 15-2.2-5.
Benches or Terracing – Benching or terracing to provide additional or larger	**Staff recommends the Applicant update the submitted plans to demonstrate**

Building Sites is prohibited.	**compliance.** The Applicant has proposed excavation into the steep hillside to accommodate an addition to the Historic Structure. Several retaining walls are proposed on the northern side of the Development to retain Final Grade when established. Additionally, a patio has been proposed between two sections of retaining wall accessing the master bedroom on the main floor.
Retaining Walls – The Use, design, and construction of all retaining walls is subject to an Administrative Permit based upon assessment of visual impact, Compatibility with surrounding terrain and vegetation, and safety.	**Staff recommends the Applicant update the submitted plans to demonstrate compliance.** The Applicant will be required to obtain an Administrative Permit for all proposed retaining walls on the site.
Landscaping and Revegetation – An Applicant must commit to landscaping or re-vegetating exposed Slopes. Topsoil from any disturbed portion of a Steep Slope must be preserved and utilized in re-vegetation. Fill soil must be of a quality to support plant growth.	**Staff recommends the Applicant update the submitted plans to demonstrate compliance.** There is an existing stand of scrub oak within the Very Steep Slope area and within the SLO; the Applicant proposes to remove these trees to accommodate the construction of the proposed addition. The Applicant will be required to provide an arborist's report regarding the health, size, and type of these trees prior to scheduling a public hearing for the Historic District Design Review. The Applicant may be required to preserve all or some of these trees and to replace any that must be removed pursuant to LMC § 15-5-5(N). The Applicant will be required to revegetate any exposed slopes after Final Grade has been obtained, along with preserving and reusing the topsoil from the

	disturbed areas.
Open Space and Density on Very Steep Slopes – 1) Required Open Space – One hundred percent (100%) of the Very Steep Slope Area shall remain in open space. No vegetation within fifty vertical feet (50') in elevation of the Very Steep Slope Area shall be disturbed, except as permitted by the Planning Commission per Section 15-2.21-4. 2) Transfer of Density – Up to ten percent (10%) of the Densities otherwise allowed in the zone may be transferred to Developable Land subject to a Suitability Determination (See Section 15-2.21-4(H)(2)(d)).	Staff recommends the rear Setback for the property be established from the SLO boundary rather than from the rear property line, creating approximately 1,100 square feet of a non-buildable area on the Very Steep Slope.

(III) Planning Staff Requires Input from the Planning Commission to Determine Compliance with Development on Steep Slope criteria outlined in LMC § 15-2.2-6.

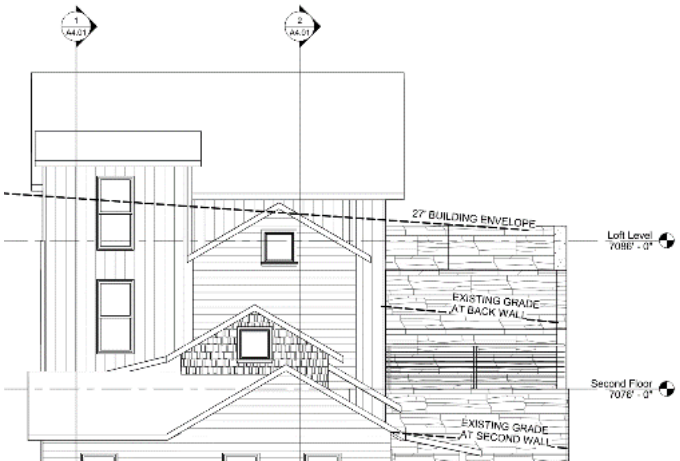
There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

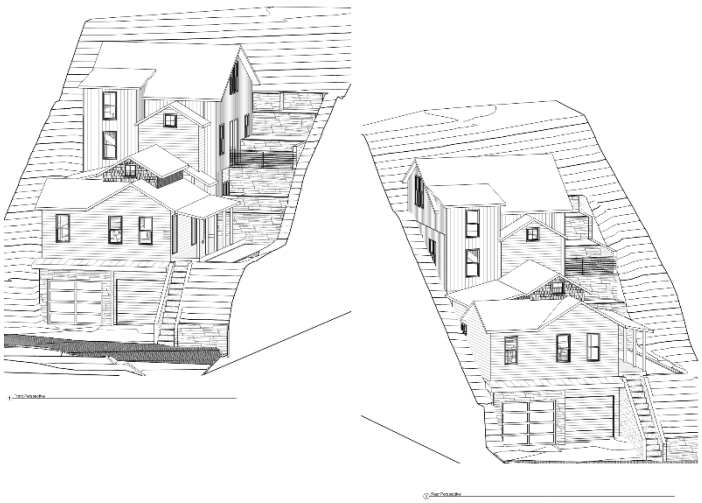
Development on Steep Slopes must be environmentally sensitive to hillside areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Guidelines for Historic Districts (LMC § 15-2.2-6).

LMC § 15-2.2-6(A)(2) requires a SSCUP for construction of any addition to an existing structure, when the Building Footprint is in excess of 200 square feet and is located on or projecting over an existing Slope of 30% or greater. The Landmark Historic Site has a slope exceeding 40%, which makes it a Very Steep Slope per LMC § 15-15-1.

The Planning Commission evaluates the following criteria when considering a SSCUP:

Requirement	Analysis of Proposal
Location of Development: Development is located and designed to reduce visual and	**Complies with Recommended Conditions of Approval** – The Landmark Historic Structure was built ca. 1904 on a property that slopes approximately 38% - 42%. The Applicant proposes the construction of an

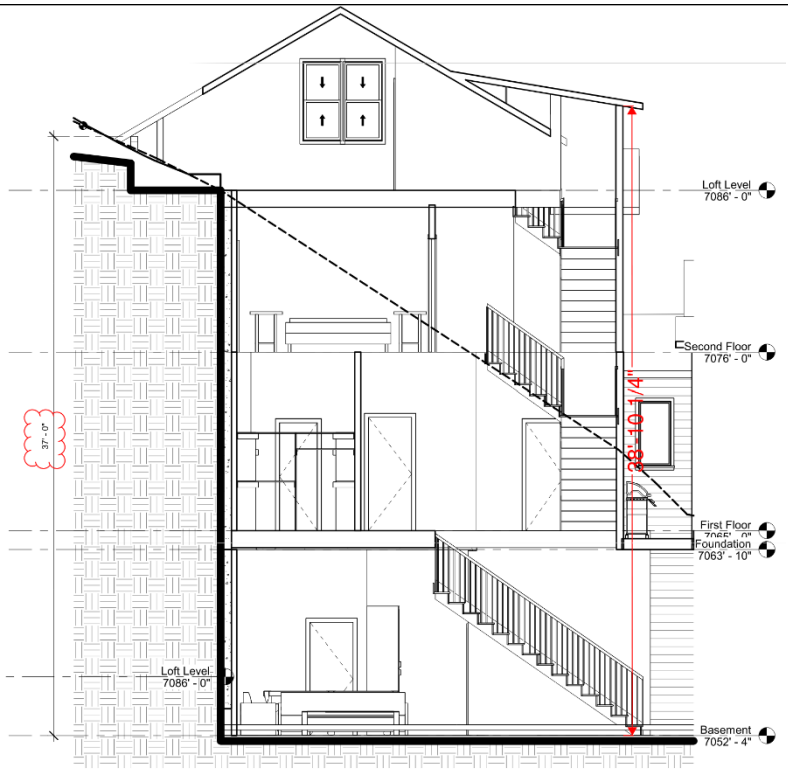
environmental impacts of the Structure.	addition on the uphill portion of the Landmark Historic Site. The proposed construction will be highly visible from Crescent Tram Road, require extensive site disturbance, and impact a stand of scrub oak trees at the western end of the property. Staff recommends the Applicant be required to install vegetation in the planter beds proposed in front of the retaining walls to visually minimize the appearance of the stone walls from Crescent Tram. Staff also recommends the Applicant be required to provide an arborist report on the existing stand of trees to determine the health and caliper of the trees; the Applicant will be required to preserve or replace the trees in kind in accordance with LMC § 15-2.2-10 and LMC § 15-5-5(N).
Visual Analysis: The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: a. To determine potential impacts of the proposed Access, and Building mass and design; and b. To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.	The proposed project is not visible from Vantage Points defined in LMC § 15-15-1. Although the site is minimally visible from established Vantage Points as defined above, the proposed development will have a significant environmental impact on the Very Steep Slope and will be highly visible from Crescent Tram Road, the City trail, and the 8th Street right-of-way. Staff recommends the Planning Commission consider whether a reduction in the building mass or access is appropriate for development on this site.
Access: Access points and driveways must be designed to minimize grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas,	

and side Access to garages are strongly encouraged, where feasible.	**consider whether the placement and configuration of the proposed access to the Development is appropriate for its situs on the Steep Slope.** The Applicant proposes the construction of a basement-level garage with a side-by-side parking configuration. The garage will be loaded at the historic side façade of the existing Structure and will utilize an existing drive access from Crescent Tram Road where the property is the most level. LMC § 15-13-2(B)(5)(b)(7) strongly recommends single-car-wide garages and heavily discourages side-by-side parking configurations. When used, side-by-side parking configurations are required to be visually minimized when viewed from the primary public right-of-way and include a two-foot offset in the wall plane.
Terracing: The project may include terraced retaining structures if necessary to regain Natural Grade.	**Staff recommends the Applicant update the submitted plans to demonstrate compliance with these requirements.** The Applicant has proposed the construction of several retaining walls on the site to retain the grade following the disturbance from construction. LMC § 15-2.2-5 limits disturbance from Existing Grade to Finish Grade to four feet (4') vertically; some retaining walls shown on the Applicant's plans exceed this maximum when measured in scale. 

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 from the Front Yard.	**The Planning Commission should consider whether modifications to the required Setbacks and Building Footprint are appropriate for the proposed Development.** The proposed Development would heavily modify the Existing Grade of the site and the perceived natural topography when viewed from public areas. The Applicant's site plan indicates a large stand of scrub oak trees which the Applicant proposes to remove to accommodate the new addition. LMC § 15-2.2-10 requires a property owner to protect Significant Vegetation; vegetation that is proposed to be removed may be replaced with landscaping of an equivalent size and type per LMC § 15-5-5(N).
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 Commission may require a garage separate from the main Structure or no garage.	**The Planning Commission should consider whether modifications to the required Setbacks, Building Height, and Building Footprint are appropriate for the proposed Development.** The site is an uphill property with an existing Historic Structure; the Applicant has proposed the construction of an addition to the western historic side of the miner's cottage on the uphill side of the property. The proposed addition steps back from the eastern side of the cottage as the slope increases to the west. The proposed addition is taller than the Historic Structure, due to structural height and topography, and is 129% of the footprint of the Historic Structure[4]. The mass of the proposed addition is broken up into two gable roof forms and a shed roof form to reduce the visual impact of the uphill improvements. To decrease the perceived bulk, the Planning Commission may require a garage separate from the main Structure or no garage. When basement garages are provided, LMC § 15-13-2(B)(5)(b)(7) strongly recommends single-car-wide garages and heavily discourages side-by-side parking configurations. When

[4] Footprint of Historic Structure: 639 sq. ft.; Footprint of Proposed Addition: 823 sq. ft.

	used, side-by-side parking configurations are required to be visually minimized when viewed from the primary public right-of-way and include a two-foot offset in the wall plane. Due to the extent of the Very Steep Slope, SLO, and the shared driveway area there are very few locations on the site that could reasonably accommodate a garage, such as underneath the Historic Structure. The topography of the site and the proximity of the Historic Structure to the Crescent Tram Road/8th Street right-of-way will result in a highly visible garage; to minimize the visual impact of these improvements staff recommends the Planning Commission require a single-car-wide tandem garage configuration.
Setbacks: The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.	**The Planning Commission should consider whether modifications to the required Setbacks, Building Height, and Building Footprint are appropriate for the proposed Development.** Staff recommends the Planning Commission consider establishing the SLO boundary line as the point from which the rear setback is measured to minimize the wall effect along the rear property line and due to its high visibility from public right-of-way and city trails. Additionally, the Planning Commission should consider whether a side-by-side parking configuration is appropriate on this Site and, if so, whether the garage doors should be offset by more than two feet.
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 Commission may further limit the volume of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed	**The Planning Commission should consider whether modifications to the required Setbacks, Building Height, and Building Footprint are appropriate for the proposed Development.** Internal height within the HR-1 Zoning District is 35 feet. The internal height of the proposed addition is currently labeled as 37 feet. The overall height of the building needs to be reduced to comply with the maximum height. The Planning Commission may require further height restrictions to minimize the addition's visual mass and to mitigate differences in scale between the addition and Landmark Historic Site.

Structure and existing Structures.	
Building Height (Steep Slope): The Zone Height in the HR-1 District is twenty-seven feet (27') and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.	**Staff recommends the Applicant update the submitted plans to demonstrate compliance with these requirements.** The proposed Structure is approximately 23 feet in height from the Existing Grade to the top of the addition's shed roof. The Structure is compliant with the 27-foot zone height from Existing Grade, however, the interior height of the Structure measures between 37 feet and 38 feet ten inches from the lowest finished floor plane to the top of the topmost wall plate where a maximum of 35 feet is allowed. The Planning Commission may also further restrict the allowable building height on the site to mitigate the visual impact of the Development.

Department Review

The Planning and Legal Departments have reviewed this staff report.

Public Input

No public input was received at the time this Report was published.

Exhibits

Exhibit A: Applicant’s Submittal Materials

732 Crescent

732 Crescent Subdivision, Lot A
732 Crescent Street
Park City, Utah 84060

PCMC PLANNING NOTES:

1. THE FOLLOWING TWO ITEMS ARE REQUIRED AFTER THE PERMIT HAS BEEN ISSUED, AFTER THE FOUNDATION HAS BEEN POURED AND PRIOR TO A SHEARWALL/4-WAY INSPECTION.
   A. A CERTIFICATE OF SURVEY TO VERIFY THE AS-BUILT LOCATION.
   B. CERTIFICATE OF ELEVATION: THE ELEVATIONS OF THE TOP OF FOUNDATION WALLS OF AT LEAST THE FOUR (4) MAJOR CORNERS OR ROOF RIDGES TO VERIFY THE HEIGHT.

PCMC BUILDING NOTES:

1. RETAINING WALLS OVER 4' TALL OR SUPPORTING SURCHARGE REQUIRE A SEPERATE PERMIT.
2. SWIMMING POOLS, SPAS, SOLAR, GEO THERMAL HEATING SYSTEMS, PHOTO VOLTAIC, AND WIND GENERATED SYSTEMS REQUIRE A SEPERATE PERMIT.
3. SEPERATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED FOR APPROVAL PRIOR TO ISSUE OF THESE PERMITS.

PLAN NOTES:

1. RADON MITIGATION PLAN AF103.6 IN CRAWL SPACE OR UNDER SLAB ON GRADE PRESSURIZATION SYSTEM (PASSIVE) RADON PIPING IN CRAWL SPACE AT BOTTOM OF FOOTING LEVEL PLASTIC WITH 12" OVERLAP ON PLASTIC JOINTS. VERTICAL TERMINATION OF RADON PIPE THRU THE MECHANICAL ROOM THRU THE ROOF.
2. ELECTRICAL OUTLET FOR IN-LINE POWER VENTED IN MECHANICAL ROOM
3. THREE BLACKFLOW PREVENTERS WILL BE INSTALLED.
4. R-1 RESIDENTIAL ZONE

Sheet List

Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
A1.01	Cover Sheet			
A1.02	General Notes			
A1.03	Area Calculation Plan			
A1.04	Site & Grading Plan			
A1.05	Site Details			
A1.06	Landscape Plan			
A2.01	Basement Plan - Proposed			
A2.02	First Floor Plan - Existing			
A2.03	First Floor - Proposed			
A2.04	Second Floor Plan - Proposed			
A2.05	Loft Level - Proposed			
A2.06	Roof Plan - Existing			
A2.07	Roof Plan - Proposed			
A2.08	Schedules			
A3.01	Isometric Elevations			
A3.02	Elevations			
A3.03	Elevations			
A3.04	Elevations			
A3.05	Elevations			
A4.01	Building Sections			
A4.02	Building Sections			
A4.03	Typical Wall Sections			
A4.04	Stair Sections			
A4.05	Fireplace Details			
A4.06	Typical Details			
A4.07	Code Compliance Details			
A5.01	Basement Ceiling Plan			
A5.02	First Floor Reflected Ceiling Plan			
A5.03	Second Floor Reflected Ceiling Plan			
A6.01	Interior Elevations			
A6.02	Interior Elevations			
E1.01	Basement Electrical Plan			
E1.02	First Floor Electrical			
E1.03	Second Floor Electrical			
M1.01	Gas Piping Diagram			
S1.01	Isometric Foundation			
S1.02	Foundation Plan			
S2.01	Isometric Framing			
S2.02	First Floor Framing Plan			
S2.03	Second Floor Framing			
S2.04	Roof Framing			
S3.01	Basement Shearplan			
S3.02	Main Shearplace			
S3.03	Upper Shearplan			
S4.01	Foundation Details			
S4.02	Foundation Details			
S5.01	Framing Details			
S5.02	Framing Details			
S6.01	Steel Details			

ENERGY VALUE ANALYSIS	
ROOF	R-42
2x6 WALLS	R-24
2x4 WALLS	R-13
FOUNDATION @SLAB ON GRADE	R-13
FLOORS	R-19
WINDOWS	U.28
DOORS	U.28

CODE ANALYSIS	
CONTRUCTION TYPE	VB
OCCUPANCY	R-3
2015 IBC (International Building Code)	
2015 IRC (International Residential Code)	
2015 IPC (International Plumbing Code)	
2015 IMC (International Mechanical Code)	
2015 IECC (International Energy Conservation Code)	
2014 NEC (National Electrical Code)	

Designed By	Contruction Documents	Structural	General Contractor
Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com	Bill Van Sickle Van Sickle Design & Drafting 4383 Forestdale Road #205 Park City, Utah 84098 801.694.9683 bill.draftmaster@gmail.com		

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR IN ANY OTHER PERSON, FIRM ANY PURPOSE OTHER THAN THE SPECIFIC JOB FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE EXPRESS WRITTEN CONSENT OF B.T. HARRIS INC. WHEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

LIMITED DIMENSIONING ON THESE DRAWINGS SHALL HAVE PRECEDENCE. SHADED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY ACCEPTING THESE PLANS THE CONTRACTOR INDEPENDENTLY THAT THEIRS ARE CORRECTLY CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS CONTRACTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR ENTITIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THESE PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED.

VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent
Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Cover Sheet

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

DATE
12 AUG 2023

SHEET
A1.01

10/26/2023 7:35:44 AM

A. GENERAL

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2015 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.
2. NO WOOD SHALL BE CLOSE THAN 8" TO EARTH UNLESS SEPERATED BY CONRETE AT LEAST 3" IN THICKNESS WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN EARTH AND CONCRETE. THIS INCLUDES DECKS AND SIDING
3. TUBS AND SHOWERS WITH TILED AREAS REQUIRE A PORTLAND CEMENT APPLICATION FIBERED CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD NO LONGER REQUIRED. TYP.

B. EXCAVATION, BACKFILL AND GRADING

1. ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
2. ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
3. R401.3 FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. MIN OF 6" IN FIRST 10'-0".

C. WINDOWS & DOORS

1. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.
2. R303.1 HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
3. TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
4. R310.2.1 MIN. CLEAR EGRESS OPENING OF 5.7 SQ FT HEIGHT OF 24" AND WIDTH OF 20"
5. ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
6. R310.2.2 ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR
7. PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
8. TEMPERED GLASS SHALL BE USED IF LOCATED WITHIN 24" OF DOOR, PERPENDICULAR TO THE PLANE OF THE DOOR, LARGER THAN 9 SQ FT, BOTTOM IS LESS THAN 18" FROM THE FLOOR, LOCATED IN RAILING OR GUARDRAILS, WHERE BOTTOM EDGE IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE

D. VENTILATION

1. VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
2. CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
3. ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2015 IRC.

E. FIRE PROTECTION AND WARMING

1. R302.6 PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
2. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
3. R302.5.1 DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATING PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
4. R302.5.1 MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS
5. SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE IN SERIES WITH BATTERY BACKUP ON DEDICATED BREAKER
6. NO WOOD BURNING FIREPLACES ALLOWED EXCEPT IN PROMONTORY DEVELOPMENT.
7. R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE.

F. RAILINGS

1. HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
2. PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL. OR 12" PAST LAST TREAD
3. HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
4. MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT. R311.7.5.1

G. WINDOW WELLS

1. WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
2. R310.2.3 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
3. R310.2.3.1 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
4. R310.2.3.2 WINDOW WELLS SHALL HAVE DRAINAGE CONNECTED TO THE BUILDINGS FOUNDATION DRAIN.
5. 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
6. R310.4 GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
7. WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

1. R311.7.1 MIN WIDTH OF 36" WITH MAX HANDRAIL PROJECTION OF 4 1/2" ON EITHER SIDE OF THE STAIRWAY
2. R311.7.2 MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
3. R311.7.3 MAX RISE OF STAIRWAY BETWEEN LEVELS AND LANDINGS IS 147"
4. R311.7.5.1 RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
5. EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
6. A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
7. (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.
8. R302.7 MIN OF 1/2" GYPSUM WALL BOARD ON ALL EXCESSIBLE WALLS AND UNDERSIDE OF STAIRS

I. WEATHER PROTECTION

1. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
2. ANY ROOF PITCHES BETWEEN 2:12 AND 4:12 WILL RECEIVE A DOUBLE LAYER OF GRADE "D" (15LB) FELT UNDERLAYMENT
3. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
4. INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
5. INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EFIS / STUCCO). OVERLAP ALL SEAMS
6. INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
7. INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
8. PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS, (OR BRICK AND EFIS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
9. PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
10. PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING

1. ALL WORK TO BE IN ACCORDANCE WITH THE 2015 IRC
2. WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS TO WALLS WITHIN 12"
3. TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
4. PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
5. INTERIOR WASTE AND VENT LINES SHALL BE ABS.
6. FREEZLESS BACKFLOW PREVENTION HOSE BIBS WITH INTERIOR LOCATED ACCESSIBLE SHUT OFF VALVES REQUIRED.
7. PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
8. NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
9. INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
10. INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM. HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
11. PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
12. BATHROOMS DIVIDED INTO SEPERATE WATER FIXTURE AREAS REQUIRE INDIVIUAL VENTING FOR EACH AREA.
13. ALL VENTING THROUGH ROOF SHALL BE A MIN OF 3" DIA PIPE.
14. MIN BATHROOM CLEARENCES FOR FIXTURES AS PER IRC 2015 R307.1

K. MASONRY

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER 2015 IRC.
2. FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
3. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

1. ALL WORK TO BE IN COMPLIANCE WITH 2015 IRC & IFGC
2. MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
4. DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR SPACES CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
5. VENTS SHALL TERMINATE NOT LESS THAN 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
6. FLUE VENTS AND EXHAUST FAN VENTS SHALL BE NOT LESS THAN 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
7. NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
8. ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
9. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
10. A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
11. ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
12. SOFT WATER TO BE PROVIDED TO ALL FIXTURES EXCEPT KITCHEN SINK COLD AND EXTERIOR HOSE BIBS
13. GAS PIIPING SHALL NOT BE INSTALLED IN OR THROUGH A DUCTED SUPPLY, RETURN, EXHAUST, CLOTHES CHUTE, CHIMNEY, DUMB WAITER OR ELEVATOR SHAFT
14. GAS PIIPING SHALL NOT PENETRATE BUILDING FOUNDATION WALLS AT ANY POINT BELOW GRADE.
15. GAS PIPING INSTALLED UNDERGROUND BENEATH BUILDINGS IS PROHIBITED EXCEPT WHERE THE PIPING IS ENCASED IN A CONDUIT. SUCH CONDUIT SHALL EXTEND NOT LESS THAN 4" OUTSIDE THE BUILDING, SHALL BE VENTED ABOVE GRADE TO THE EXTERIOR

M. STRUCTURAL

1. MIN OF 3000 PSI CONCRETE IS TO BE USED ON THIS JOB.
2. ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING. 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2X6 WALLS CALCULATED TO BE 5 1/2" WIDE.
3. BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES. ALTERNATE WITH BOTH SIDES
4. ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFER BOARD SHEATHING. GLUED AND SCREWED TO TOP FLANGE OF JOIST
5. TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES. PROVIDE CALCULATION AT TIME OF TRUSS SUBMITTAL.
6. ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
7. ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
8. FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
9. INSTALL 3 STUDS AT CORNERS FOR NAILING
10. WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
11. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.
12. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
13. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
14. MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2015 IRC.
15. FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
16. PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
17. WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING, EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
18. SHELVES IN WALK IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
19. STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2015 IRC
20. ALL WOOD IN CONTACT WITH CONCRETE OR WITHIN 6" OF FINISHED GRADE SHALL BE PRESSURE TREATED OR REDWOOD, OR ANY EXPOSED WOOD WITH BE PRESSURE TREATED OR WEATHER RESISTIVE TREATED TYPICAL.

N. ELECTRICAL

1. ALL ELECTRICAL WORK SHALL COMPLY TO 2015 IRC AND 2017 NEC
2. R315.2.1 CARBON MONOXIDE DETECTORS SHALL BE SUPPLIED IN ROOMS WHERE THERE ARE FUEL FIRED APPLIANCES AND AT ROOMS WITH DIRECT CONNECTIONS WITH GARAGE
3. R315.3 CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE A SLEEPING AREA IN THE IMMEDIATE VICINITY.
4. R315.4 CARBON MONOXIDE / SMOKE DETECTOR COMBINATIONS SHALL BE ALLOWED IN LUE OF SMOKE DETECTORS
5. R315.5 CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP
6. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS WITHOUT A FUEL FIRED APPLIANCE.
7. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE A BATTERY BACK UP.
8. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
9. INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
10. GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTICALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFIC OLSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTICALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
11. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2015 MANDATORY ENERGY REQURIEMENTS.
12. CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
13. OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
14. METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2015 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQURIEMENT WITH LOCAL CODES AND ORDINANCES).
15. PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
16. ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
17. INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
18. LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.

ABBREVIATION LEGEND

#	NUMBER	CABINET		PNTD	PAINTED
@	AT	F.F.	FINISH FLOOR	PROT	PROTECTION
℄	CENTER LINE	FIN.	FLOOR	PSF	POUNDS PER SQUARE FOOT
⌀	DIAMETER	FT.	FEET	PSI	POUNDS PER SQUARE INCH
∠	ANGLE	FTG.	FOOTING	QTY	QUANTITY
±	PLUS OR MINUS	GA.	GAUGE	RAD	RADIUS
A.B.	ANCHOR BOLT	GALV.	GALVANIZE	REINF	REINFORCE
ABV.	ABOVE	GND.	GROUND	REQ'D	REQUIRED
A/C	AIR CONDITIONING	GYP. BD	GYMPSUM WALL BOARD	RM	ROOM
ADJ.	ADJACENT	HDW.	HARDWARE	R.O.	ROUGH OPENING
A.F.F.	ABOVE FINISH FLOOR	HORIZ.	HORIZONTAL	SCHED	SCHEDULE
ALUM.	ALUMINUM	HR.	HOUR	SHWR	SHOWER
APPROX.	APPROXIMATE	HT	HEIGHT	SHT	SHEET
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	HVAC	HEATING VENTILATING AIR CONDITIONING	SIM	SIMILAR
BD.	BOARD	HYD	HYDRANT	SPEC	SPECIFICATION
BITUM.	BITUMINOUS	I.D.	INSIDE DIAMETER	STD	STANDARD
BLDG.	BUILDING	I.F.	INSIDE FACE	STIFF	STIFFENER
B.M.	BENCH MARK	IN	INCHES	STR	STRUCTURAL
B.O.	BOTTOM OF	INFO	INFORMATION	SUPER	SUPERVISOR
BOT.	BOTTOM	INSUL	INSULATION	SUSP	SUSPENDED
B.P.	BASE PLATE	INT	INTERIOR	THRU	THROUGH
BRG.	BEARING	LAV	LAVATORY	TO.	TOP OF
BTWN.	BETWEEN	MAINT	MAINTENANCE	TOA	TOP OF ASPHALT
CLG.	CEILING	MANUF	MANUFACTURER	TOF	TOP OF FOOTING
CLR.	CLEAR	MAX.	MAXIMUM	TOW	TOP OF WALL
CMU.	CONCRETE MASONRY UNIT	MAT	MATERIAL	TOS	TOP OF SLAB
COL.	COLUMN	MECH	MECHANICAL	TBC	TOP BACK OF CURB
CONC.	CONCRETE	MFR	MANUFACTURERE	TYP.	TYPICAL
CONT.	CONTINUOUS	MIN	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
CONST.	CONSTRUCTION	MISC	MISCELLANEOUS	VERT	VERTICAL
COORD.	COORDINATE	M.O.	MASONARY OPENING	w/	WITH
C.T.J.	CONTRACTION JOINT	MTL.	METAL	w/o	WITHOUT
DBL.	DOUBLE	NIC	NOT IN CONTRACT	W/D	WASHER DRYER
DEPT.	DEPARTMENT	NTS	NOT TO SCALE	WD	WOOD
DET.	DETAIL	O.C.	ON CENTER	WWF	WELDED WIRE FABRIC
DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER		
DTL.	DETAIL	O.F.	OUTSIDE FACE		
DWGS.	DRAWINGS	O.H.	OVER HEAD		
EA.	EACH	OHD	OVER HEAD DOOR		
EF.	EACH FACE	OPP.	OPPOSITE		
EJ.	EXPANSION JOINT	PART	PARTITION		
ELEV.	ELEVATION	PCF	POUNDS PER CUBIC FOOT		
EQ.	EQUAL	PERP	PERPENDICULAR		
E.S.	EACH SIDE	PL	PLATE		
E.W.	EACH WAY	PLF	POUNDS PER LINEAR FOOT		
EXIST.	EXISTING	PNTD	PAINTED		
EXP.	EXPANSION	PROT	PROTECTION		
EXT.	EXTERIOR	PSF	POUNDS PER SQUARE FOOT		
F.D.	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH		
FND.	FOUNDATION	QTY	QUANTITY		
F.E.	FIRE EXTINGUISHER				
F.E.C.	FIRE EXTINGUISHER				

10/26/2023 7:35:45 AM

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

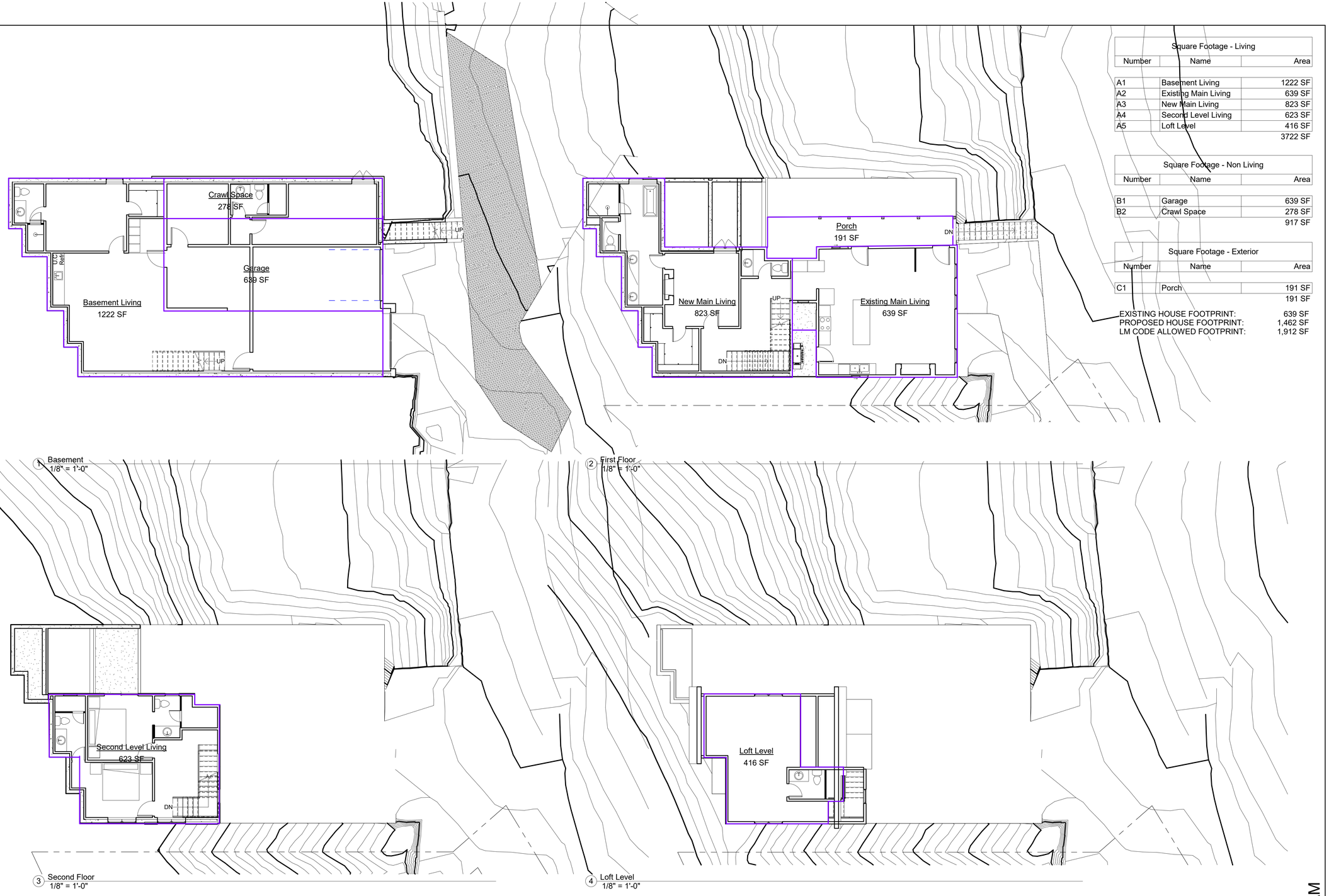
Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

General Notes

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

DATE
12 AUG 2023

SHEET
A1.02



1 Basement
1/8" = 1'-0"

2 First Floor
1/8" = 1'-0"

3 Second Floor
1/8" = 1'-0"

4 Loft Level
1/8" = 1'-0"

Square Footage - Living		
Number	Name	Area
A1	Basement Living	1222 SF
A2	Existing Main Living	639 SF
A3	New Main Living	823 SF
A4	Second Level Living	623 SF
A5	Loft Level	416 SF
		3722 SF

Square Footage - Non Living		
Number	Name	Area
B1	Garage	639 SF
B2	Crawl Space	278 SF
		917 SF

Square Footage - Exterior		
Number	Name	Area
C1	Porch	191 SF
		191 SF

EXISTING HOUSE FOOTPRINT:	639 SF
PROPOSED HOUSE FOOTPRINT:	1,462 SF
LM CODE ALLOWED FOOTPRINT:	1,912 SF

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BE ASSIGNED OR LOANED TO ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.S. HARRIS INC. WHEN CONTRACTED WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSIGNED THAT THERE ARE NO ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OMISSIONS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

BY ACCEPTING THESE PLANS DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED.

VAN SICKLE
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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Area Calculation Plan

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

DATE
12 AUG 2023

SHEET
A1.03

10/26/2023 7:35:48 AM

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

732 CRESCENT

732 CRESCENT TRAM
PARK CITY, UTAH

FOR REVIEW
NOT FOR CONSTRUCTION

DATE PRINTED
March 14, 2022

INDEX OF DRAWINGS

C-001	GENERAL NOTES
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C-200	SITE PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
C-600	DETAILS

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

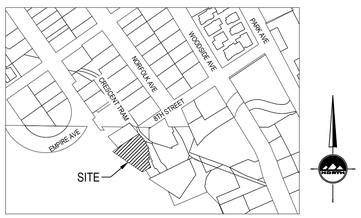
NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO PARK CITY CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. BENCHMARK ELEVATION = NGS VERTICAL BECNHMARK DESIGNATED "KIMBALL", PID LO0822. ELEV = 7142.0'.

ENSIGN
THE STANDARD IN ENGINEERING

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CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
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732 CRESCENT
732 CRESCENT TRAM
PARK CITY, UTAH

COVER SHEET

PROJECT NUMBER 11351
PRINT DATE 3/14/22
DRAWN BY C. OESTREICH
CHECKED BY B. MORRIS
PROJECT MANAGER M. BUDGE

C-000

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
2. CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
3. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
4. CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
8. THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
9. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
10. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
11. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
12. ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
13. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
14. NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
16. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW:
    - 16.1. CONTRACTOR IS REQUIRED TO LOCATE AND POTHOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
    - 16.2. CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
    - 16.3. IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POTHOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
    - 16.4. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
    - 16.5. IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POTHOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
17. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
18. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
19. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
20. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
21. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
22. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
24. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
25. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
26. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
27. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
28. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
29. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
30. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
31. CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
32. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

UTILITY NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
2. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
3. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
5. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 02320 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
7. THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
9. ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
11. CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
12. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
13. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
14. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
15. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
16. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
17. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
18. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
19. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

TRAFFIC CONTROL AND SAFETY NOTES

1. TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
2. BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
4. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
5. DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
6. ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
7. TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
9. THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

DEMOLITION NOTES

1. EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
2. THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

GRADING AND DRAINAGE NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
2. THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
3. THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
4. ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
5. THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
8. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
9. THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
10. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTORS' FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
14. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
15. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
16. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

ABBREVIATIONS

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
PC	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROOF DRAIN
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TYP	TYPICAL
VC	VERTICAL CURVE
WIV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

LEGEND

SECTION CORNER	EXISTING EDGE OF ASPHALT
EXISTING MONUMENT	PROPOSED EDGE OF ASPHALT
PROPOSED MONUMENT	EXISTING STRIPING
EXISTING REBAR AND CAP	PROPOSED STRIPING
SET ENSIGN REBAR AND CAP	EXISTING FENCE
EXISTING WATER METER	PROPOSED FENCE
PROPOSED WATER METER	EXISTING FLOW LINE
EXISTING WATER MANHOLE	PROPOSED FLOW LINE
PROPOSED WATER MANHOLE	GRADE BREAK
EXISTING WATER BOX	EXISTING STORM DRAIN LINE
EXISTING WATER VALVE	PROPOSED STORM DRAIN LINE
PROPOSED WATER VALVE	ROOF DRAIN LINE
EXISTING FIRE HYDRANT	CATCHMENTS
PROPOSED FIRE HYDRANT	HIGHWATER LINE
PROPOSED FIRE DEPARTMENT CONNECTION	EXISTING SANITARY SEWER
EXISTING SECONDARY WATER VALVE	PROPOSED SANITARY SEWER LINE
PROPOSED SECONDARY WATER VALVE	PROPOSED SAN. SWR. SERVICE LINE
EXISTING IRRIGATION BOX	EXISTING LAND DRAIN LINE
EXISTING IRRIGATION VALVE	PROPOSED LAND DRAIN LINE
PROPOSED IRRIGATION V

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BENCHMARK

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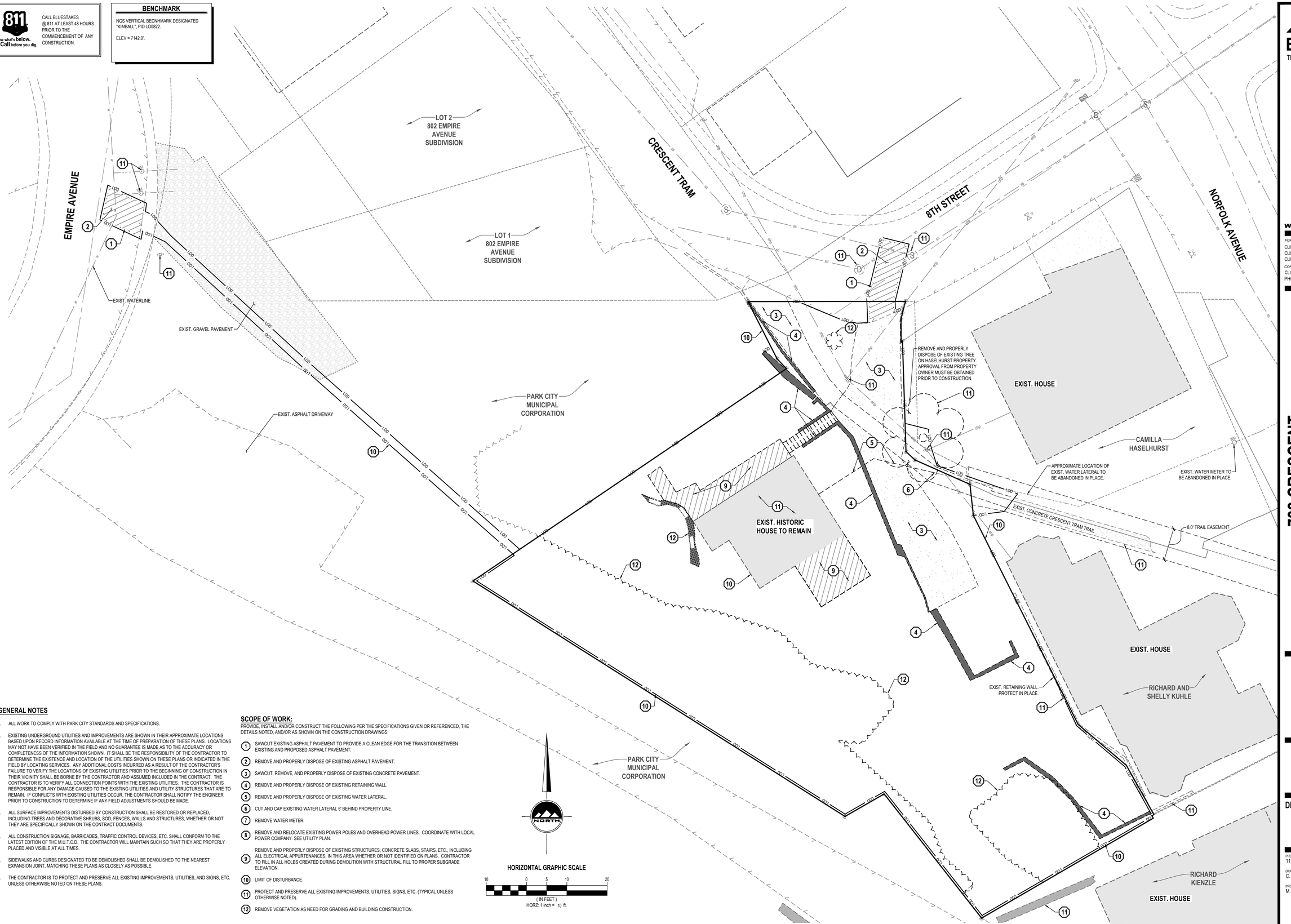
ELEV = 7142.0'.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH PARK CITY STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
2. REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
3. SAWCUT, REMOVE, AND PROPERLY DISPOSE OF EXISTING CONCRETE PAVEMENT.
4. REMOVE AND PROPERLY DISPOSE OF EXISTING RETAINING WALL.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING WATER LATERAL.
6. CUT AND CAP EXISTING WATER LATERAL 5' BEHIND PROPERTY LINE.
7. REMOVE WATER METER.
8. REMOVE AND RELOCATE EXISTING POWER POLES AND OVERHEAD POWER LINES. COORDINATE WITH LOCAL POWER COMPANY. SEE UTILITY PLAN.
9. REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
10. LIMIT OF DISTURBANCE.
11. PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, SIGNS, ETC. (TYPICAL UNLESS OTHERWISE NOTED).
12. REMOVE VEGETATION AS NEED FOR GRADING AND BUILDING CONSTRUCTION.

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732 CRESCENT

732 CRESCENT TRAM
PARK CITY, UTAH

DEMOLITION PLAN

PROJECT NUMBER 11351	PRINT DATE 3/14/22
DRAWN BY C. OESTREICH	CHECKED BY B. MORRIS
PROJECT MANAGER M. BUDGE	

C-100

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BENCHMARK

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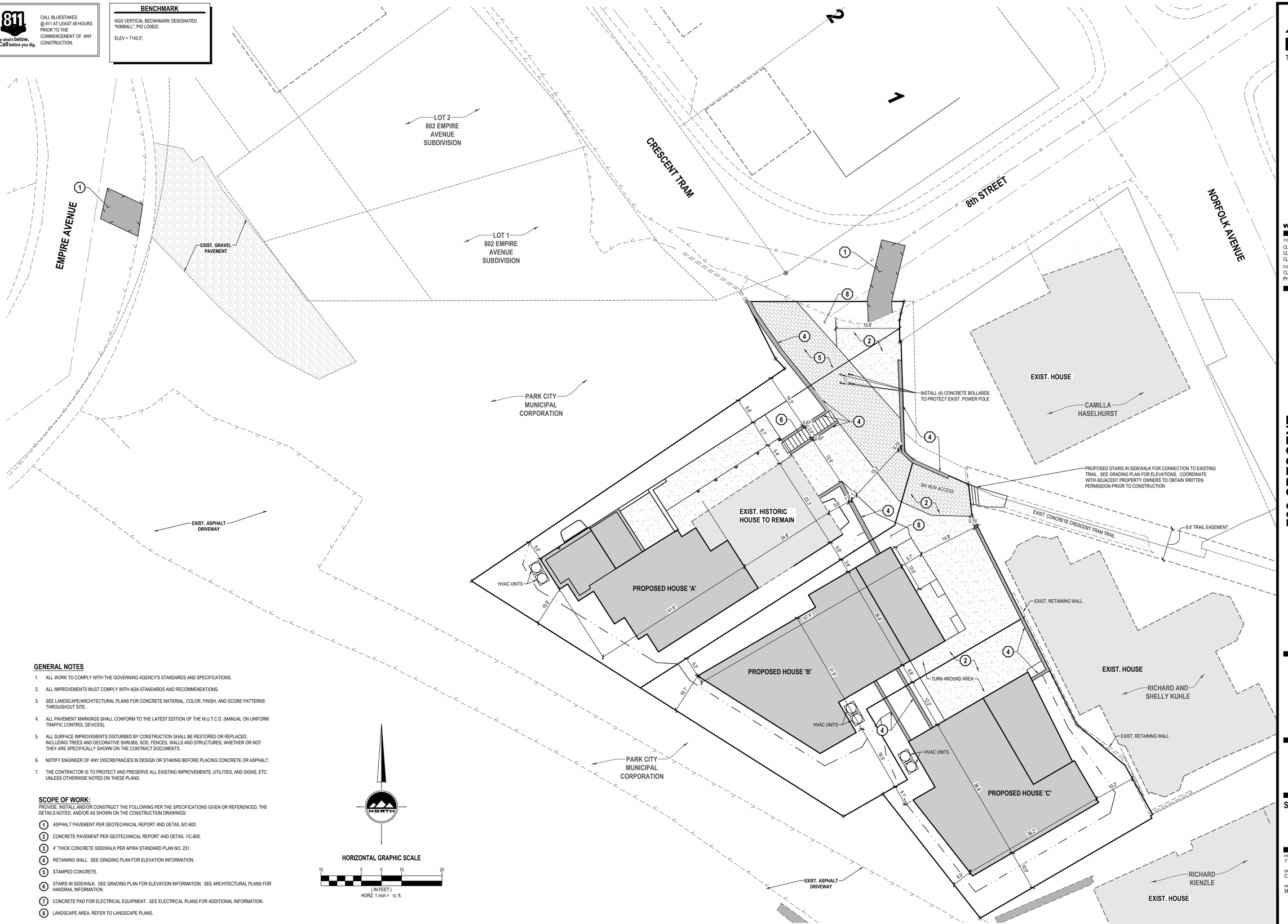

GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 6/C-600.
2. CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 1/C-600.
3. 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
4. RETAINING WALL. SEE GRADING PLAN FOR ELEVATION INFORMATION.
5. STAMPED CONCRETE.
6. STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
7. CONCRETE PAD FOR ELECTRICAL EQUIPMENT. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
8. LANDSCAPE AREA. REFER TO LANDSCAPE PLANS.

NORTH

HORIZONTAL GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

HORZ: 1 inch = 10 ft.

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PHONE: 801-000-0000

732 CRESCENT

732 CRESCENT TRAM
PARK CITY, UTAH

SITE PLAN

PROJECT NUMBER	PRINT DATE
11351	3/14/22
DRAWN BY	CHECKED BY
C. OESTREICH	B. MORRIS
PROJECT MANAGER	
M. BUDGE	

C-200

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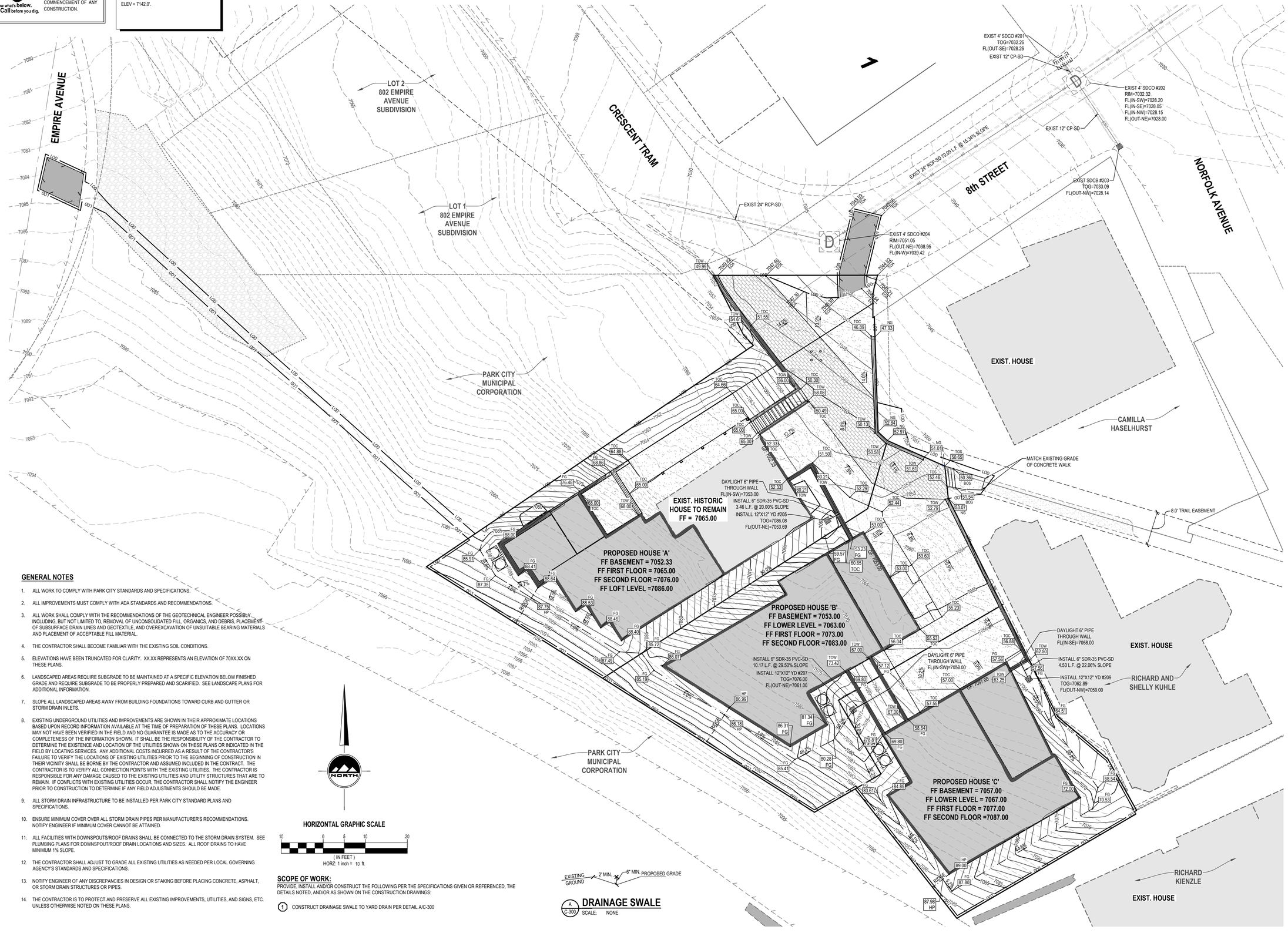

GENERAL NOTES

1. ALL WORK TO COMPLY WITH PARK CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER POSSIBLY INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DEBRIS, PLACEMENT OF SUBSURFACE DRAIN LINES AND GEOTEXTILE, AND OVEREXCAVATION OF UNSUITABLE BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
4. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
5. ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XX.XX REPRESENTS AN ELEVATION OF 70XX.XX ON THESE PLANS.
6. LANDSCAPED AREAS REQUIRE SUBGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SUBGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
7. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURB AND GUTTER OR STORM DRAIN INLETS.
8. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
9. ALL STORM DRAIN INFRASTRUCTURE TO BE INSTALLED PER PARK CITY STANDARD PLANS AND SPECIFICATIONS.
10. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
11. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUT/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
12. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
13. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE, ASPHALT, OR STORM DRAIN STRUCTURES OR PIPES.
14. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. CONSTRUCT DRAINAGE SWALE TO YARD DRAIN PER DETAIL A/C-300

A C-300 **DRAINAGE SWALE**
SCALE: NONE

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732 CRESCENT TRAM

732 CRESCENT TRAM
PARK CITY, UTAH

GRADING AND DRAINAGE PLAN

PROJECT NUMBER	PRINT DATE
11351	3/15/22
DRAWN BY	CHECKED BY
C. OESTREICH	B. MORRIS
PROJECT MANAGER	
M. BUDGE	

C-300

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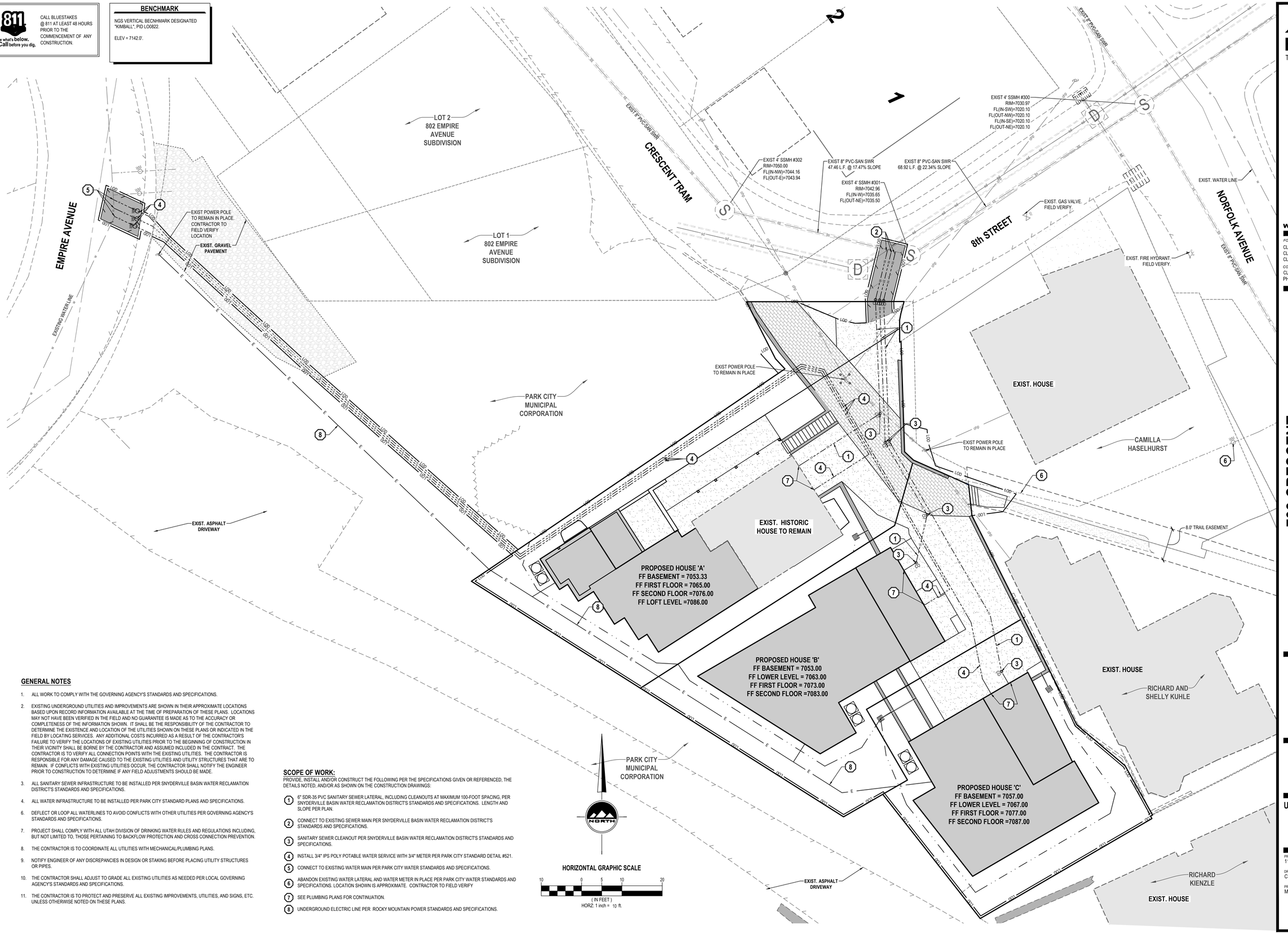

GENERAL NOTES

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3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER PARK CITY STANDARD PLANS AND SPECIFICATIONS.
6. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
7. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
8. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
9. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
10. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
11. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. 6" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING, PER SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS AND SPECIFICATIONS. LENGTH AND SLOPE PER PLAN.
2. CONNECT TO EXISTING SEWER MAIN PER SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS AND SPECIFICATIONS.
3. SANITARY SEWER CLEANOUT PER SNYDERVILLE BASIN WATER RECLAMATION DISTRICT'S STANDARDS AND SPECIFICATIONS.
4. INSTALL 3/4" IPS POLY POTABLE WATER SERVICE WITH 3/4" METER PER PARK CITY STANDARD DETAIL #521.
5. CONNECT TO EXISTING WATER MAIN PER PARK CITY WATER STANDARDS AND SPECIFICATIONS.
6. ABANDON EXISTING WATER LATERAL AND WATER METER IN PLACE PER PARK CITY WATER STANDARDS AND SPECIFICATIONS. LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO FIELD VERIFY
7. SEE PLUMBING PLANS FOR CONTINUATION.
8. UNDERGROUND ELECTRIC LINE PER ROCKY MOUNTAIN POWER STANDARDS AND SPECIFICATIONS.

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CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

732 CRESCENT

732 CRESCENT TRAM
PARK CITY, UTAH

UTILITY PLAN

PROJECT NUMBER 11351
PRINT DATE 3/14/22
DRAWN BY C. OESTREICH
CHECKED BY B. MORRIS
PROJECT MANAGER M. BUDGE

C-400

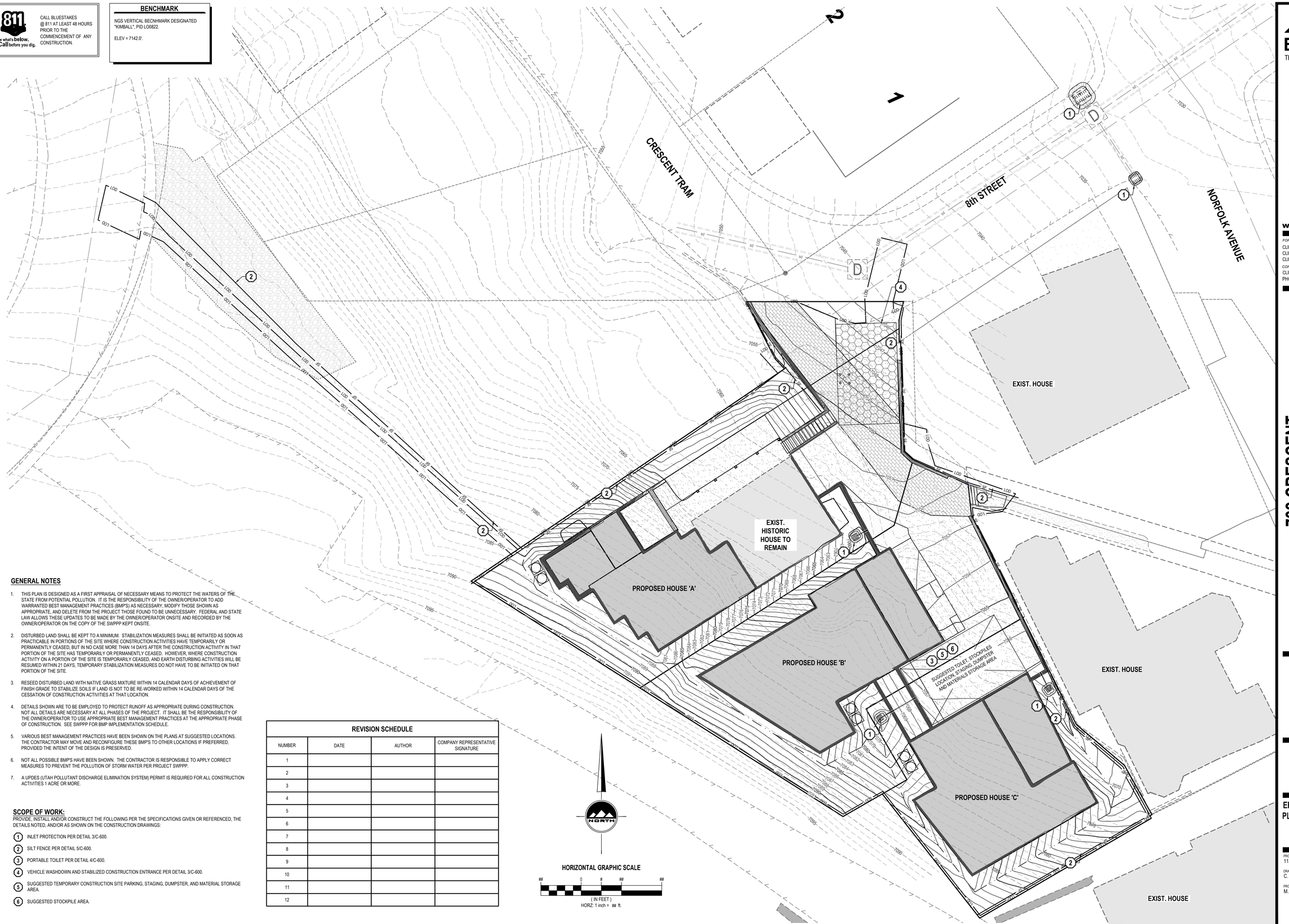
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

NGS VERTICAL BECNHMARK DESIGNATED "KIMBALL", PID LO0822.

ELEV = 7142.0'.



GENERAL NOTES

1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

SCOPE OF WORK:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. INLET PROTECTION PER DETAIL 3/C-600.
2. SILT FENCE PER DETAIL 5/C-600.
3. PORTABLE TOILET PER DETAIL 4/C-600.
4. VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3/C-600.
5. SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
6. SUGGESTED STOCKPILE AREA.

REVISION SCHEDULE

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NORTH

HORIZONTAL GRAPHIC SCALE

ENSIGN

THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

732 CRESCENT

732 CRESCENT TRAM
PARK CITY, UTAH

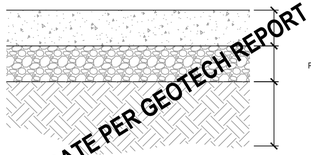
EROSION CONTROL PLAN

PROJECT NUMBER 11351
PRINT DATE 3/15/22
DRAWN BY C. OESTREICH
CHECKED BY B. MORRIS
PROJECT MANAGER M. BUDGE

C-500

CONCRETE NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



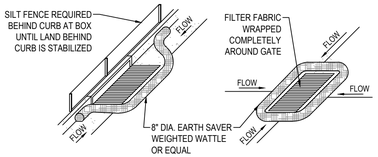
6" PORTLAND CEMENT CONCRETE (4,000 PSI, 28 DAY COMPRESSION STRENGTH, 6% AIR ENTRAINED, 4" SLUMP)

6" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

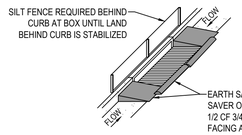
PROPERLY PREPARED SUBGRADE OR FILL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

1 CONCRETE PAVEMENT SECTION

SCALE: NONE



WATTLE OPTION



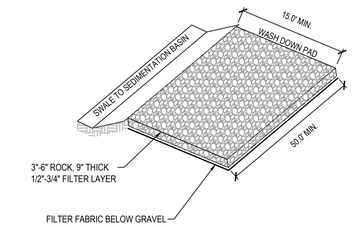
SANDBAG OPTION

NOTES:

1. PLACE WATTLES OR GRAVEL BAGS TIGHT AGAINST CURB TO PREVENT SEDIMENT-LADEN WATER FROM GETTING BETWEEN CURB AND WATTLE/BAG.
2. PLACE WATTLES OR GRAVEL BAGS SUCH THAT FLOW DOES NOT OVERTOP CURB OR ROAD CENTERLINE.
3. INSPECT INLET PROTECTION AFTER EVERY LARGE STORM EVENT AND AT LEAST BI-WEEKLY, OR PER SWPPP REQUIREMENTS, WHICHEVER IS MORE STRINGENT, TO ENSURE THAT SEDIMENT CONTROL IS MEETING ITS DESIGN INTENT. MAINTAIN AND/OR REPLACE AS NEEDED.
4. REMOVE SEDIMENT ACCUMULATED WHEN IT REACHES 50% OF GRAVEL BAG OR WATTLE HEIGHT.
5. CONTRACTOR MAY SUBMIT AN ALTERNATIVE METHOD OF INLET PROTECTION. THE ALTERNATIVE METHOD SHALL BE APPROVED BY THE CITY INSPECTOR AND THE ENGINEER OF RECORD.
6. BEFORE PLACEMENT OF CURB, STABILIZATION OF LAND BEHIND CURB, AND/OR PAVING, MAINTAIN TOP OF INLET AT 6" ABOVE GRADE, AND SURROUND WITH SILT FENCE FOR SEDIMENTATION AROUND BOX. MAINTAIN SILT FENCE BEHIND BOX UNTIL LAND BEHIND CURB IS STABILIZED.

2 SAG INLET PROTECTION

SCALE: NONE

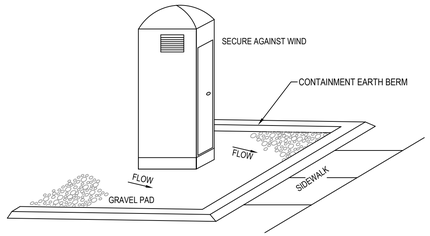


NOTE:

1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"

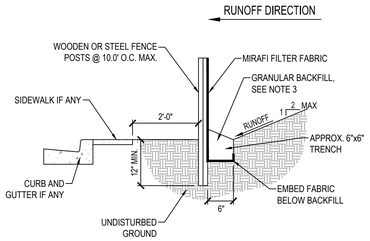
3 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



4 PORTABLE TOILET

SCALE: NONE



NOTES:

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M288-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

5 TEMPORARY SILT FENCE

SCALE: NONE

ASPHALT NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.

3" ASPHALTIC CONCRETE PER SPECIFICATIONS, DM-1/2, PG 64-22, MAX RAP=15%

8" UNTREATED BASE COURSE COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

PROPERLY PREPARED SUBGRADE OR FILL COMPACTED PER GEOTECHNICAL REPORT AND SPECIFICATIONS

6 STANDARD ASPHALT SECTION

SCALE: NONE

ENSIGN
THE STANDARD IN ENGINEERING

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LAYTON
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TOOELE
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CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
CLIENT
CLIENT'S ADDRESS
CLIENT CITY STATE ZIP
CONTACT:
CLIENT CONTACT
PHONE: 801-000-0000

732 CRESCENT

732 CRESCENT TRAM
PARK CITY, UTAH

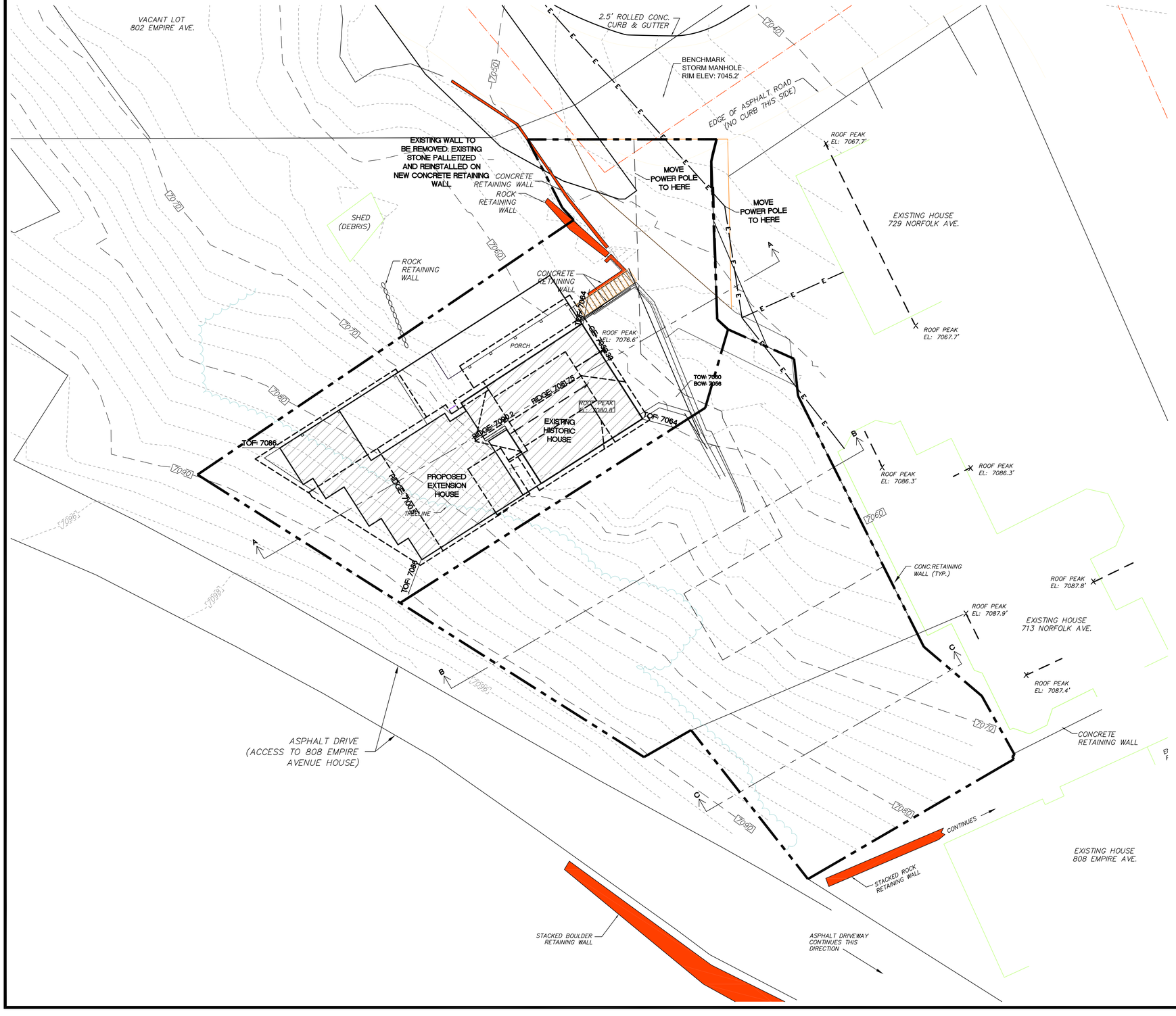
DETAILS

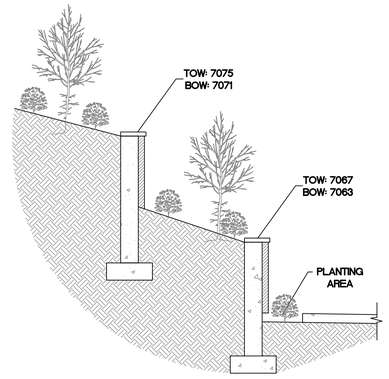
PROJECT NUMBER 11351
PRINT DATE 3/14/22
DRAWN BY C. OESTREICH
CHECKED BY B. MORRIS
PROJECT MANAGER M. BUDGE

C-600

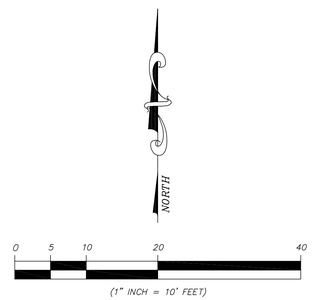
ARCHITECTURAL SITE PLAN

LOT A, B, & C
732 CRESCENT TRAM
PARK CITY, UTAH





RETAINING SECTION D-D



LYING WITHIN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH

LEGEND

	SUBJECT PARCEL		PROPERTY CORNER FOUND (AS NOTED)
	BUILDING ENVELOPE		FIRE HYDRANT
	ROAD CENTERLINE		SEWER MANHOLE
6830	CONTOUR MAJOR		TELECOM BOX
	CONTOUR MINOR		ELECTRICAL BOX
	10' P.U.E.		WATER MANHOLE

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF B.T. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE MAY BE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ANY ERRORS THAT ARISE DURING CONSTRUCTION.

LIMITATIONS OF LIABILITY

BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN THESE PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, SUBCONTRACTORS, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THE PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND ITS EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY OR SIGNED AGREED CONTRACT.

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bill.draftmaster@gmail.com
www.vansicklearchitecture.com

CRESCENT TRAM SUBDIVISION LOT A

HYNES RESIDENCE
732 CRESCENT
PARK CITY, UT
84098

ARCHITECT. SITE PLAN

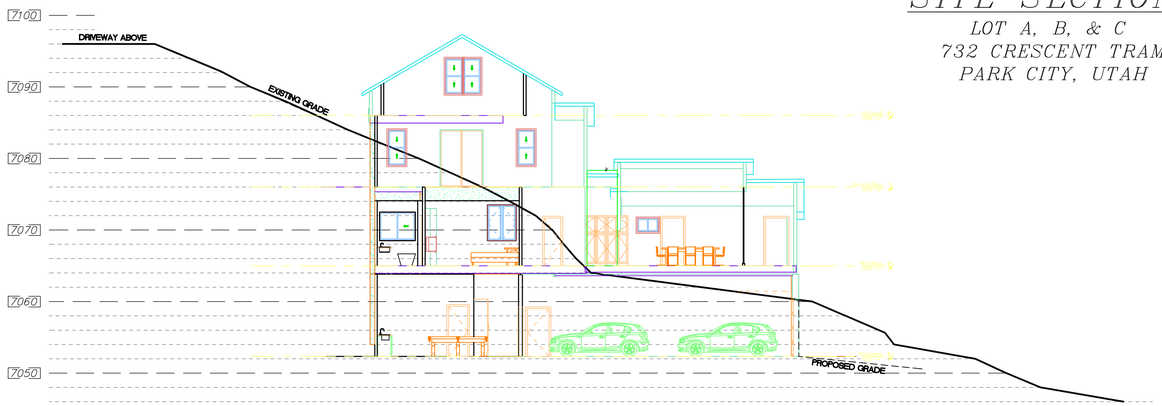
SCALE:
1" = 10'

DATE OF PLANS
12 AUG 2023

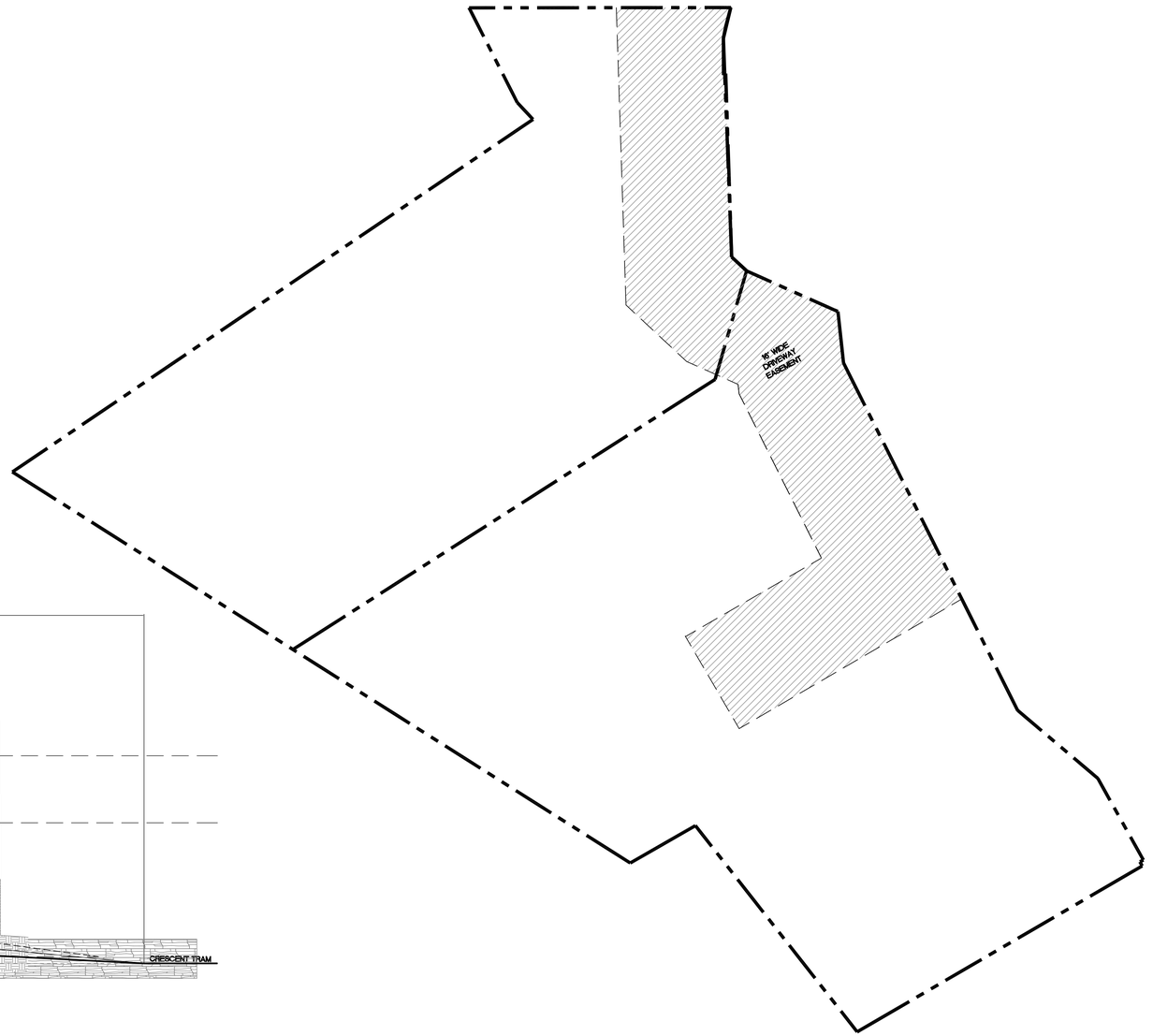
SHEET
A-100

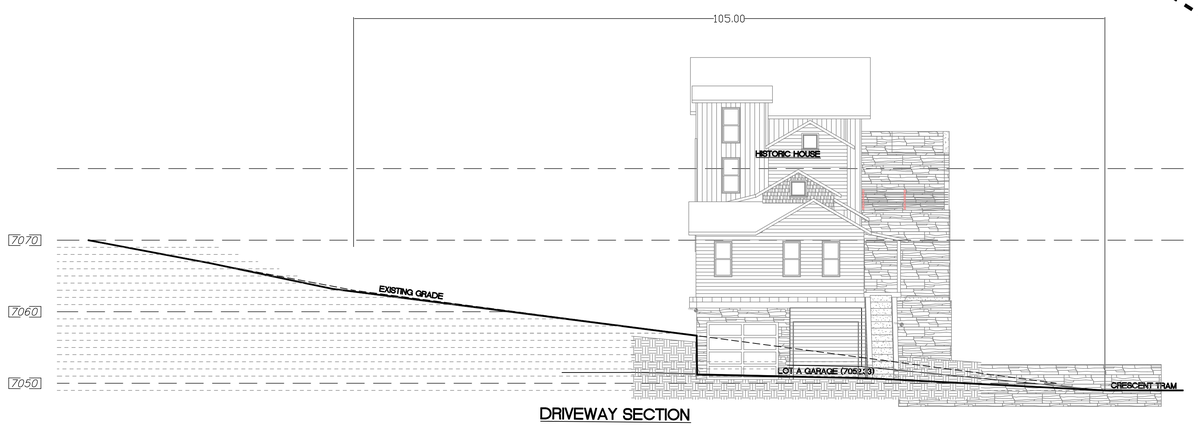
SITE SECTIONS

LOT A, B, & C
732 CRESCENT TRAM
PARK CITY, UTAH



SECTION A-A





DRIVEWAY SECTION

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF B.T. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

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LIMITATIONS OF LIABILITY

BY ACCEPTING THESE PLAN DOCUMENTS AND OR SERVICES OUTLINED IN THESE PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, SUBCONTRACTORS, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN THE PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND ITS EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY OR SIGNED AGREED CONTRACT.

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CRESCENT TRAM SUBDIVISION LOT A

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PARK CITY, UT
84098

SITE SECTIONS

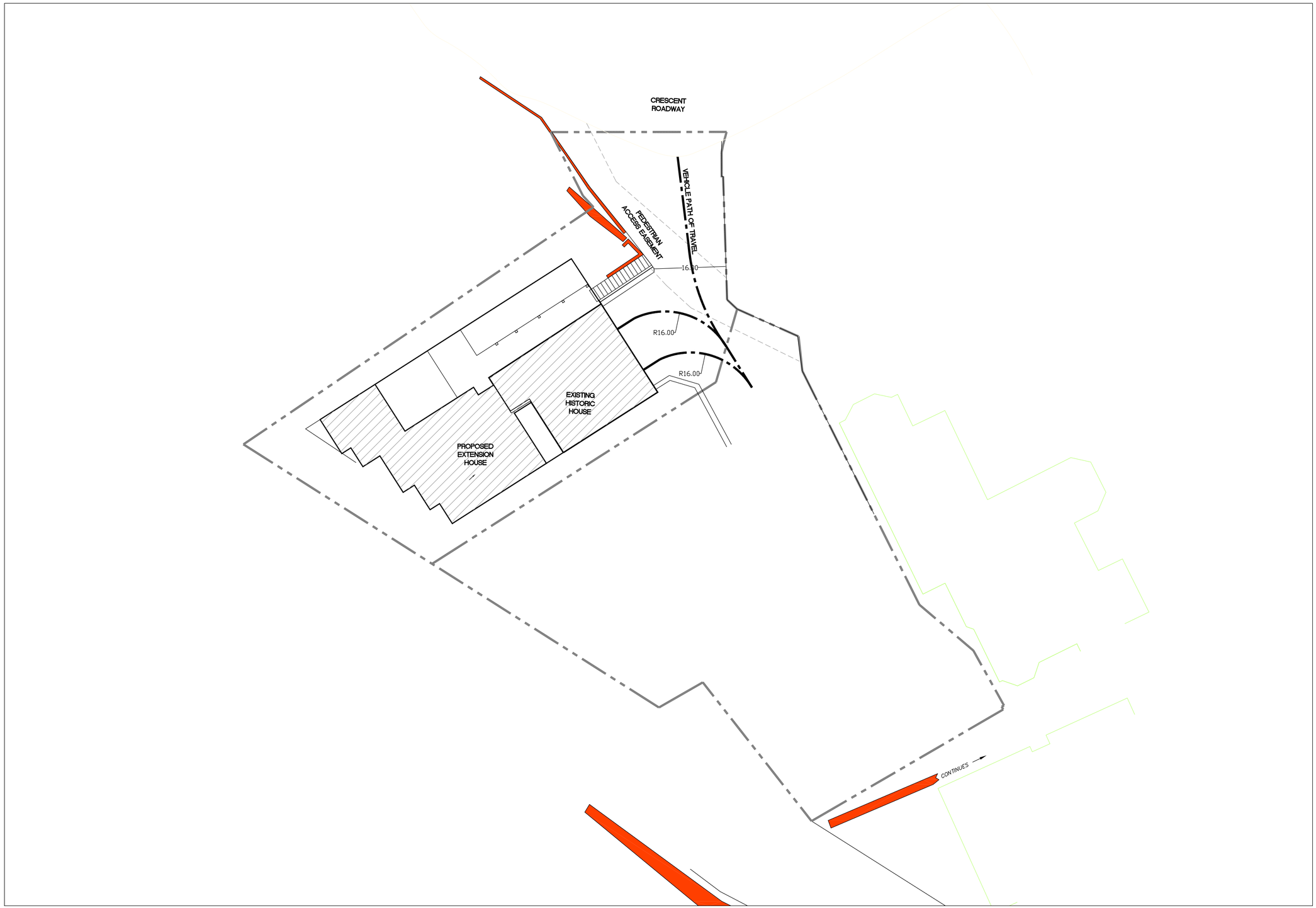
SCALE:
1" = 10'

DATE OF PLANS
12 AUG 2023

SHEET
A-200

VEHICLE TURN AROUNDS

LOT A, B, & C
732 CRESCENT TRAM
PARK CITY, UTAH



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CRESCENT TRAM SUBDIVISION LOT A

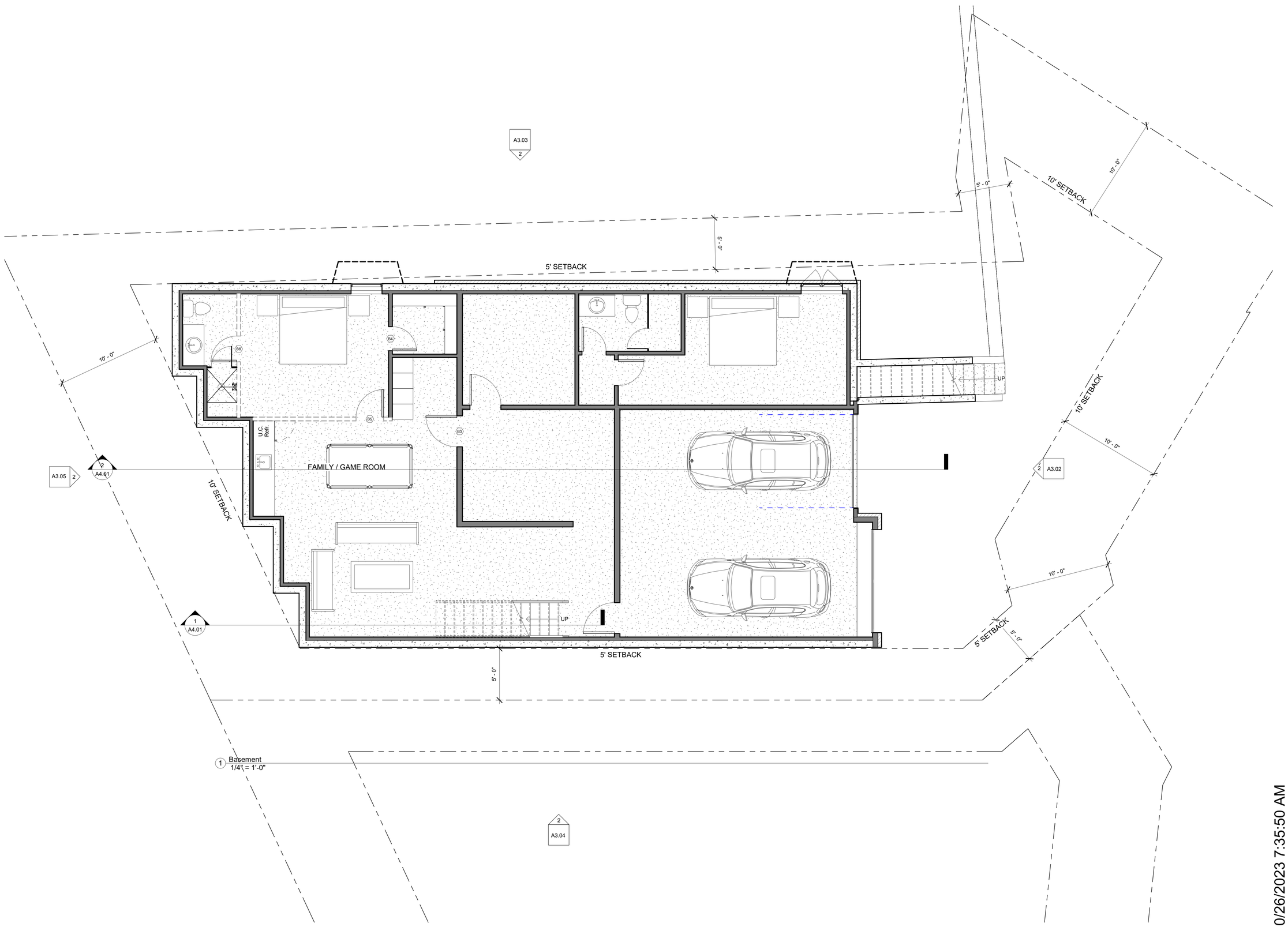
HYNES RESIDENCE
732 CRESCENT
PARK CITY, UT
84098

VEHICLE SITE TURN AROUNDS

SCALE:
1" = 10'

DATE OF PLANS
12 AUG 2023

SHEET
A-300



THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE MODEL DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BE USED BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. WHEN CONTRACTS WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

LIMITING DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

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VAN SICKLE
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PARK CITY, UTAH 84098
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Revision Schedule	
Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

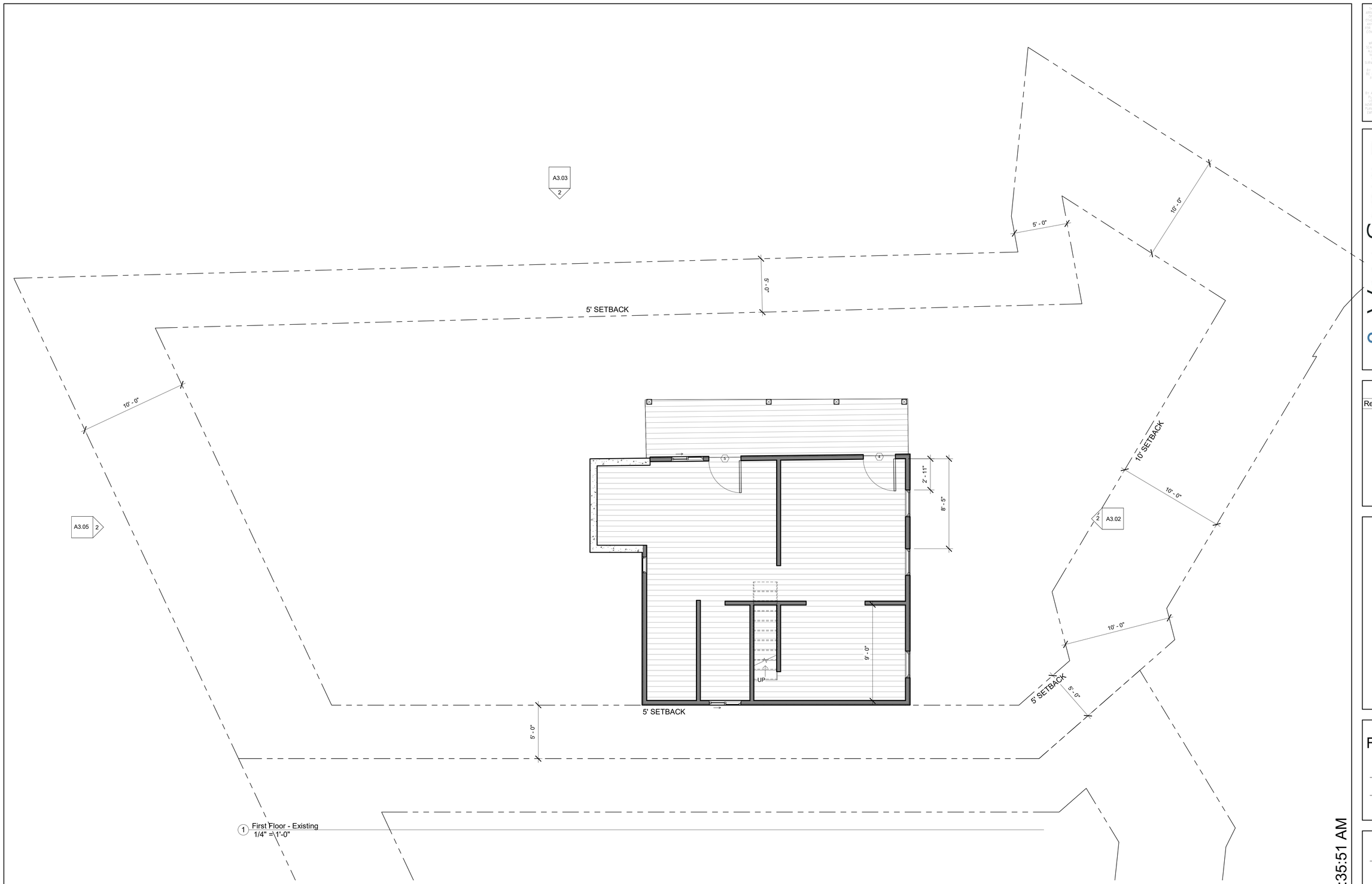
Basement Plan - Proposed

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

DATE
12 AUG 2023

SHEET
A2.01

10/26/2023 7:35:50 AM



1 First Floor - Existing
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE MODEL DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.T. HARRIS INC., NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF R.T. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

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VAN SICKLE
DESIGN & DRAFTING
4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

First Floor Plan - Existing

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

DATE
12 AUG 2023

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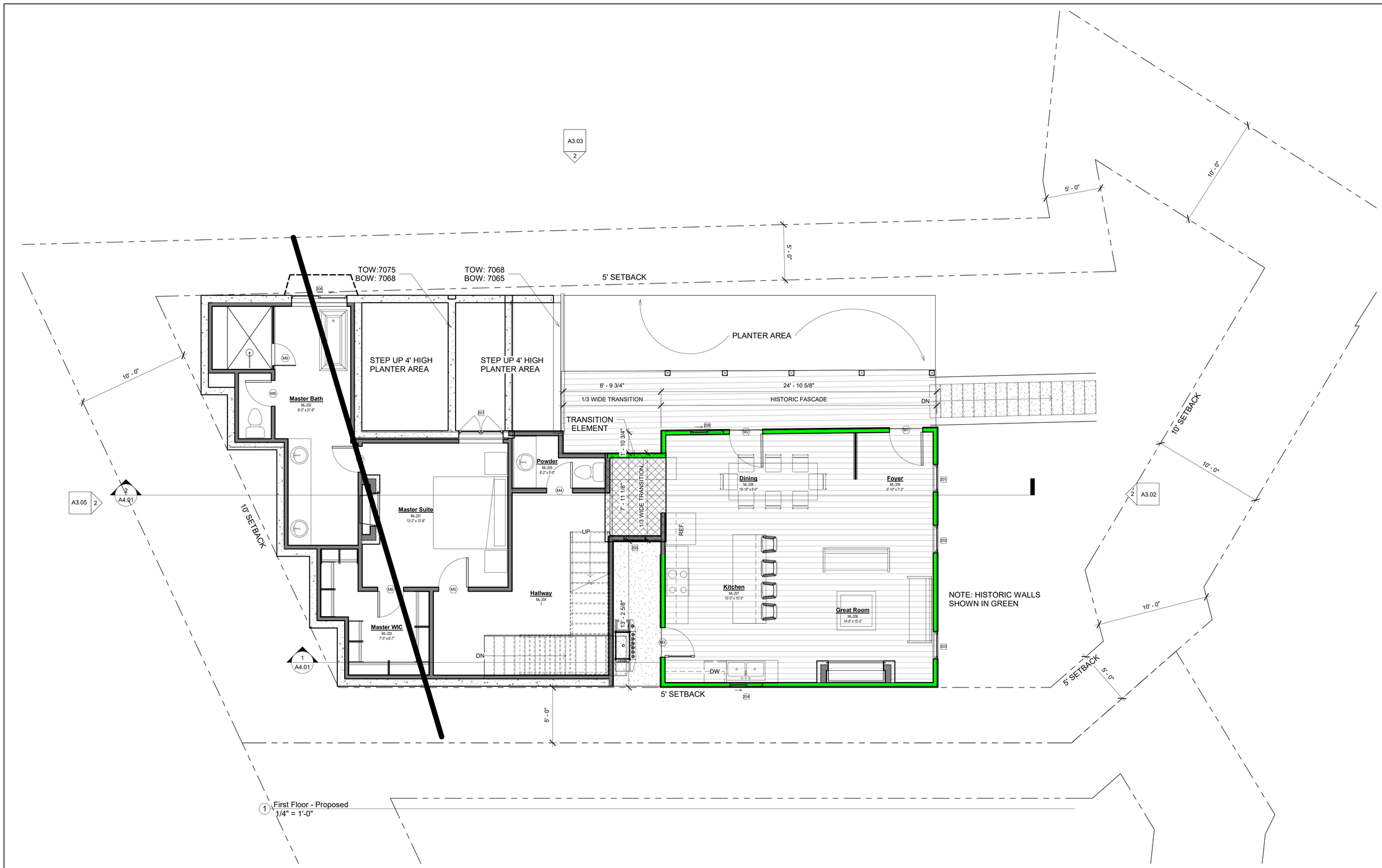

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Revision Schedule	
Revision Number	Revision Date

732 Crescent

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732 Crescent Tram
Park City, UT 84060

First Floor - Proposed

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

DATE
12 AUG 2023

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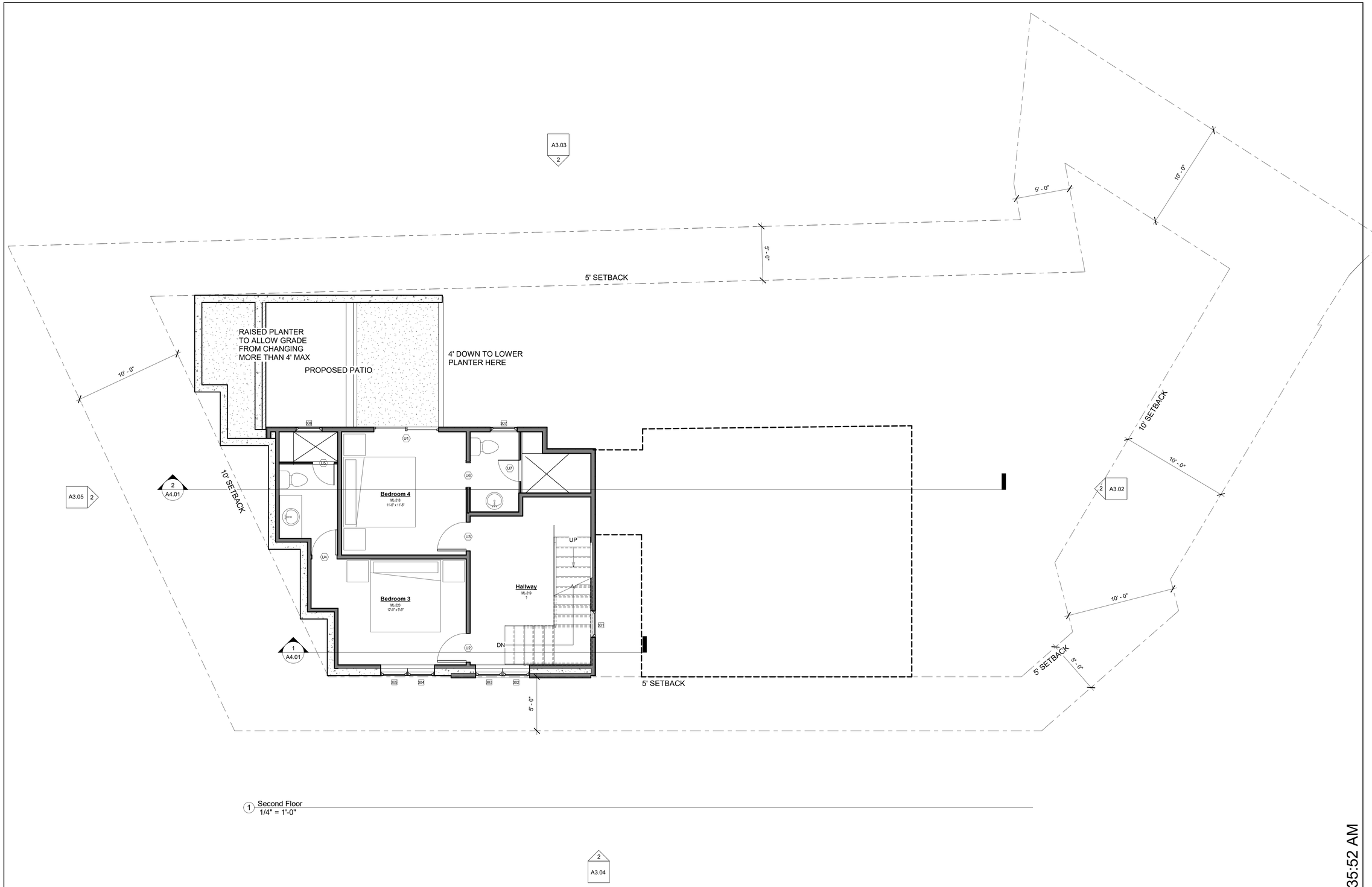

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Revision Schedule

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732 Crescent

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732 Crescent Tram
Park City, UT 84060

Second Floor
Plan - Proposed

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

DATE
12 AUG 2023

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Revision Schedule

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732 Crescent

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Park City, UT 84060

Loft Level - Proposed

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

DATE
12 AUG 2023

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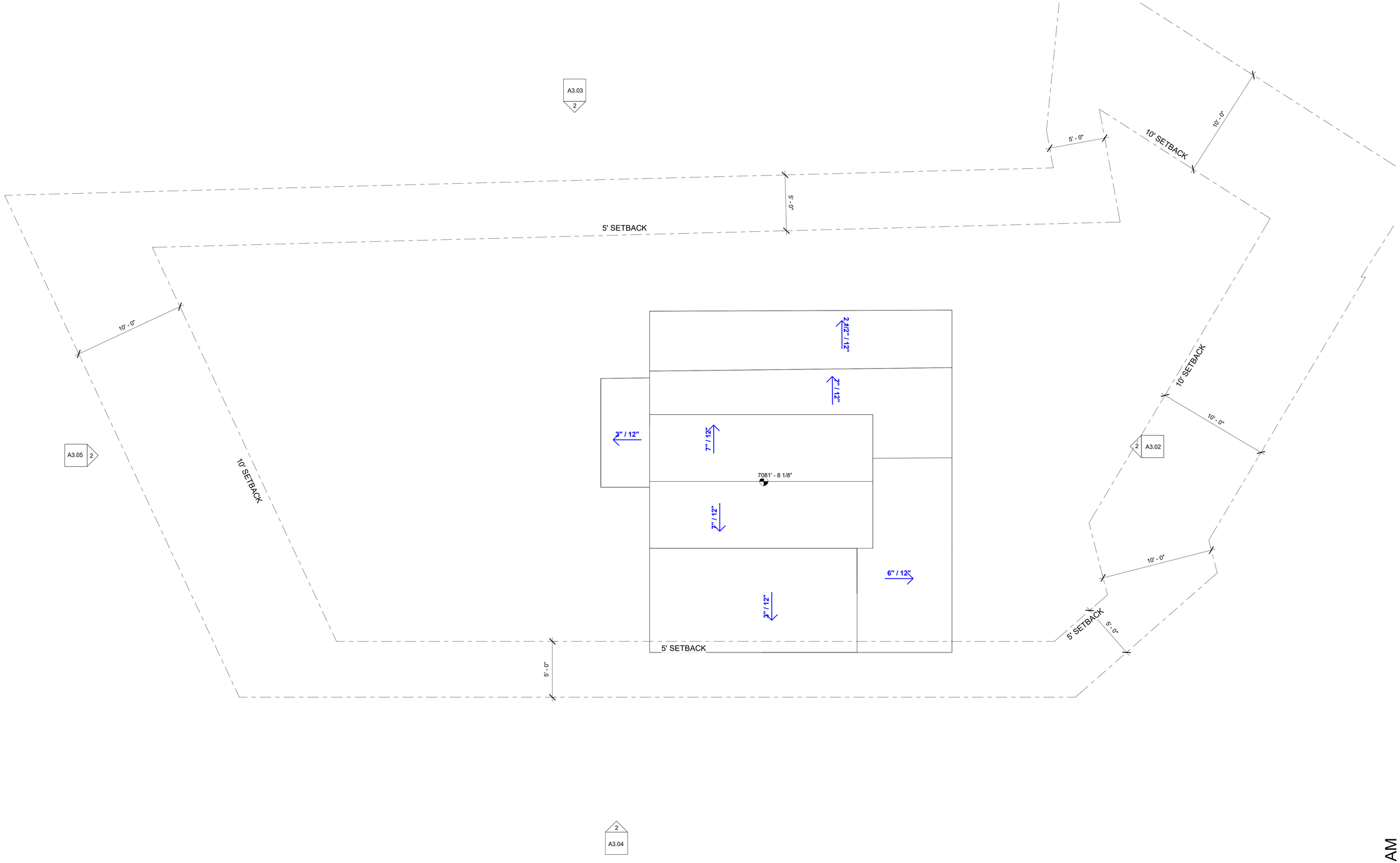
1 Loft Level
1/4" = 1'-0"



1 Roof Plan - Existing
1/4" = 1'-0"

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732 Crescent Tram
Park City, UT 84060

Roof Plan - Existing

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

DATE
12 AUG 2023

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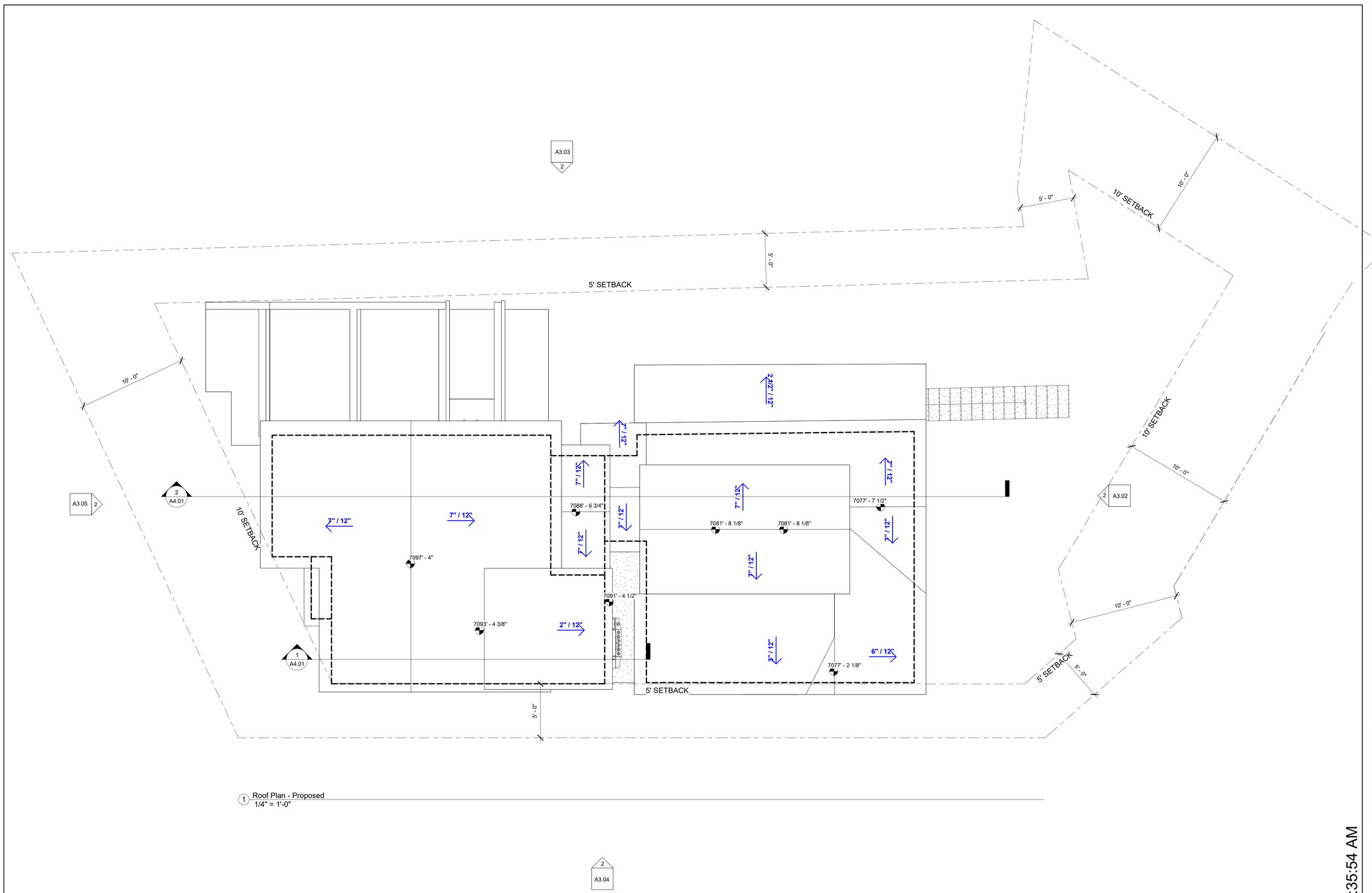

1 Roof Plan - Proposed
1/4" = 1'-0"

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732 Crescent Tram
Park City, UT 84060

Roof Plan - Proposed

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

DATE
12 AUG 2023

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Window Schedule

Mark	Rough Opening		Type	Tempered	Comments
	Width	Height			
103	3' - 0"	5' - 0"	Window-Fixed		
201	2' - 6"	5' - 0"	Window-Double-Hung		
202	2' - 6"	5' - 0"	Window-Double-Hung		
203	2' - 6"	5' - 0"	Window-Double-Hung		
204	3' - 0"	1' - 6"	Window-Sliding-Double		
205	2' - 0"	4' - 0"	Window-Fixed		
206	5' - 0"	4' - 0"	Window-Sliding-Double		
207	4' - 0"	5' - 0"	Window-Casement-Double		
208	3' - 0"	2' - 0"	Window-Sliding-Double		
209	2' - 0"	2' - 0"	Window-Fixed		
301	2' - 6"	5' - 0"	Window-Double-Hung		
302	2' - 6"	5' - 0"	Window-Double-Hung		
303	2' - 6"	5' - 0"	Window-Double-Hung		
304	2' - 6"	5' - 0"	Window-Double-Hung		
305	2' - 6"	5' - 0"	Window-Double-Hung		
306	2' - 6"	3' - 10"	Window-Double-Hung		
307	2' - 6"	5' - 0"	Window-Double-Hung		
308	2' - 0"	2' - 0"	Window-Fixed		
311	4' - 0"	5' - 0"	Window-Casement-Double		
401	2' - 6"	5' - 0"	Window-Double-Hung		
402	2' - 6"	5' - 0"	Window-Double-Hung		
403	2' - 6"	5' - 0"	Window-Double-Hung		
404	2' - 6"	5' - 0"	Window-Double-Hung		
405	2' - 6"	5' - 0"	Window-Double-Hung		

Door Schedule - Main

Door Number	Width	Height	Family	Finish
				Comments
B1	9' - 0"	8' - 0"	Door-Garage-Flush_Panel	
B3	3' - 0"	6' - 8"	Single-Flush	
B4	2' - 4"	6' - 8"	Single-Flush	
B5	2' - 8"	7' - 0"	Single-Flush	
B6	2' - 6"	6' - 8"	Single-Flush	
B7	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	
L1	2' - 4"	6' - 8"	Single-Flush	
L2	10' - 0"	8' - 0"	Overhead-Sectional-VSD Modern	
L9	3' - 0"	6' - 8"	Single-Flush	
L11	2' - 4"	6' - 8"	Single-Flush	
L12	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	
L13	2' - 6"	6' - 8"	Single-Flush	
L14	3' - 0"	6' - 8"	Single-Flush	
M1	3' - 0"	6' - 8"	Single-Flush	
M2	3' - 0"	6' - 8"	Single-Flush	
M3	2' - 8"	7' - 0"	Single-Glass 1 no trim.0001	
M4	2' - 4"	6' - 8"	Single-Flush	
M5	2' - 8"	7' - 0"	Single-Flush	
M6	2' - 4"	6' - 8"	Single-Flush	
M7	2' - 4"	6' - 8"	Single-Flush	
M8	2' - 4"	6' - 8"	Single-Flush	
M9	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	
U1	6' - 0"	8' - 0"	Sliding-2 panel	
U2	2' - 8"	7' - 0"	Single-Flush	
U3	2' - 8"	7' - 0"	Single-Flush	
U4	2' - 4"	6' - 8"	Single-Flush	
U5	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	
U6	2' - 4"	6' - 8"	Door-Interior-Single-Pocket-2_Panel-Wood	
U7	2' - 0"	7' - 0"	Door-Interior-Shower-Glass	

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Revision Schedule

Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

Schedules

SCALE:

DATE
12 AUG 2023

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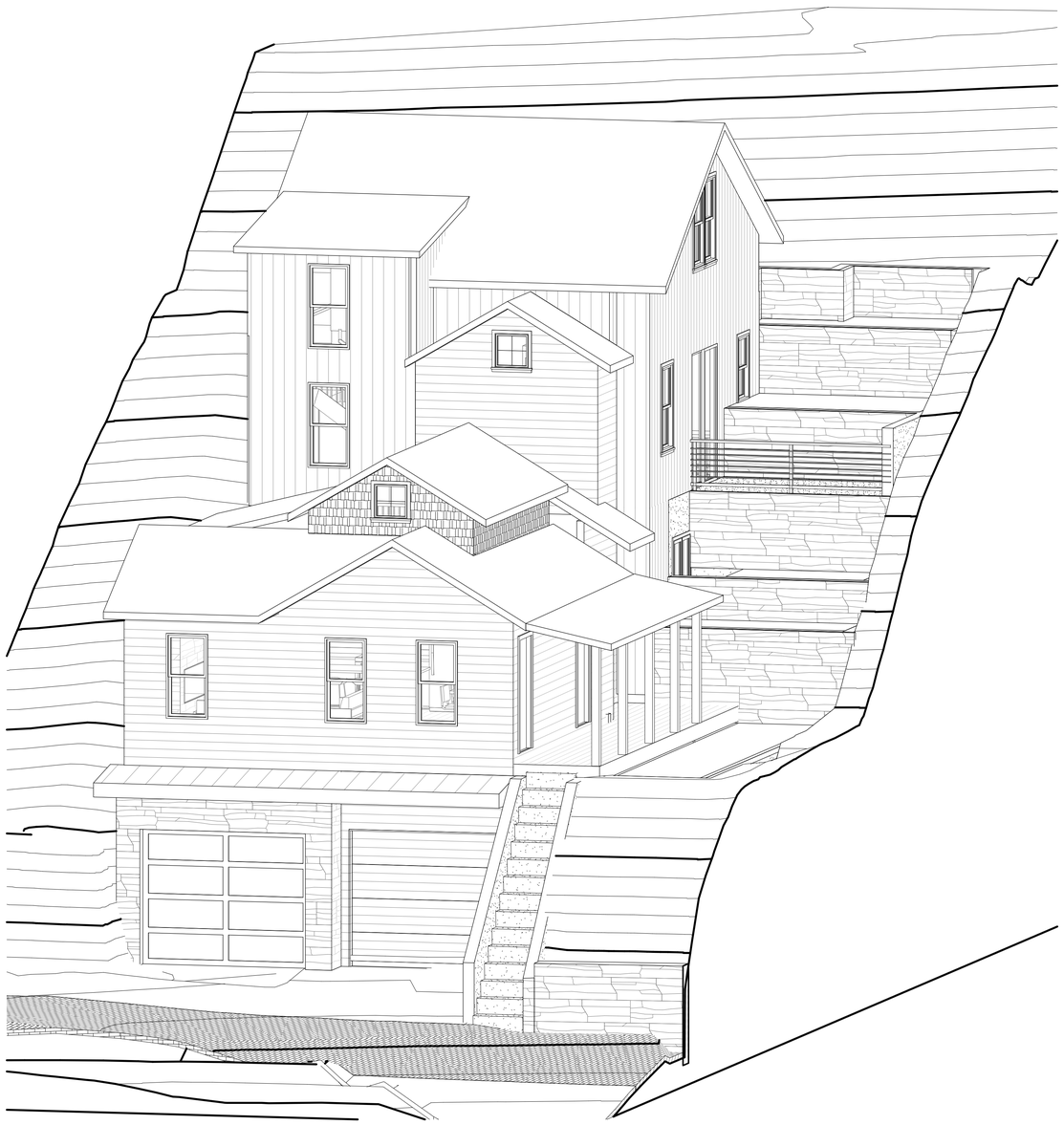
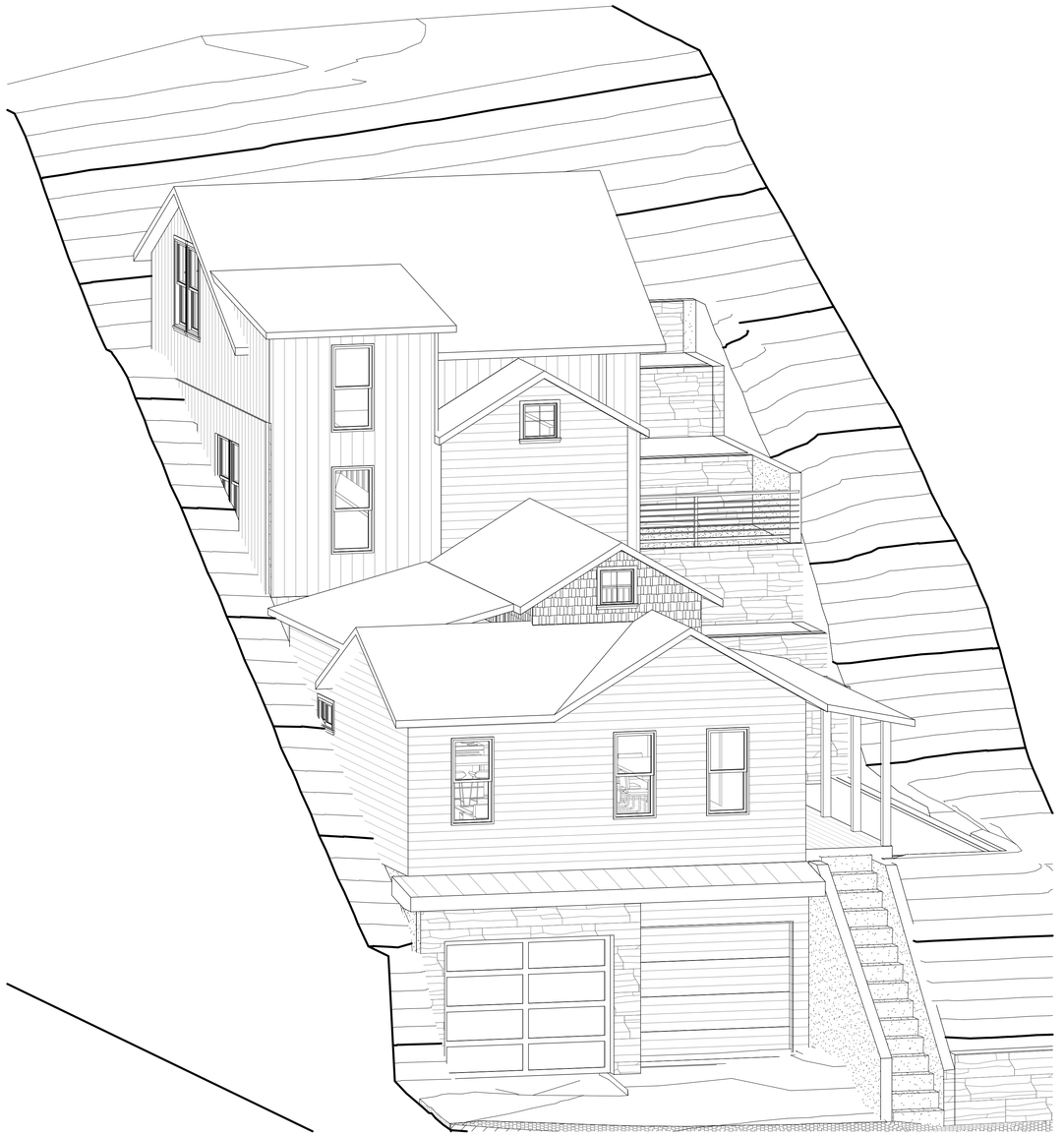


1 Front Perspective



2 Rear Perspective

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732 Crescent

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Isometric Elevations

SCALE:

DATE
12 AUG 2023

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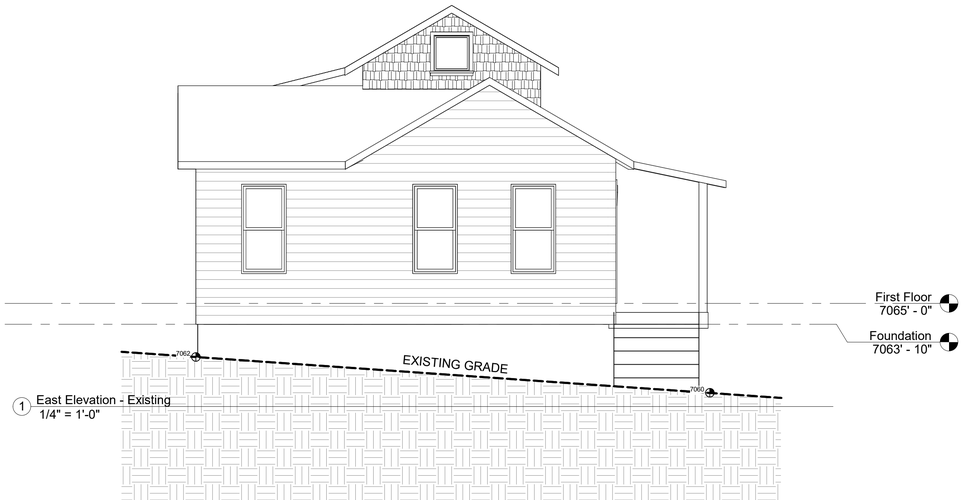
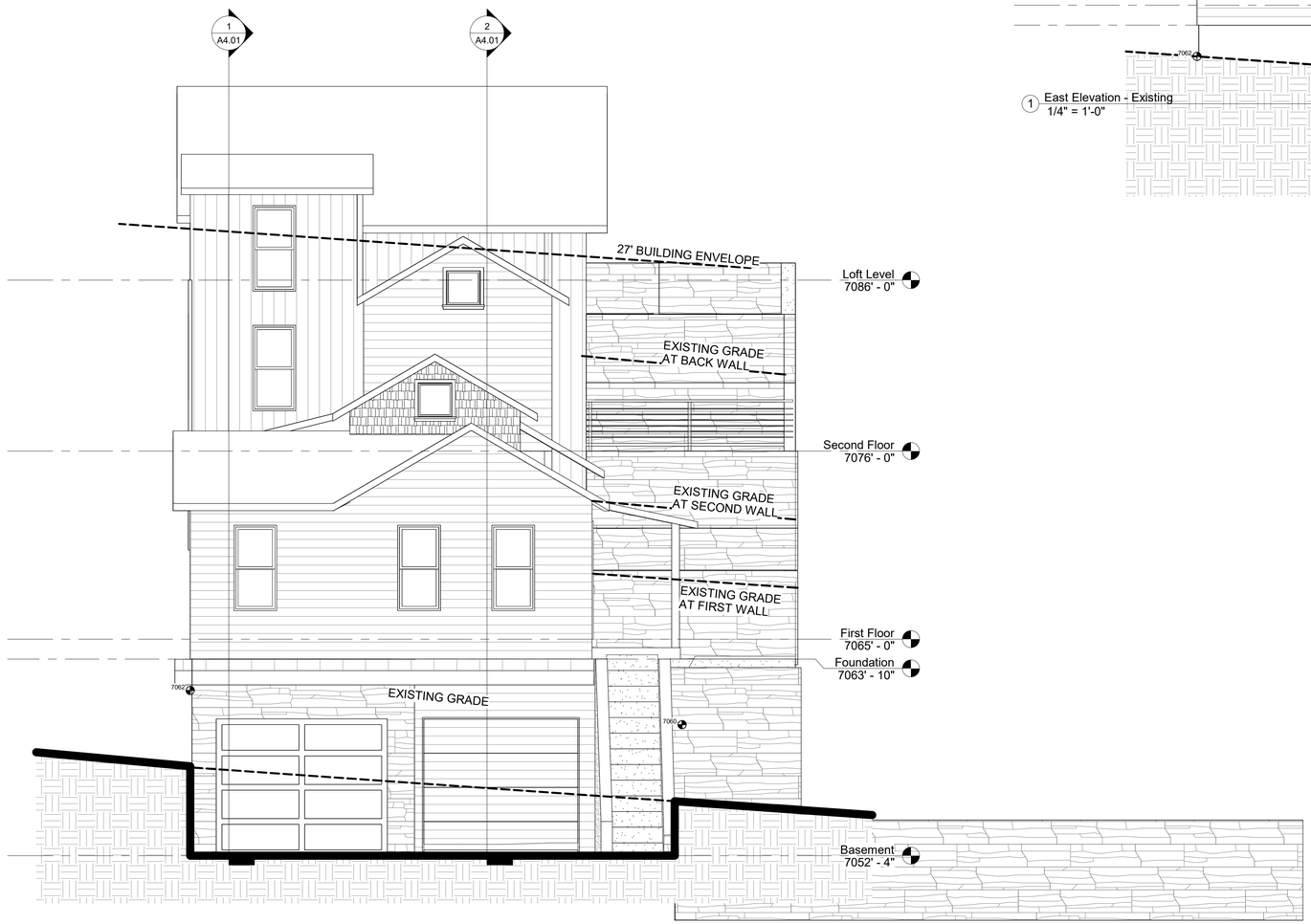


1 East Elevation - Existing
1/4" = 1'-0"



2 East Elevation - Proposed
1/4" = 1'-0"

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4383 FOREST DALE ROAD, SUITE 205
PARK CITY, UTAH 84098
www.vansickledesignanddrafting.com

Revision Schedule	
Revision Number	Revision Date

732 Crescent

Lot A Historic Huse
732 Crescent Tram
Park City, UT 84060

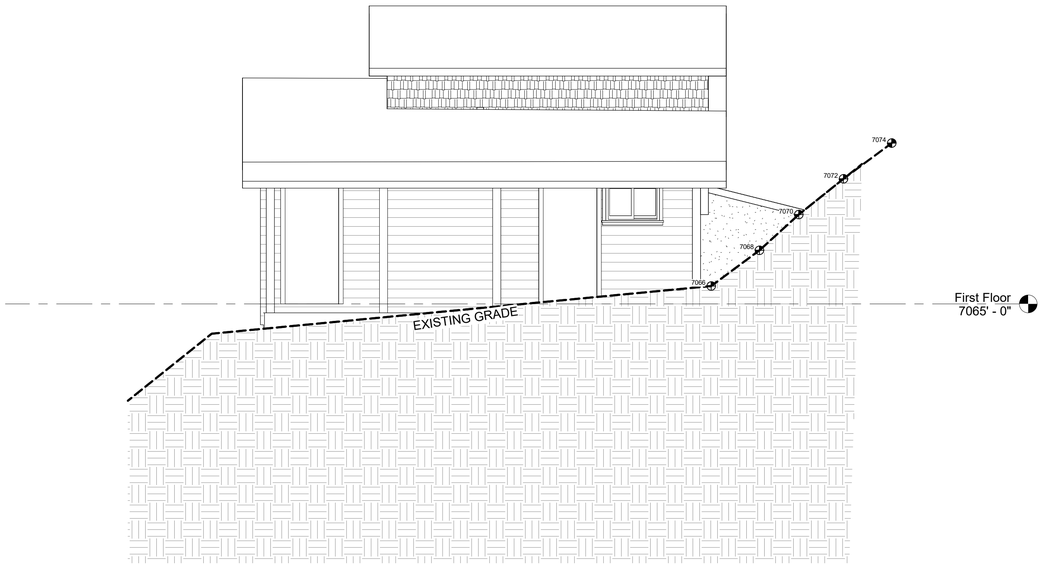
Elevations

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

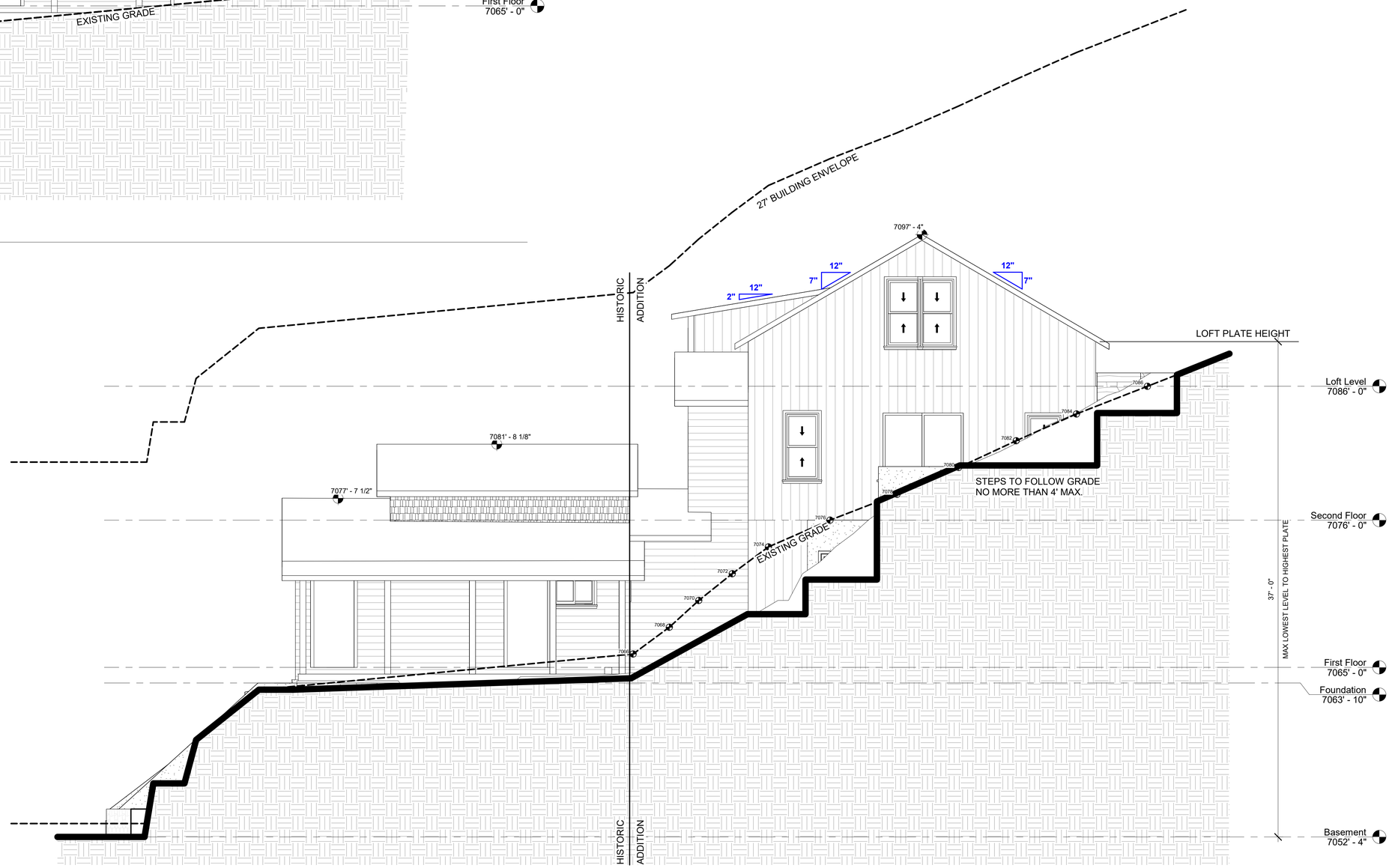
DATE
12 AUG 2023

SHEET
A3.02

10/26/2023 7:35:59 AM



1 North Elevation - Existing
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE IDEAS, DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF R.S. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BY ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF R.S. HARRIS INC. WRITTEN CONTRACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE NO ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING

INDEMNIFICATION

BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF R.S. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY SIGNED AGREED

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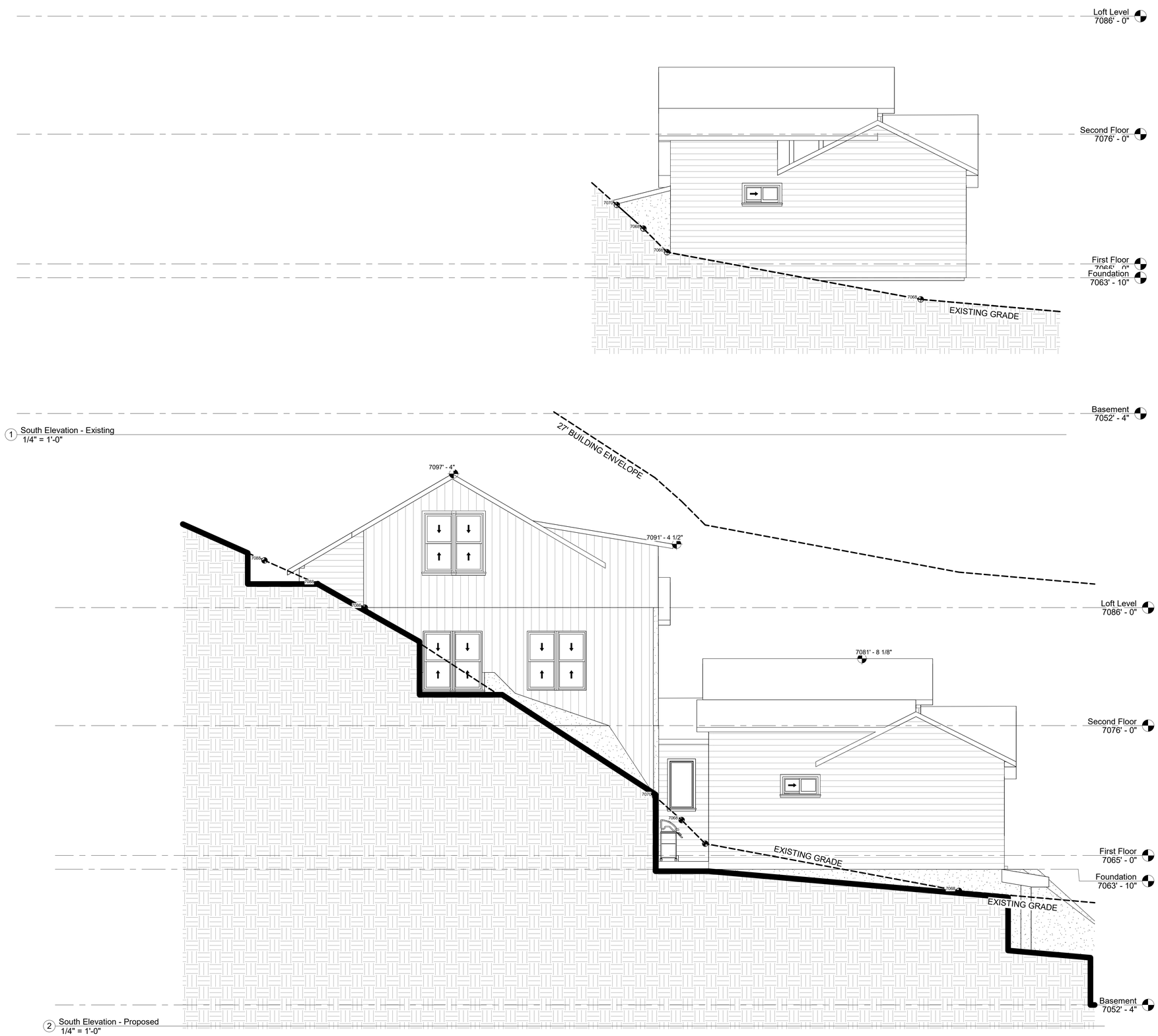

1 South Elevation - Existing
1/4" = 1'-0"

2 South Elevation - Proposed
1/4" = 1'-0"

THE ABOVE DRAWINGS AND SPECIFICATIONS AND THE MODEL DESIGNS, ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF B.T. HARRIS INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OR BE USED FOR ANY OTHER PERSON FOR ANY PURPOSE OTHER THAN THE SPECIFIC JOB FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE CONSENT OF B.T. HARRIS INC. VISUAL CONTACT WITH THESE DRAWINGS CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

LIMITING DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE. SCALED DIMENSIONS, CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. ALL SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION.

BY BUILDING THESE PLANS THE CONTRACTOR UNDERSTANDS THAT THERE ARE ERRORS CONTAINED IN THIS SET, AND WILL NOT HOLD THIS OFFICE LIABLE FOR ANY OVERSIGHTS OR ERRORS AND WILL NOTIFY THIS OFFICE OF ERRORS THAT ARISE DURING CONSTRUCTION.

LIMITATION OF LIABILITY
BY ACCEPTING THESE PLAN DOCUMENTS AND/OR SERVICES OUTLINED IN PLAN DOCUMENTS, THE CLIENT, THEIR CLIENT, BUILDER, USERS AND ALL PRESENT AND FUTURE PERSONS OR PARTIES DIRECTLY OR INDIRECTLY AFFECTED BY THE PLAN DOCUMENTS OR SERVICES OUTLINED IN PLAN DOCUMENTS AGREE TO A LIMIT OF LIABILITY OF B.T. HARRIS INC. AND EMPLOYEES AND PRINCIPALS TO THE AMOUNT OF THE ORIGINAL VERBALLY AGREED AGREED.

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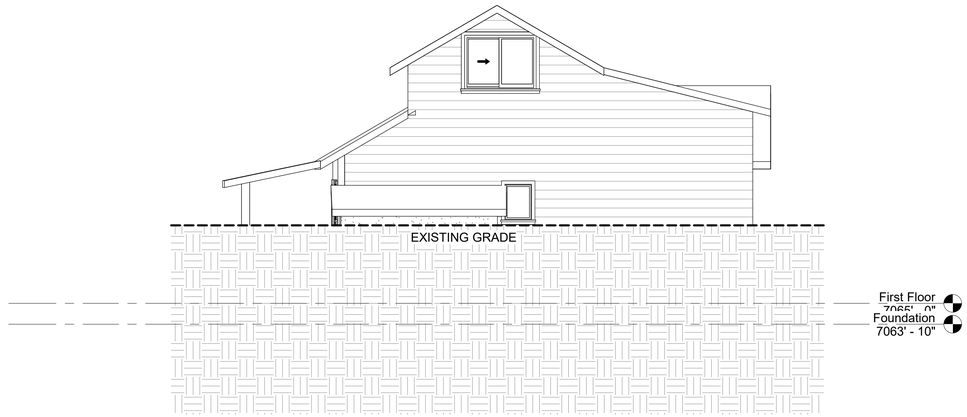
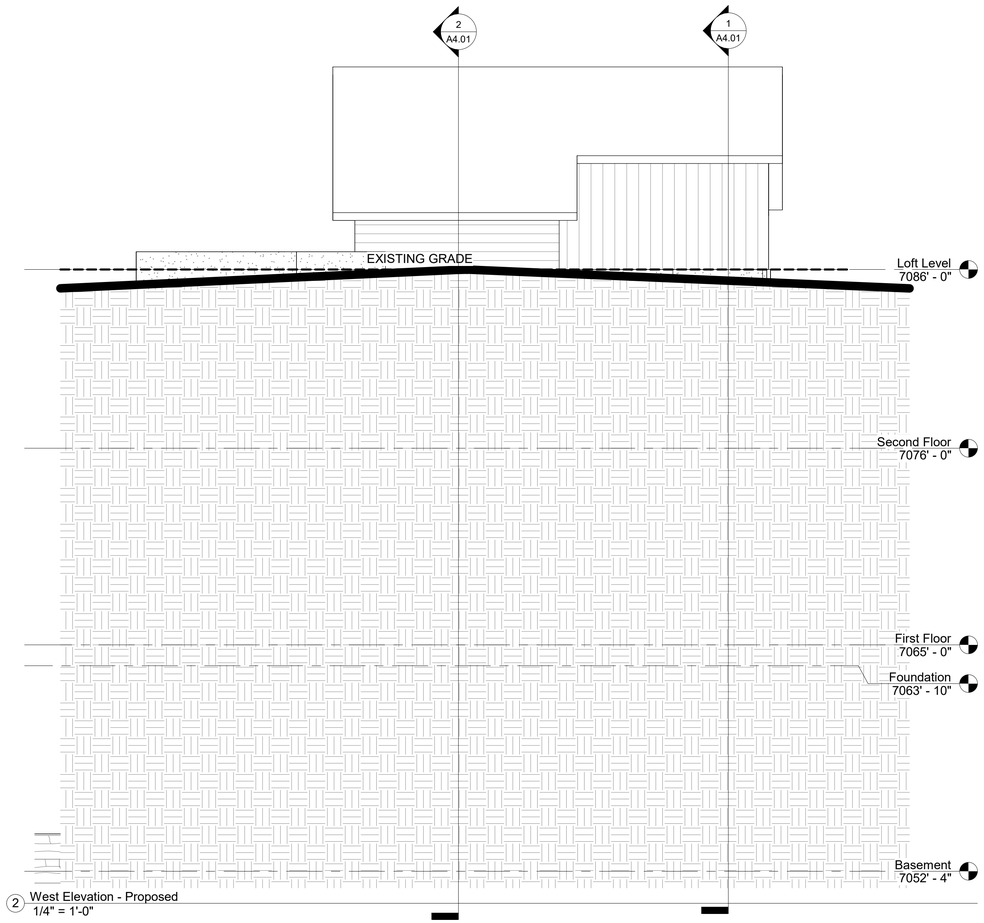


1 West Elevation - Existing
1/4" = 1'-0"



2 West Elevation - Proposed
1/4" = 1'-0"

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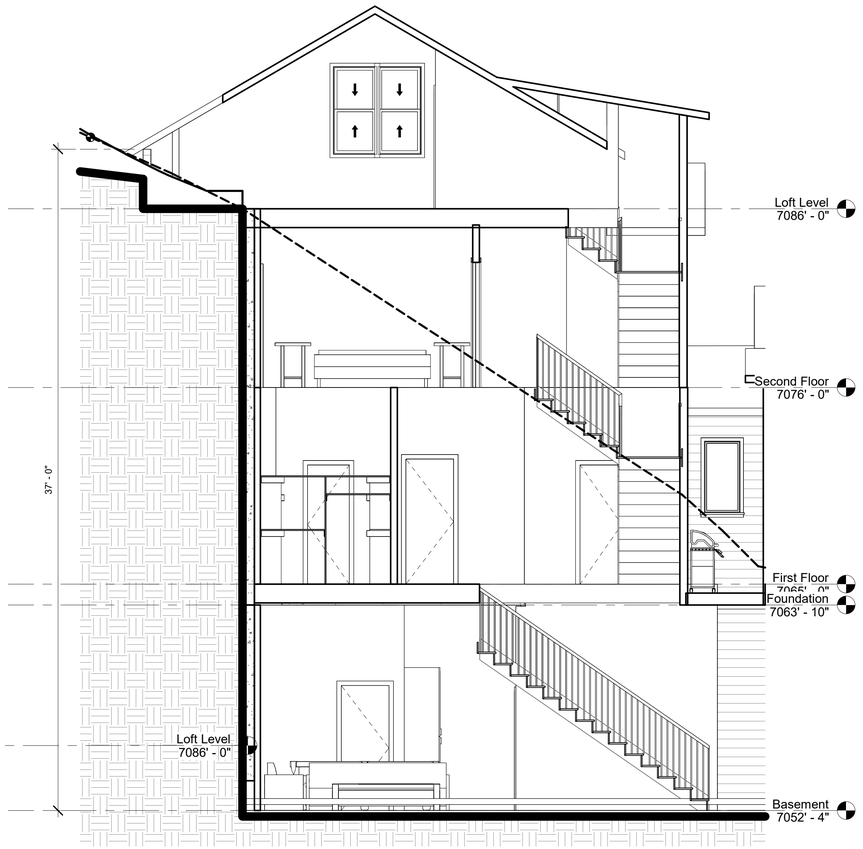
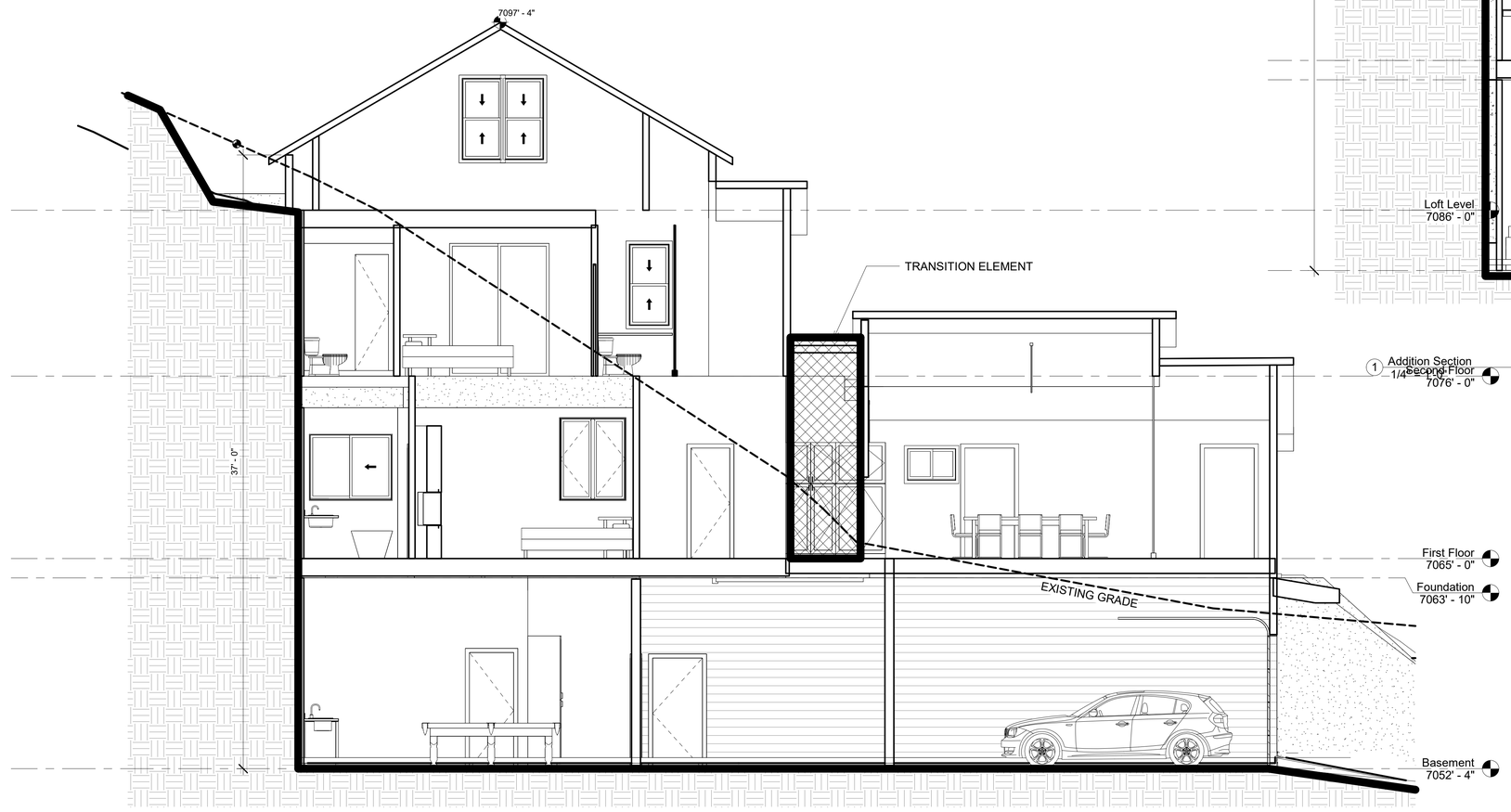


1 Addition Section
1/4" = 1'-0"



2 Depth Section
1/4" = 1'-0"

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Building Sections

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