



**PARK CITY BOARD OF ADJUSTMENT MEETING  
SUMMIT COUNTY, UTAH  
August 19, 2025**

The Board of Adjustment of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

Zoom Link: <https://us02web.zoom.us/j/88372159449>

**CLOSED SESSION 4:00 PM**

The Board of Adjustment 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), Including to Discuss the Purchase, Exchange, Lease, or Sale of Real Property; Litigation; the Character, Competence, or Fitness of an Individual; for Attorney-Client Communications (Utah Code Section 78B-1-137); or any other Lawful Purpose.

**1. MEETING CALLED TO ORDER AT 5:00PM**

**2. ROLL CALL**

**3. SWEARING-IN CEREMONY**

3.A. Swearing-In Ceremony for Ginny Schulman

**4. MINUTES APPROVAL**

4.A. Consideration to Approve the Board of Adjustment Meeting Minutes from April 15, 2025

**5. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**6. PUBLIC COMMUNICATIONS**

**7. REGULAR AGENDA**

7.A. **560 Deer Valley Drive – Variance** – The Applicant Requests a Variance from the Regulations For Parking Areas For Historic Residential Sites Outlined in Land Management Code § 15-13-2(B)(1)(G) to Construct a Parking Area in Front of the Significant Historic Site. PL-25-06626 (20 mins.)  
(A) Action

7.B. **243 Woodside Avenue – Variance** – The Applicant Requests a Variance from the Regulations for Porches on New Residential Infill in the Historic District Outlined in Land Management Code § 15-13-8(B)(2)(I) to Extend a Porch on the Front Façade from 6 Feet to 9 Feet 11 Inches in Depth. PL-25-06601 (30 mins.)  
(A) Action

7.C. **1884 Three Kings Drive – Variance** – The Applicant Requests a Variance from the 28-Foot Height for the Urban Park Zoning District in Land Management Code § 15-2.26-4 to 50-Feet in Height for a 100-Foot-Long Net at the Three Kings Water Treatment Plant in the Urban Park Zoning District and a 600-Foot-Long Net Along the Thaynes Pathway in the

Urban Park Zoning District. PL-25-06630 (20 mins.)

(A) Action

- 7.D. **Parcel PC-SS-88 (Southeast Quinn's Junction East of HWY 40, South of the Rail Trail) – Variance** – The Applicant Requests a Variance from the 28-Foot Height for the Recreation and Open Space Zoning District in Land Management Code § 15-2.7-4 to 76-Foot in Height and a Variance from the Land Management Code § 15-4-14(F)(4)(c) Requirement Limiting Panel Antennas to Five-Square-Feet in Area Per Face to 5.02-Square Feet of Area to Allow Replacement of Telecommunications Equipment. PL-25-06624 (20 mins.)  
(A) Action

## 8. 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.gov](mailto:planning@parkcity.gov) at least 24 hours prior to the meeting.

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



**PARK CITY MUNICIPAL CORPORATION  
BOARD OF ADJUSTMENT MEETING  
SUMMIT COUNTY, UTAH  
MINUTES OF APRIL 15, 2025**

**BOARD MEMBERS IN ATTENDANCE:** Jennifer Franklin-Chair, Mary Wintzer, Beth Armstrong, Ruth Gezelius

**STAFF:** Planning Director, Rebecca Ward; Senior City Attorney, Mark Harrington; Planner I, Meredith Covey

**1. ROLL CALL**

Chair Jennifer Franklin called the meeting to order at 5:00 p.m. and noted identified the Board Members present.

**2. MINUTES APPROVAL**

**A. Consideration to Approve the Board of Adjustment Meeting Minutes from November 12, 2024.**

**MOTION:** Board Member Gezelius moved to APPROVE the Minutes of November 12, 2024, as presented. Board Member Armstrong seconded the motion. The motion passed unanimously with one abstention. Mary Wintzer abstained from the vote.

**B. Consideration to Approve the Board of Adjustment Meeting Minutes from November 19, 2024.**

Chair Franklin asked that the Appellant's Representative, Justin Keys be identified on page six and that the spelling of his last name be corrected throughout the document.

**MOTION:** Board Member Gezelius moved to APPROVE the Minutes of November 19, 2024, as amended. Board Member Wintzer seconded the motion. The motion passed with the unanimous consent of the Board.

**3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

Planning Director, Rebecca Ward, reported that two Board of Adjustment Member terms will be expiring on June 1, 2025. Three candidates applied and the Mayor is scheduled to recommend appointments for City Council consent on April 24, 2025.

There are currently no pending applications for Board review. Senior City Attorney, Mark Harrington participated remotely.

**4. PUBLIC COMMUNICATIONS**

There were no public communications.

**5. REGULAR AGENDA**

- A. **15 King Road – Variance – The Applicant Requests a Variance from the 3,750-square-foot Maximum Lot Size Limitation of Land Management Code (LMC) § 15-2.2-3 to Add 91 Square Feet to an Existing Non-Conforming Lot to Create a 4,395-Square-Foot Lot for a Non-Historic Single-Family Dwelling in the Historic Residential-1 (HR-1) Zoning District. PL-25-06449.**

Planner I, Meredith Covey, presented the Staff Report and stated that 15 King Road is a single-family dwelling in the Historic Residential-1 Zoning District. The existing home is non-historic and constructed in 2007. The existing lot is 4,004 square feet in size. The maximum lot size allowed pursuant to the Land Management Code is 3,750 square feet. A 91-square-foot triangle was noted as a deed gap in the 2003 Boundary Survey as part of the 2004 Plat Amendment. It was not incorporated into the property at 15 King Road at that time. The applicant owns both 15 King Road as well as the triangular parcel and is requesting a variance to add 91 square feet to his lot.

There are five variance criteria that the applicant must bear the burden of proving. They were identified as follows:

1. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.

Planner Covey explained that the literal enforcement would prevent the applicant from amending the lot to include the triangle parcel and resolving the deed gap area.

2. There are special circumstances attached to the property that do not generally apply to other properties in the same zone.

Planner Covey stated that the request is unique to this property and is not generally applicable to other properties in the HR-1 Zoning District.

3. Granting the Variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone.

The requested variance will allow the applicant to utilize their property as it has been historically.

4. The Variance will not substantially affect the General Plan and will not be contrary to the public interest.

The request does not contradict goals outlined in the General Plan, the historical character goals, does not substantially increase the size of the lot, and will not impact the use of the property.

5. The spirit of the Land Management Code is observed, and substantial justice is done.

Planner Covey reported that the triangle parcel is less than the allowable minimum lot size pursuant to the Land Management Code and would not be developable in the future due to its location.

The Conditions of Approval proposed as part of the application were reviewed as follows:

1. The Maximum Building Footprint for the lot would be limited to 1,716 square feet.

Planner Covey explained that 1,716 square feet are currently allowed based on the current lot size. There would be no increase in the building footprint with the addition of the 91 square feet.

2. The Variance is limited to the outlined request. No other modifications are proposed or approved.
3. Any other construction will require compliance with LMC §15-2.2 and LMC §15-13-8.

Staff recommended that the Board of Adjustment consider approving the variance based on the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the Draft Final Action Letter.

Board Member Gezelius confirmed that approval in no way grants permission for an expansion of the existing building and the setbacks from property lines would continue to be observed. Planner Covey confirmed that was the case and stated that the setbacks would be measured from the new property line. The applicant is not proposing any expansion of the building footprint. It was anticipated that they would pursue the expansion of a deck at some point in the future that will need to comply with the new setbacks.

The applicant, Ryan Marshall participated remotely and had no comments.

Board Member Gezelius added that they have been cleaning up lot lines and remnant parcels in Old Town for some time. This has been beneficial because it allows them to have a designated owner. There are numerous irregularly sized lots in Old Town so this situation

is not unusual. For property tax and ownership purposes, it makes sense to grant the variance.

Chair Franklin opened the public hearing.

*Pamela Skeen* identified herself as the adjacent property owner and noted that the triangle parcel abuts her property. Mention was made of a deck and she asked where it would potentially be located as she has very little privacy currently, which was of concern to her.

Chair Franklin stated that the future deck is not within the scope of this hearing but is a question Mr. Marshall could answer. That request would involve a separate application.

Mr. Marshall stated that the triangle parcel is the property line between his property and 24 Daly. The triangle parcel is not between his property and Ms. Skeen. He discovered the deed gap when doing survey work. The primary purpose of this application is to rectify ownership of the lot and ensure that Mr. Marshall's home is compliant and on property he actually owns. Mr. Marshall resolved the issue by acquiring ownership of the triangle parcel. He is proposing to take the existing deck on the back of the home and turn it into a staircase. It will not expand or encroach any further than what the home already does.

There were no further public comments. The public hearing was closed.

**MOTION:** Board Member Gezelius moved that the Board of Adjustment APPROVE the Variance for increasing by 91 square feet the existing non-conforming lot subject to the following:

**Findings of Fact**

1. 15 King Road (Parcel no. 10-DALY-1 AM-2) is a 4,304 square-foot Lot in the HR-1 Zoning District. The Lot has a Single-Family Dwelling (SFD) on site that is non-historic and was constructed in 2007. The existing Building Footprint is 1,716 square feet.
2. 15 King Road is Lot 2 of the 10 Daly Avenue Subdivision, First Amended recorded with Summit County in 2004 (Entry No. 717068).
3. On October 21, 2004, the City Council adopted Ordinance No. 04-48 approving the 10 Daly Avenue Subdivision, First Amended to subdivide the 10 Daly Avenue Subdivision into two Lots of record.
4. When the property was subdivided in 2004 there was a 91-square-foot triangle parcel noted as a "deed gap" on the 2003 submitted boundary survey.
5. On November 6, 2024, the property owner of 24 Daly Avenue conveyed the triangle parcel to the Applicant.

6. This triangle parcel was not incorporated into the property description of Lot 2 of 15 King Road as part of the 10 Daly Avenue, First Amended recorded plat.
7. The Applicant is the owner of both parcels and has provided an existing conditions survey showing the triangle-shaped parcel.
8. The analysis of the Staff Report dated April 15, 2025, is incorporated herein.
9. Literal enforcement of the LMC prevents the Applicant from amending the plat to include the triangle parcel. The Applicant's request removes a remnant parcel from a previous plat amendment and reflects existing conditions.
10. The request for a Variance is unique to 15 King Road as it is the result of a previous plat amendment at the property, likely attributed to a survey gap. This circumstance is not generally applicable to other properties in the HR-1 Zoning District.
11. The requested Variance will allow the Applicant to utilize their property as it has been used historically. The request corrects a survey gap and cleans up a remnant parcel.
12. As conditioned, the request does not contradict the goals outlined in the General Plan Historic Character Goals as it does not substantially increase the size of the Lot and does not impact the use of the property. The integrity, mass, scale, and compatibility of the adjacent historic resources are respected per Condition of Approval #1.
13. The request for a Variance increases the Lot by 91 square feet and does not substantially increase the size of the Lot. The triangle-shaped parcel is less than the allowable Minimum Lot Size pursuant to LMC § 15-2.2-3 and would not be developable in the future due to its location.
14. The Development Review Committee reviewed the proposal on March 18, 2025, and does not require Conditions of Approval.
15. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 2, 2025, Staff mailed courtesy notice to property owners within 300 feet on April 2, 2025. *The Park Record* published courtesy notice on April 2, 2025.

### **Conclusions of Law**

1. The Applicant proved their request meets the five criteria outlined in Land Management Code Section 15-10-8:

- i. Literal enforcement of the HR-1 Zoning District causes an unreasonable hardship that is not necessary to carry out the general purpose of the zoning ordinance.
- ii. There are special circumstances attached to the Property that do not generally apply to other properties in the same district.
- iii. Granting the Variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.
- iv. The proposal is consistent with the General Plan and not contrary to the public interest.
- v. The spirit of the Land Management Code is observed by this application and substantial justice is done.

#### **Conditions of Approval**

1. The Maximum Building Footprint for the Lot is limited to 1,716 square feet.
2. The Variance is limited to the outlined request. No other modifications are proposed or approved.
3. Any other construction will require compliance with LMC § 15-2.2 and LMC § 15-13-8.

Board Member Wintzer seconded the motion. The motion passed with the unanimous consent of the Board.

#### **6. ADJOURN**

**MOTION:** Board Member Gezelius moved to ADJOURN. Board Member Wintzer seconded the motion. The motion passed with the unanimous consent of the Board.

The Board of Adjustment Meeting adjourned at 5:20 PM.

# Board of Adjustment Staff Report



**Subject:** 560 Deer Valley Drive  
**Application:** PL-25-06626  
**Author:** Meredith Covey, Planner I  
**Date:** August 19, 2025  
**Type of Item:** Variance

*As of May 7, 2025, Utah Code [Section 10-9a-701\(5\)](#) prohibits municipalities from conducting public hearings on Variance applications.*

## **Recommendation**

(I) Review the requested Variance from Land Management Code [§ 15-13-2\(B\)\(1\)\(g\) Regulations for Parking Areas for Historic Residential Sites](#) to construct a Parking Area in front of a Significant Historic Structure and (II) consider denying the Variance based on the Findings of Fact and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

## **Description**

Applicant: Tony Martino  
Location: 560 Deer Valley Drive  
Zoning District: Residential - Medium Density  
Adjacent Land Uses: Residential  
Reason for Review: Variances require Board of Adjustment review and Final Action.<sup>1</sup>

HDDR Historic District Design Review  
HR-1 Historic Residential – 1  
HRL Historic Residential Low Density  
LMC Land Management Code  
RM Residential – Medium Density  
SFD Single Family Dwelling

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

## **Background**

560 Deer Valley Drive is a metes and bounds Significant Historic Site on Park City's Historic Sites Inventory (Exhibit B). The existing Structure was constructed circa 1912 and the property is in the Residential – Medium Density (RM) Zoning District.

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<sup>1</sup> LMC [§ 15-1-8\(l\)](#)



*Image 1: 560 Deer Valley Drive highlighted in red, the RM Zoning District is shown in brown*



*Image 2: 560 Deer Valley Drive*

There are many options for providing parking on site: code-compliant parking could be proposed in an attached garage alongside the Historic Structure or in a side yard. However, the Applicant requests building a Parking Area that does not comply with code – in front of the Significant Historic Site.

The Board of Adjustment previously approved Variance for below-grade parking on site. On March 6, 1984, the Board of Adjustment reviewed a requested Variance at 560 Deer Valley to construct a below-grade parking Structure in the Front and Side yard Setbacks, as well as a fireplace, stairway and additional above-grade encroachments into the Front and Side Setbacks for a six-plex. The Board granted the Variance to construct the below-grade Parking Structure and denied the request for the fireplace, stairway and additional above-grade encroachments (Exhibit E). The Board outlined the proposed encroachments as being inimical to the best interest of the Zoning District and contrary to the spirit and intent of the zoning ordinance. The Board was not able to find any unusual condition attached to the property that would deprive the owner of a substantial property right or use of their property. No Building Permit was issued, and the Structure was not constructed.

Earlier this year, the Applicant submitted a Historic District Design Review (HDDR) Pre-Application (PL-25-06570) to the Planning Department to construct a Parking Area in the Front Setback that encroaches into City Right-of-Way. The proposed paved Parking Area is 21 feet in depth and 19 feet in width. The proposed area to be disturbed is 22 feet 11 inches in depth and 30 feet 5 inches in width. The proposed disturbed area impacting Steep Slopes between the Historic Structure and Deer Valley Drive is 505 square feet. The Applicant proposes 6-foot-tall retaining walls to retain the Parking Area within the Steep Slopes (Exhibit C). The proposed Parking Area encroaches 6 feet 3 inches into the Deer Valley Drive Right-of-Way and requires driving across and parking along an existing public pedestrian pathway that is proposed to be improved.

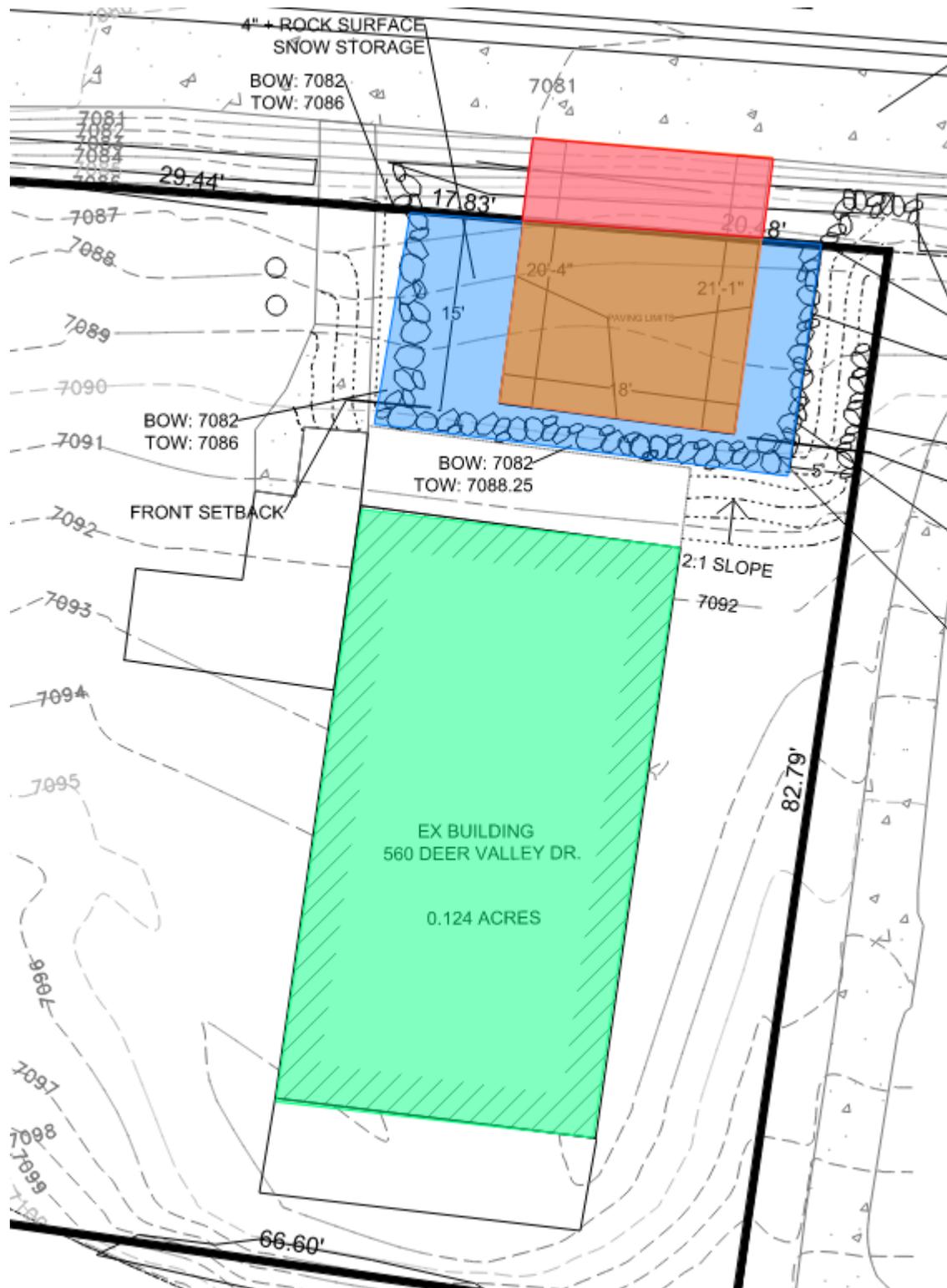


Image 3: Proposed site plan submitted by Applicant, Staff has shaded the Historic Structure in green, the disturbed area in blue, the paved Parking Area in orange and the area that encroaches into City Right of Way in pink.



*Image 4: Google Map image showing the existing sidewalk that would be impacted as vehicles pull into a proposed Parking Area parallel to Deer Valley Drive that is 19-feet wide on 560 Deer Valley Drive. The Parking Area would impede future planned improvements.*

Because the Applicant proposes to construct a 3 foot retaining wall in the Right-of-Way, and exclusive private use of a portion of public Right-of-Way, they would be required to obtain approval from City Council for the proposed encroachment.

Additionally, the [Bicycle and Pedestrian Plan](#) for Park City includes a proposed future improvement on Deer Valley Drive to construct a 10 foot wide trail with a buffer on the north side of the street. The proposed improvement would result in a revocation of the Encroachment Agreement and would render the proposed Parking Area non-compliant with Parking Area dimensions. The Applicant would, at that time, be required to remove the Parking Area.

Pursuant to LMC [§ 15-13-2\(B\)\(1\)\(g\)\(2\)](#), Parking Areas at Significant Historic Sites should be located within the rear yard. When this is not possible, the Parking Area may be located along a side yard but must be visually buffered. Additionally, LMC [§ 15-13-2\(B\)\(1\)\(g\)\(1\)](#) requires that the visual impacts of on-site parking be integrated in a comprehensive, complementary design.

Planning staff reviewed the proposal and requested that the Applicant consider shifting the Parking Area to a side yard to comply with LMC [§ 15-13-2\(B\)\(1\)\(g\)](#). Additionally, Planning staff requested that the Parking Area be shifted to be entirely on the Applicant's property to eliminate the request to use City Right-of-Way for the private Parking Area. Planning staff notified the Applicant that an Encroachment Agreement would be required for the utilization of City Right-of-Way and that should the

Encroachment Agreement be revoked, the Applicant would be responsible to remove the encroachment.

The Applicant stated that based on the site they felt locating the Parking Area in the proposed location was the most feasible and submitted a request for a Variance to LMC [§ 15-13-2\(B\)\(1\)\(g\)](#).

### **Analysis**

#### **(I) The Applicant seeks a Variance from Land Management Code § 15-13-2(B)(1)(g) Regulations for Parking Areas for Historic Residential Sites to construct a Parking Area in front of the Significant Historic Structure.**

Goal 15 of the [Park City General Plan](#) is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.<sup>2</sup> Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions. Community Implementation Strategy 15.7 is to “[e]ncourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.”

LMC [§ 15-11-9](#) establishes the Preservation Policy for Sites of Historic Significance in Park City, stating, “It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures and Sites are among the City’s most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.”

To implement the recommendations of the General Plan and protections for Historic Sites, Land Management Code (LMC) [§ 15-13-2\(B\)\(1\)\(g\)](#) establishes the requirements for Parking Areas at Historic Residential Sites:

1. Minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building(s) and accessory structures in a comprehensive, complementary and integrated design.
2. Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.
3. When locating new off-street parking areas, the existing topography of the site and integral site features should be minimally impacted.
4. Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure. If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where

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<sup>2</sup> [General Plan, Volume I - Historic Character, p. 106](#)

feasible.

5. When locating driveways, the existing topography of the building site and significant site features should be minimally impacted.
6. New driveways shall not exceed ten (10) feet in width.
7. Shared driveways should be used when feasible.

The proposed Parking Area does not comply with the provisions outlined in LMC [§ 15-13-2\(B\)\(1\)\(g\)](#) because:

- The visual impacts of the proposed Parking Area are not minimized.
- There is no landscaped separation between the proposed Parking Area and walkway.
- The proposed Parking Area impacts 505 square feet of Steep Slopes, substantially disturbing the existing topography of the site and integral site features, requiring significant retaining walls.
- The Parking Area is not located within the rear yard beyond the rear wall plane of the Significant Historic Structure.
- The Parking Area is not visually buffered from adjacent properties and Deer Valley Drive.

The Applicant requests the Board of Adjustment grant a Variance from LMC [§ 15-13-2\(B\)\(1\)\(g\)](#).

**(II) In order to grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC § 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.**

The Board of Adjustment hears Variance requests and takes Final Action. The Board of Adjustment may impose additional requirements on the Applicant to mitigate any harmful effects of the Variance or serve the purpose of the standard or requirement that is waived or modified.<sup>3</sup>

In determining whether an unreasonable hardship exists, pursuant to LMC [§ 15-10-8\(C\)\(1\)](#), the Board of Adjustment must find the unreasonable hardship is located on or associated with the Property for which the Variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood.<sup>4</sup> In determining whether or not enforcement of the LMC would cause unreasonable hardship, the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.<sup>5</sup>

The five criteria in LMC [§ 15-10-8\(C\)\(1\)](#) are outlined below, with the Applicant's response in *italics* and staff analysis thereafter. For a Variance to be approved, the Board must find the Applicant met their burden of proving all five Variance criteria are

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<sup>3</sup> [LMC § 15-10-8](#)

<sup>4</sup> [LMC § 15-10-8\(D\)\(1\)](#)

<sup>5</sup> [LMC § 15-10-8\(D\)\(2\)](#)

met. Please see Exhibit D for the Applicant's full analysis and narrative.

**(1) Literal enforcement of the Land Management Code would not cause unreasonable hardship for the Applicant that is necessary to carry out the general purpose of the Land Management Code**

Pursuant to LMC [§ 15-2.15-1](#), the purpose of the RM Zoning District is to:

- A. allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- B. encourage new Development along an important corridor, that is Compatible with Historic Structures in the surrounding Area,
- C. encourage the rehabilitation of existing Historic Structures,
- D. encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- E. encourage affordable housing, and
- F. encourage Development that minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas.

The Applicant states:

*“This property is unusual in the fact that all available parking is located unreasonably far from the home and that the parking available is minimal, in comparison to other similar properties. Literal enforcement of the Land Management Code would cause unreasonable hardship for even the most basic household tasks that any other property enjoys. Examples of this are numerous, but some examples are; bringing groceries into the home, carrying any package or mail into the home, having repair personal [sic] able to access and replace appliances and other home equipment, and general access to the home in a timely manner. Allowing this variance does not affect the general purpose of the Land Management Code.”*

Staff finds that under LMC [§ 15-2.15-1\(F\)](#), one purpose of the RM Zoning District is to minimize the visibility of Parking Areas. The Applicant would be permitted to construct a Parking Area on site if it complies with LMC [§ 15-13-2\(B\)\(1\)\(g\)](#). The ability to park a vehicle on the Significant Historic Site may be satisfied elsewhere on the property – for example, within the west Side yard, and it is not necessary to locate it directly in front of the Significant Historic Site disturbing 505 square feet of Steep Slopes and requiring 6 foot-tall retaining walls, portions of which that are 3 feet in height that encroach into the Right-of-Way.

LMC [§ 15-2.15-1\(B\)](#) outlines new Development as being required to be Compatible with Historic Structures in the surrounding Area. Historic Structures in Historic Zoning Districts are exempt from Off-Street parking requirements pursuant to LMC [§ 15-2.2-4](#) and LMC [§ 15-2.1-4](#) respectively. As a Significant Historic Site in the RM Zoning District, 560 Deer Valley Drive is a Non-Complying Structure because it was built in 1914 prior to any on-site parking requirements and is therefore not required to provide Off-Street parking.

LMC [§ 15-10-8\(D\)\(1\)](#) states, “In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship (...), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood.” 560 Deer Valley Drive, like all Historic Structures listed on Park City’s Historic Sites Inventory, is not required to provide parking on site.

LMC [§ 15-10-8\(D\)\(2\)](#) states, “In determining whether or not enforcement of the [LMC] would cause unreasonable hardship . . . the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.” Literal enforcement of the LMC, which in this case would require the Applicant to relocate the proposed Parking Area along the side yard, does not create unreasonable hardship for the Applicant. The Applicant is permitted to construct a Parking Area provided it is compatible with the LMC and Historic Residential Site regulations. Additionally, the Applicant would be permitted to submit a HDDR to construct a garage under the existing Historic Structure to provide parking for the site. This proposal would be reviewed by the Historic Preservation Board (HPB) and the Planning Director. Compliance with the Historic Residential Site regulations is necessary to carry out the general purpose of the LMC to minimize the impact of Parking Areas and to support development that is compatible with Historic Structures.

**(2) There are not special circumstances attached to the Property that do not generally apply to other properties in the same zone.**

The Applicant states:

*“This property is a single family home, properties in this area are generally multifamily, have substantially more density, and have large acreage allowing for a shared parking garage. Other properties in the same zone that are immediately above this property, have public street parking on Deer Valley Loop Road and can access that parking immediately in front of their home. These conditions make this property unique and make these problems, specific to this property.”*

The Applicant claims that the special circumstance for the property is that it does not have easily accessible parking. As noted above, Historic Structures are exempt from Off-Street parking requirements. However, staff finds that there are not unique physical characteristics of the property which prevent parking on-site in less impactful locations, in a manner compliant with the standards.

**(3) Granting the Variance is not essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.**

The Applicant states:

*“This variance is essential to the enjoyment of this property. Being able to access the home is critical and currently the only access to the home is unreasonable. Accessing*

*the home is significant in being able to enjoy the home for almost any aspect of use. All other properties in this zone enjoy surface parking on their property or public surface parking that is immediately accessible to the property.”*

Staff finds the Applicant is permitted to construct a Parking Area so long as it complies with the LMC and Historic Residential Site regulations. Denying the request does not infringe on the Applicant’s ability to enjoy their property in a manner that is inconsistent with the ability of other properties in the same Zoning District, specifically Historic Sites in the Zoning District. The requirements in the LMC are applied consistently to Historic Residential Sites to maintain the character of the Historic District. As noted above, the off-street parking is not a requirement for the exempt Historic Site.

**(4) The Variance will substantially affect the General Plan and will be contrary to the public interest.**

The Applicant states:

*“Allowing this variance will not substantially affect the General Plan and will be within the public interest. Allowing this variance will reduce the likeliness of public nuisance that could be caused by people accessing the home. This variance will also allow the property to be in character with retaining walls that are shared in style and type by other properties that are in this area. This is supportive of the General Plan and public interest.”*

Staff finds that Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.<sup>6</sup> Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions. Community Implementation Strategy 15.7 is to “[e]ncourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.”

While the Applicant states the proposed Parking Area will reduce the likeliness of public nuisance and will allow the property to be in character with similar retaining walls in the area, the proposal is in contradiction with the goals outlined in the General Plan. The proposed Parking Area is to be located directly in front of the Historic Structure and will alter the streetscape and impact of automobiles on the Structure along Deer Valley Drive. Additionally, the installation of retaining walls will create a visual impact on the Historic Structure as viewed from the public Right-of-Way. The surrounding Structures with retaining walls are not Historic Sites and altering the site to be “compatible” with these properties will alter the Historic character of the site.

Maintaining the integrity of the Historic Site is important to the historic fabric of the nationally and locally designated Historic District and is integral to the goals of the General Plan.

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<sup>6</sup> [General Plan, Volume I - Historic Character, p. 106](#)

**(5) The Spirit of the Land Management Code is not observed, and substantial justice is not done.**

The Applicant states:

*“This variance observes the Land Management Code and will allow the property to match the existing character of properties in this zone. While also allowing this property to enjoy similar property rights that are possessed by the majority of neighboring properties.”*

Staff finds, as analyzed in the above sections, the proposed Parking Area is contradictory to the purposes outlined for the RM Zoning District in LMC [§ 15-2.15-1](#) that aim to encourage development that is Compatible with Historic Structures and to minimize the visual impact of Parking Areas on the Streetscape.

**Department Review**

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

**Notice**

Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 5, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 5, 2025. The *Park Record* published courtesy notice on August 5, 2025.<sup>7</sup>

**Alternatives**

The Board of Adjustment may:

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

**Exhibits**

- A: Draft Final Action Letter
- B: Historic Sites Inventory
- C: Proposed Plans
- D: Applicant Submittal
- E: March 6, 1984 Board of Adjustment Final Action

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<sup>7</sup> LMC [§ 15-1-21](#)



**Planning Department**

August 19, 2025

Tony Martino

**NOTICE OF BOARD OF ADJUSTMENT ACTION**

**Description**

Address: 560 Deer Valley Drive

Zoning District: Residential Medium Density

Application: Variance

Project Number: PL-25-06626

Action: DENIED

Date of Final Action: August 19, 2025

Project Summary: The Applicant requests a Variance from the *Regulations for Parking Areas for Historic Residential Sites* outlined in Land Management Code § 15-13-2(B)(1)(g) to construct a Parking Area in front of the Significant Historic Site

**Action Taken**

On August 19, 2025, the Board of Adjustment conducted a hearing and denied the Variance according to the following findings of fact and conclusions of law:

**Findings of Fact**

1. 560 Deer Valley Drive is a metes and bounds Significant Historic Site on Park City’s Historic Sites Inventory. The existing Structure was constructed circa 1912 and the property is in the Residential – Medium Density (RM) Zoning District.
2. The Board of Adjustment previously approved Variance for below-grade parking on site. On March 6, 1984, the Board of Adjustment reviewed a requested Variance at 560 Deer Valley to construct a below-grade parking Structure in the Front and Side yard Setbacks, as well as a fireplace, stairway and additional above-grade encroachments into the Front and Side Setbacks for a six-plex. The Board granted the Variance to construct the below-grade Parking Structure and denied the request for the fireplace, stairway and additional above-grade encroachments



## Planning Department

3. The Board outlined the proposed encroachments as being inimical to the best interest of the Zoning District and contrary to the spirit and intent of the zoning ordinance. The Board was not able to find any unusual condition attached to the property that would deprive the owner of a substantial property right or use of their property.
4. No Building Permit was issued, and the Structure was not constructed.
5. Earlier this year, the Applicant submitted a Historic District Design Review (HDDR) Pre-Application (PL-25-06570) to the Planning Department to construct a Parking Area in the Front Setback that encroaches into City Right-of-Way.
6. The proposed paved Parking Area is 21 feet in depth and 19 feet in width. The proposed area to be disturbed is 22 feet 11 inches in depth and 30 feet 5 inches in width.
7. The proposed disturbed area impacting Steep Slopes between the Historic Structure and Deer Valley Drive is 505 square feet.
8. The Applicant proposes 6-foot-tall retaining walls to retain the Parking Area within the Steep Slopes.
9. The proposed Parking Area encroaches 6 feet 3 inches into the Deer Valley Drive Right-of-Way and requires driving across and parking along an existing public pedestrian pathway that is proposed to be improved.
10. Because the Applicant proposes to construct a 3 foot retaining wall in the Right-of-Way, and exclusive private use of a portion of public Right-of-Way they would be required to obtain approval from City Council for the proposed encroachment.
11. Additionally, the Bicycle and Pedestrian Plan for Park City includes a proposed future improvement on Deer Valley Drive to construct a 10 foot wide trail with a buffer on the north side of the street. The proposed improvement would result in a revocation of the Encroachment Agreement and would render the proposed Parking Area non-compliant with Parking Area dimensions. The Applicant would, at that time be required to remove the Parking Area.
12. Pursuant to LMC § 15-13-2(B)(1)(g)(2) Parking Areas at Significant Historic Sites should be located within the rear yard. When this is not possible, the Parking Area may be located along a side yard but must be visually buffered. Additionally, LMC § 15-13-2(B)(1)(g)(1) requires that the visual impacts of on-site parking be integrated in a comprehensive, complementary design.
13. Planning Staff reviewed the proposal and requested that the Applicant consider shifting the Parking Area in order to comply with LMC § 15-13-2(B)(1)(g). Staff requested that the Parking Area be moved to a location where it was not directly



## Planning Department

in front of the Historic Structure in order to reduce the visual impact of the proposed Parking Area on the site.

14. Additionally, the Planning Staff requested that the Parking Area be shifted to be entirely on the Applicant's property and eliminate the dependence on City Right-of-Way to satisfy the required Parking Area dimensions outlined in LMC Chapter 15-3. Planning Staff also notified the Applicant that they would be required to obtain an Encroachment Agreement for the utilization of City Right-of-Way and that should the Encroachment Agreement be revoked the Applicant would be responsible to completely remove the Parking Area.
15. The Applicant stated that based on the site they felt locating the Parking Area in the proposed location was the most feasible and submitted a request for a Variance to LMC § 15-13-2(B)(1)(g).
16. The Applicant seeks a Variance from the Regulations for Parking Areas for Historic Residential Sites outlined in Land Management Code § 15-13-2(B)(1)(g) to construct a Parking Area in front of the Significant Historic Site.
17. Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions. Community Implementation Strategy 15.7 is to "[e]ncourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes."
18. LMC § 15-11-9 establishes the Preservation Policy for Sites of Historic Significance in Park City, stating "It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures and Sites are among the City's most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required."
19. LMC § 15-13-2(B)(1)(g) establishes the requirements for Parking Areas at Historic Residential Sites.
20. The proposed Parking Area does not comply with the provisions outlined in LMC § 15-13-2(B)(1)(g) that require Parking Areas to reduce the visual impacts on site, to be located along a side yard, to be complementary and integrated in design. As a result, the Applicant requests a Variance to LMC § 15-13-2(B)(1)(g).



## Planning Department

21. In order to grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC § 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.
22. The Applicant did not meet their burden to demonstrate that literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is necessary to carry out the general purpose of the Land Management Code.
23. LMC § 15-2.15-1(F) outlines that a purpose of the RM Zoning District is to minimize the visibility of Parking Areas. The Applicant would be permitted to construct a Parking Area on site if it complies with the provisions of the code outlined in LMC § 15-13-2(B)(1)(g). However, the ability to park a vehicle on the Site is able to be satisfied elsewhere on the property and it is not necessary to locate it directly in front of the Historic Site.
24. LMC § 15-2.15-1(B) outlines new Development as being required to be Compatible with Historic Structures in the surrounding Area. When looking at Historic Structures in surrounding Zoning Districts, including the Historic Residential – 1 (HR-1) Zoning District and the Historic Residential Low Density (HRL) Zoning District existing Historic Structures are exempt from Off-Street parking requirements pursuant to LMC § 15-2.2-4 and LMC § 15-2.1-4 respectively.
25. LMC § 15-2.15-1(F) outlines that a purpose of the RM Zoning District is to minimize the visibility of Parking Areas. The Applicant would be permitted to construct a Parking Area on site if it complies with LMC § 15-13-2(B)(1)(g). The ability to park a vehicle on the Significant Historic Site may be satisfied elsewhere on the property – for example, within the west Side yard, and it is not necessary to locate it directly in front of the Significant Historic Site disturbing 505 square feet of Steep Slopes and requiring 6 foot-tall retaining walls, portions of which that are 3 feet in height that encroach into the Right-of-Way.
26. LMC § 15-2.15-1(B) outlines new Development as being required to be Compatible with Historic Structures in the surrounding Area. Historic Structures in Historic Zoning Districts are exempt from Off-Street parking requirements pursuant to LMC § 15-2.2-4 and LMC § 15-2.1-4 respectively. As a Significant Historic Site in the RM Zoning District, 560 Deer Valley Drive is a Non-Complying Structure because it was built in 1914 prior to any on-site parking requirements and is therefore not required to provide Off-Street parking.



## Planning Department

27. LMC § 15-10-8(D)(1) states “In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship (...), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood.” 560 Deer Valley Drive, like all Historic Structures listed on Park City’s Historic Sites Inventory, are not required to provide parking on site.
28. LMC § 15-10-8(D)(2) states “[i]n determining whether or not enforcement of the [LMC] would cause unreasonable hardship . . . the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.” Literal enforcement of the LMC, which in this case would require the Applicant to relocate the proposed Parking Area along the side yard, does not create unreasonable hardship for the Applicant. The Applicant is permitted to construct a Parking Area provided it is compatible with the LMC and Historic Residential Site regulations. Additionally, the Applicant would be permitted to submit a HDDR to construct a garage under the existing Historic Structure to provide parking for the site. This proposal would be reviewed by the Historic Preservation Board (HPB) and the Planning Director. Compliance with the Historic Residential Site regulations is necessary to carry out the general purpose of the LMC to minimize the impact of Parking Areas and to support development that is compatible with Historic Structures.
29. The Applicant did not meet their burden to demonstrate that there are special circumstances attached to the Property that do not generally apply to other properties in the same zone.
30. The Applicant claims that the special circumstance for the property is that it does not have easily accessible parking. As noted above, Historic Structures are exempt from Off-Street parking requirements. However, parking on site is a possibility in less impactful locations.
31. The Applicant is permitted to construct a Parking Area so long as it complies with the LMC and Historic Residential Site regulations. Denying the request does not infringe on the Applicant’s ability to enjoy their property in a manner that is inconsistent with the ability of other properties in the same Zoning District, specifically Historic Sites in the Zoning District. The requirements in the LMC are applied consistently to Historic Residential Sites to maintain the character of the Historic District.



## Planning Department

32. The Variance request is inconsistent with the General Plan goals because The proposed Parking Area is to be located directly in front of the Historic Structure and will alter the streetscape and impact of automobiles on the Structure along Deer Valley Drive. Additionally, the installation of retaining walls will create a visual impact on the Historic Structure as viewed from the public Right-of-Way. The surrounding Structures with retaining walls are not Historic Sites and altering the site to be “compatible” with these properties will alter the Historic character of the site. The proposal will be contrary to the public interest.
33. Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions. Community Implementation Strategy 15.7 is to “[e]ncourage pedestrian-oriented development to minimize the visual impacts of automobiles and parking on Historic Buildings and Streetscapes.”
34. Maintaining the integrity of the Historic Site is important to the historic fabric of the nationally and locally designated Historic District and is integral to the goals of the General Plan.
35. As analyzed in the above sections, the proposed Parking Area is contradictory to the purposes outlined for the RM Zoning District in LMC § 15-2.15-1 that aim to encourage development that is Compatible with Historic Structures and to minimize the visual impact of Parking Areas on the Streetscape.
36. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 5, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 5, 2025. The Park Record published courtesy notice on August 5, 2025.

### Conclusions of Law

1. Literal enforcement of the Land Management Code for this Property does not cause unreasonable hardship and is not necessary to carry out the general purpose of the Land Management Code.
2. No special circumstances are attached to the Property that do not generally apply to other properties in the same district.
3. Granting the Variance is not essential to the enjoyment of a substantial property right possessed by other Properties in the same zone.
4. The proposal is not consistent with the General Plan.



**Planning Department**

5. The spirit of the zoning ordinance is not observed, and substantial justice is not done.
6. The Applicant did not meet the burden that all the conditions justifying a Variance have been met.

Denial of the Variance by the Board of Adjustment constitutes Final Action that may be appealed to a district court pursuant to LMC Section 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call 435-640-8683 or email [meredith.covey@parkcity.gov](mailto:meredith.covey@parkcity.gov).

Sincerely,

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Jennifer Franklin, Board of Adjustment Chair

CC: Meredith Covey, Planner I



**HISTORIC SITES INVENTORY**  
**HISTORIC SITE FORM**  
 PARK CITY MUNICIPAL CORPORATION



**IDENTIFICATION**

Property Name (if any): House at 560 Deer Valley Drive

Address: 560 Deer Valley Drive

Date of Construction: c. 1914

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-553

Current Owner: Michael and Robert D. Carnahan (jt.)

Legal Description (include acreage): BEG AT A PT ON A EXISTING FENCELINE, SDPT BEING S 0°30'11" W 511.70 FT ALG THE SEC LINE, & E 402.97 FT FR THE E 1/4 COROF SEC 16, T2SR4E, SLBM, SD PT ALSO BEING ON THE S'LY R/W LINE OF DEER VALLEY ROAD TH S 8°16'W 82.79 FT ALG SD FENCE LINE; TH N 81°44' W 66.60 FT M/L TO THE E'LYLINE OF THE PROPERTY DESC IN THE QCD-425-483 RECORDS IN SUMMIT COUNTY; THN 7°31'48" E 78.42 FT TO THE S R/W LINE OF SD DEER VALLEY ROAD TO A PT ON A 988.405 FT RAD CUR TO THE RIGHT (CHORD BEARS S 85°53'58" E 29.44 FT); TH E'LYALG THE ARC OF SD CUR 29.44 FT TO THE PTOF TANGENCY OF SD CUR; TH S 85°02'26" E 17.83 FT TO A PT OF CURVATURE OF A 7411.71 FT RAD CUR TO THE LEFT (CHORDBEAR S 85°06'41" E 20.48 FT); TH E'LY ALG THE ARC OF SD CUR 20.48 FT TO THE PT OF BEG CONT 0.12 ACRES 255-729 468-230 611-737 2110-1599

**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**

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**Photographs:**

Tax Photos

Prints:

Historic

**Research Sources:**

Sanborn Maps

tax Card

Census Records

City/ County Histories

Personal Interviews

Park City Museum

Newspapers

Other:

**DESCRIPTION**

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Architectural Style: Hipped Roof/ Pyramid House

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: Colored aluminum siding with raw wood trim for porch supports and railings

Foundation: Not appropriately visible and therefore its material cannot be verified

Roof: Not appropriately visible on all sides except front porch façade which appears a corrugated metal.

Indication of central chimney apparent but not visible enough to decipher materials

Windows/Doors: Raw wood casing surrounding double-hung windows of undetermined material. View of doors obstructed but appears to be matching raw wood material of porch

Additions:

Major

Minor

None

Alterations:

Major

Minor

None

Describe Additions/ Alterations (Dates):

Essential Historic Form:  Retains

Does Not Retain

## NARRATIVE DESCRIPTION OF PROPERTY

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(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.)

560 Deer Valley Drive is a pyramid type house with only minor modifications made to the overall form. The pyramid house is the most recent of the three common types of homes built during the historic mining era. Up until at least the 1929 Sanborn map drawing, it was a simple square building, and the first documentation of a modification is in the 1949 tax card drawing, where a front and back porch is shown. The front porch was centered on the house, but did not stretch the full length of the front façade until after the 1968 tax card was drawn and before the 1995 tax photo was taken. The current aluminum siding does not reflect the Park City mining era, and was certainly installed sometime after the original construction but after the 1948 tax card description, which describes the siding as “Bricktex”. The hip roof was originally a shingled material, but has since been changed to the current corrugated metal roof between the 1995 and 2006 photos. A concrete retaining wall stands near the sidewalk edge. There is unpainted wood trim on the cladding, windows, and doors, along with the posts and railing supporting the porch. Though the original form is still evident, the material modifications, as well as the modifications made to the site have diminished the historical value of the home.

## SIGNIFICANCE

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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.)

Early census records do not identify all area homes by their modern address, and this lot and the surrounding land were leasehold arrangements made with the landlord mining companies. These factors combined make it very difficult to determine the early owners and a possible construction date for the house at 560 Deer Valley Drive. The first fee simple personal owners of the property were Neil and Deloris Clegg, who purchased the real estate in 1977. Previously, the land was owned by one of the many Park City mining companies, which were consolidated into the Park Utah Consolidated Mines Company in 1925. This company became the United Park City Mines Company in 1953. In 1975, as real estate was becoming lucrative with the growth of the ski-tourism industry, Greater Park City Company, a developer, bought a large chunk of United Park City’s land holdings.

While the precise early owners are not known, this part of town was located close to Main Street and many residents supported the mining industry by working at the downtown mills. This house was built during the mining period in a type and style of other mining cabins and would be contributing to the Mining Boom Era Residences

Thematic District if not for the alterations and material changes that have occurred since its initial construction. Therefore, it is a contributing building to the Park City historic sites inventory but is not eligible for state or national listing at this time.

## REFERENCES

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- 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.
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- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
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- 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

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(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.)







560 Deer Valley Drive. Northeast oblique. November 2013.



560 Deer Valley Drive. East elevation. November 2013.



*560 Deer Valley Drive. Northwest oblique. November 2013.*

MAPS

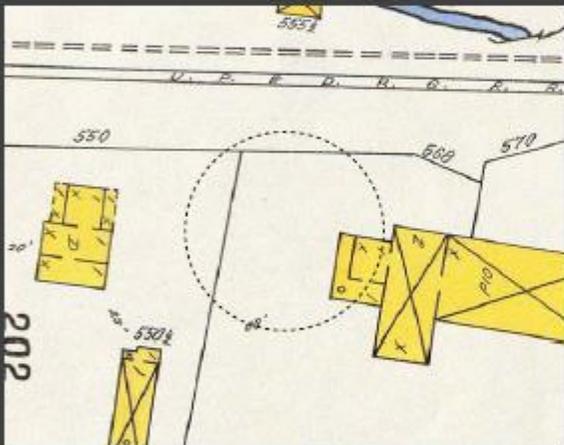
560 Deer Valley Drive, Park City, Summit County, Utah  
Intensive Level Survey—Sanborn Map history

(outside of 1889 Sanborn boundary)

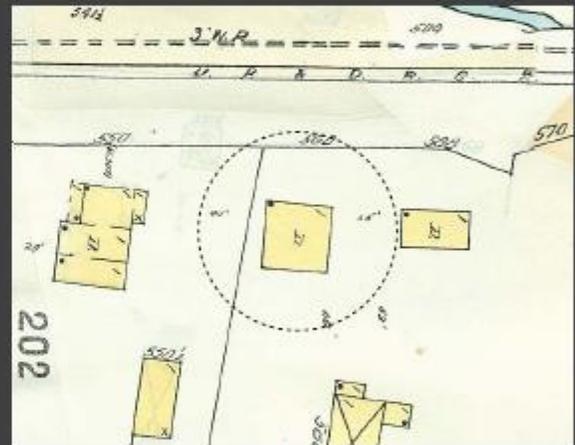
1889

(outside of 1900 Sanborn boundary)

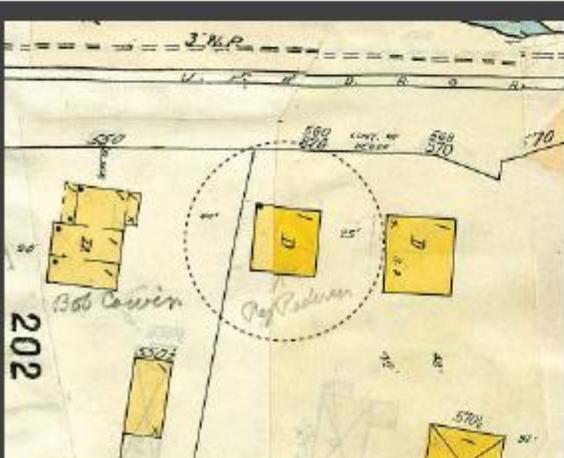
1900



1907

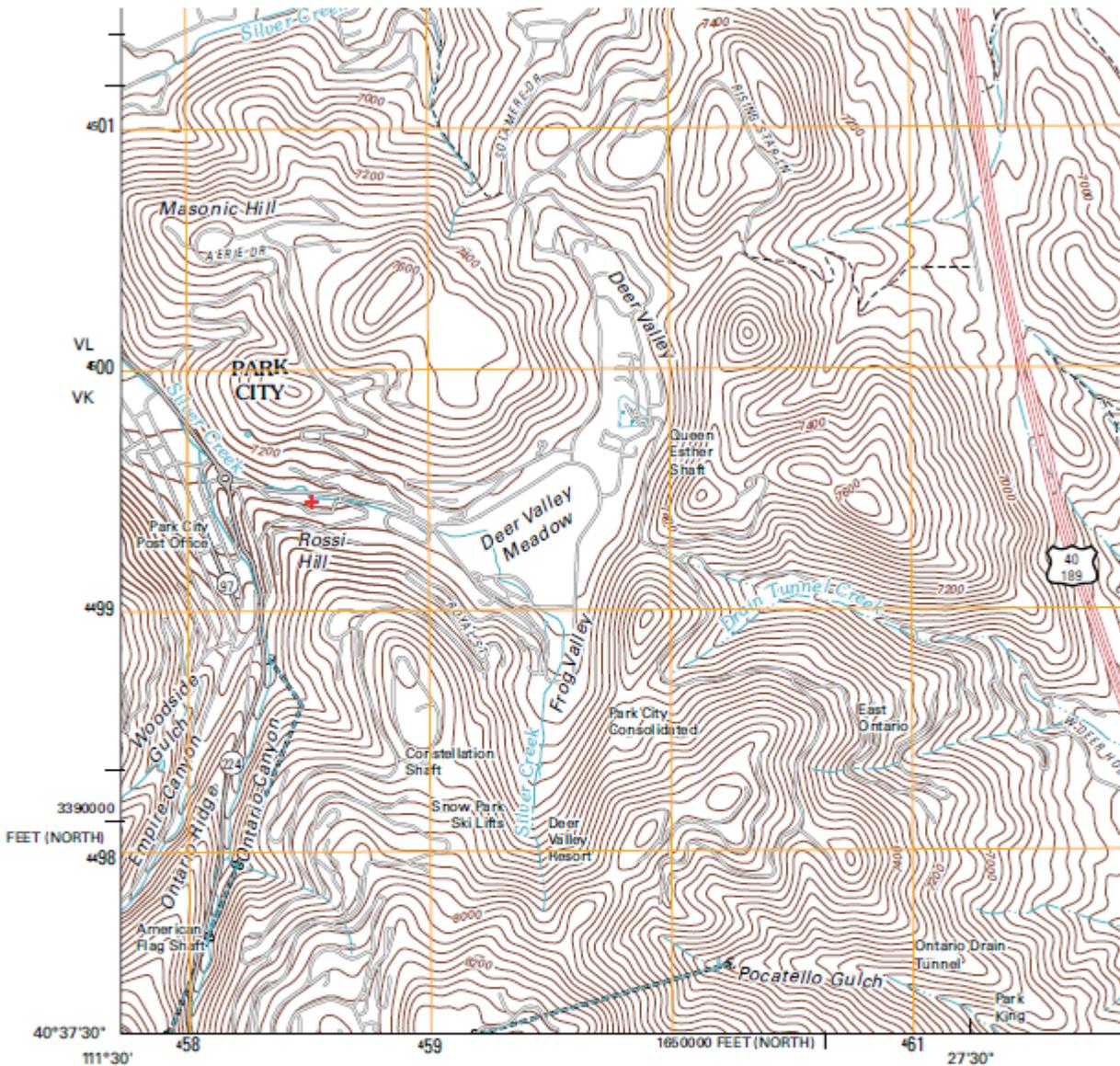


1929



1941

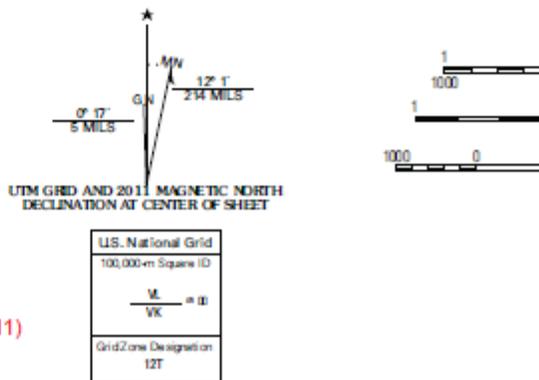
560 Deer Valley Drive, Park City, Summit County, Utah  
 Intensive Level Survey—USGS Map



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

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

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





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		699	\$ -	\$ 1406
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone _____ Conc. _____ None <input checked="" type="checkbox"/>		///
Ext. Walls <u>Brick</u>		
Insulated—Floors _____ Walls _____ Clgs. _____		
Roof—Type <u>Hip</u> Mat <u>Pol. She</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>55'</u> @ <u>1.00</u> <u>55</u>		
Rear <u>60'</u> @ <u>1.30</u> <u>78</u>		
Cellar—Bas'm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ full-floor <u>None</u> <u>35</u>		
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Fina. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	245	
Heat—Stove _____ H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. <input checked="" type="checkbox"/> Fir. <input checked="" type="checkbox"/> Conc. _____		
Cabinets _____ Mantels _____		
Tile—{ Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Wald-lind - 4 @ 20.00</u>		20

Reappraised 11/26/79 2279

Total Additions and Deductions 413 191 1406

Net Additions or Deductions -191 + 222

Ave Age 35 Yrs. by { Est. Owner  
Tenant  
Neighbors  
Records } REPRODUCTION VALUE \$ 1628  
Depr. 3-2-3-4-5-6 40/52 % \$  
Reproduction Val. Minus Depr. \$ 847

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 27yr Ave Use (1941) Total Building Value \_\_\_\_\_ \$

Appraised 10/1949 By CAO. Ad.



Serial No. PP 531

Location HOUSE S-side DEER Valley  
 Kind of Bldg. RES St. No. 560 Harbor Ave  
 Class 3 Type 1 2 3 4. Cost \$ 1451 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		699		\$ 1451
	x x				
	x x				

Gar.—Carport — x — Fir. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Bricktex on Siding</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Hip</u> Mtl. <u>Pal.</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>55</u> @ <u>60</u> <u>33</u>	
Rear <u>ENC.</u> <u>60</u> @ <u>60</u> <u>36</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — ¼ ½ ¾ Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>—</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	315
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u> Oil <input checked="" type="checkbox"/> Gas <u>—</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>—</u> <u>60</u>	
Total Additions <u>444</u>	

Year Built <u>—</u>	Avg. Age <u>44</u>	Current Value	\$ <u>1895</u>
Owner - Tenant -	Age <u>44</u>	Commission Adj.	% <u>—</u>
Inf. by { Neighbor - Record - Est.		Bldg. Value	
Remodel Year <u>—</u> Est. Cost <u>—</u>		Depr. Col. (1) 2 3 4 5 6 <u>43</u>	% <u>—</u>
		Current Value Minus Depr.	\$ <u>815</u>
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>			
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size— <u>—</u> x <u>—</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> % <u>—</u>			
Other <u>—</u>			
Total Building Value			\$ <u>—</u>

Appraised 5-16- 1958 By 1302

PC 553  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 560 Heber Ave  
 Class 3 Type I 204. Cost \$ \_\_\_\_\_ x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	684		\$ 3138	\$
	x x				
	x x				

Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings Additions Additions

Foundation—Stone \_\_\_\_\_ Conc. \_\_\_\_\_ Sills   
 Ext. Walls Alum sid (A)  
 Roof Type Hip Mtl. Pat  
 Dormers—Small \_\_\_\_\_ Med. \_\_\_\_\_ Large \_\_\_\_\_  
 Bays—Small \_\_\_\_\_ Med \_\_\_\_\_ Large \_\_\_\_\_  
 Porches—Front 60 @ 1.25 75  
 Rear 180 @ 1.50 270  
 Porch \_\_\_\_\_ @ \_\_\_\_\_  
 Planters \_\_\_\_\_ @ \_\_\_\_\_  
 Ext. Base Entry \_\_\_\_\_ @ \_\_\_\_\_  
 Cellar-Bamt. — 1/4 1/2 3/4 Full None  
 Bamt. Gar. \_\_\_\_\_  
 Basement-Apt. \_\_\_\_\_ Rms. \_\_\_\_\_ Fin. Rms. \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_ Unfin. \_\_\_\_\_  
 Plumbing { Class 1 Tub 1 Trays \_\_\_\_\_  
 Basin 1 Sink 1 Toilet 1  
 Wtr. Sfr. \_\_\_\_\_ Shr. St. \_\_\_\_\_ O.T. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. \_\_\_\_\_ 550  
 Heat—Stove \_\_\_\_\_ H.A. \_\_\_\_\_ FA \_\_\_\_\_ HW \_\_\_\_\_ Stkr \_\_\_\_\_ Elec. \_\_\_\_\_  
 Oil \_\_\_\_\_ Gas  Coal \_\_\_\_\_ Pipeless  Radiant 156  
 Air Cond. — Full \_\_\_\_\_ Zone \_\_\_\_\_  
 Finish—Flr.  Hd. Wd. \_\_\_\_\_ Panel \_\_\_\_\_  
 Floor—Flr.  Hd. Wd \_\_\_\_\_ Other \_\_\_\_\_  
 Cabinets 1 Mantels \_\_\_\_\_  
 Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_  
 Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. 2 S. 60  
 Awnings — Metal \_\_\_\_\_ Fiberglass \_\_\_\_\_

Total Additions 1111

Year Built 1914 Avg. 11916 Replacement Cost 4249

Age 2 Obsolescence \_\_\_\_\_

Inf. by  Owner  Tenant - Adj. Bid. Value \_\_\_\_\_  
 Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base \_\_\_\_\_

Depreciation Column 1 2 3 4 5 6

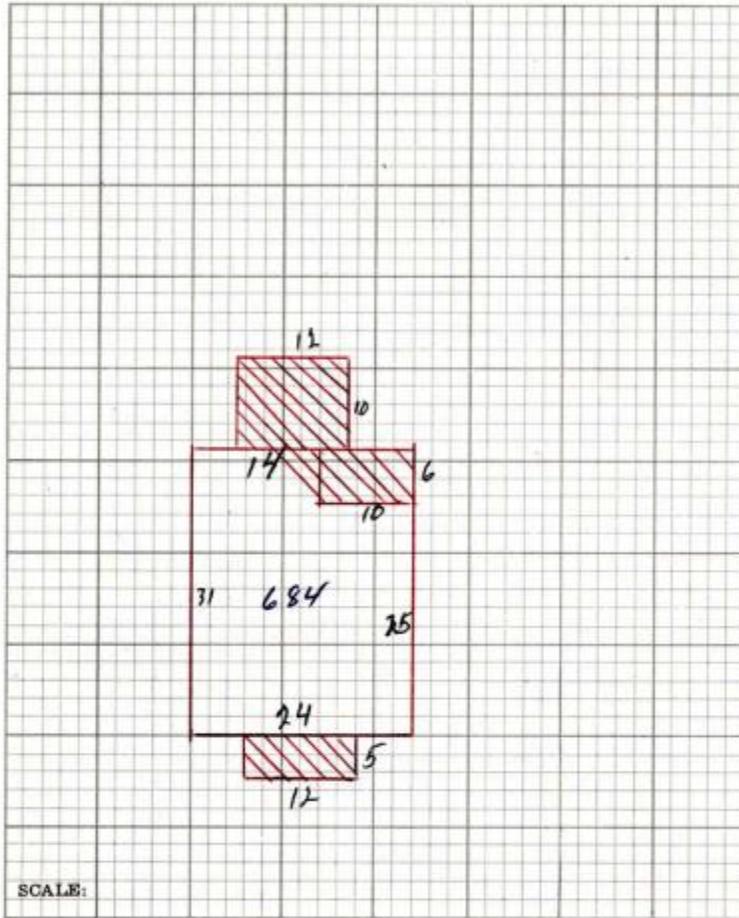
1940 Base Cost, Less Depreciation \_\_\_\_\_

Total Value from reverse side \_\_\_\_\_

Total Building Value \$ \_\_\_\_\_

Appraised ① 12-5-68 By 1708 1333

Appraised ② \_\_\_\_\_ By \_\_\_\_\_ 1328



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 \_\_\_\_\_

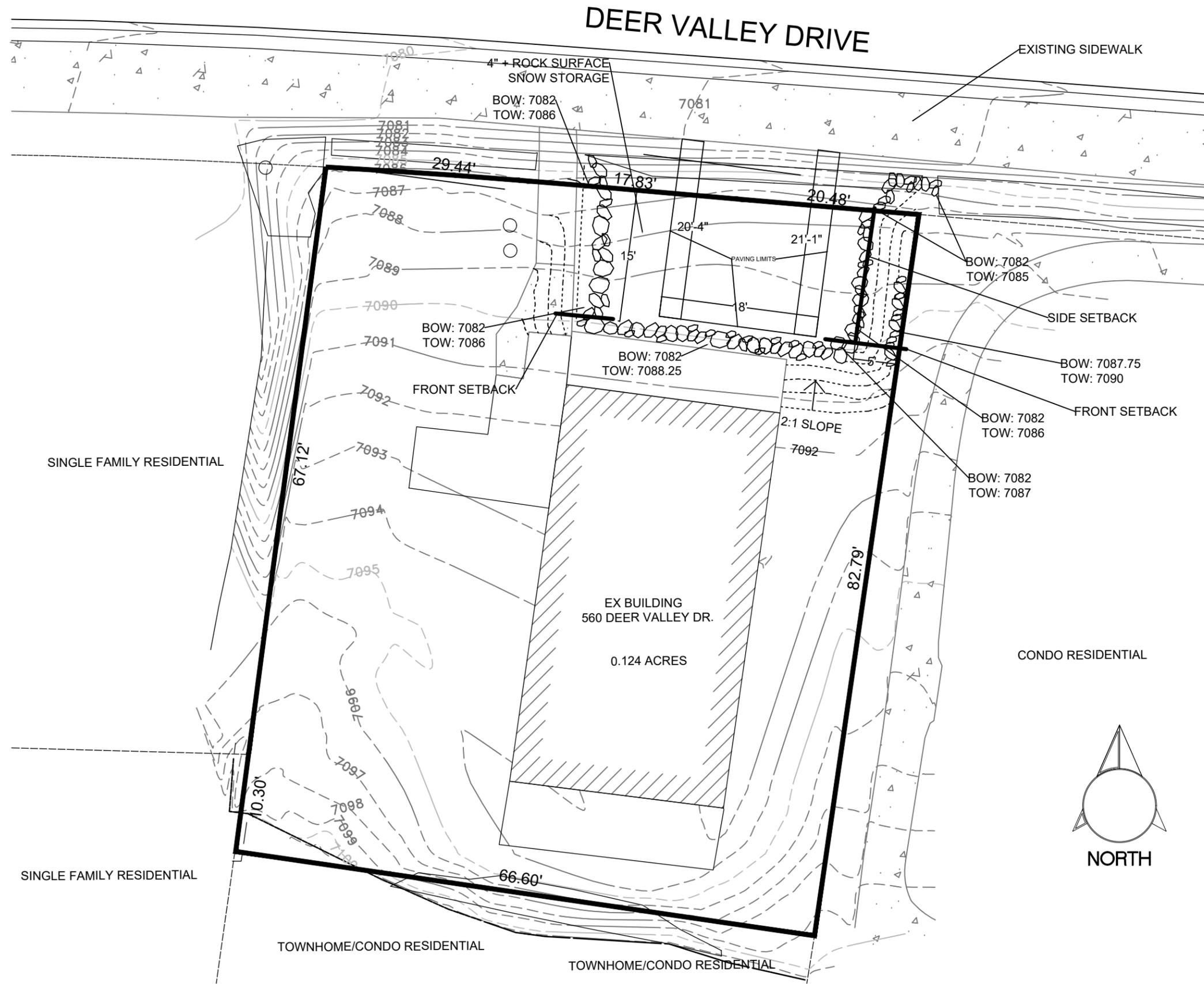
Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

**Average Year of Construction Computation:**

Year	Value	%	Year	Value
1914	4093	96	52	4992
1965	156	4	1	04
<b>Average Year of Construction</b>		<b>1916</b>	<b>4996</b>	

TC-74 REV. 61  
STATE OF UTAH — STATE TAX COMMISSION



Project:

560 DEER VALLEY

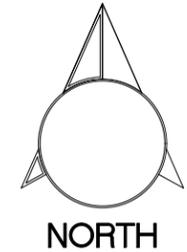
PARK CITY MOUNTAIN BUILDERS

Tony Martino  
(435) 901-9285  
tony@parkcitymountainbuilders.com

560 DEER VALLEY DRIVE  
PARK CITY, UT 84060

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DRAWING DATE:  
JULY 21, 2025



SHEET TITLE:  
**SP101**

July 22, 2025

Park City Municipal Corporation  
443 Marsac Avenue  
Park City, Utah 84060

Attn: Meredith Covey Planner I

Retaining and Parking Pad Variance Request

To Whom It May Concern,

The purpose of this letter is to request a variance for the relocation and replacement of existing retaining walls and to place a parking pad for two vehicles in front of the home. Below are facts about the property for this consideration.

- The property currently has no off-street parking available.
- Deer Valley Drive, which is the only public road that the property has access to, does not have street parking available.
- The closest public street parking available is on Deer Valley Loop Road, depending on the exact parking location on this road, walking distance is anywhere from 0.2-0.25 miles from parking to the front of the home.
- This distance is further exacerbated during winter months, when public sidewalks and roads are snow covered and constant snow removal is unlikely. This causes additional difficulty and stress while trying to access vehicles via heavily trafficked roads and sidewalks.
- Deer Valley Loop Road does not require residential parking permits. This parking is most likely is used by non-residents as well, further limiting available parking for this property.
- With the home being occupied, there will be deliveries, repairs, and maintenance done to the home. Currently workers would likely park on the sidewalk, creating a nuisance. Having off street parking on the property would eliminate this likely nuisance.
- This property is not within a historic district.
- There are no other historic properties in close proximity, surrounding properties include new modern homes, large condo buildings, and a large townhome development.
- Neighboring properties on either side of the home already have extensive natural stone retaining walls. The proposed retaining would match the look and would tie into these already existing retaining walls.

LMC 15-10-8, Section C, addresses the requirements that must be met for approval of a variance. Below are the code requirements followed by a response in italics.

1. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;  
*This property is unusual in the fact that all available parking is located unreasonably far from the home and that the parking available is minimal, in comparison to other similar properties. Literal enforcement of the Land Management Code would cause unreasonable hardship for even the most basic household tasks that any other property enjoys. Examples of this are numerous, but some examples are; bringing groceries into the home, carrying any package or mail into the home, having repair personal able to access and replace appliances and other home equipment, and general access to the home in a timely manner. Allowing this variance does not affect the general purpose of the Land Management Code.*
2. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;  
*This property is a single family home, properties in this area are generally multifamily, have substantially more density, and have large acreage allowing for a shared parking garage. Other properties in the same zone that are immediately above this property, have public street parking on Deer Valley Loop Road and can access that parking immediately in front of their home. These conditions make this property unique and make these problems, specific to this property.*
3. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;  
*This variance is essential to the enjoyment of this property. Being able to access the home is critical and currently the only access to the home is unreasonable. Accessing the home is significant in being able to enjoy the home for almost any aspect of use. All other properties in this zone enjoy surface parking on their property or public surface parking that is immediately accessible to the property.*
4. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and  
*Allowing this variance will not substantially affect the General Plan and will be within the public interest. Allowing this variance will reduce the likeliness of public nuisance that could be caused by people accessing the home. This variance will also allow the property to be in character with retaining walls that are shared in style and type by other properties that are in this area. This is supportive of the General Plan and public interest.*
5. The spirit of the Land Management Code is observed and substantial justice done.  
*This variance observes the Land Management Code and will allow the property to match the existing character of properties in this zone. While also allowing this property to enjoy similar property rights that are possessed by the majority of neighboring properties.*

Approval of this variance would allow for the property to be enjoyed as it should be. It would also allow for the beautification of this property to match the surrounding area. This home is currently overgrown and unmaintained, and approval of this variance would allow for this to be corrected so that it can be preserved and appreciated by the public.

The site plan showing the proposed retaining wall and parking pad are attached to this document as well as the Variance Application Form.

Thank You.

The image shows two handwritten signatures in black ink. The first signature on the left is cursive and appears to read 'Chloe Johnson'. The second signature on the right is also cursive and appears to read 'Tony Martino'. Both signatures are fluid and stylized.

Chloe Johnson and Tony Martino

# DEER VALLEY DRIVE

560 DEER VALLEY

PARK CITY MOUNTAIN BUILDERS

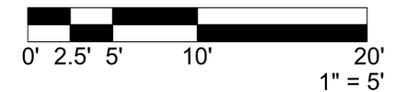
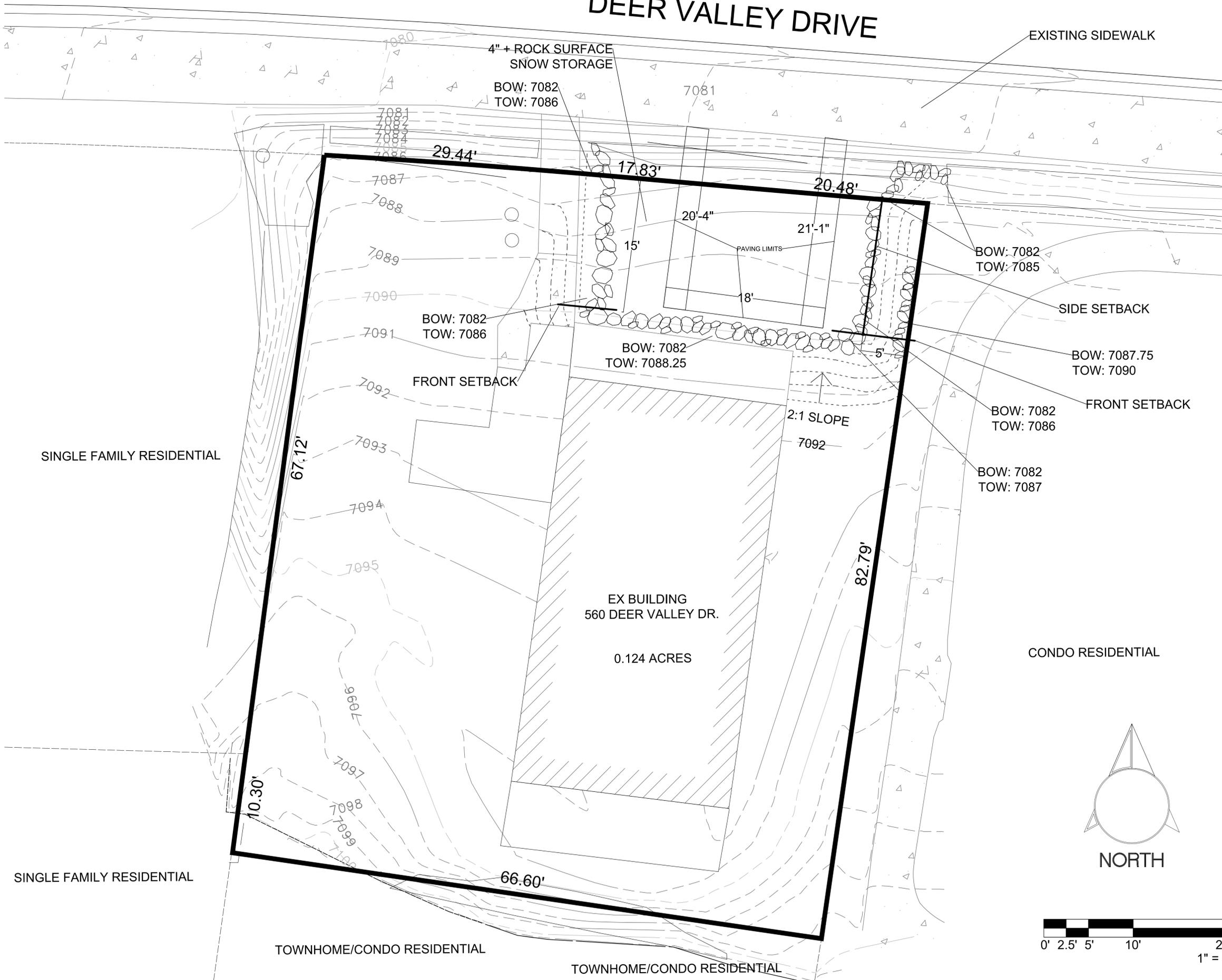
Tony Martino  
(435) 901-9285  
tony@parkcitymountainbuilders.com

560 DEER VALLEY DRIVE  
PARK CITY, UT 84060

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DRAWING DATE:  
JULY 21, 2025

SHEET TITLE:  
**SP101**



FINDINGS AND ORDER

REPORT OF THE COMMISSION:

Application of Brent Gold, the owner of the property located at approximately 560 Deer Valley Drive (formerly Heber Avenue), requesting variances in the required setbacks for the construction of a proposed six-unit residential project.

IT IS THEREFORE ORDERED that the variance for only the below grade parking structure encroachment into the front and side yard setbacks be granted in accordance with the plans submitted by the petitioner and, therefore, the decision of the Building Inspector is reversed and said officer directed to issue the required permits in accordance with the order and decision of the Board provided that the construction plans show conformity to the requirements of the Uniform Building Code and all other City Ordinances applicable thereto; and provided such reduction or addition does not conflict with any private covenants or easements which may be attached to or apply to the property, said order to expire within six months from the dating of this order. This variance expires if work has not been started within six months.\*

From the evidence before it and after further consideration, it is the opinion of the Board that the granting of the requested variances for: 1) the stairway encroachment into the front yard setback, 2) the fireplace encroachment into the front yard setback, 3) the above-grade encroachment into the side yard setback would be inimical to the best interest of the district and contrary to the spirit and intent of the zoning ordinance, since the Board could find no unusual condition attached to this property which would deprive the owner of a substantial property right or use of his property and since no evidence was presented which would justify the requested variances.

IT IS THEREFORE ORDERED that the requested variances be denied; that the proposed improvements not be permitted; that the decision of the Building Inspector be sustained and said officer directed not to issue the required permits.

\*THE FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS VARIANCE SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IN EFFECT IS THE SAME AS THE VARIANCE HAVING BEEN DENIED.

Action taken by the Board of Adjustment at its meeting held Tuesday, March 6, 1984.

Dated at Park City, Utah, this 13 day of March, 1984.

*[Signature]*  
Chairman

*William R. Gauthier*  
City Recorder

*[Signature]*  
Planning Liaison

# Board of Adjustment Staff Report



**Subject:** 243 Woodside Avenue  
**Application:** PL-25-06601  
**Author:** Meredith Covey, Planner I  
**Date:** August 19, 2025  
**Type of Item:** Variance

*As of May 7, 2025, Utah Code [Section 10-9a-701\(5\)](#) prohibits municipalities from conducting public hearings on Variance applications.*

## Recommendation

(I) Review the requested Variance from Land Management Code [§ 15-13-8\(B\)\(2\)\(i\) Regulations for Porches on New Residential Infill in the Historic District](#) to extend a second-story porch on the front façade from 6 feet to 9 feet 11 inches in depth to create a hybrid porch-deck and (II) consider denying the Variance based on the Findings of Fact and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

## Description

Applicant: Tim Suter  
Location: 243 Woodside  
Zoning District: Historic Residential – 1  
Adjacent Land Uses: Residential  
Reason for Review: Variances require Board of Adjustment review and Final Action.<sup>1</sup>

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

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

## Background

243 Woodside Avenue is a 1,875-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District and Lot 2 of the 239 Woodside Replat Lot Line Adjustment recorded with Summit County on July 25, 2007 (Entry No. 820315; Exhibit B).

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<sup>1</sup> LMC [§ 15-1-8\(l\)](#)



*Image 1: 243 Woodside highlighted in red, the HR-1 Zoning District is shown in light blue.*

In 2023, the Applicant submitted a Steep Slope Conditional Use Permit (SSCUP) and Historic District Design Review (HDDR) to construct a new Single-Family Dwelling (SFD) on the site.



*Image 2: August 30, 2023, SSCUP Submittal for 243 Woodside.*

Planning Staff worked with the Applicant to bring the proposal into compliance with the regulations in the Land Management Code (LMC) for the HR – 1 Zoning District and New Residential Infill in the Historic District. In doing so Planning Staff reviewed the proposed porch and rooftop deck on the front façade.

Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.<sup>1</sup> Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions.

243 Woodside Avenue is in the HR-1 Zoning District. The purposes of this Zoning District include:

- Preserving present land uses and character of the historic residential areas of Park City.
- Encouraging construction of historically compatible structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods.

Regulations are established for compatible infill in the Historic Districts for porches and decks. The Land Management Code (LMC) does not define “porch.” LMC [§ 15-15-1](#) states that words not defined in the LMC “shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition” and Webster’s defines “porch” as “a covered area adjoining an entrance to a building and usually having a separate roof.”

LMC [§ 15-13-8\(B\)\(2\)\(i\)](#) establishes the following for new residential porches in Historic Districts (emphasis added):

1. Porches shall be used to define front entrances. Porches typically cover the entrance and usually extend partially or fully across the main façade. **Over-scaled, monumental and under-scaled entries shall be avoided.**
2. **Porches** on primary and secondary facades **shall be compatible with a building’s style and shall respect the scale and proportions found on historic buildings.**
3. The **height of porch decks shall be similar to those found on historic building(s)** in the Historic District.
4. Locate porches on new infill construction in a way that **follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.**
5. The **height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.**

The Applicant proposes extending the covered porch to create an uncovered deck extension nearly 10 feet in depth. LMC [§ 15-15-1](#) defines “deck:”

- Platform Deck: open structure above the ground that is in the front yard, rear yard, or side yard of a site.
- Deck, Rooftop: open structure located on or above the roof framework and the enclosed gross floor area of a structure.

SWCA Lead Architectural Historian completed a technical memorandum to outline appropriate dimensions for compatible porches and decks in the Historic Districts (Exhibit C). The technical memorandum states that although “the LMC provides some direction regarding historically compatible porches, balconies, and decks, the purpose of this technical memorandum is to review those guidelines and provide clarification and supplemental guidance:”

- A porch is a structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open sided.
- Within the Park City Historic Districts, porches occur on the first and second levels of buildings and are covered structures.
- Residential porch forms in Park City dating to the late 19th and early 20th centuries tended to be modest in both style and size, similar to the houses they fronted.

- The 1889 Sanborn fire insurance map shows that most residences along Woodside, Park Avenue, and Marsac Avenue had porches on the primary façade.
- Second-story porches on residential structures tended to be tucked into the L- or T-shape of the house plan over a first-story porch. Roofs over second-story porches were often an extension of the main roof.
- Historic residential porch forms associated with the period of significance and associated with the Historic Districts typically consist of simple designs ranging from basic entry coverings to linear porches attached to the primary elevation on the first or second level of the building.
- Sanborn fire insurance maps and existing historic residential porches in the Historic Districts indicate typical porch dimensions are as follows:
  - Overall porch depths tend to be between 4 and 5 feet deep, with an average length of 12 feet on houses with L- or T-shaped plans.
- A second-story porch may be present without a first-story porch but should be inset into the body of the building and always covered.
- Typical porch coverings include a shed or hipped roof.

The technical memorandum includes the following images demonstrating historic porches on a second story, which are generally inset within the main roof form and above a first-story porch:



**Figure A-4. Typical one- and two-story residential porches in Park City in the early twentieth century (Marriott Digital Library n.d. [1900]).**



Figure A-6. A covered two-story porch on the Durkin Boarding House (Centennial House), ca. 1940 (Preservation Solutions/Park City Municipal Corporation 2008b).

On November 8, 2023, as part of the HDDR process, the proposed SFD was reviewed by the Design Review Team (DRT) with the City's historic preservation consultant and Planning Staff for compliance with the LMC. The Applicant's original proposal contained a porch that did not comply with the requirements of LMC [§ 15-13-8\(B\)\(2\)\(i\)](#) because it was:

- Over-scaled.
- Disproportionate to historic buildings, as demonstrated by the technical memorandum.
- Inconsistent with the predominant pattern of historic porches along the street, and did not align with the streetscape or character area to reinforce the visual rhythm of the buildings and site elements.



*Image 3: Plans reviewed by Design Review Teams on November 8, 2023.*

Based on the review of the LMC requirements regarding porches, the project Planner sent comments to the Applicant requiring that the depth of the porch be reduced to no more than six feet (Exhibit D). The Applicant updated their plans to comply with DRT comments and the LMC and reduced the depth of the porch to six feet (Exhibit E).



*Image 4: Approved HDDR Plans.*

On February 14, 2024, the Planning Commission approved a Steep Slope Conditional Use Permit (SSCUP) (PL-23-05842) for the construction of the SFD ([Staff Report](#); [Minutes](#), p. 42). Condition of Approval 1 from the SSCUP states “Final building plans and construction details shall reflect substantial compliance with the plans reviewed February 14, 2024, by the Planning Commission”(Exhibit J).

On March 7, 2024, the Planning Director approved the HDDR (PL-23-05841) for the new SFD ([Staff Report](#); Exhibit F).

On July 23, 2024, the City issued Building Permit 24-605 for the construction of the SFD.

On February 19, 2025, the Applicant applied to modify the HDDR to increase the front porch depth from six feet to nearly 10 feet to create a hybrid second-story porch/deck that is cantilevered over the driveway.



*Image 5: Proposed plans submitted as a modification to the HDDR.*

In addition to the regulations related to porches above, LMC [§ 15-13-8\(B\)\(2\)\(7\)](#) outlines regulations for decks in the Historic Districts:

1. ***Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way***, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.
2. ***The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate.***

The technical memorandum establishes the following for decks:

- Decks may reach the second story of a house but generally have ground-level access by stairs or an elevated walkway.
- Decks are open structures without roofs, may or may not have railings, and are designed for use as exterior living space.
- Existing residential decks in the Historic District were constructed after the period of significance for the Mining Boom Era Residences Thematic

District and are not considered contributing characteristics or elements for the district.

- The form and dimensions for proposed decks within the Historic District should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

On May 15, 2025, the Planning Director opened a public hearing on the proposed modification to install a hybrid second-story porch/deck on the front façade that extended nearly 10 feet over the driveway and continued the item to May 29, 2025. On May 29, 2025 the Planning Director denied the modification to the HDDR because the Applicant's proposed hybrid porch/deck extension did not comply with LMC [§ 15-13-8\(B\)\(2\)\(i\)](#) and [§ 15-13-8\(B\)\(2\)\(7\)](#) ([Staff Report](#), Final Action Letter; Exhibit G)(Minutes, Exhibit H).

### **Analysis**

**(I) The Applicant seeks a Variance from the Regulations for Porches on New Residential Infill in the Historic District outlined in Land Management Code [§ 15-13-8\(B\)\(2\)\(i\)](#) and from the Regulations for Decks on New Residential Infill in the Historic District outlined in LMC [§ 15-13-8\(B\)\(2\)\(7\)](#) to extend the porch from 6 feet to 9 feet 11 inches in depth to create a hybrid porch/deck on the front façade. In order to grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC [§ 15-10-8\(C\)](#) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.**

The Board of Adjustment hears Variance requests and takes Final Action. The Board of Adjustment may impose additional requirements on the Applicant to mitigate any harmful effects of the Variance or serve the purpose of the standard or requirement that is waived or modified.<sup>2</sup>

In determining whether an unreasonable hardship exists pursuant to LMC [§ 15-10-8\(C\)\(1\)](#), the Board of Adjustment must find the unreasonable hardship is located on or associated with the Property for which the Variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood.<sup>3</sup> In determining whether or not enforcement of the LMC would cause unreasonable hardship, the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.<sup>4</sup>

The five criteria found in LMC [§ 15-10-8\(C\)\(1\)](#) are outlined below, with the Applicant's response in italics and staff analysis thereafter. Please see Exhibit I for the Applicant's full analysis and narrative.

**(1) Literal enforcement of the Land Management Code would not cause an unreasonable hardship for the Applicant that is necessary to carry out the**

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<sup>2</sup> [LMC § 15-10-8](#)

<sup>3</sup> [LMC § 15-10-8\(D\)\(1\)](#)

<sup>4</sup> [LMC § 15-10-8\(D\)\(2\)](#)

**general purpose of the Land Management Code.**

LMC [§ 15-10-8\(D\)\(2\)](#) states “[i]n determining whether or not enforcement of the [LMC] would cause unreasonable hardship . . . the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.”

The Applicant states:

*“The denial of the request for this feature by PC Planning’s interpretation of LMC and the Technical Memorandum “Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949- 005-SLC” causes unreasonable hardship for the applicant as:*

- *90% of uphill neighbors have the feature.*
- *46 homes on the historic registry have this feature. Many are uncovered decks above garages, which could not be comprehended by the Technical Memorandum as automobiles were not much of a thing during the historic period and so don’t appear on Sanborn maps nor in photographs, these have mostly been installed in historic registry homes after the historic period. Six of the historic homes have this feature with very similar characteristics to what is being requested here.*
- *The applicant already suffers hardship with the stairs and 14’ deck of the northern neighbor (245 Woodside) protruding past the normal setback and into the sidewalk. Apparently the 245 Woodside stairs and deck were approved under a variance some time ago.*

*This hardship is not necessary to carry out the general purpose of the LMC, being to “preserve .... character of the Historic residential Areas of Park City” as this feature is totally in character with the neighborhood, and barely visible. Ironically because it is hidden by the previously approved similar features on 245 Woodside and 225 Woodside, so can only be viewed “front on” whereby depth is difficult to judge.”*

Staff finds that Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions. The LMC is enacted to implement the goals and policies of the General Plan (LMC [§ 15-1-2](#)). The purposes of the HR-1 Zoning District outlined in LMC [§ 15-2.2-1](#) are 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.

LMC [§ 15-10-8](#) states, “In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship (...), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood.”

In 2019 the City Council adopted [Ordinance 2019-06](#) approving updated Design Regulations for Historic Districts and Historic Sites. These regulations are applied consistently to properties in the Historic District. All new residential infill is required to comply with the standards outlined in LMC [§ 15-13-8](#) *Regulations for New Residential Infill in the Historic District*. Properties in the Historic District that were constructed before the 2019 Historic District regulations that are Non-Complying Structures and include porches and decks that do not comply with the updated Design Regulations are not the standard by which new residential infill is to be reviewed. The proposed hybrid porch/deck at 243 Woodside Avenue must be reviewed under the code in effect at the time as established by LMC [§ 15-1-17](#) and must be compliant with current code standards, not existing Non-Complying properties.

The Applicant states that the stairs and deck at 245 Woodside create a hardship for the property at 243 Woodside as it impacts the view from the porch at 243 Woodside.

In the HR-1 Zoning District and the Old Town neighborhood many Non-Complying Structures and Historic Structures do not comply with setbacks due to their date of construction. While these homes would not be permitted under current LMC regulations, their impact on the subject Property is not associated with circumstances peculiar to the subject Property and is a condition that is general to the neighborhood.

Literal enforcement of the LMC, which in this case would require the porch to be installed in a manner consistent with the regulations outlined in LMC [§ 15-13-8\(B\)\(2\)\(i\)](#) (a depth of six feet) and would not allow for a deck on the front façade as outlined in LMC [§ 15-13-8\(B\)\(7\)](#), does not create unreasonable hardship for the Applicant. A front porch is permitted subject to LMC and HDDR approval that is compliant with the massing and scale required in the Historic District. The proposed extension and creation of a hybrid porch/deck with an improved view shed on the front façade is self-imposed. Compliance with the approved plans is necessary to carry out the general purpose of the LMC to encourage construction of Historically Compatible Structures that contribute to the Historic character and scale in the Historic District.

- (2) There are not special circumstances attached to the Property that do not generally apply to other properties in the same zone.**

The Applicant states:

*“There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone*

*a) Very few properties, if any, have neighbor’s decks extending through their view corridor as 245 Woodside deck and stairs does for 243 Woodside’s view corridor.*

*b) 90% of the other properties in the same zone already have this feature and the special circumstances for 243 Woodside is that it doesn’t yet have this feature. This feature on 243 Woodside is barely visible from either side due to the extensive stairs and deck on 245 Woodside, and the garage and deck on 225 Woodside.*

*c) There is no “in fill” land remaining in the stretch of Woodside Ave between the two nearest uphill historic homes, so others are not able to make as clear an argument that “most of neighbors” have this feature, and very few, if any, can make the argument similar to the hardship imposed by 245 Woodside deck and stairs.”*

Staff finds that properties in the HR-1 Zoning District are required to comply with the LMC in effect at the time of construction. Prior to 2019, when the Historic District Design Guidelines were updated, other properties in the HR-1 Zoning District may have elements that were approved and that are now Non-Complying under today’s LMC. Properties within the Historic District that conformed with the requirements of the LMC at the time they were constructed do not change the requirements of the LMC for current projects.

There are other properties in Old Town that are adjacent to Sites with Non-Complying Structures, and this does not absolve the property of the regulations of LMC compliance. There are no special circumstances attached to the property that do not apply to other properties in the same district.

**(3) Granting the Variance is not essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.**

The Applicant states:

*“Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.*

- *90% of neighbors have this feature*
- *The importance of this feature is demonstrated in these comments:*
  - a) 241 Owner Joan Chartier when asked what she would do differently if designing her house from scratch “increase size of front deck”*
  - b) 245 Woodside front deck is the feature photo on VRBO listing and listing states “After a long day on the slopes, take in the views from one of the best decks in Old Town.”*

Staff finds that the Applicant is permitted to have a porch on the front façade so long as it complies with the LMC Regulations and HDDR approval. Denying the request to

create a hybrid porch/deck that is over-scaled in the Historic District does not infringe on the Applicant's ability to enjoy their property or utilize their front porch in a manner that is inconsistent with the ability of other properties in the same Zoning District. The requirements in the LMC are applied consistently to properties in the HR-1 Zoning District, does not infringe on a substantial property right, and reflects the requirements at the time of construction.

**(4) The Variance will substantially affect the General Plan and will be contrary to the public interest.**

The Applicant states:

*"The variance will not substantially affect the General Plan and will not be contrary to the public interest;*

- *A 3'11" extension in a barely visible place will not materially nor substantially affect the General Plan*
- *As it is barely visible, it will not be contrary to the public interest."*

Staff finds that Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.<sup>5</sup> Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions. While the Applicant states the extension will be "barely visible," it will be visible from the Primary Public Right-of-Way, will impact the streetscape and character area of Woodside Avenue, and a front hybrid porch/deck is a prominent feature on a residential Structure. It is important, as outlined in the General Plan, for new residential infill to be designed in a way that is compatible with the context, character, and scale of Historic Sites. As outlined in the technical memorandum, decks were not seen on the front façade of Historic homes in Park City, and porches were traditionally limited to a depth of around 5 feet and were inset under the main roof when located on a second story.

Maintaining the integrity of the historic fabric of the nationally and locally designated Historic District is integral to the goals of the General Plan. The proposed extension does not comply with these goals.

**(5) The Spirit of the Land Management Code is not observed, and substantial justice is not done.**

The Applicant states:

*"The spirit of the Land Management Code is observed and substantial justice done. The spirit of the Land Management Code is "preserve and maintain historic district character" and complement existing historic houses, not to require owners to design to imitate how the existing historic houses were originally built. The*

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<sup>5</sup> [General Plan, Volume I - Historic Character, p. 106](#)

*Consultant technical memorandum “Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC” is an overreach vs the Land Management code and is itself not in the spirit of the LMC. Substantial justice will be done, by approving the feature that 90% of neighbors have already.”*

Staff finds that under LMC [§ 15-13-8\(B\)\(2\)\(i\)\(1\)](#), over scaled and monumental porches shall be avoided. The proposed hybrid porch/deck does not reflect the spirit of the LMC that dictates new porches shall be compatible with Historic porches seen within the district.

LMC [§ 15-13-8\(B\)\(7\)](#) states “[d]ecks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade.” The proposed expansion and creation of a hybrid porch/deck conflicts with the spirit of the LMC that regulates the location of decks to ensure they do not detract from the streetscape of the Historic District when viewed from the Primary Public Right of Way.

As analyzed above, 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.

The proposed expansion and creation of a hybrid deck/porch is contradictory to the purposes outlined for the HR-1 Zoning District in LMC [§ 15-2.2-1](#). The proposed expansion does not contribute to the character and scale of the Historic District. The technical memorandum created by SWCA is utilized by Planning Staff in applying the code for porches and decks in a consistent manner. The memorandum provides historic context and technical specifications that aid in encouraging construction of decks and porches that contribute to the scale of the Historic District in compliance with LMC [§ 15-2.2-1](#). The memorandum allows for the purpose of the HR-1 Zoning District to be implemented when reviewing proposed decks and porches within the Zoning District.

The standards of the LMC are applied consistently to all property owners and projects based on the code that is in effect at the time. To grant an exception to one property owner that is contrary to the regulations outlined in the LMC does not support the consistent application of the code. An exception in this manner is not equitable to other property owners that have and will be required to install porches on front facades that comply with the LMC.

### **Department Review**

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

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 5, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 5, 2025. The *Park Record* published courtesy notice on August 5, 2025.<sup>6</sup>

### **Alternatives**

The Board of Adjustment may:

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

### **Exhibits**

A: Draft Final Action Letter

B: 239 Woodside Replat

C: SWCA Technical Memorandum

D: Design Review Team Comments

E: HDDR Approved Plans

F: HDDR Final Action Letter

G: Modification Final Action Letter

H: Administrative Public Hearing Minutes

I: Applicant Submittal

J: Steep Slope Conditional Use Permit Final Action Letter

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<sup>6</sup> LMC [§ 15-1-21](#)



**Planning Department**

August 19, 2025

Tim Suter

**NOTICE OF BOARD OF ADJUSTMENT ACTION**

**Description**

Address: 243 Woodside Avenue

Zoning District: Historic Residential – 1

Application: Variance

Project Number: PL-25-06601

Action: DENIED

Date of Final Action: August 19, 2025

Project Summary: The Applicant requests a Variance from the Regulations for Porches on New Residential Infill in the Historic District outlined in Land Management Code § 15-13-8(B)(2)(i) to extend a porch on the front façade from 6 feet to 9 feet 11 inches in depth.

**Action Taken**

On August 19, 2025, the Board of Adjustment denied the Variance according to the following findings of fact and conclusions of law:

**Findings of Fact**

1. 243 Woodside Avenue is a 1,875-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District and Lot 2 of the 239 Woodside Replat Lot Line Adjustment recorded with Summit County on July 25, 2007.
2. In 2023 the Applicant submitted a Steep Slope Conditional Use Permit and Historic District Design Review (HDDR) to construct a new Single-Family Dwelling (SFD) on the site.
3. Planning Staff worked with the Applicant to process the applications and to bring the proposal into compliance with the regulations in the Land Management Code (LMC) for the HR – 1 Zoning District and New Residential Infill in the Historic District. In doing so Planning Staff reviewed the proposed porch and rooftop deck on the front façade.



## Planning Department

4. Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions.
5. 243 Woodside Avenue is in the HR-1 Zoning District. The purposes of this Zoning District include:
  - a. Preserving present land uses and character of the historic residential areas of Park City.
  - b. Encouraging construction of historically compatible structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods.
6. The LMC does not define “porch.” LMC § 15-15-1 states that words not defined in the LMC “shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition” and Webster’s defines “Porch” as “a covered area adjoining an entrance to a building and usually having a separate roof.”
7. LMC § 15-13-8(B)(2)(i) establishes the following for new residential porches in Historic Districts:
  - a. Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over- scaled, monumental and under-scaled entries shall be avoided.
  - b. Porches on primary and secondary facades shall be compatible with a building’s style and shall respect the scale and proportions found on historic buildings.
  - c. The height of porch decks shall be similar to those found on historic building(s) in the Historic District.
  - d. Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
  - e. The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area
8. The Applicant proposes extending the covered porch to create an uncovered deck extension nearly 10 feet in depth. LMC § 15-15-1 defines “deck:”
  - a. Platform Deck: open structure above the ground that is in the front yard, rear yard, or side yard of a site.



## Planning Department

- b. Deck, Rooftop: open structure located on or above the roof framework and the enclosed gross floor area of a structure.
9. SWCA Lead Architectural Historian completed a technical memorandum to outline appropriate dimensions for compatible porches and decks in the Historic Districts. The technical memorandum states that although the LMC provides some direction regarding historically compatible porches, balconies, and decks, the purpose of this technical memorandum is to review those guidelines and provide clarification and supplemental guidance.
10. On November 8, 2023, as part of the HDDR process, the proposed SFD was reviewed by the Design Review Team (DRT) with the City's historic preservation consultant and Planning Staff for compliance with the LMC. The Applicant's original proposal contained a porch that did not comply with the requirements of LMC § 15-13-8(B)(2)(i) because it was:
  - a. Over-scaled.
  - b. Disproportionate to historic buildings, as demonstrated by the technical memorandum.
  - c. Inconsistent with the predominant pattern of historic porches along the street, and it did not align with the streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
11. Based on the review of the LMC requirements regarding porches, the Planner for the project sent comments to the Applicant requiring that the depth of the porch be reduced to no more than six feet.
12. The Applicant updated their plans to comply with the LMC and reduced the depth of the porch to six feet.
13. On February 14, 2024, the Planning Commission approved a Steep Slope Conditional Use Permit (PL-23-05842) for the construction of the SFD. Condition of Approval 1 from the SSCUP states "[f]inal building plans and construction details shall reflect substantial compliance with the plans reviewed February 14, 2024, by the Planning Commission."
14. On March 7, 2024, the Planning Director approved the HDDR (PL-23-05841) for the new SFD.
15. On July 23, 2024, the City issued Building Permit 24-605 for the construction of the SFD.
16. On February 19, 2025, the Applicant applied to modify the HDDR to increase the front porch depth from six feet to nearly 10 feet to create a hybrid second-story porch/deck that is cantilevered over the driveway.
17. On May 15, 2025, the Planning Director opened a public hearing and continued the item to May 29, 2025.



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18. On May 29, 2025 the Planning Director denied the request for a modification to the HDDR because the Applicant's proposed hybrid Porch/Deck extension did not comply with the porch regulations outlined in LMC § 15-13-8(B)(2)(i) or the Deck regulations outlined in LMC § 15-13-8(B)(2)(7).
19. On June 26, 2025 the Applicant applied for a Variance from the requirements of the LMC.
20. Literal enforcement of the Land Management Code would not cause an unreasonable hardship for the Applicant that is necessary to carry out the general purpose of the Land Management Code.
21. Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions. The LMC is enacted to implement the goals and policies of the General Plan (LMC § 15-1-2). The purposes of the HR-1 Zoning District outlined in LMC § 15-2.2-1 are 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.
22. LMC § 15-10-8 states "In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship (...), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood."
23. In 2019 the City Council adopted Ordinance 2019-06 approving updated Design Regulations for Historic Districts and Historic Sites. These regulations are applied consistently to properties in the Historic District. All new residential infill is required to comply with the standards outlined in LMC § 15-13-8 Regulations for



## Planning Department

New Residential Infill in the Historic District. Properties in the Historic District with decks that do not comply with the updated Design Regulations are not the standard by which new residential infill is to be reviewed under. The proposed deck at 243 Woodside must be reviewed under the code in effect at the time as established by LMC § 15-1-17 and must be compliant with current code standards, not existing Non-Complying properties.

24. In the HR-1 Zoning District and the Old Town neighborhood many Historic Structures do not comply with setbacks due to their date of construction and Historic Character. While these homes would not be permitted under current LMC regulations, their impact on the subject Property is not associated with circumstances peculiar to the subject Property and is a condition that is general to the neighborhood.
25. Literal enforcement of the LMC, which in this case would require the porch to be installed in a manner consistent with the regulations outlined in LMC § 15-13-8(B)(2)(i) (a depth of six feet) and would not allow for a deck on the front façade as outlined in LMC § 15-13-8(B)(7), does not create unreasonable hardship for the Applicant. A front porch is permitted subject to LMC and HDDR approval that is compliant with the massing and scale required in the Historic District. The proposed extension and creation of a hybrid porch/deck with an improved view shed on the front façade is self-imposed. Compliance with the approved plans is necessary to carry out the general purpose of the LMC to encourage construction of Historically Compatible Structures that contribute to the Historic character and scale in the Historic District.
26. There are not special circumstances attached to the Property that do not generally apply to other properties in the same zone.
27. Properties in the HR-1 Zoning District are required to comply with the LMC in effect at the time of construction. Prior to 2019, when the Historic District Design Guidelines were updated, other properties in the HR-1 Zoning District may have elements that were approved and that are now Non-Complying under today's LMC. Properties within the Historic District that conformed with the requirements of the LMC at the time they were constructed do not change the requirements of the LMC for current projects.
28. There are other properties in Old Town that are adjacent to Sites with Non-Complying Structures, and this does not absolve the property of the regulations of LMC compliance. There are no special circumstances attached to the property that do not apply to other properties in the same district.



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29. Granting the Variance is not essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.
30. The Applicant is permitted to have a porch on the front façade so long as it complies with the LMC Regulations and HDDR approval. Denying the request to create a hybrid porch/Deck that is over-scaled in the Historic District does not infringe on the Applicant's ability to enjoy their property or utilize their front porch in a manner that is inconsistent with the ability of other properties in the same Zoning District. The requirements in the LMC are applied consistently to properties in the HR-1 Zoning District, does not infringe on a substantial property right, and reflects the requirements at the time of construction.
31. The Variance will substantially affect the General Plan and will be contrary to the public interest.
32. Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations. Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions. While the Applicant states the extension will be "barely visible" it will be visible from the Primary Public Right-of-Way, will impact the streetscape and character area of Woodside Avenue, and a front porch and Deck is a prominent feature on a residential Structure. It is important, as outlined in the General Plan, for new residential infill to be designed in a way that is compatible with the context, character, and scale of Historic Sites. As outlined in the technical memorandum decks were not seen on the front façade of Historic homes in Park City, porches were traditionally limited to a depth of around 5 feet and were inset under the main roof when located on a second story.
33. Maintaining the integrity of the historic fabric of the nationally and locally designated Historic District is integral to the goals of the General Plan. The proposed extension does not comply with these goals.
34. The Spirit of the Land Management Code is not observed, and substantial justice is not done.
35. LMC § 15-13-8(B)(2)(i)(1) outlines that over scaled and monumental porches shall be avoided. The proposed expansion does not reflect the spirit of the LMC that dictates new porches shall be compatible with Historic porches seen within the district.
36. LMC § 15-13-8(B)(7) dictates that "Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on



## Planning Department

the tertiary façade.” The proposed expansion and creation of a hybrid porch/deck conflicts with the spirit of the LMC that regulates the location of decks so as to not detract from the streetscape of the Historic District when viewed from the Primary Public Right of Way.

37. As stated above the purpose of the HR-1 Zoning District is to:
- preserve present land Uses and character of the Historic residential Areas of Park City;
  - encourage the preservation of Historic Buildings and/or Structures;
  - encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
  - define Development parameters that are consistent with the General Plan policies for the Historic core; and
  - establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.
38. The proposed expansion and creation of a hybrid deck/porch is contradictory to the purposes outlined for the HR-1 Zoning District in LMC § 15-2.2-1. The proposed expansion does not contribute to the character and scale of the Historic District. The technical memorandum created by SWCA is utilized by Planning Staff in applying the code for porches and decks in a consistent manner. The memorandum provides historic context and technical specifications that aid in encouraging construction of decks and porches that contribute to the scale of the Historic District in compliance with LMC § 15-2.2-1. The memorandum allows for the purpose of the HR-1 Zoning District to be implemented when reviewing proposed decks and porches within the Zoning District.
39. The standards of the LMC are applied consistently to all property owners and projects based on the code that is in effect at the time. To grant an exception to one property owner that is contrary to the regulations outlined in the LMC does not support the consistent application of the code. An exception in this manner is not equitable to other property owners that have and will be required to comply with the LMC.
40. Staff published notice on the City’s website and the Utah Public Notice website and posted notice to the property on August 5, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 5, 2025. The Park Record published courtesy notice on August 5, 2025.

## Conclusions of Law



**Planning Department**

1. Literal enforcement of the Land Management Code for this Property does not cause unreasonable hardship and is not necessary to carry out the general purpose of the Land Management Code.
2. No special circumstances are attached to the Property that do not generally apply to other properties in the same district.
3. Granting the Variance is not essential to the enjoyment of a substantial property right possessed by other Properties in the same zone.
4. The proposal is not consistent with the General Plan, and will be contrary to public interest.
5. The spirit of the zoning ordinance is not observed.
6. The Applicant did not meet the burden of proof that all the conditions justifying a Variance have been met.

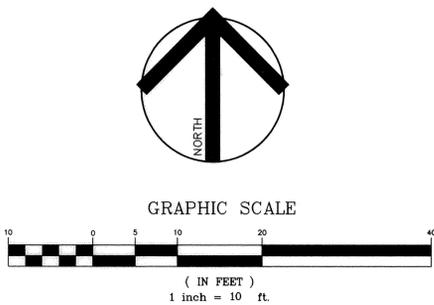
Denial of the Variance by the Board of Adjustment constitutes Final Action that may be appealed to a district court pursuant to LMC Section 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call 435-640-8683 or email [meredith.covey@parkcity.gov](mailto:meredith.covey@parkcity.gov).

Sincerely,

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Jennifer Franklin, Board of Adjustment Chair

CC: Meredith Covey, Planner I



THIRD STREET

MONUMENT NO LONGER EXISTS

21

22

BLOCK 2

23

24

25

26

WOODSIDE AVE.

12

11

LOT 2

FOUND AND ACCEPTED REBAR AND CAP LS 6164

243

LOT 10

LOT 1

241

LOT 10

LOT 9

LOT 1 TOTORA REPLAT

FOUND AND ACCEPTED REBAR AND CAP LS 1512604

FOUND AND ACCEPTED REBAR AND CAP LS 163931

BLOCK 31

LOT 10

LOT 9

FOUND AND ACCEPTED REBAR AND CAP LS 163931

FOUND AND ACCEPTED REBAR AND CAP LS 1512604

S 23°36'00" E (RECORDED)

S 23°36'00" E (RECORDED)

S 23°36'00" E (RECORDED)

MONUMENT NO LONGER EXISTS FOUND MAG NAIL

SECOND STREET

# 239 WOODSIDE REPLAT A LOT LINE ADJUSTMENT

LYING WITHIN BLOCK 31  
OF THE AMENDED PLAT OF THE  
PARK CITY SURVEY

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT, the undersigned owner(s) of the herein described tract of land, to be known hereafter as the 239 WOODSIDE REPLAT, do hereby certify that I have caused this Plat to be prepared, and I/we, James Totoro, hereby consent(s) to the recordation of this Plat.

ALSO, the owner(s), or his/her representatives, hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with and irrevocable of dedication.

In witness whereof, I have hereunto set my hand this 26 day of March, 2007

*James Totoro*  
James Totoro

### ACKNOWLEDGMENT

State of Utah:  
County of Summit:

On this 26 day of March, 2007, personally appeared before me, the undersigned Notary Public, in and for said County of Summit, in said State of Utah, James Totoro the person that executed the within instrument and known to me to be (or proved to me on the basis of satisfactory evidence) the person who executed the within instrument on behalf of said persons, being duly sworn acknowledged to me that he is the owner of the herein described tract of land and he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

*Sharon C. Bauman* My commission expires: 7.13.2010  
Notary Public

### DEED DESCRIPTION

LOT1:

NORTH HALF OF LOT 9 AND THE SOUTH HALF OF LOT 10, BLOCK 31, PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

LOT2:

NORTH HALF OF LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 31, PARK CITY SURVEY ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE.

### NOTES:

- PLEASE DISSASSEMBLE THE EXISTING HOUSE AFTER RECEIVING ALL NECESSARY PLAN APPROVALS AND PERMITS.
- THE HISTORIC CHARACTER AND FORM OF THE EXISTING HOME MUST BE RECONSTRUCTED ON ONE OF THE NEW LOTS CONSISTENT WITH THE HISTORIC DISTRICT DESIGN GUIDELINES AND THE FINDINGS OF THE HISTORIC PRESERVATION BOARD.
- THE REMNANT HALF OF LOT 11 IS NOT RENDERED SEPARATELY DEVELOPABLE BY THIS PLAT.

### SURVEYOR'S CERTIFICATE

I, Christopher R. Braun, certify that I am a Registered Land Surveyor and that I hold Certificate No. 5152604, as prescribed by the laws of the State of Utah, and this Plat was prepared under my direction in accordance with the requirements of Park City Municipal Corporation. I further certify that the property boundaries as shown are correct.

*Christopher R. Braun*  
Christopher R. Braun  
PLS 5152604



2/21/07  
Date

### LEGEND

- SET REBAR & CAP "PLS 5152604" "C BRAUN" (UNLESS OTHERWISE NOTED)
- 241 STREET ADDRESS ON WOODSIDE



PARK CITY SURVEYING  
P.O. BOX 682993  
PARK CITY, UTAH 84068  
(435) 649-2918

PARK CITY PLANNING COMMISSION  
APPROVED AND ACCEPTED BY THE  
PARK CITY PLANNING COMMISSION ON THIS 13th  
DAY OF DECEMBER A.D. 2006  
*Mukul Mishra*  
CHAIRMAN

CERTIFICATE OF ATTEST  
I CERTIFY THIS RECORD OF SURVEY  
MAP WAS APPROVED BY PARK CITY  
COUNCIL THIS 25th DAY  
OF JANUARY, 2007 A.D.  
*Sharon C. Bauman*  
PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT  
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER  
RECLAMATION DISTRICT STANDARDS ON THIS 26th  
DAY OF March, 2007 A.D.  
BY *B. D. L.*  
S.B.W.R.D.

ENGINEERS CERTIFICATE  
I FIND THIS PLAT TO BE IN  
ACCORDANCE WITH INFORMATION ON  
FILE IN MY OFFICE THIS 12th  
DAY OF JUNE, 2007 A.D.  
BY *Christopher R. Braun*  
PARK CITY ENGINEER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 13th  
DAY OF JUNE, 2007 A.D.  
BY *Paul S. Mel*  
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE  
APPROVAL AND ACCEPTANCE BY THE PARK CITY  
COUNCIL THIS 25th DAY OF JANUARY,  
2007 A.D.  
BY *Dana Williams*  
MAYOR

# 820315 RECORDED  
STATE OF UTAH COUNTY OF SUMMIT AND FILED  
AT THE REQUEST OF First American Title  
DATE 7-25-07 TIME 9:14 am BOOK        PAGE         
FEE \$32.00 *Sharon C. Bauman*  
RECORDER



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## TECHNICAL MEMORANDUM

**To:** Rebecca Ward, Assistant Planning Director  
Park City Municipal Corporation, Planning Department  
445 Marsac Avenue  
Park City, Utah 84060  
*Submitted via email: rebecca.ward@parkcity.org*

**From:** Christina Olson, Lead Architectural Historian

**Date:** July 17, 2023

**Re:** **Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility**  
**SWCA Project No. 00026949-005-SLC**

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### OVERVIEW

Historic character is one of four core values outlined in the *Park City General Plan* (Park City Planning Department 2014). Park City’s historic character is defined by more than 400 historic sites, including two National Register Historic Districts (Park City Planning Department 2022). The Main Street Historic District was listed in the National Register of Historic Places in 1979, and the Mining Boom Era Residences Thematic District, which comprises historically significant residential structures built during the mining boom period of 1872 to 1929 (period of significance), was listed in 1984 (Park City Planning Department 2022).

Park City has pursued protection of the city’s historic resources through local designations on their Historic Site Inventory and through Historic District Design Guidelines (design guidelines), initially adopted in 1983. In 2009, Park City completed a total update of the regulating documents for the historic districts, including an updated Historic Site Inventory, new design guidelines, and amendments to the Land Management Code (LMC). The design guidelines were updated again and incorporated into the LMC in 2019 (Park City Planning Department 2022). As requested by the Park City Planning Department, SWCA Environmental Consultants (SWCA) has drafted this technical memorandum outlining best practices regarding dimensions and compatible design, as appropriate to the design guidelines and the LMC, for commercial and residential porches, balconies, and decks to assist the Planning Department’s Design Review Team in the Historic District Design Review process. Although the LMC provides some direction regarding historically compatible porches, balconies, and decks, the purpose of this technical memorandum is to review those guidelines and provide clarification and supplemental guidance.

## **Porches**

### **Historic Context**

A porch is defined as a “structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open sided” (Harris 1983). As a result of their functionality, porches are a perennial feature of architecture, ranging in form from a simple entry cover on a basic dwelling to an elaborate entranceway on a formal or commercial building. Within the Park City historic districts, porches occur on the first and second levels of buildings and are covered structures.

Residential porch forms in Park City dating to the late nineteenth and early twentieth centuries tended to be modest in both style and size, similar to the houses they fronted. As illustrated in an 1889 Sanborn fire insurance map, most dwellings on a typical block, such as one along Woodside, Park, and Marsac avenues, had porches attached to the primary façade (Figure A-1 in Appendix A). Even after the Great Fire of 1898, houses continued to be equipped with simple porches, as seen on a 1907 Sanborn fire insurance map (Figure A-2).

Photographs of Park City during the late nineteenth and early twentieth century captured both the form and detailing of typical porches during that time. Residential porches off the first story were generally modest in design, had floors slightly above grade or at grade, and were often built into a corner between a projecting bay and the primary elevation of houses with L- or T-shaped plans. Sometimes porches would run the length of the primary elevation and occasionally wrap around the primary elevation and a side elevation. Roof covering was generally a simple extension of the eaves of the primary elevation or the floor of a second-story porch (Figure A-3–5).

Additionally, second-story porches on residential structures tended to be tucked into the L- or T- shaped of the house plan over a first-story porch. The Durkin Boarding House (Centennial House) at 176 Main Street and the Alaska Boarding House at 125 Main Street both had second-story porches constructed over corner front porches tucked into the L-shaped building plans (Figure A-6–7; Park City Museum 2023; Preservation Solutions/Park City Municipal Corporation 2008a, 2008b). Roofs over second-story porches were often an extension of the main roof.

On commercial buildings, porches were most common on the second story, running along the length of the front elevation. The Park City Hotel had full-length, second-story porch across its front elevation, and the Park City Union Pacific Depot has a covered balcony constructed over the original front entry portico (Figure A-8–9; Park City Museum 2023; Preservation Solutions/Park City Municipal Corporation 2008c).

Several short notices in the *Park Record* from the 1880s indicate that porches were often added to existing residential and commercial buildings. Mention of a residential porch addition in Park City appeared as a local announcement in 1881: “Mrs. Boume has put down a porch in front of her boarding house and filled in around it with gravel” (*Park Record* 1881). Several years later, two local announcements on the same day captured the construction of porch additions at that time: “Mr. G.W. Dressler is building a large addition to his residence on the north, putting a porch on the front and otherwise improving the property,” and “Aug H. Puelling our enterprising baker has been putting a new porch the front of his building this week. It makes quite an improvement in the building” (*Park Record* 1884). Additionally, early entries in the *Park Record* indicate that second-story porches associated with commercial buildings were often used to stage public entertainment and concerts (*Park Record* 1882, 1887).

## **Form and Dimensions**

Historic residential porch forms associated with the period of significance and associated with the Park City historic districts typically consist of simple designs ranging from basic entry coverings to linear porches attached to the primary elevation and occasionally wrapping around the primary and side elevations; additionally, porches are on the first or second level of the building. Although there are no specifications for porch size or shape within the LMC, Sanborn fire insurance maps and existing historic residential porches in the historic districts indicate typical porch dimensions as follows. Overall porch depths tend to be between 4 and 5 feet deep, with an average length of 12 feet for corner porches on houses with L- or T-shaped plans, a maximum length of 35 feet for those along a primary elevation, and a maximum length between 25 and 35 feet for those wrapping around the primary and side elevations (Sanborn Map Company 1889, 1907). Regardless of size, porches are typically covered, and this covering is often a shed or hipped roof in form.

Historic commercial porch forms associated with the period of significance are typically found on the primary elevation at the first or second level of the building and run the length of the elevation. Again, there are no specifications for porch size or shape within the LMC; however, based on Sanborn fire insurance maps, typical dimensions for commercial porches were 30 to 40 feet in length and roughly 10 feet deep. Historic photographs and existing porches within the historic districts, coverings ranged from simple shed roofs to gabled roofs with decorative detailing, such as on the Union Pacific Depot (Park City Museum 2023; Preservation Solutions/Park City Municipal Corporation 2008c; Sanborn Map Company 1889, 1907).

## **Balconies**

### **Historic Context**

A balcony is defined as “a projecting platform on a building – sometimes supported from below, sometimes cantilevered – enclosed with a railing or balustrade” (Harris 1983). Balconies are constructed at the second story or higher and are typically accessed from inside of the house rather than from ground level, apart from emergency egress, such as fire escapes. Balconies typically have no roof. Within the Park City historic districts, balconies occur on upper levels (second story or above) and are uncovered.

While the presence of balconies on residential structures within Park City during the period of significance is likely, the lack of photographic evidence or information available through the Sanborn maps indicates that they were rare. Based on historic photographs and news clippings, balconies within Park City during the period of significance were evident primarily on commercial buildings, such as the Salt Lake House balcony, which was cantilevered over the sidewalk and supported with wooden posts (Figure A-10; Park City Museum 2023). Early entries in the *Park Record* indicate that balconies associated with commercial buildings were often used for public oration (*Park Record* 1895).

### **Form and Dimensions**

Historic residential balconies were likely scaled to single-family dwellings present during the period, mimicking those of porches: 4 to 5 feet deep, with an average length of 12 feet. Additionally, residential balconies would have been uncovered.

Historic commercial balconies were typically scaled for public use, taking up a substantial portion or spanning the length of the front elevation of the building, and were not covered. Typically commercial balconies mimicked commercial porches in dimension, being 30 to 40 feet in length and approximately 10 feet deep (Sanborn Map Company 1889, 1907).

## **Decks**

### ***Historic Context***

Decks are typically built at ground level or slightly raised on piers and are usually constructed off the rear of a house, providing access between the back door and yard. Raised decks may reach the second story of a house, resembling a balcony, but generally still have ground level access by stairs or an elevated walkway. Decks may also appear as rooftop structures. Decks are open structures without roofs, may or may not have railings, and are designed for use as exterior living space.

Across the United States in the early twentieth century, decks sometimes appeared at the rear of houses as simple, utilitarian platforms, typically constructed of wood (Odom 2016). While early Sanborn maps for Park City do not readily identify any residential decks, they do indicate wooden deck structures at the rear of several commercial buildings leading to ancillary structures, likely privies (Figure A-2; Sanborn Map Company 1907). Although rare, a few commercial buildings may have had roof access and railings to allow for the use of flat rooftop space, much in the same manner as a modern rooftop deck.

It was not until the rise of suburbia in the 1950s and 1960s that decks became a common element of the residential backyard. Prior to World War II, backyards were typically utilitarian in nature, often containing gardens and livestock maintained to support family subsistence; exterior recreation and entertainment space was generally confined to the front porch. By the mid-twentieth century, popular residential design aesthetic, especially that associated with the Ranch style, had shifted exterior recreation and entertainment space from the front (public face) of the house to the rear (private face) of the house and into the backyard, which was largely no longer used for subsistence-level agrarian practices (Odom 2016).

Deck designs evolved with residential housing design in the 1970s and 1980s; by the mid-1980s, decks had become an extension of interior living space rather than an exterior addition to the house. Composite and synthetic decking materials, first available in the 1960s, became common in deck construction by the 1980s (Composite Prime 2022; Odom 2016). Commercial decks, typically constructed after ca. 1980, were typically added to the fronts of historic buildings in Park City, as Main Street lots were fully built out, which limited space for the addition of rear decks.

### ***Form and Dimensions***

In general, existing residential decks in the Park City historic districts were constructed after the period of significance for the Main Street Historic District and the Mining Boom Era Residences Thematic District and are not considered contributing characteristics or elements for either district. Additionally, most existing decks were constructed after 1978, outside of the 50-year mark for consideration for National Register of Historic Places eligibility. Dimensionally, decks are greater in depth than porches or balconies but may be similar in length. The form and dimensions for proposed decks within either historic district should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

## **GUIDELINES AND INTERPRETATION**

Park City's design guidelines are intended to protect the historic character of Park City. The following guidelines regarding porches, balconies, and decks have been written into the LMC (Park City Planning Department 2019). Clarification and supplemental guidance are provided when appropriate.

## Porches

### 15-13-2 Design Guidelines for Historic Residential Sites

#### A. Universal Design Guidelines

6. *Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.*

Incompatible residential porch designs associated with historic residential sites that were constructed or installed after the period of significance and before the adoption of the design guidelines into the LMC are not appropriate to the historic character of the site or districts. As such, existing designs may remain, but any proposed changes must comply with the current LMC for the historic districts. Proposed designs compatible with historic residential porch forms and dimensions should be consistent with the following:

- Porch depths between 4 and 5 feet.
- Average porch length of 12 feet for corner porches on houses with L- or T-shaped plans.
- A maximum length of 35 feet for porches along a primary elevation.
- A maximum length between 25 and 35 feet for porches wrapping around the primary and side elevations.
- Typical porch coverings should consist of a shed or hipped roof.

#### B. Specific Design Guidelines

##### 2. Primary Structures

###### a. Exterior Walls

- (1) *Primary and secondary facade components, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.*

In addition to maintaining historic or historically compatible design and scale, porches associated with historic residential dwellings, either existing or reconstructed, should be maintained in their original location(s) on street-facing and side elevations to be compatible with the LMC for the historic districts. This is true for balconies as well.

- (8) *Avoid interior changes that affect the exterior appearance of primary and secondary facades, including changing historic floor levels, changing windows to doors or doors to windows, and changing porch roofs to balconies or decks. Insulation may be added to increase the energy efficiency of the structure; however, this should be accommodated within the wall system and shall not impact the exterior dimensions of the structure.*

Porches associated with historic residential dwellings that historically did not have second-story porches or balconies over them should maintain the original roof form to be compatible with the LMC for the historic districts. Similarly, balconies should be maintained above residential porches if they were present historically.

Additionally, historic door and window patterns, including dimensions and glazing, associated with residential porches should be maintained or reconfigured to the historic pattern to be compatible with the LMC.

**g. Porches**

- (1) *Preserve and maintain a historic porch by preserving the existing location, form, proportion, details, posts, railing, and stairs.*

Dimensions and scale, including that of architectural detailing, posts, railing, and stairs, of porches associated with historic residential dwellings should be consistent with those characteristics of either the Main Street Historic District or the Mining Boom Era Residences Thematic District, and appropriate to the period of significance (1872–1929).

- (2) *Repair deteriorated historic elements of the porch. Replacement porch elements are allowed only when it can be shown that the historic elements are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. Replacement elements shall exactly match the historic elements in size, dimensions, form, profile, and material.*

In-kind replacement material is the most compatible, although substitute decking materials may be used (see 15-13-3 B.2.g[3], below). The design, dimension, and scale of historic elements must be maintained.

- (3) *Substitute decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. In addition, the applicant must show that the physical properties of the substitute material—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—have been proven to not damage or cause the deterioration of adjacent historic material.*

The design, dimensions, and scale of historic elements must be maintained when using substitute decking materials to be in compliance with the LMC.

- (4) *It may be appropriate, in some cases, to reconstruct historic porches. Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible, the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures.*

Based on available photographic evidence and Sanborn fire insurance maps, historic porches were typically constructed of wood with minimal ornamentation. When ornamental elements were present, they generally consisted of turned wood posts, brackets, and spindle work or bargeboard along the porch eaves. Compatible reconstructions should closely approximate historic materials, design, and scale for which there is ample photographic evidence in Park City.

- (5) *While modifications to porch posts and balustrades may be necessary to meet current code requirements, these elements shall not be substantially different in size and proportion than those seen historically.*

Necessary modifications to porches and porch elements associated with historic residential dwellings should closely approximate the historic scale of residential dwellings to maintain compatibility with the LMC. It is often possible to retain the historic posts, railings, and balustrades while adding height to railings or introducing additional elements between balusters to meet code.

- (6) *It is not appropriate to add decorative porch elements that are not known to have been used on a particular historic structure or on similar historic structures.*

Replacement of porch elements or reconstruction of residential porches on historic structures should be based on documentary evidence or closely approximate the design, materials, and scale of historic porches on similar structures in the historic districts.

### **15-13-3 Design Guidelines for Historic Commercial Sites**

#### **A. Universal Design Guidelines**

6. *Non-historic alterations that have been made to elements of a property, such as window replacements, eave enclosures, or porch element substitutions, that are in place prior to the adoption of these Design Guidelines may be maintained. However, if additional alterations to these elements are proposed, the elements must be brought into compliance with these Design Guidelines.*

Incompatible porch designs associated with historic commercial sites that were constructed or installed after the period of significance and before the adoption of the design guidelines into the LMC are not appropriate to the historic character of the site or districts. As such, existing designs may remain, but any proposed changes must comply with the current LMC for the historic districts. Proposed designs compatible with historic commercial porch forms and dimensions should be consistent with existing historic commercial building porches, those identified through photographs of commercial buildings during the period of significance, and those identified on Sanborn fire insurance maps.

#### **B. Specific Design Guidelines**

##### **2. Primary Structures**

##### **b. Exterior Walls**

- (1) *Primary and secondary facade elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be preserved and maintained in their original location on the façade.*

In addition to maintaining historic or historically compatible design and scale, porches associated with historic residential dwellings, either existing or reconstructed, should be maintained in their original location(s) on street-facing and side elevations to be compatible with the LMC for the historic districts. This is true for balconies as well.

- (8) *Interior changes that affect the exterior appearance of primary and secondary facades, including changing historic floor levels windows to doors or doors to windows, and porch roofs to balconies or decks, shall be avoided.*

Porches associated with historic commercial buildings, which historically did not have second-story porches or balconies over them, would maintain the original roof form to be compatible with the LMC for the historic districts. Additionally, historic door and window patterns, including dimensions and glazing, associated with commercial porches would be maintained or reconfigured to the historic pattern to be compatible with the LMC.

**d. Storefronts**

- (1) *Primary and secondary facade elements, such as window/door configuration, wall planes, recesses, bays, balconies, steps, porches, and entryways shall be maintained in their original location on the façade.*

Porches associated with historic commercial buildings, either existing or reconstructed, would be maintained in their original location(s)—in addition to design and scale—on street-facing and side elevations to be compatible with the LMC for the historic districts. This is true for balconies as well.

**15-13-4 Guidelines for Relocation and/or Reorientation of Intact Buildings or Structures**

**B. Panelization**

**3. Reconstruction**

- d. *Reconstruction shall include recreating the documented design of exterior features such as roof shape, architectural detailing, windows, entrances and porches, steps and doors, and the historic spatial relationships.*

Reconstruction of historic porches must maintain historic placement, scale, and design to be compatible with the LCM, and must be based on documentary evidence.

**15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts:**

**A. Universal Design Guidelines**

2. *New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.*

While porches associated with new residential construction should not mimic historic styles, they should maintain the size, scale, proportion, and basic design elements of historic porches. Typically, historic porches constructed during the period of significance have the following form and dimensions:

- Porch depths between 4 and 5 feet.

- Average porch lengths of 12 feet for corner porches on houses with L- or T-shaped plans.
  - A maximum length of 35 feet for porches along a primary elevation.
  - A maximum length between 25 and 35 feet for porches wrapping around the primary and side elevations.
  - Typical porch coverings would consist of a shed or hipped roof.
  - Typically located to shelter the front door on the first story but may be two stories when compatible with historic precedents and overall new design. A second-story porch may be present without a first-story porch but should be inset into the body of the building and always covered.
6. *Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.—of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.*

Porches associated with new residential construction should maintain the scale and proportion of historic porches (see 15-13-8 A.2, above).

## **B. Specific Guidelines**

### **2. Primary Structures**

#### **a. Mass, Scale, Height**

- (4) *Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.*

Porches associated with new residential construction should be in the same location as historic porches and be similar in size, scale, and proportion so that they physically align with those on historic buildings (see 15-13-8 A.2, above).

#### **e. Roofs**

- (3) *The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.*

While porches associated with new residential construction shouldn't mimic historic styles, they should maintain the location, scale, and proportion of historic porches (see 15-13-8 A.2, above). Historic porch roof forms in Park City are typically shed or hipped.

#### **i. Porches**

- (1) *Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.*

To be compatible with the historic character of Park City, porches on new residential infill should be consistent with the historic use as basic entry coverings that also bring a focus to the building's front door. Historic porches were usually linear as well as attached to the primary elevation and occasionally wrapping around the primary and side elevations. Porches associated with new residential construction should be similar in location, scale, and proportion to historic porches (see 15-13-8 A.2, above).

- (2) *Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the surrounding area.*

While new porches shouldn't mimic the style or design of historic porches, they should be similar in location, size, scale, proportion, and design elements to historic porches (see 15-13-8 A.2, above).

- (3) *The height of porch decks shall be similar to those found on historic building(s) in the Historic District.*

Porches associated with new residential construction should be similar in location, size, scale, and proportion to historic porches (see 15-13-8 A.2, above). Historic porch deck heights varied based on topography, especially between uphill and downhill lots, and the height of new porch decks should follow the patterns of the district when no pattern is discernible at the Streetscape or character area level.

- (4) *Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.*

Porches associated with new residential construction should be similar in location, scale, and proportion to historic porches (see 15-13-8 A.2, above). They should also reinforce a sense of entry on the primary, street-facing façade.

- (5) *The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.*

Porches associated with new residential construction should be similar in location, scale, and proportion to historic porches (see 15-13-8 A.2, above). Setbacks may vary depending on the street or even location of the property along the street; new porches should be designed with this in mind. Historic porch deck heights also varied based on topography, especially between uphill and downhill lots, and the height of new decks should follow the patterns of the historic Streetscape or character area when present or otherwise the patterns of the district.

- (6) *Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of six inches and a maximum of eight inches square.*

New porch elements are identified here in the LMC to be compatible with the scale of historic porches, referencing the design of historic porch types without mimicking the style.

**j. Architectural Features**

*(1) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.*

New porch elements are identified here in the LMC to be compatible with the scale of historic porches, referencing the design of historic porch types while simplifying it to avoid mimicking the style.

**15-13-9 Design Guidelines for Historic Commercial Infill Construction**

**A. Universal Design Guidelines**

*2. New infill commercial buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstructions of non-surviving historic buildings are allowed.*

While porches associated with new commercial construction shouldn't mimic historic styles, they should maintain scale and proportion of historic commercial porches, which were typically 30 to 40 feet in length and 10 feet deep.

*6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc.—shall be of human scale and shall be compatible with neighboring Historic Sites.*

While porches associated with new commercial construction shouldn't mimic historic styles, they should maintain the scale and proportion of historic commercial porches.

**Balconies**

**15-13-2 Design Guidelines for Historic Residential Sites**

**B. Specific Site Design Guidelines**

**7. Balconies and Roof Decks**

*a. New balconies and roof decks on a historic structure shall be visually subordinate to the historic structure from the primary right-of-way. Installing a balcony on a historic structure's primary façade is not allowed, however, a balcony may be considered on a secondary or tertiary facade.*

New balconies (constructed on secondary and tertiary elevations) should be similar in size, scale, and proportion to historic balconies. Typically, historic balconies mimicked historic porches in dimension: between 4 and 5 feet deep, with an average width of 12

feet. Balconies were typically found on commercial buildings and were rear on residential structures during the period of significance, with the exception of a few small, step-out balconies.

- b. A new balcony shall be simple in design and compatible with the character of the historic structure. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.*

New balcony elements are identified here in the LMC to be compatible with the scale and materials of historic balconies.

### **15-13-3 Design Guidelines for Historic Commercial Sites**

#### ***B. Specific Site Design Guidelines***

##### ***2. Primary Structures***

###### ***h. Historic Balconies/Porticos***

- (1) Historic balconies, porticos, and their railings and decorative architectural features shall be maintained and preserved.*

Dimensions and scale, including that of architectural detailing, posts, and railings, of balconies associated with historic commercial buildings should be consistent with those characteristics of the Main Street Historic District and appropriate to the period of significance (1872–1929).

- (2) Restoring historic balconies and porticos that have been altered or lost over time is encouraged. On primary façades, in particular, consider reconstructing, based on physical or documentary evidence, historic balconies and porticos that no longer exist.*

Based on available photographic evidence and Sanborn fire insurance maps, historic balconies were typically constructed of wood with minimal ornamentation. Compatible reconstructions would mimic historic materials, design, and scale.

In-kind replacement material is the most compatible, although substitute decking materials may be used (see 15-13-3 B.2.h[4], below). The dimension and scale of historic elements must be maintained.

- (3) Changing the position, proportions, or dimensions of historic balconies or porticos shall be avoided.*

The location, size, scale, and proportion of historic balconies should be maintained.

- (4) Substitute decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of 50% recycled and/or reclaimed material. Additionally, the applicant must show that the physical properties—expansion/contraction rates, chemical composition, stability of color and texture, compressive or tensile strength—of the substitute material have been proven to not damage or cause the deterioration of adjacent historic material.*

The dimensions and scale of historic elements must be maintained when using substitute decking materials to be in compliance with the LMC.

### **15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts**

#### **B. Specific Site Design Guidelines**

##### **8. New Balconies and Roof Decks**

- i. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.*

Balconies associated with residential infill should be constructed on secondary and/or tertiary elevations. While new balconies should not mimic historic styles, they should be similar in size, scale, and proportion to historic balconies. Typically, historic balconies were similar to historic porches in dimension: between 4 and 5 feet deep, with an average width of 12 feet.

- j. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.*

New balcony elements (design and materials) are identified here in the LMC to promote compatibility of historic balconies.

### **15-13-9 Design Guidelines for Historic Commercial Infill Construction**

#### **b. Specific Design Guidelines**

##### **2. Primary Structures**

##### **i. Balconies and Roof Decks**

- (1) New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.*

Balconies associated with commercial infill should be constructed on secondary and/or tertiary elevations. While new balconies should not mimic historic styles, they should be similar in scale and proportion to historic commercial balconies, which typically ran the length of the elevation but were incorporated into the style and design of the building rather than merely tacked on as utilitarian features.

- (2) A new balcony shall be simple in design and compatible with the character of the Historic Districts. Simple wood and metal designs are appropriate for commercial structures. Heavy timber and plastics are inappropriate materials.*

New balcony elements (design and materials) are identified here in the LMC to promote compatibility of historic balconies.

## Decks

### 15-13-2 Design Guidelines for Historic Residential Sites

#### B. Specific Design Guidelines

##### 6. Decks

- a. *Decks should be constructed in inconspicuous areas where visually minimized from the primary right-of-way, usually on the tertiary façade. If built on a secondary façade of the historic structure, a deck should be screened from the right-of-way with fencing and/or appropriate native landscaping. Decks should be located such that they will not damage or conceal significant historic features or details of the historic structure.*

Decks typically were not present in Park City during the period of significance for either historic district. If present historically, decks were most commonly on the rear (tertiary) elevation. Decks constructed on side (secondary) elevations of new residential structures should be screened with appropriate (native) vegetation or fencing to minimize the visual impact to the associated historic district. Dimensionally, decks are greater in depth than porches or balconies, but may be similar in length. The form and dimensions for proposed decks within either historic district should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

Historic porches were most often located on the primary elevations of houses but sometimes were present on side or rear façades to shelter secondary doorways. Many of these porches have been removed to make way for additions but, if present, they may be considered an important character-defining feature because of their scarcity. Removing or altering porches in these areas to accommodate decks is strongly discouraged.

- b. *In order to prevent damage to a historic structure, decks shall be constructed to be self-supporting. If the deck cannot be constructed to be self-supporting, decks shall be attached to a historic structure with care so loss of historic fabric is minimized.*

Decks should be constructed in a manner that, if they were to be removed from the historic building, no damage to the historic materials or design would occur.

- c. *Introducing a deck that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch or mature tree, should be avoided.*

Historic porches were most often located on the facades of houses but sometimes were present on side or rear façades to shelter secondary doorways. Many of these porches have been removed to make way for additions but, if present, they may be considered an important character-defining feature because of their scarcity. Removing or altering porches in these areas to accommodate decks is strongly discouraged. Similarly, decks on any façade should not impact historic trees.

- d. *The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space is not appropriate.*

The size and scale of new decks should be similar to historic porches and balconies.

- e. *Decks and related steps and railings should be constructed of materials and in styles that are compatible with the structure to which they are attached.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- f. *Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

#### **7. Balconies and Roof Decks**

- c. *A roof deck on a new addition shall be visually minimized when viewed from the right-of-way.*

Roof decks should be designed at a scale similar to historic porches and balconies. The use of setbacks from the roof edges and solid railings can help to visually minimize the presence of roof decks.

### **15-13-3 Design Guidelines for Historic Commercial Sites**

#### **B. Specific Design Guidelines**

##### **2. Primary Structures**

##### **i. Decks, Fire Escapes, and Exterior Staircases**

- (1) *New decks, fire escapes, and exterior staircases shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary facade. These features shall be located such that they will not damage or conceal significant historic features or details of the historic structure.*

Because decks, particularly in their current use as a space for leisure and entertaining, were not present historically, the rear (tertiary) elevation is the most appropriate location for a deck to maintain the character of historic commercial streetscapes. Occasionally decks can be constructed unobtrusively on secondary or primary elevations, usually on an upper level if screened by solid railings or setbacks. In these cases, great care is required in siting and design to avoid obscuring or damaging significant historic features.

- (2) *The visual impact of a deck, fire escape, or exterior staircase shall be minimized by limiting its size and scale. Introducing a deck, fire escape, or exterior staircase that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space is not appropriate.*

Historically, the rear (tertiary) elevation is the most appropriate location for a deck on a historic commercial building. Decks should be scaled in the same manner as historic porches and balconies.

- (3) *Introducing a deck, fire escape, or staircase that will result in the loss of a character-defining feature of the historic structure or site, such as a historic porch, shall be avoided.*

Historic porches were most often located on the front elevations of commercial buildings but sometimes were present on side or rear elevations as well to shelter secondary doorways. Many of these porches have been removed to make way for additions but if present, they may be considered an important character-defining feature because of their scarcity. Removing or altering porches in these areas to accommodate decks is strongly discouraged. Similarly, decks on any façade should not impact historic trees.

- (4) *In order to prevent damage to a historic structure, decks, fire escapes, and exterior staircases shall be constructed to be self-supporting. If a deck cannot be constructed to be self-supporting, the deck shall be attached to a historic building with care such that loss of historic material is minimized.*

Decks should be constructed in a manner that if they were to be removed from the historic building, no damage to the historic materials or design would occur.

- (5) *Decks, fire escapes, and related exterior steps and railings should be constructed of materials and in styles that are compatible with the historic building.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- (6) *Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

#### **4. Additions to Primary Structures**

##### **b. General Compatibility**

- (6) *No more than fifty (50) feet in width of street front may have the same façade height. On large projects (more than two lots) building heights shall be varied by creating setbacks in the façade, by stepping back upper stories, and by building decks and balconies when it is appropriate to the design.*

When used to create interest and break up the facades of larger additions, decks should still be compatible in size and scale to historic porches and balconies on commercial buildings.

##### **g. New Decks (Not Street Dining Decks)**

- (1) *Decks on new additions shall be constructed in inconspicuous areas, usually on a tertiary façade, where the deck is visually minimized from the primary public right-*

*of-way. If a deck is built on a secondary façade of a historic structure, the deck shall be screened from the primary public right-of-way with fencing and/or appropriate native landscaping. Decks shall be located where and in a way that will not damage or conceal significant historic features or details of the historic structure.*

Decks were not present historically on commercial buildings; therefore, the rear (tertiary) elevation is the most appropriate location for a new deck. Decks should be scaled in the same manner as historic porches and balconies.

- (2) In order to prevent damage to a historic structure, decks shall be constructed to be self-supporting. If a deck cannot be constructed to be self-supporting, the deck shall be attached to a historic structure with care so that loss of historic fabric is minimized.*

Decks should be constructed in a manner that if they were to be removed from the historic building, no damage to the historic materials or design would occur.

- (3) Introducing a deck that will result in the loss of a character-defining feature of a historic structure or site, such as a historic porch or mature tree, shall be avoided.*

Historic porches were most often located on the primary elevations of commercial buildings but sometimes were present on side or rear façades as well to shelter secondary doorways. Many of these porches have been removed to make way for additions but if present, they may be considered an important character-defining feature because of their scarcity. Removing or altering porches in these areas to accommodate decks is strongly discouraged. Similarly, decks on any façade should not impact historic trees.

- (4) The visual impact of a deck shall be minimized by limiting its size and scale. Introducing a deck that visually detracts from a historic structure or historic site, or substantially alters a historic site's proportion of built area to open space, is not appropriate.*

Historically, the rear (tertiary) elevation is the most appropriate location for a deck on a historic commercial building. Decks should be scaled in the same manner as historic porches and balconies. Similarly, decks on any façade should not impact historic open space or spatial relationship between buildings.

- (5) Decks and related steps and railings shall be constructed of material and in styles that are compatible with the structure to which they are attached.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- (6) Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

- (7) *A roof deck on a historic structure or new addition shall be visually minimized when viewed from the primary public right-of-way.*

Although rare, a few commercial buildings historically may have had roof access and railings to allow for the use of flat rooftop space, much in the same manner as a modern rooftop deck. Rooftop decks associated with new commercial buildings should be screened appropriately by setting the deck behind parapet walls or placing the deck back from the front (primary) elevation of the buildings minimize visual impacts to the associated historic district.

### **15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts**

#### **B. Specific Design Guidelines**

##### **7. Decks**

- a. *Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.*

Decks typically were not present in Park City during the period of significance in either historic district. If present historically, decks were most commonly on the rear (tertiary) elevation. Decks constructed on side (secondary) elevations of new residential structures should be screened with appropriate (native) vegetation or fencing to minimize the visual impact to the associated historic district.

- b. *The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate.*

Dimensionally, decks are greater in depth than porches or balconies, but may be similar in length. The form and dimensions for proposed decks within either historic district should be consistent with the LMC, scaled in the same manner as historic porches when visible from the public right-of-way.

- c. *Decks and related steps and railings shall be constructed of materials and in styles that are compatible with the structure to which they are attached as well as with the character of the Historic District as a whole.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- d. *Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

##### **8. Balcony and Roof Decks**

- a. *A roof deck shall be visually minimized when viewed from the primary public right-of-way.*

Although rare, a few commercial buildings historically may have had roof access and railings to allow for the use of flat rooftop space, much in the same manner as a modern rooftop deck. The form and dimensions for proposed decks within either historic district should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

## **15-13-9 Design Guidelines for Historic Commercial Infill Construction**

### **B. Specific Design Guidelines**

#### **8. Decks**

##### **e. Balconies and Roof Decks**

- (1) *New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.*

Decks should be scaled in the same manner as historic porches and balconies.

- (3) *A roof deck shall be visually minimized when viewed from the primary public right-of-way. Consider minimalizing its visual appearance by hiding rooftop decks behind parapets and/or setting rooftop decks back from the primary façade.*

Although rare, a few commercial buildings historically may have had roof access and railings to allow for the use of flat rooftop space, much in the same manner as a modern rooftop deck. Rooftop decks associated with new commercial buildings should be screened appropriately by setting the deck behind parapet walls or placing the deck back from the front (primary) elevation of the buildings to minimize visual impacts to the associated historic district.

##### **f. Decks, Fire Escapes, and Exterior Staircases**

- (1) *Decks, fire escapes, and exterior staircases shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary facade.*

Because decks, particularly in their current use as a space for leisure and entertaining, were not present historically, the rear (tertiary) elevation is the most appropriate location for a deck to maintain the character of historic commercial streetscapes. Occasionally, decks can be constructed unobtrusively on secondary or primary elevations, usually on an upper level if screened by solid railings or setbacks. In these cases, great care is required in siting and design to avoid obscuring or damaging significant historic features.

- (2) *The visual impact of a deck, fire escape, or exterior staircase shall be minimized by limiting its size and scale. Introducing a deck, fire escape, or exterior staircase that visually detracts from the architectural character of the building, or substantially alters a site's proportion of built area to open space is not appropriate.*

Historically, the rear (tertiary) elevation is the most appropriate location for a deck on a historic commercial building. Decks should be scaled in the same manner as historic porches and balconies.

- (3) *Decks, fire escapes, and related exterior steps and railings shall be constructed of materials and in styles that are compatible with the existing building.*

When possible, decks and related steps and railings should be constructed with wood to maintain material compatibility with the historic character of Park City.

- (4) *Decking materials such as fiber cement or plastic-wood composite floorboards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed material.*

Although not present during the period of significance for the Park City historic districts, decking (or flooring) is relatively unobtrusive and some types of synthetic materials are permissible in place of wood; the historic scale of decking components should be maintained.

- (5) *Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade. When built on a secondary façade of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.*

Decks were typically not present in Park City during the period of significance for either historic district. If present historically, decks were most commonly on the rear (tertiary) elevation. Decks constructed on side (secondary) elevations of new commercial buildings should be screened with appropriate (native) vegetation or fencing to minimize the visual impact to the associated historic district.

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## **APPENDIX A**

### **Historic Maps and Photographs**



Figure A-1. Dashed lines indicate porches adorning Park City buildings in 1889. Most residential dwellings along Woodside, Park, and Marsac avenues have porches of some form on primary elevations. Additionally, several commercial buildings along Main Street also have porches indicated along their primary elevations (Sanborn Map Company 1889).

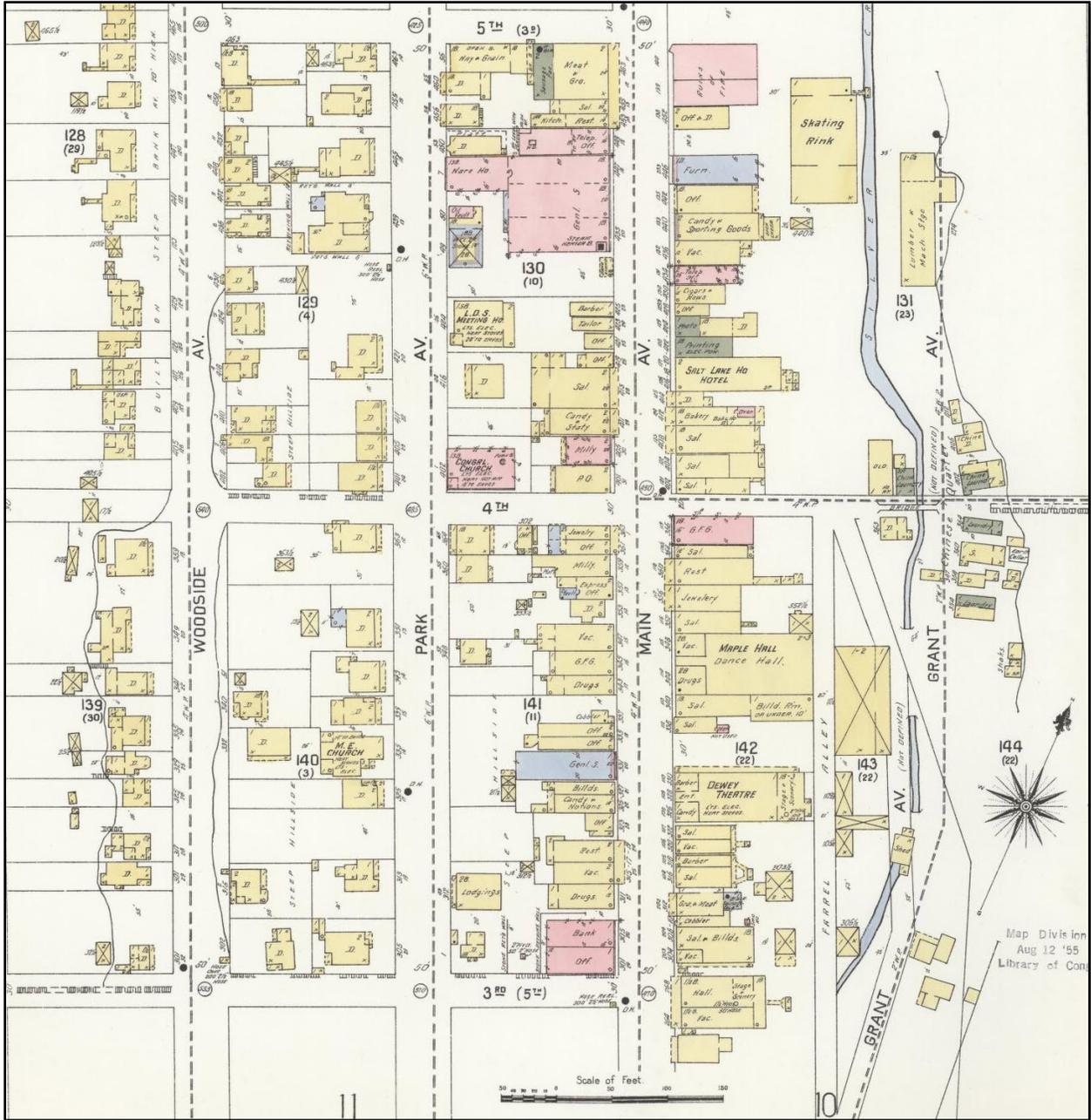


Figure A-2. By 1907, residential porches continued to be popular along Park Avenue and both sides of Woodside Avenue. Several porches are also identified on commercial buildings along Main Street. Additionally, there appear to be deck structures at the rear of 264/268, 316/318, and 320 Main Street (lower right, below the Dewey Theatre), linking the buildings with ancillary structures, likely privies (Sanborn Map Company 1907).



**Figure A-3. View of the Upper Town, Park City, ca. 1900 to 1910. Typical one-story residential porches are visible on several structures (Park City Museum 2023).**



**Figure A-4. Typical one- and two-story residential porches in Park City in the early twentieth century (Marriott Digital Library n.d. [1900]).**



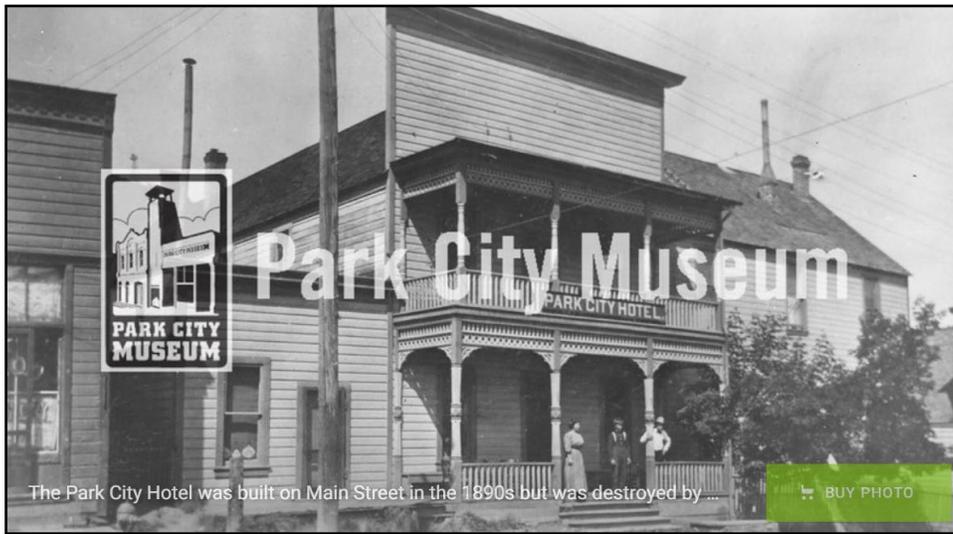
**Figure A-5. Typical one-story residential porch in Park City, 1904 (Marriott Digital Library 1904).**



**Figure A-6. A covered two-story porch on the Durkin Boarding House (Centennial House), ca. 1940 (Preservation Solutions/Park City Municipal Corporation 2008b).**



**Figure A-7. A covered two-story porch on the Alaska Boarding House, ca. 1940 (Park City Museum 2023).**



**Figure A-8. A two-story porch on the front of the Park City Hotel, ca. 1910 (Park City Museum 2023).**



Figure A-9. A covered two-story porch on the Park City Union Pacific Depot, ca. 1910 (Park City Museum 2023).



Figure A-10. A covered first-story porch and open second-story balcony on the Salt Lake House, ca. 1884 to 1898 (Park City Museum 2023).

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**From:** Jack Niedermeyer <jack.niedermeyer@parkcity.org>  
**Sent:** Wednesday, November 8, 2023 11:59 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED] Lillian Zollinger  
<lillian.zollinger@parkcity.org>  
**Subject:** RE: [External] 243 Woodside Avenue HDDR and SSCUP Updated Plans

Hi,

I wanted to update you all that I will be leaving the Planning Department at the end of this year. With that being said, Lillian has kindly volunteered to take on your SSCUP and HDDR applications. Thank you all for attending our DRT meetings and your patience during the review process. Below are my notes from today's DRT meeting.

- 3 decks on the front façade is not consistent with the design guidelines.
- Porches with a maximum depth of 6' are allowed on the front façade.
- There needs to be more of historic roof pitch on the front façade.
- The primary entrance needs to be more defined.
  - Reducing the depth of the entry porch could help with this.
- There is too much stone being used in the current proposal.
  - Stone columns, stone siding, retaining walls etc.
    - Stone is allowed material for retaining walls.
  - The design guidelines do not specifically state whether concrete needs to be board-formed or not, however no more than 2' of foundation exposure is allowed.
  - Per the [LMC 15-13-8\(B\)\(2\)](#): *Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.*
- The window additions on the right-hand side of the structure need to be reduced.
  - Like Tim's comment – a balance between the original and new plans would be more in keeping with the design guidelines.
- Windows should have a 2:1 vertical emphasis.

- Currently the windows on the side of the structure have a 2- ½ :1 ratio.
- Final grade needs to be within 4' of existing grade around the periphery of the site.
  - Garage entrances are exempt from this requirement.

Additionally, I would like you to keep in mind the parking requirement for Single-Family Dwellings (SFD).

- Per [LMC 15-3-6](#), SFD's require 2 parking spaces.
- Per [LMC 15-3-4](#), single car garages must have a minimum interior dimension of eleven feet (11') wide by twenty feet (20') deep
  - The proposed garage has a length of 23' and a width of 11'
- Per [LMC 15-3-3\(F\)](#): Parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long.
  - Per the plans that we have, only the garage meets these dimensions.
- Per [LMC 15-2-2-3\(F\)](#): Driveways leading to a Garage or approved Parking Area are allowed within the Front Setback.
  - This exception is for a Driveway leading to (A) a Garage or (B) an approved Parking Area.
  - Parking cannot be satisfied within the front setback.

I have attached Lillian to the message and please feel free to reach out to either her or I with any questions.

Best,  
Jack Niedermeyer

**Jack Niedermeyer**

*Planning Technician*

Park City Municipal Corporation

[parkcity.org](http://parkcity.org)

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# SUTER FAMILY

## 243 WOODSIDE | PARK CITY, UTAH 84060



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- T1.1 COVER SHEET AND CODE REVIEW
- GO.1 GENERAL NOTES
- GO.2 SITE CONTEXT PHOTOS
- GO.3 PHOTOS ACROSS VALLEY FROM CITY BUILDING
- GO.4 STREET ELEVATION EXISTING AND NEW

- CIVIL DRAWINGS
- SURVEY SURVEY OF EXISTING CONDITIONS

- C1.1 SITE PLAN WITH 1ST LEVEL 1/8" = 1'-0"
- C1.2 SITE PLAN WITH 2ND LEVEL 1/8" = 1'-0"
- C1.3 SITE PLAN WITH 3RD LEVEL 1/8" = 1'-0"
- C1.4 SITE PLAN WITH 4TH LEVEL 1/8" = 1'-0"
- C1.5 SITE PLAN WITH ROOF PLAN 1/8" = 1'-0"
- C1.6 SITE PLAN WITH MITIGATION PLAN 1/8" = 1'-0"
- L1.1 LANDSCAPE PLAN 1/8" = 1'-0"

### ARCHITECTURAL DRAWINGS

- A1.0 FOUNDATION PLAN 1/4" = 1'-0"
- A1.1 1ST & 2ND LEVELS FLOOR PLANS 1/4" = 1'-0"
- A1.2 3RD & 4TH LEVELS FLOOR PLANS 1/4" = 1'-0"
- A2.0 SECTION AND ELEVATION NOTES
- A2.1 FRONT AND REAR ELEVATIONS 1/4" = 1'-0"
- A2.2 RIGHT ELEVATION 1/4" = 1'-0"
- A2.3 LEFT ELEVATION 1/4" = 1'-0"
- A2.4 3D RENDERINGS WITH MATERIALS 1/4" = 1'-0"
- A2.5 3D MODEL WITH HEIGHT PARAMETERS 1/4" = 1'-0"
- A2.6 CONTEXTUAL ANALYSIS 1/4" = 1'-0"
- A3.1 BUILDING SECTION 1/4" = 1'-0"
- A3.2 BUILDING SECTION 1/4" = 1'-0"
- A4.0 ROOF AND REFLECTED CEILING NOTES
- A4.1 ROOF PLAN 1/4" = 1'-0"
- A4.2 1ST & 2ND REFLECTED CEILING PLANS 1/4" = 1'-0"
- A4.3 3RD & 4TH REFLECTED CEILING PLANS 1/4" = 1'-0"
- A5.1 DOOR SCHEDULE
- A5.2 WINDOW SCHEDULE

### PROJECT INFORMATION

PROJECT #: 2311  
PROJECT DATE OF ISSUE: HDDR SET | FEBRUARY 8, 2024

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT AND/OR STRUCTURAL ENGINEER.

OWNER: KERRY AND TIM SUTER

PHONE -  
EMAIL -  
ARCHITECT: JEFF SCHINDEWOLF, JSARC  
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EMAIL JEFF@JSARC.NET

STRUCTURAL ENGINEER: -  
PHONE -  
EMAIL -

CONTRACTOR: -  
PHONE -  
EMAIL -

### CODE SUMMARY

- APPLICABLE CODE:
- 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.)
  - 2021 INTERNATIONAL BUILDING CODE (I.B.C.)
  - 2021 INTERNATIONAL PLUMBING CODE (I.P.C.)
  - 2021 INTERNATIONAL FIRE CODE (I.F.G.C.)
  - 2021 INTERNATIONAL MECHANICAL CODE (I.M.C.)
  - 2021 NATIONAL ELECTRIC CODE (N.E.C.)
  - 2021 INTERNATIONAL ENERGY CONSERVATION CODE (I.E.C.C.)

UTAH STATE ADOPTED CODE: JANUARY 1, 2024

PROJECT LOCATION:

LOT: #2  
SERIAL NUMBER: 239-W5-2  
SUBDIVISION: 239 WOODSIDE REPLAT  
ADDRESS: 243 WOODSIDE AVE.  
PARK CITY, UT 84060

LOT SIZE: 1,875 S.F. (.04 ACRES)

OCCUPANCY: HR1

FIRE SPRINKLERS REQUIRED TO BE COMPLIANT WITH NFPA-13D AND AS MODIFIED BY PCFD

### SQUARE FOOT SUMMARY

SQUARE FOOTAGE CALCULATIONS			
HOA	BUILDER / REALTOR		
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
FOOT AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT.		
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,727 SQ. FT.		
GARAGE INTERIOR AREA	303 SQ. FT.		
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

### ITEMS INCLUDED WITH THESE DOCUMENTS

1. 243 WOODSIDE AUTHORITY TO ACT
2. HDDR PHYSICAL CONDITIONS WORKSHEET
3. HRSD STANDARD APPLICATION
4. 2021 CLIP STEEP SLOPE APPLICATION
5. ADDRESS LIST FOR HOMES WITHIN 300'
6. WUI WORKSHEET
7. CURRENT, WITHIN 30 DAYS, TITLE REPORT TO BE DEFERRED UNTIL PLANNING DEPARTMENT DEEM APPROPRIATE TO ORDER.

PROJ#  
2311

DATE: FEBRUARY 8, 2024

REVISION:

SUTER  
RESIDENCE  
243 WOODSIDE AVE.  
PARK CITY, UTAH 84060

TITLE SHEET

T1.1

JSARC  
JEFF@JSARC.NET  
801-809-5295  
1612 UTE BLVD SUITE 212  
PARK CITY, UTAH 84098

GENERAL PROJECT NOTES

- 1 THE MOST RECENT ADOPTED INTERNATIONAL CODES, STATE, AND MUNICIPALITY AMENDMENTS SHALL GOVERN.
2 ALL DIMENSIONS ARE TO FACE OF WALL UNLESS NOTED OTHERWISE.
3 ALL DIAGONAL WALLS ARE AT A 45° ANGLE UNLESS NOTED OTHERWISE. SEE FLOOR PLANS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
4 SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL GENERAL STRUCTURAL NOTES AND REQUIREMENTS. ANY NOTES AND/OR REQUIREMENTS FROM STRUCTURAL ENGINEER SHALL GOVERN EXCEPT WHEN REQUIREMENTS SET FORTH IN THIS SPECIFICATION EXCEED ENGINEER'S REQUIREMENTS.
5 PASSENGER ELEVATORS, LIMITED USE AND LIMITED APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44.

GENERAL SITE NOTES

- 1 ALL FINISH GRADING TO SLOPE AWAY FROM PROPOSED STRUCTURES AT 5 % SLOPE (MIN.) FOR A MINIMUM OF 10'-0" FROM HOUSE.
2 DRAINAGE PATTERN OF FINISH GRADING SHALL NOT CHANGE DRAINAGE PATTERN ONTO ADJACENT PROPERTIES.
3 WHERE REQUIRED BY GOVERNING AUTHORITY A CONSTRUCTION ENTRANCE MAY BE NECESSARY. WIDTH OF ENTRANCE TO BE A MINIMUM OF 10'-0" WIDE, BUT NOT LESS THAN FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. AT HIGH TRAFFIC SITES, THE ENTRANCE SHOULD BE WIDE ENOUGH FOR TWO VEHICLES TO PASS SAFELY. ENTRANCE IS TO BE FLARED WHERE IT MEETS THE EXISTING ROAD TO PROVIDE TURNING RADIUS. THE MINIMUM LENGTH IS 50'-0" OR 30'-0" ON RESIDENTIAL LOTS. TOTAL DEPTH OF ROCK SHOULD BE 6". THE BASE LAYER AGGREGATE SIZE SHOULD BE 2"-8" IN DIA. AND THE TOP CRUSHED STONE OF 2" IN DIA. OR RECYCLED CONCRETE EQUIVALENT.

GENERAL CONCRETE NOTES

- 1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, ACI 318-95, AND LOCAL ORDINANCES.
2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO POURING CONCRETE.
3 CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS PRIOR TO POURING CONCRETE. PROVIDE SLEEVES, BLOCK-OUTS, ETC. AS REQUIRED.
4 CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED. BRACE WALLS AS REQUIRED UNTIL FLOOR DIAPHRAGMS ARE IN PLACE.
5 SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
6 ALL EXTERIOR FOOTINGS SHALL BEAR 36" (MIN.) BELOW FINISH GRADE, OR UNCONDITIONED CRAWL SPACE.
7 TOP OF FOUNDATION WALL TO BE 6" ABOVE FINISH GRADE TYPICAL.
8 COORDINATE TOP OF CONCRETE & BOTTOM OF FOOTING ELEVATIONS WITH FLOOR PLANS, FOOTING & FOUNDATION PLAN, AND ELEVATIONS.
9 FOOTINGS, FOUNDATION AND SLABS SHALL BE CONSTRUCTED ON PROPERLY PREPARED MATERIAL. SUBBASE TO BE UNDISTURBED, NATURAL SOILS OR ENGINEERED FILL PER THE SOILS ENGINEER'S RECOMMENDATIONS. ENGINEERED FILL SHALL BE TESTED AND APPROVED BY A LICENSED SOILS ENGINEER.
10 PROVIDE 4" GRANULAR FILL UNDER ALL SLABS.
11 ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60, AND MUST BE PROPERLY TIED INTO PLACE PRIOR TO POURING CONCRETE (FIELD BENT DOWELS MAY BE GRADE 40)
12 ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS MIN. ALL SPLICES SHALL BE MADE IN A COMPRESSION ZONE UNLESS OTHERWISE NOTED. ALL CONT. REINFORCING SHALL TERMINATE WITH A 90° BEND OR SEPARATE CORNER BARS.
13 ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND CURRENT ACI STANDARDS.
14 TO MINIMIZE CRACKING OF SLABS, PROVIDE #4 BARS @ 18" O.C. EACH WAY 1" CLEAR FROM TOP. TYPICAL ALL SLABS ON GRADE.
15 ALL EXTERIOR FOOTINGS SHALL BE PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.
16 POSITION ALL WINDOW AND DOOR BUCKS TO ALLOW BASEMENT HEAD HEIGHTS TO BE AS PER WINDOW AND DOOR SCHEDULE
17 FOUNDATION REBAR INSPECTIONS REQUIRED FOR FOUNDATION WALLS OVER 8'-0" TALL. FORMS ARE NOT TO BE INSTALLED ON ONE SIDE UNTIL AFTER REBAR HAS BEEN INSPECTED AND APPROVED BY BUILDING OFFICIAL.

GENERAL CONCRETE NOTES (CONTINUED)

- 18 ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 P.S.I. IN 28 DAYS. FLAT SLABS AND CONCRETE RETAINING WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL CONCRETE REQUIREMENTS.
19 RECESS FOUNDATION AND POUR SLAB THROUGH, TYPICAL ALL GARAGE DOORS AND STORE FRONT TYPE WINDOWS AS INDICATED ON FOOTING AND FOUNDATION PLAN.
20 PROVIDE ISOLATION JOINTS AROUND COLUMNS, SPREAD FOOTINGS, CONTROL JOINTS, ETC. AS REQUIRED.
21 DEPRESS SLAB AS REQUIRED IN AREAS OF CERAMIC TILE AND AS REQUIRED FOR SPECIAL ENTRY MATS, ETC. COORDINATE WITH FLOOR PLANS.
22 GARAGE FLOOR TO HAVE 2 % SLOPE (MIN.) TOWARD EXTERIOR GARAGE DOORS.
23 HOLD DOWNS SHALL BE POSITIONED AS INDICATED BY STRUCTURAL ENGINEER. ALL HOLD DOWNS TO BE POSITIONED TO ALLOW ATTACHMENT TO FULL HEIGHT DOUBLE STUDS.
24 CONTRACTOR IS RESPONSIBLE FOR PROPER LOCATING AND PLACING OF ALL ANCHOR BOLTS, HOLD DOWNS, ANCHORS, STRAPS, ETC. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
25 WHERE FOUNDATION WALLS OR FOOTINGS SUPPORT MASONRY WALLS, PROVIDE MATCHING DOWELS OF SAME SIZE AND SPACING.

GENERAL FRAMING NOTES

- 1 ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE, AND LOCAL ORDINANCES.
2 COORDINATE ALL FLOOR FRAMING WITH FLOOR PLANS TO VERIFY STEPS AND/OR OPENINGS IN FLOOR FRAMING.
3 CONTRACTOR TO CONSULT STRUCTURAL CALCULATIONS TO VERIFY ALL FRAMING MEMBER SIZES, LOCATIONS, AND LOAD PATHS, AND ADDITIONAL STRUCTURAL MEMBER REQUIREMENTS.
4 ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED BY BUILDER PRIOR TO ANY WORK.
5 PROVIDE SHOP DRAWINGS (TO BE REVIEWED BY ENGINEER AND ARCHITECT) FOR ALL STRUCTURAL STEEL.
6 FRAMING SHALL BE AS INDICATED IN STRUCTURAL PLANS. CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FOR ANY VARIATIONS FROM THESE PLANS.
7 ALL STRUCTURAL MEMBERS SHALL CONFORM TO THE U.S. DEPARTMENT OF COMMERCE STANDARD PS-56 AND THE INTERNATIONAL RESIDENTIAL CODE.
8 ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL GRADE I OR STRUCTURAL GRADE II.
9 ALL JOISTS, RAFTERS BEAMS, HEADERS AND COLUMNS SHALL BE DOUGLAS FIR LARCH NO.2 OR BETTER, UNLESS NOTED OTHERWISE.
10 ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE SUPPORTED MEMBERS. CONTRACTOR IS RESPONSIBLE FOR CONNECTION IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED. SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE.
11 ALL EXTERIOR HOUSE WALLS TO BE 2" X 6" D.F.#2 OR BETTER AT 16" O.C. SEE STRUCTURAL FOR SHEAR WALL REQUIREMENTS.
12 ALL INTERIOR HOUSE WALLS TO BE 2"x6" D.F.#2 OR BETTER AT 16" O.C.
13 ALL LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE EITHER FOUNDATION REDWOOD MARKED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED LUMBER.
14 NOT USED
15 ALL CORNERS, INTERSECTIONS, AND BEAMS MUST HAVE ONE OF THE DOUBLE TOP CHORDS CONTINUOUS, LAPPED AS PER CODE, OR STRAPPED WITH SIMPSON ST22.
16 FLOOR JOISTS SHALL HAVE ALL BLOCKING, BRACING, BRIDGING, ETC. AS RECOMMENDED BY THE I.R.C. AND THE MANUFACTURER.
17 CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD WITH SIMPSON OR APPROVED EQUAL CONNECTIONS UNLESS MEMBER IS TOP BEARING AS PER ENGINEER.
18 WHEN POSSIBLE BEAMS SHALL BE RECESSED IN FLOOR/CEILING ASSEMBLY. BEAMS SHALL NOT PENETRATE CEILING PLANE.
19 ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THE BEARING LOCATIONS. CONNECT BLOCKING TO TOP OF WALL WITH SIMPSON A34 FRAMING ANCHORS. ROOF JOISTS TO HAVE HURRICANE CLIPS AT 24" O.C. MINIMUM, UNLESS NOTED OTHERWISE.
20 ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.

GENERAL FRAMING NOTES (CONTINUED)

- 21 BALLOON FRAME WALLS AT SCOISSOR GABLE ENDS.
22 ALL HEADERS (6'-0" IN LENGTH OR LESS) SHALL BE SUPPORTED BY ONE TRIMMER AND A KING STUD EACH END. MINIMUM. ALL BEAMS (LONGER THAN 6'-0" IN LENGTH) SHALL BE SUPPORTED BY TWO TRIMMERS AND A KING STUD EACH END, MINIMUM, UNLESS NOTED OTHERWISE.
23 COORDINATE SHEATHING REQUIREMENTS WITH SHEAR WALL SCHEDULES AND STRUCTURAL CALCULATIONS.
24 ALL EXTERIOR SHEATHING TO BE O.S.B. WITH 8D COMMON NAILS AT 6" O.C. FOR EDGE NAILING AND 12" O.C. FIELD NAILING UNLESS NOTED OTHERWISE. BLOCK ALL PANEL EDGES AND START SHEATHING AT BASEPLATE AND NAIL INTO BOTH PLATES. SHEATHING MUST BE CONTINUOUS FROM BASE PLATE TO TOP PLATE. COORDINATE WITH SHEAR WALLS AS INDICATED ABOVE.
25 NAILS OR OTHER APPROVED SHEATHING CONNECTIONS SHALL BE DRIVEN FLUSH BUT NOT BREAK THE SURFACE OF THE SHEATHING. NAIL ALL SHEAR WALLS AS PER SHEAR WALL SCHEDULE AND STRUCTURAL CALCULATIONS.
26 SEE CURRENT EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL STANDARD NAILING REQUIREMENTS.
27 ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWED IN PLACE. NO SQUEAKING SHALL OCCUR.
28 ALL ROOF PITCHES TO BE AS NOTED ON ROOF FRAMING PLAN.
29 ALL EAVES TO BE AS NOTED ON ELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN. ALL FASCIA ELEVATIONS SHALL BE AS INDICATED ON ELEVATION DRAWINGS.
30 BRACE ROOF TO SHEAR WALL WITH DIAGONAL BRACING @ 4" O.C..
31 PREFABRICATED AND ENGINEERED TRUSSES ARE TO BE USED FOR THE ROOF UNLESS NOTED OTHERWISE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER CURRENT I.R.C. INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD-UPS IN VALLEYS AND ON EAVES, ETC.. TRUSSES TO BE DESIGNED TO CARRY POINT LOADS INDICATED IN FRAMING PLANS AND STRUCTURAL CALCULATIONS.
32 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES AS PER TRUSS MANUFACTURER'S RECOMMENDATIONS. NO PREFABRICATED TRUSS SHALL BE MODIFIED IN THE FIELD.
33 FULL BEARING IS REQUIRED UNDER ROOF TRUSSES. BLOCK THE STUDS TO THE CONCRETE FOUNDATION. USE LUS26 HANGERS FOR ALL MONO- JACK TRUSSES, HUS26 HANGERS FOR ALL TRUSSES ON GIRDERS AND HGS28-2 GIRDER TO GIRDER HANGERS.
34 ALL ROOF SHEATHING TO BE AS INDICATED ON PLANS AND IN STRUCTURAL CALCULATIONS. BLOCK ALL PANEL EDGES UNLESS NOTED OTHERWISE. PROVIDE (2) 2 X SHAPED BLOCKING AT RIDGES UNLESS CONTINUOUS MEMBER EXISTS.
35 COMPLETELY SHEATH ROOF UNDER OVER BUILD AREAS PRIOR TO FRAMING OVERBUILD. OVER BUILD AREAS TO BE FRAMED AS PER STRUCTURAL DETAILS. FRAME SO AS TO AVOID POINT LOADS ON ROOF.
36 TRUSS MANUFACTURER SHALL FIELD VERIFY ALL TRUSS REQUIREMENTS AND DIMENSIONS PRIOR TO FABRICATION.
37 BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 P.S.F. LIVE LOAD AS PER I.R.C.
38 THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF ALL PRE-ENGINEERED TRUSSES.
39 TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF ALL COMPRESSION CHORD MEMBERS AS WELL AS PROPER BRACING DURING TRUSS ERECTION.
40 FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICB EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICB REQUIREMENTS.
41 TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS FOR TRUSS DESIGN. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS ONLY.
42 FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16". EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
43 EACH CHORD SECTION SHALL BE ENGAGED IN TWO PANEL POINTS BEFORE BEING SPLICED.
44 UNLESS OTHERWISE NOTED, PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF HORIZONTAL TRUSS LENGTH.
45 TRUSS FABRICATORS USING METAL PLATES MUST HAVE FABRICATION PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH T.P.I. REGULATIONS. COPIES OF INSPECTIONS ARE TO BE MADE AVAILABLE UPON REQUEST.
46 ELEVATION AND SECTION DRAWING IN THIS PLAN SET HAVE ROOF STRUCTURE DRAWN WITH HEAL HEIGHTS OF 12" MIN. FOR ALL TRUSS MEMBERS. HEAL HEIGHTS MAY BE MODIFIED BY TRUSS MANUFACTURER AS REQUIRED FOR ROOF SURFACES TO BE COPLANAR. COORDINATE WITH FRAMING CONTRACTOR AND STICK FRAMED AREAS.

GENERAL MASONRY NOTES

- 1 OWNER TO SELECT FINISH MASONRY MATERIALS AND COLORS.
2 MASONRY VENEER TO BE ATTACHED AND SUPPORTED AS PER STRUCTURAL DRAWINGS AND IRC 703.8

THERMAL & MOISTURE PROTECTION NOTES

- 1 PROVIDE 4" PERFORATED DRAIN PIPE ON CRUSHED ROCK BED AT FOOTING PERIMETER. DRAIN TO SUMP UNLESS NOTED OTHERWISE.
2 APPLY TUFF-N-DRI WATERPROOFING, OR APPROVED EQUAL, TO ALL FOUNDATION WALLS. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
3 PROVIDE CONTINUOUS VAPOR BARRIER TO WARM SIDE (WINTER) OF ALL EXTERIOR WALLS.
4 ALL EXTERIOR WALLS TO BE INSULATED WITH R-21 INSULATION, MINIMUM.
5 COVER SHEATHING OF ALL EXTERIOR WALLS WITH CONTINUOUS TYVEK HOUSE WRAP OR APPROVED EQUAL.
6 PROVIDE VENTILATION OF ATTIC AND CRAWL SPACES AS PER I.R.C. SEE ELEVATIONS FOR LOCATION AND TYPE OF ATTIC VENTING.
7 ALL ATTIC AREAS TO BE INSULATED WITH R-49 BLOWN INSULATION, MINIMUM.
8 PROVIDE 'GRACE' OR EQ. WEATHER BARRIER OVER ALL ROOF SHEATHING.
9 PROVIDE CORROSION RESISTANT CONTINUOUS METAL DRIP-EDGE AT ROOF PERIMETER.
10 PROVIDE CONTINUOUS FASCIA AND SOFFIT WITH CONTINUOUS SOFFIT VENT AS PER DETAILS. FINISH MATERIAL TO BE SELECTED BY OWNER.
11 INSPECTION OF WEATHER RESISTIVE BARRIER AND FLASHING IS REQUIRED AS PER IRC SECTION R109.1.5 AND AMENDED BY THE STATE OF UTAH.
12 PROVIDE ONE (1) S.F. OF VENTILATION PER 1500 S.F. OF CRAWL SPACE AS PER IRC. PLACEMENT OF VENTILATION TO BE SUCH THAT CROSS VENTILATION CAN OCCURE. CRAWL SPACE MAY ALSO BE MECHANICALLY VENTILATED.
13 CEILING AND FLOOR ASSEMBLIES TO BE INSULATED WITH R-49 INSULATION, MINIMUM.

GENERAL WINDOW AND DOOR NOTES

- 1 ALL WINDOWS TO HAVE HEADS AT 8'-0" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. COORDINATE WITH FLOOR PLANS, ELEVATIONS, WINDOW AND DOOR SCHEDULE.
2 ALL WINDOW SIZES AS PER FLOOR PLANS AND/OR WINDOW SCHEDULE. POSITION AS INDICATED ON FLOOR PLANS AND ELEVATIONS.
3 WINDOW AND DOOR MANUFACTURERS TO BE SELECTED BY OWNER.
4 ALL WINDOW AND DOOR FINISH AND TRIM COLORS TO BE SELECTED BY OWNER.
5 ALL ARCHED WINDOWS TO BE ARCHED AS PER ELEVATIONS. COORDINATE WITH OWNER, FRAMING CONTRACTOR, AND WINDOW MANUFACTURER.
6 ALL GLASS IN DOORS, SIDELIGHT UNITS, OR WINDOWS WITHIN 5'-0" OF A BATHTUB, SHOWER ENCLOSURE, STAIR TREAD, OR SPA SHALL BE TEMPERED GLASS ACCORDING TO CURRENT INTERNATIONAL RESIDENTIAL CODE REQUIREMENTS. SEE FLOOR PLANS AND/OR WINDOW AND DOOR SCHEDULES.
7 ALL DOORS BETWEEN GARAGES AND RESIDENCES TO BE TWENTY MINUTE FIRE RATED ASSEMBLIES WITH SELF CLOSING HARDWARE, AS REQUIRED BY I.R.C.
8 ALL WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF .33 AND SHGC OF .19 OR AS REQUIRED BY MUNICIPALITY.

GENERAL FINISH NOTES

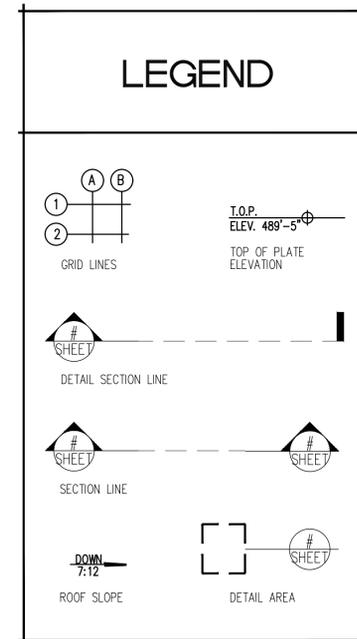
- 1 COORDINATE CABINET DESIGN, CONSTRUCTION AND INSTALLATION WITH MECHANICAL AND ELECTRICAL CONTRACTORS. OWNER TO SELECT CABINET MANUFACTURER, STYLES, FINISHES, AND COLORS.
2 ALL INTERIOR WALLS TO BE WRAPPED WITH 5/8" GYPSUM WALL BOARD, TAPED, FILLED, AND FINISHED AS PER ROOM FINISH SCHEDULE AND OWNER.
3 SEE FLOOR PLANS AND/OR FINISH SCHEDULE FOR FINISH FLOOR MATERIALS.
4 OWNER TO SELECT ALL FINISH MATERIALS, COLORS, HARDWARE, FIXTURES, APPLIANCES, ETC.. CONTRACTOR TO INSTALL AS PER OWNER.
5 OWNER TO SELECT CLOSET ORGANIZER SYSTEMS. COORDINATE CLOSET DESIGN WITH ELECTRICAL AS REQUIRED. CONTRACTOR TO INSTALL.
6 RAILING TO BE AS PER I.R.C. ALL BALUSTERS TO BE AT 4" O.C., AND SHALL NOT ALLOW 4" SPHERE TO PASS THROUGH, AS PER I.R.C.
7 ALL ARCHWAYS TO BE SEGMENTED ARCHES. ARCH RADIUS TO EQUAL ARCH WIDTH. ALLOW FOR 12" ABOVE ARCH TO CEILING OR SOFFIT FOR TRIM UNLESS NOTED OTHERWISE. JUMP POINT FOR ARCH SHALL BE AT 7'-0" A.F.F. UNLESS NOTED OTHERWISE.

GENERAL MECHANICAL, ELECTRICAL, AND PLUMBING

- 1 MECHANICAL AND PLUMBING SYSTEMS ARE DESIGN BUILD. IT IS RECOMMENDED THAT THE CONTRACTOR CONSULT A LICENSED ENGINEER DURING DESIGN OF THESE SYSTEMS.
2 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE REQUIRED PLUMBING AND ELECTRICAL SERVICE TO ALL FIXTURES AS INDICATED ON PLANS AND AS REQUIRED BY BUILDING CODES AND OWNER.
3 ALL VENTS AND OTHER MECHANICAL OR PLUMBING ELEMENTS THAT PENETRATE ROOF ARE NOT TO BE VISIBLE FROM FRONT OF BUILDING.
4 ALL ELECTRICAL FINISH HARDWARE TO BE SELECTED BY OWNER.
5 ALL LIGHTS, SWITCHES, OUTLETS, AND SMOKE DETECTORS IN ALL BEDROOMS, KITCHENS, AND LAUNDRY ROOMS TO BE ARC FAULT PROTECTED.

GENERAL ENERGY EFFICIENCY NOTES

- 1 ROOF TRUSSES ARE TO BE CONSTRUCTED WITH RAISED HEELS TO ALLOW INSULATION TO CONTINUE TO AND OVER EXTERIOR WALLS. SEE BUILDING SECTIONS.
2 EXTERIOR CORNERS SHALL BE FRAMED AS "CALIFORNIA" CORNERS TO ALLOW FOR CORNER INSULATION.
3 AIRTIGHT DRYWALL SYSTEMS SHALL BE USED (USE VAPOR BARRIERS AT ALL EXTERIOR WALLS AND CEILINGS).
4 INSULATE AT ALL FLOOR/CEILING ASSEMBLY CONNECTIONS. (I.E. BEHIND RIM BOARDS AND JOIST BEARING LOCATIONS)
5 PROVIDE RIGID FOUNDATION INSULATION R10 MIN. AT INSIDE OF STEM WALLS AND 4'-0" TO INTERIOR OF CONCRETE SLAB AT WALK OUT BASEMENT CONDITIONS. WITH THERMAL BREAK BETWEEN STEM WALL AND SLAB. AT RADIANT SLAB FLOOR CONDITIONS PROVIDE A MINIMUM OF 4'-0" R15 TO INTERIOR OF SLAB PLUS INTERIOR OF STEM WALL (6'-0" MIN. TOTAL) PROVIDE R5 THERMAL BREAK BETWEEN SLAB AND STEM WALL AT ALL CONDITIONS 12" BELOW GRADE AND ABOVE.
6 ALL EXTERIOR DOORS SHALL BE WEATHER STRIPPED AND AIR TIGHT ASSEMBLIES.
7 SEAL AROUND ALL ELECTRICAL, PLUMBING, OR MECHANICAL PENETRATIONS AT EXTERIOR WALL AND IN CEILING/FLOOR OR CEILING ROOF ASSEMBLIES.
8 CAULK AROUND ALL EXTERIOR DOOR AND WINDOW PENETRATIONS.
9 SEAL AND INSULATE AROUND ALL MECHANICAL DUCTS.
10 ALL MECHANICAL UNITS SUCH AS FORCED AIR UNIT, BOILER, AND WATER HEATER TO BE 90% EFFICIENT MIN.
11 AIR BARRIER AND INSULATION INSTALLATION SHALL CONFORM TO IRC N1102.4.1.1 AND TABLE N1102.4.1.1
12 DUCT TESTING IS REQUIRED ON ALL PERMITS WHERE AIR HANDLERS OR MORE THAN 35% OF DUCTWORK IS OUTSIDE OF THE THERMAL ENVELOPE.
13 ALL MECHANICAL ROOMS WITH OPEN AIR COMBUSTION DUCTS SHALL CONFORM TO IRC N1102.4.4



PROJ# 2311
DATE: FEBRUARY 8, 2024
REVISION:

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GENERAL NOTES

G0.1

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STONE RETAINING

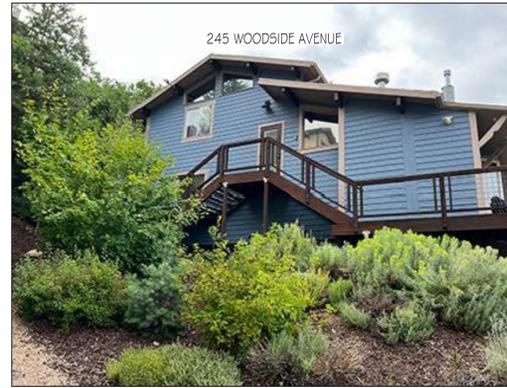
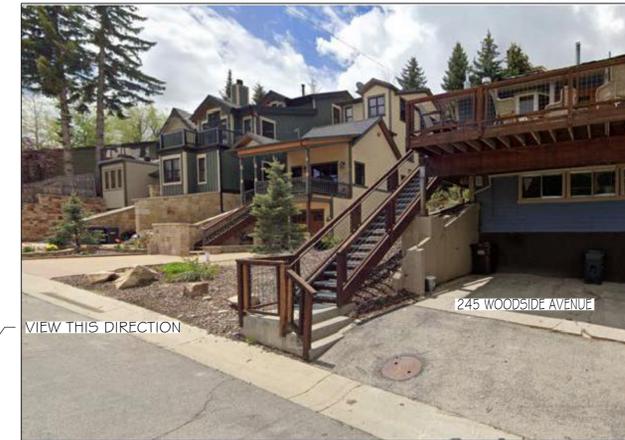


PHOTO 02



FULL SITE HAS BEEN RE-GRADED BY PREVIOUS OWNER CAUSING 30% OR GREATER SLOPE IN PLACES NOTED ON SURVEY



PHOTO 04



EXISTING SITE ARIAL



SCALE: NTS



PHOTO 03



WOOD RETAINING



AERIAL OF EXISTING SPA AND RETAINING TO BE REMOVED



PHOTO 01



PROJ# 2311

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SITE ANALYSIS PHOTOS

G0.2

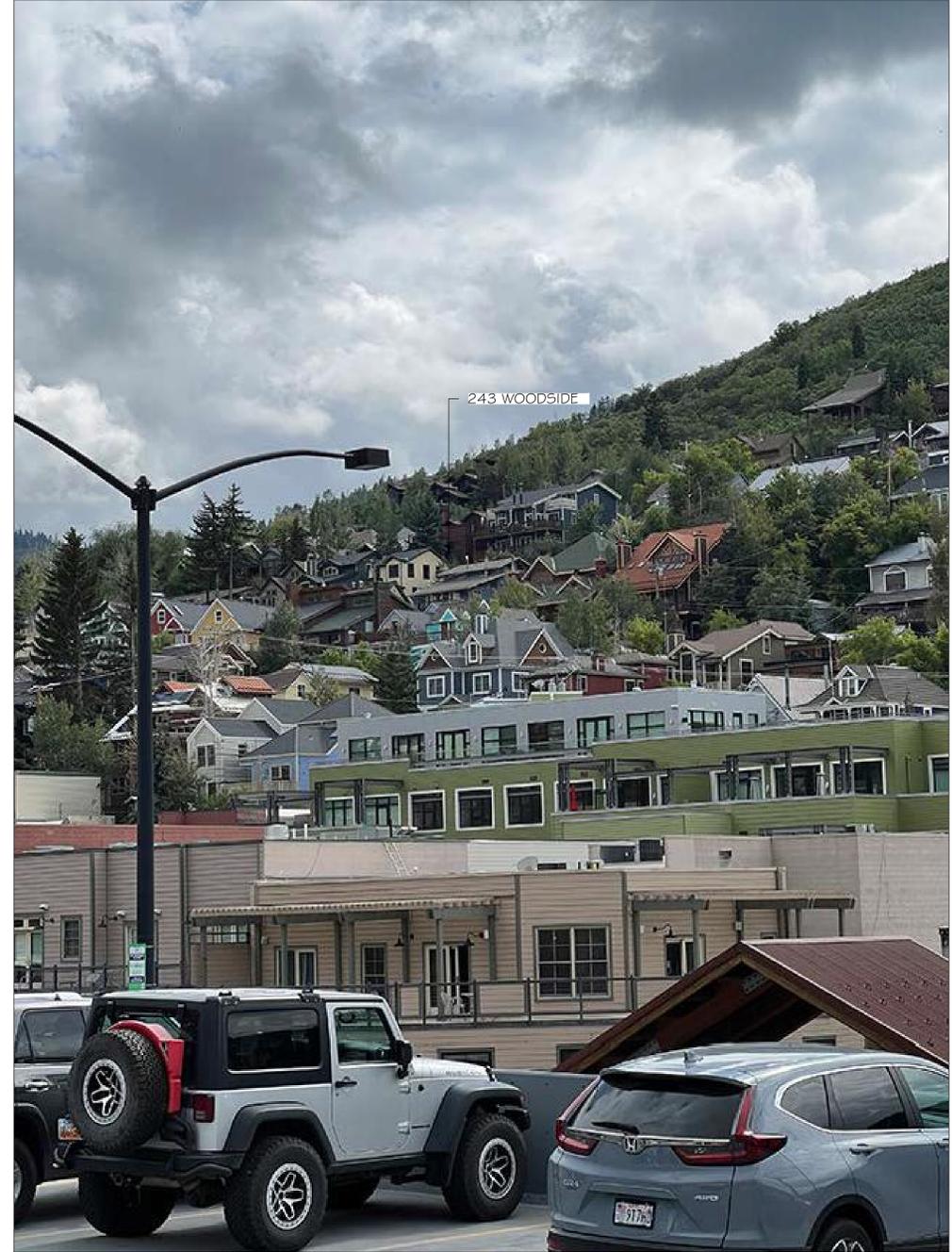
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2  
GO.3

VIEW FROM CITY HALL

NTS



1  
GO.3

VIEW FROM CITY HALL

NTS

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DATE: FEBRUARY 8, 2024

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VIEW CITY HALL  
PHOTOS

GO.3

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1  
60.4  STREET ELEVATION EXISTING  
SCALE: NTS



2  
60.4  STREET ELEVATION W MODEL INSERT  
SCALE: NTS

PROJ#  
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DATE: FEBRUARY 8, 2024

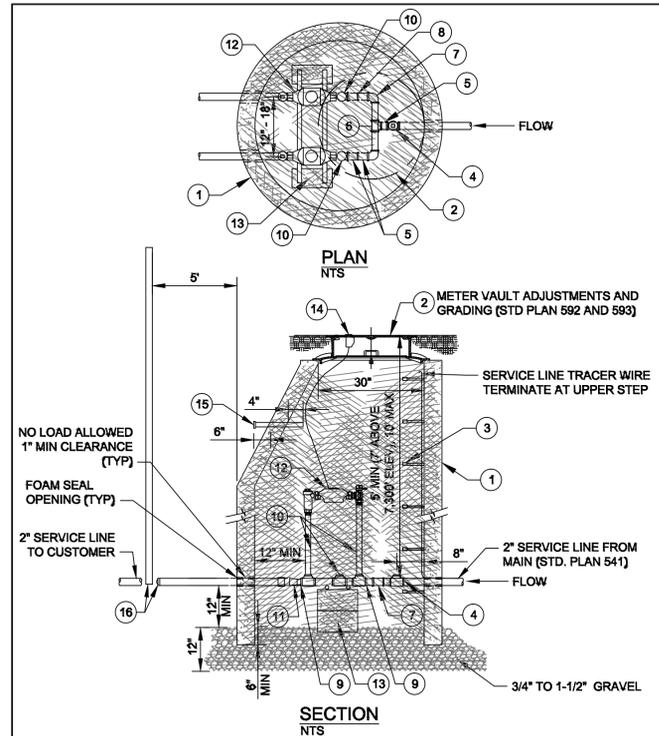
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STREET ELEVATION  
EXISTING AND NEW

60.4

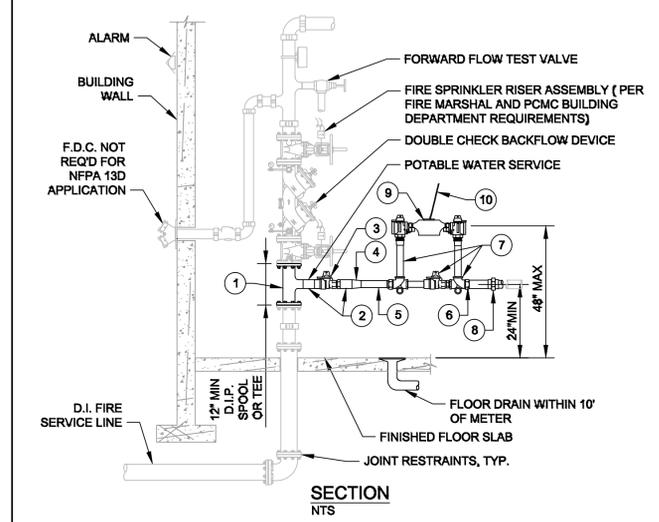
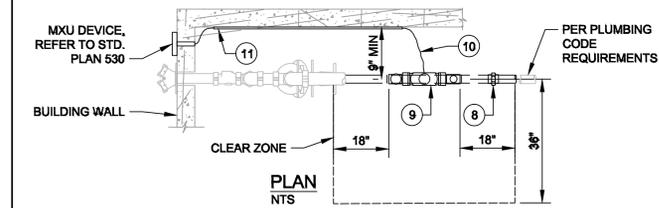
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NOTES:  
 1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.  
 2. REFER TO STD. PLAN 526 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

DATE	REV.	STD. PLAN
05/2014	0	525

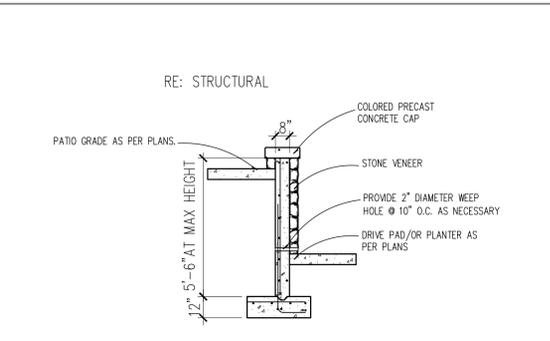
**1-1/2" DUAL METERS OUTSIDE SETTING**



NOTES:  
 1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.  
 2. REFER TO STD. PLAN 526 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

DATE	REV.	STD. PLAN
05/2014	0	526

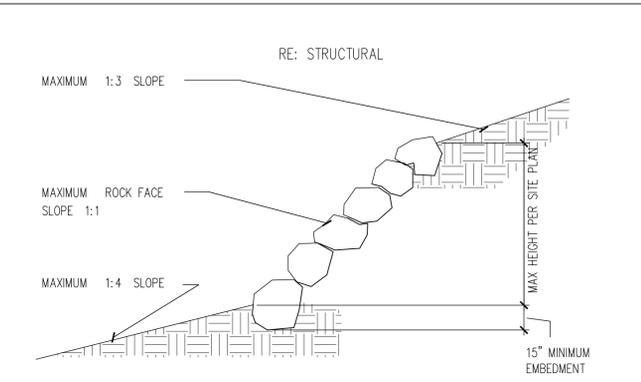
**1-1/2" AND 2" METER INSIDE SETTING**



RE: STRUCTURAL

NOTES:  
 1. EMBANKMENT SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.  
 2. RETAINING WALLS HIGHER THAN 4'-0" OR SUPPORTING A SURCHARGE ARE REQUIRED TO HAVE A SEPARATE PERMIT AND ENGINEERING DRAWINGS

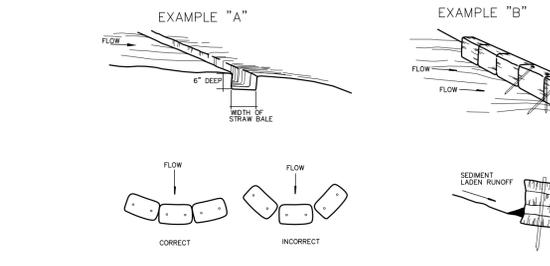
WHEN APPLICABLE  
**CONCRETE RETAINING**  
 SCALE: N.T.S.



RE: STRUCTURAL

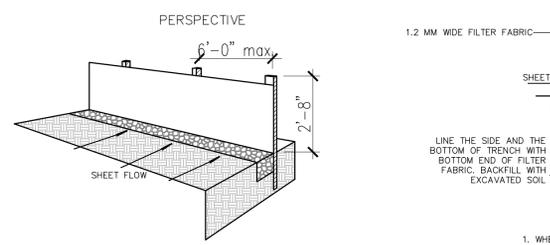
NOTES:  
 1. NOMINAL ROCK SIZE SHALL BE AT LEAST 1/3 THE HEIGHT OF THE EMBANKMENT  
 2. ROCKS TO BE ANGULAR AND FITTED TOGETHER SO THAT VERTICAL JOINTS DO NOT STACK  
 3. EMBANKMENT SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.  
 4. RETAINING WALLS HIGHER THAN 4'-0" OR SUPPORTING A SURCHARGE ARE REQUIRED TO HAVE A SEPARATE PERMIT AND ENGINEERING DRAWINGS

WHEN APPLICABLE  
**ROCK RETAINING**  
 SCALE: N.T.S.



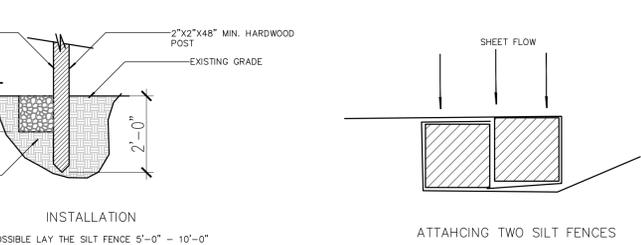
INSTALLATION  
 1. DIG A 6"x24" TRENCH. TRENCH TO BE ALIGNED WITH CONTOURS, BUT CURVED SLIGHTLY UPHILL. THIS PROHIBITS RUNOFF FROM FLOWING AROUND END BALES. SEE EXAMPLE "A".  
 2. PLACE BALES IN TRENCH WITH ENDS TIGHTLY ABUTTED.  
 3. ANCHOR EACH BALE WITH 2 STAKES DRIVEN 24" INTO THE GROUND. ANGLE THE FIRST STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. SEE EXAMPLE "B".  
 4. WEDGE LOOSE STRAW BETWEEN GAPS IN BALES. BACKFILL AND COMPACT THE EXCAVATED SOIL AGAINST THE UPHILL SIDE OF THE BARRIER

**SILT FENCE OPT. 1**  
 N.T.S.



INSTALLATION  
 1. WHERE POSSIBLE LAY THE SILT FENCE 5'-0" - 10'-0" BEYOND THE TOE OF THE SLOPE  
 2. ALIGN THE FENCE ALONG THE CONTOUR OF THE SLOPE  
 3. WHEN EXCAVATING TRENCH USE MACHINERY THAT WILL PRODUCE NO MORE THAN THE DESIRED DIMENSION  
 4. PLACE POSTS 6'-0" O.C. ALONG CONTOUR. DRIVE POST 2'-0" INTO GROUND. EXCAVATE AN ANCHOR TRENCH 8"x8" IMMEDIATELY UP GRADE FROM POSTS  
 5. CUT FABRIC TO REQUIRED WIDTH. UNROLL ALONG LENGTH OF BARRIER AND DRAPE OVER BARRIER. SECURE FABRIC TO STAKES WITH STAPLES OR EQ. TRAILING EDGE SHALL EXTEND INTO ANCHOR TRENCH  
 6. BACKFILL TRENCH OVER FABRIC TO ANCHOR

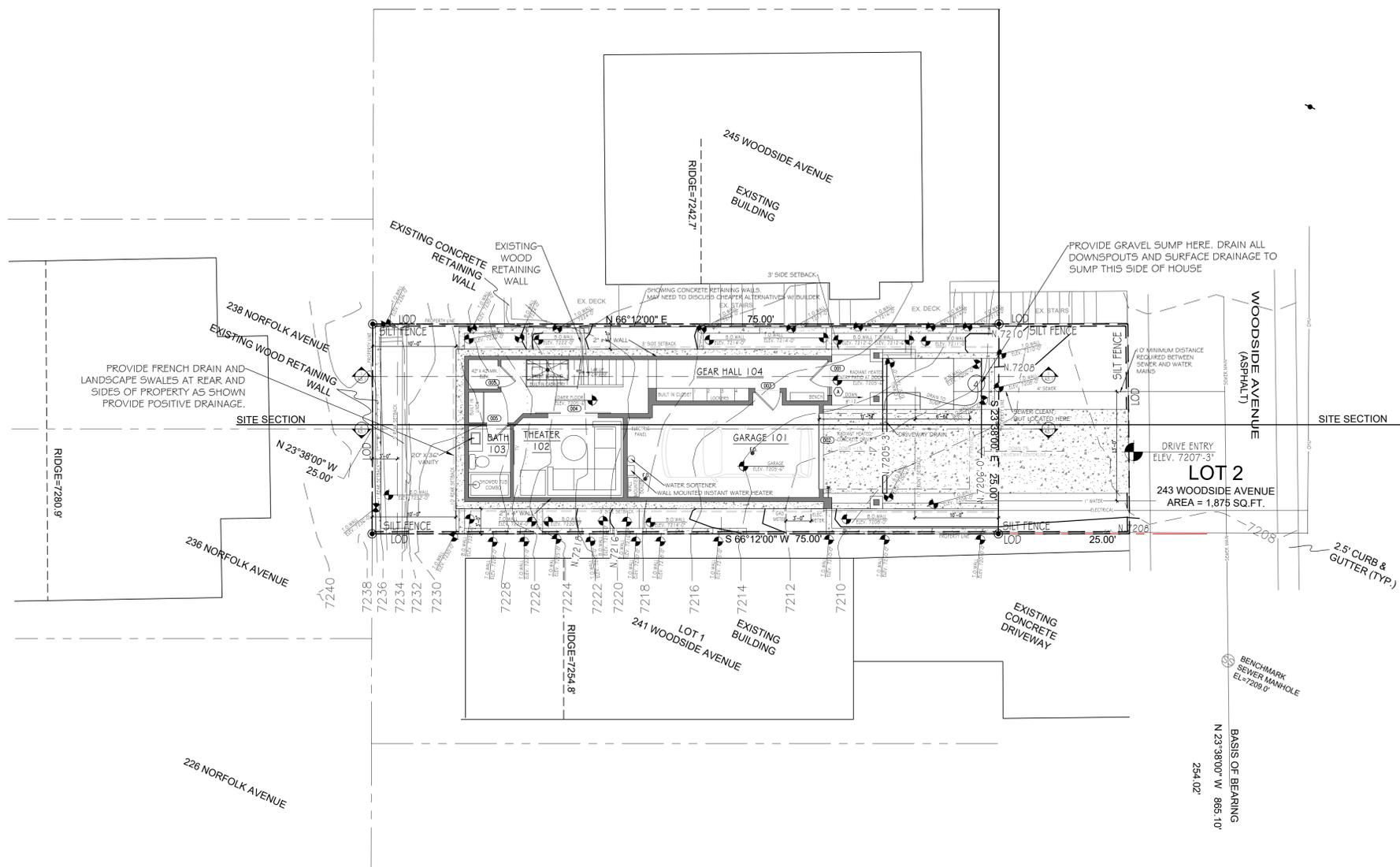
**SILT FENCE OPT. 2**  
 N.T.S.



ATTACHING TWO SILT FENCES  
 1. PLACE THE END OF THE SECOND FENCE POST INSIDE THE END OF THE FIRST FENCE POST  
 2. ROTATE BOTH POSTS 180 DEGREES MIN IN CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC  
 3. DRIVE BOTH POSTS INTO GROUND 24" MIN. AND BURY FLAP IN ANCHOR TRENCH

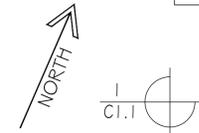
**SILT FENCE OPT. 2**  
 N.T.S.

**PARK CITY DUAL 1-1/2" WATER METER DETAIL**  
 N.T.S.



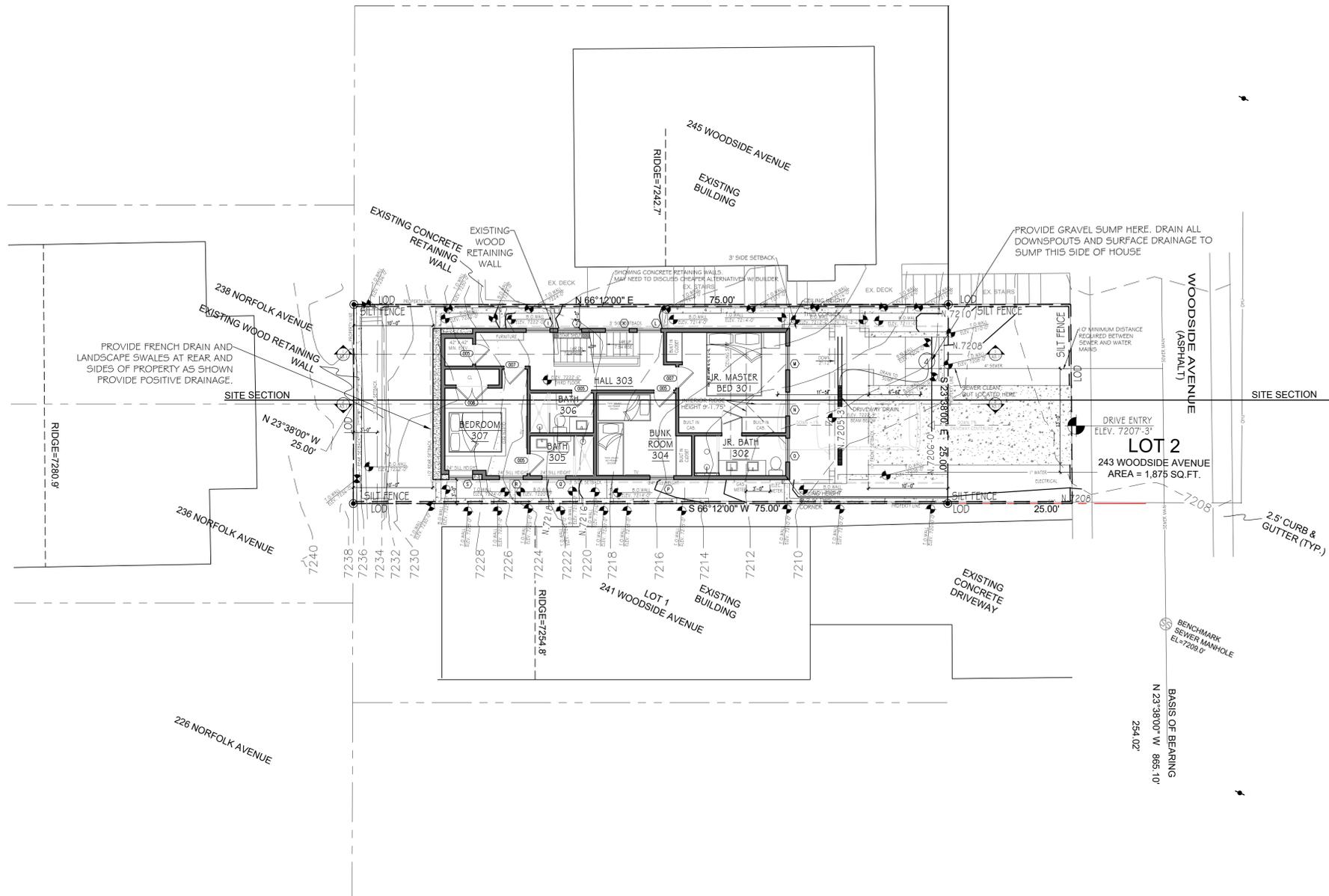
SITE NOTE:  
GRADING HAS BEEN PREVIOUSLY  
MODIFIED FROM ORIGINAL STATE  
INCREASING SLOPE TO 30% OR  
ABOVE AS SHOWN ON SLOPE  
ANALYSIS.

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT.	HOA AREA = AREA DEFINED BY HOA	
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,727 SQ. FT.		
GARAGE INTERIOR AREA	303 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		



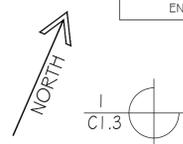
**SITE PLAN WITH 1ST LEVEL**  
SCALE: 1/8" = 1'-0"





SITE NOTE:  
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 ANALYSIS.

SQUARE FOOTAGE CALCULATIONS			
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3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		



**SITE PLAN WITH 3RD LEVEL**  
 SCALE: 1/8" = 1'-0"

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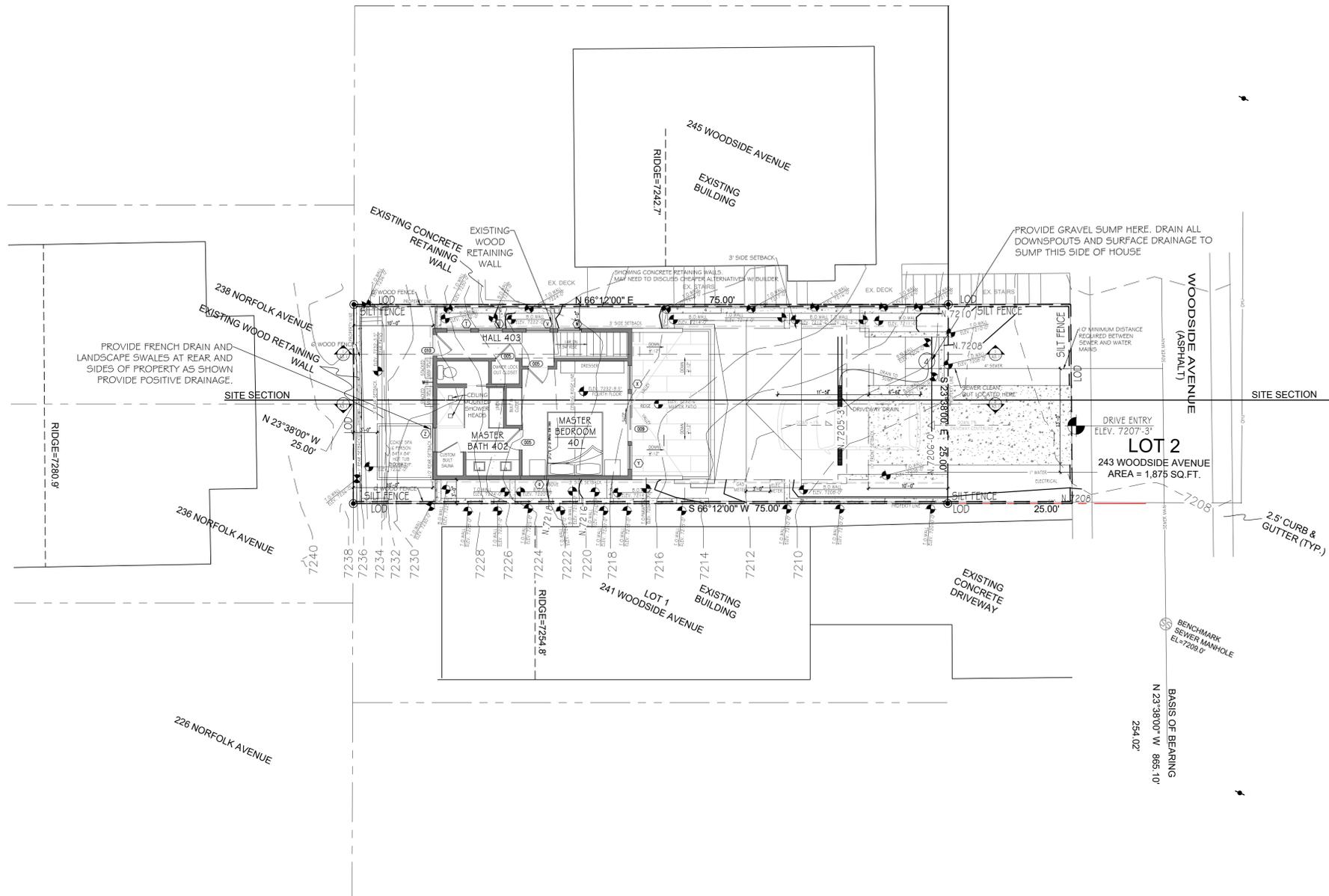
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**SITE PLAN WITH  
 THIRD LEVEL**

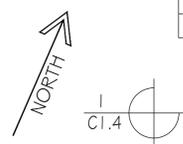
0.3

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 PARK CITY, UTAH 84098



SITE NOTE:  
 GRADING HAS BEEN PREVIOUSLY  
 MODIFIED FROM ORIGINAL STATE  
 INCREASING SLOPE TO 30% OR  
 ABOVE AS SHOWN ON SLOPE  
 ANALYSIS.

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
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ENTRY PATIO AREA	33 SQ. FT.		



**SITE PLAN WITH 4TH LEVEL**  
 SCALE: 1/8" = 1'-0"

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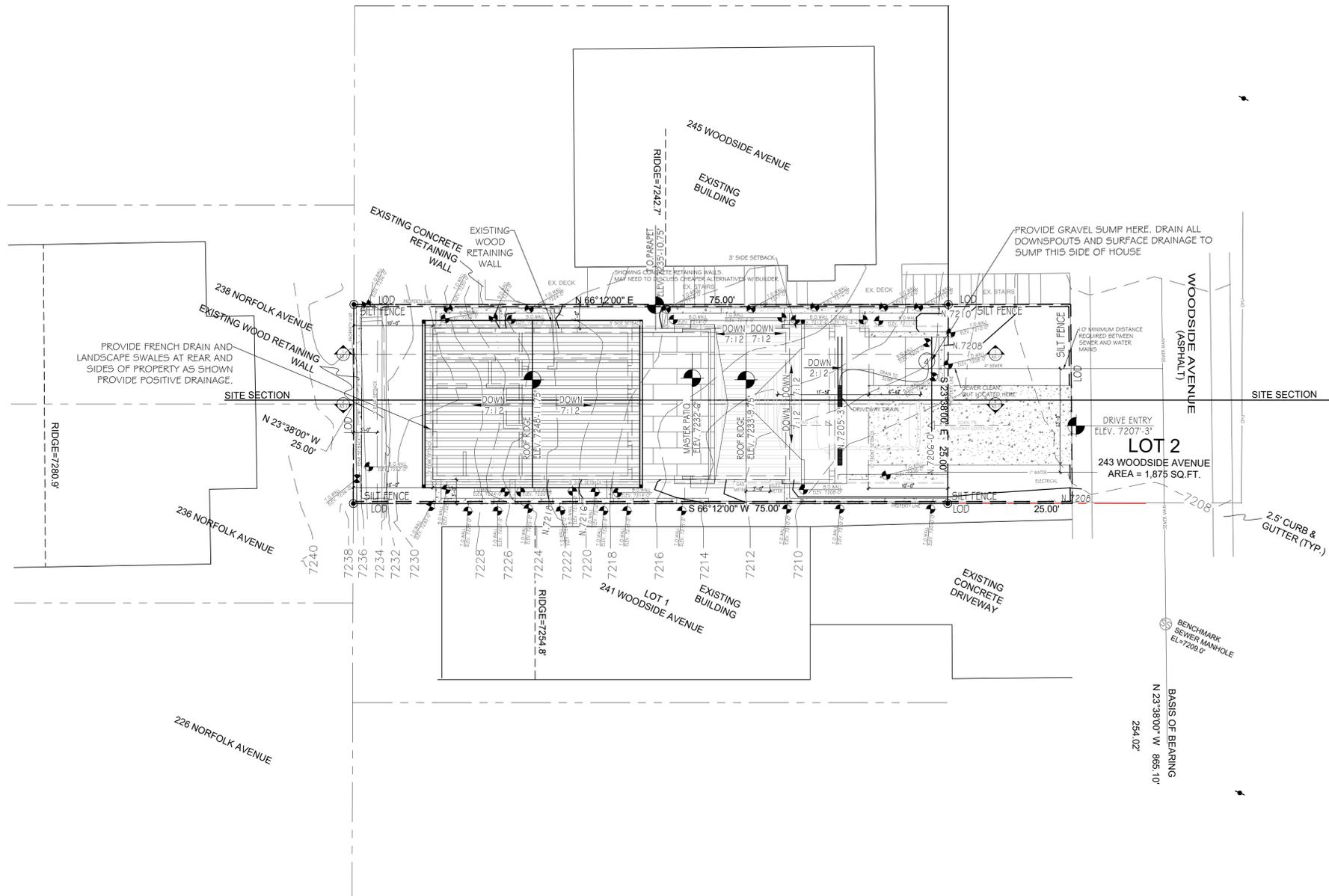
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**SITE PLAN WITH  
 FOURTH LEVEL**

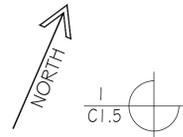
**C14**

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SITE NOTE:  
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 ANALYSIS.

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4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		



**SITE PLAN WITH ROOF**

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

PROJ#  
2311

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**SITE PLAN WITH  
ROOF**

**CS**

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**PARK CITY URBAN WILDLANDS INTERFACE CODE WORKSHEET**

EXCEPTIONS:

- STRUCTURES MEETING ALL OF THE REQUIREMENTS LABELED IN HOME HARDENING 1 THROUGH 4 AND AT LEAST 3 OF THE ITEMS LABELED 5 THROUGH 9 ARE NOT REQUIRED TO MEET ITEMS 5 THROUGH 8 OF INTERMEDIATE IGNITION ZONE CHECKLIST.
- NOT WITHSTANDING ANY EXCEPTION, ALL LANDSCAPING IN THE INTERMEDIATE IGNITION ZONE MUST BE SUCH THAT A GROUND FIRE IS NOT LIKELY TO SPREAD INTO THE TREE CANOPY.

ITEMS MARKED BELOW ARE PART OF THIS SUBMISSIONS DESIGN:

HOME HARDENING:

- YES 1. ROOFS SHALL BE KEPT FREE OF PINE NEEDLES, LEAF LITTER, AND ALL OTHER DEBRIS.
- YES 2. RAIN CUTTERS SHALL BE KEPT CLEAR AND CLEAN OF ALL DEBRIS.
- YES 3. AREAS UNDER DECKS OR ROOF OVERHANGS SHALL NOT BE USED FOR STORAGE OF ANY COMBUSTIBLE.
- YES 4. AREAS UNDER DECKS SHALL BE KEPT CLEAN OF ALL DEAD OR DRY VEGETATION, AND DEBRIS.
- YES 5. VENTS SHALL BE COVERED BY METAL SCREENS WITH NO LARGER THAN 1/8 INCH MESH.
- YES 6. EAVES SHALL BE BOXED AND/OR MADE FROM NON-COMBUSTIBLE MATERIALS.
- NA 7. FENCE COMPONENTS WITHIN THE IMMEDIATE IGNITION ZONE MUST BE MADE OF NON-COMBUSTIBLE MATERIALS AND/OR THE STRUCTURE MUST BE NON-COMBUSTIBLE AT THE CONNECTION POINT.
- YES 8. WINDOWS SHALL BE MADE OF DOUBLE OR TRIPLE PANE OR TEMPERED GLASS.
- YES 9. ROOFS SHALL BE COVERED WITH A CLASS A ROOF COVERING
- YES 10. WOOD SHINGLE OR WOOD SHAKE ROOFING MATERIALS ARE PROHIBITED.

IMMEDIATE IGNITION ZONE: (5 FEET):

- YES 1. ALL DEAD AND DYING VEGETATION MUST BE REMOVED FROM WITHIN FIVE (5) FEET OF THE STRUCTURE.
- YES 2. ALL VEGETATION MUST BE ON THE APPROVED LIST
- YES 3. ALL TREES MUST BE TRIMMED SO AS TO BE NO CLOSER THAN 10 FEET FROM AN ACTIVE WOOD BURNING

INTERMEDIATE IGNITION ZONE: (30 FEET):

- YES 1. ALL VEGETATION IN THIS ZONE MUST BE ON THE APPROVED LIST. (ATTACHED)
- YES 2. ALL DEAD AND DYING VEGETATION SHALL BE REMOVED.
- YES 3. GRASSES MUST BE KEPT TO A MAXIMUM OF 4 INCHES IN HEIGHT ABOVE GROUND.
- YES 4. VEGETATION UNDER TREES SHALL BE REMOVED SO AS TO PRECLUDE THE LADDERING EFFECT OF A GROUND FIRE FROM SPREADING INTO THE TREE CROWN.
- YES 5. TREES TALLER THAN 10 FEET AND LESS THAN 15 FEET MUST HAVE ALL BRANCHES REMOVED FROM WITHIN FOUR (4) FEET OF THE GROUND AS MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
- YES 6. TREES GREATER THAN 15 FEET MUST HAVE ALL BRANCHES REMOVED FROM WITHIN SIX (6) FEET OF THE GROUND AS MEASURED FROM THE HIGHEST POINT OF THE GROUND BELOW THE CANOPY OF THE TREE.
- YES 7. TREES AND SHRUBS MUST BE CLUSTERED WITH THE CANOPIES OF THE CLUSTERS BEING NO CLOSER THAN 18 FEET TO THE NEXT CLOSEST CLUSTER.
- YES 8. NO SINGLE TREE CLUSTER SHALL EXCEED FIVE (5) TREES OR COVER MORE THAN 15% OF THE INTERMEDIATE IGNITION ZONE, WHICHEVER IS LESSER.

**GENERAL LANDSCAPING NOTES**

- IRRIGATION:
- PROVIDE BACKFLOW PREVENTER PER CODE
  - ALL TREES AND SHRUBS SHALL HAVE DRIP IRRIGATION
  - ALL RESEEDED AREAS SHALL HAVE TEMPORARY ROTOR IRRIGATION FOR ONE YEAR OR UNTIL ESTABLISHMENT
- DISTURBED AREAS:
- ALL DISTURBED AREAS SHALL BE RE-SOWN WITH NATURAL SEED MIXTURE AS PER INDEX AND GUIDELINES. SEED AND IRRIGATE PER BEST PRACTICES.
- MAINTENANCE / ACCEPTANCE OF EXISTING PLANS:
- INTENT IS TO MODIFY THE FUEL LOAD IN AREAS ADJACENT TO STRUCTURES TO REDUCE THE THREAT OF WILDFIRES.
- FUEL MODIFICATION:
- FUEL MODIFICATION DISTANCES SHALL NOT BE LESS THAN 30 FEET OR TO THE LOT LINE WHICHEVER IS LESS. THESE MEASUREMENTS SHALL BE MEASURED FROM THE HORIZONTAL PLANE FROM THE PERIMETER OR PROJECTION OF THE STRUCTURE. THE ALLOWED DISTANCE MAY BE INCREASED BY THE FIRE CODE OFFICIAL BECAUSE OF THE SITE-SPECIFIC ANALYSIS BASED UPON LOCAL CONDITIONS.
- RESPONSIBLE PARTY:
- PERSONS OWNING, LEASING, CONTROLLING, OPERATING OR MAINTAINING BUILDINGS OR STRUCTURES REQUIRING VEGETATION MANAGEMENT ARE RESPONSIBLE FOR MAINTAINING, MODIFYING OR REMOVING NON-FIRE RESISTIVE VEGETATION ON THE PROPERTY.
- MAINTENANCE:
- NON-FIRE RESISTIVE VEGETATION OR GROWTH SHALL BE KEPT CLEAR OF BUILDINGS OR STRUCTURES, MAY INCLUDE CLUMPING, CLUSTERING, PRUNING, AND THINNING.
  - TREE CROWNS EXTENDING TO WITHIN 10 FEET OF ANY STRUCTURE SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET. TREE CROWNS WITHIN THE IGNITION ZONE SHALL BE PRUNED TO REMOVE LIMBS LOCATED LESS THAN 6 FEET ABOVE THE GROUND SURFACE ADJACENT TO THE TREES.
  - CHIMNEY CLEARANCE PORTIONS OF TREE CROWNS THAT EXTEND TO WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY SHALL BE PRUNED TO MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10 FEET.
  - DEAD WOOD AND LITTER SHALL BE REGULARLY REMOVED FROM TREES.

**SUGGESTED ANNUALS**

- ANNUAL COREOPSIS
- BACHELOR'S BUTTONS
- CALIFORNIA POPPY
- COLEUS
- COSMOS
- CREeping ZINNIA
- DUSTY MILLER
- FLANDERS POPPY FLOWERING
- KALE AND CABBAGE
- FORGET-ME-NOT
- GARDEN PETUNIA
- GARDEN VERBENA
- GLORIOSA DAISY
- ICELANDIC POPPY
- LOBELIA
- MARIGOLD
- NASTURTIUM
- PANSY; VIOLA
- SALVIA; FLOWERING SAGE
- SNAPDRAGON
- SWEET ALYSSUM
- SWEET PEA
- SWEET WILLIAM

**SUGGESTED TURFGRASS AND ORNAMENTAL GRASS**

- BLUE GRAMA
- GREAT BASIN RYE
- INDIAN RICE GRASS
- LITTLE BLUESTEM
- SIDE-OATS GRAMA

**SUGGESTED DECIDUOUS TREES**

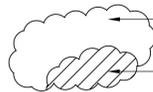


- DECIDUOUS TREE. MINIMUM CALIPER AT PLANTING 2"
- AMUR MAPLE
  - BIGTOOTH MAPLE
  - BOLLEANA POPLAR BURR OAK
  - CANADA RED CHOKECHERRY
  - COLUMNAR SWEDISH ASPEN
  - COMMON HACKBERRY CRABAPPLE
  - DOWNY SERVICEBERRY
  - KENTUCKY COFFEE TREE
  - LINDON TREES
  - MAY DAY TREE
  - NARROWLEAF COTONWOOD
  - QUAKING ASPEN
  - ROCKY MOUNTAIN MAPLE
  - SASKATON
  - SERVICEBERRY/JUNEBERRY
  - SENSATION BOXELDER
  - SYCAMORE MAPLE
  - TATARIAN MAPLE
  - THORNLESS HAWTHORN
  - TURKISH FILBERT
  - WESTERN CATALPA

**SUGGESTED GROUND COVER**

- CLEMATIS
- CREeping OREGON GRAPE
- JAPANESE HONEYSUCKLE
- LILY-OF-THE-VALLEY
- ROCKSPRAY
- COTONEASTER
- SNOW IN SUMMER
- STONECROP
- SWEET WOODRUFF

**EXISTING TREES**



EXISTING GAMBREL OAK = 9500 S.F.  
EXISTING GAMBREL OAK TO BE REMAIN = 9500 S.F.

**SUGGESTED CONIFEROUS TREES: NOTE NOT TO BE PLANTED THIS PROJECT**



CONIFEROUS TREE. MINIMUM HEIGHT AT PLANTING SHALL BE 8'-0" TALL  
WHITE FUR, SUBALPINE FIR, COLORADO SPRUCE  
ENGLEMANN SPRUCE, LIMBER PINE

ROCK RETAINING WALL

LICHEN ROCK BOULDER

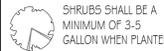
**SEEDED AREAS**

- HARD FESCUE
- SHEEP FESCUE
- CHEWING FESCUE
- ROCKY MTN PENSTEMON
- BLUE FAX
- YARROW

SEED AT RATE OF 40LBS./ACRE

SEEDED AREAS INCLUDE ALL DISTURBED AREAS NOT COVERED BY HARDSCAPE OR OTHER PLANTINGS

**SUGGESTED SHRUBS**



SHRUBS SHALL BE A MINIMUM OF 3-5 GALLON WHEN PLANTED

- ADAM'S NEEDLE
- ALPINE CURRENT
- ANTELOPE BITTERBRUSH
- FALSE SPIREA
- BEAUTY BUSH
- BLACK CHOKEBERRY
- BLUE MIST SPIREA
- BOULDER THIMBLEBERRY
- BRIDAL WREATH SPIREA
- BUMALD SPIREA
- CHENAULT CORALBERRY
- CHOKECHERRY
- CLIFF JAMESIA
- CLIFF ROSE
- CLOVE CURRANT
- COMMON LILAC (MANY CULTIVARS)
- COMMON SNOWBERRY
- COMPACT OREGON GRAPE
- CRANBERRY COTONEASTER
- CRIMSON PYGMY BARBERRY
- CURL-LEAF MOUNTAIN MAHOGANY
- NEW MEXICO LOCUST
- NINEBARK
- OREGON GRAPE
- PEKING COTONEASTER
- PURPLE SAND CHERRY
- RED CHOKEBERRY
- ROCK SPRAY SPIRAEA
- SASKATON SERVICEBERRY
- SEA BUCKTHORN
- SHRUBBY CINQUEFOIL
- SIBERIAN PEA SHRUB
- SILVER BUFFALO BERRY
- SILVER SAGE
- SPREADING COTONEASTER
- TALLHEDGE BUCKTHORN
- THINLEAF ALDER
- UTAH SERVICEBERRY
- WAYFARING TREE
- WESTERN SAND CHERRY
- WINGED EUONYMOUS
- WOODS ROSE
- YEW
- DIABOLO NINEBARK
- DWARF KOREAN LILAC
- DWARF MOUNTAIN MAHOGANY
- DWARF WINGED EUONYMOUS
- ELDERBERRY
- FLOWERING ALMOND
- FORSYTHIA
- GREENLEAF MANZANITA
- HARRIMAN'S YUCCA
- HONEYSUCKLE SPECIES
- INDIAN CURRANT CORALBERRY
- LEATHERLEAF VIBURNUM
- LEWIS/MOCKORANGE
- LITTLELEAF MOCKORANGE
- MENTOR BARBERRY
- RED LEAF BARBERRY
- ROSE GLOW BARBERRY
- MOUNTAIN LOVER
- MOUNTAIN MAHOGANY
- MOUNTAIN SNOWBERRY

**SUGGESTED PERENNIALS**



PERENNIALS SHALL BE A MINIMUM OF 1 GALLON CONTAINER WHEN PLANTED

- BEARDED IRIS
- GERMAN IRIS
- BERGENIA
- SAXIFRAGE
- BLACK EYED SUSAN
- BLANKET FLOWER
- BLOODY CRANESBILL
- BLUE FLAX
- LEWIS' FLAX
- Bronze Evening Primrose
- BUTTERFLY MILKWEED
- CANDYTUFT
- CHOCOLATE FLOWER
- CORAL BELLS
- CREeping PHLOX\*
- DAYLILY
- DESERT PENSTEMON
- ENDRESS CRANESBILL
- GLOBEMALLOW
- GOLDEN COLUMBINE GREEN
- SANTOLINA
- HENS AND CHICKS
- KEYS OF HEAVEN
- JUPITER'S BEARD
- RED LADY'S MANTLE
- LEADPLANT
- LICORICE HYSSOP
- MISSOURI EVENING PRIMROSE
- MOUNT ATLAS DAISY
- ORANGE CONEFLOWER
- OZARK CONEFLOWER
- PALE EVENING PRIMROSE
- PALMER PENSTEMON
- PASQUE FLOWER
- PINE-LEAF PENSTEMON
- PLUME-FLOWERED
- SALVIA POPPY MALLOW
- WESTERN SAND CHERRY
- WINGED EUONYMOUS
- WOODS ROSE
- YEW
- DIABOLO NINEBARK
- DWARF KOREAN LILAC
- DWARF MOUNTAIN MAHOGANY
- DWARF WINGED EUONYMOUS
- ELDERBERRY
- FLOWERING ALMOND
- FORSYTHIA
- GREENLEAF MANZANITA
- HARRIMAN'S YUCCA
- HONEYSUCKLE SPECIES
- INDIAN CURRANT CORALBERRY
- LEATHERLEAF VIBURNUM
- LEWIS/MOCKORANGE
- LITTLELEAF MOCKORANGE
- MENTOR BARBERRY
- RED LEAF BARBERRY
- ROSE GLOW BARBERRY
- MOUNTAIN LOVER
- MOUNTAIN MAHOGANY
- MOUNTAIN SNOWBERRY

**LANDSCAPE PLAN**

1/8" = 1'-0"

AREA S.F. CALCULATION  
TOTAL LANDSCAPED AREA = 980 S.F.  
TOTAL LOD AREA 2257 S.F.  
PERCENT OF LANDSCAPED AREA: 980 / 2257 = 43.4%

DASHED LINE HERE INDICATES DISTURBED LOT AREA TO BE RE-SEED PER RESEED KEY THIS SHEET. PROVIDE STABILIZATION MAT ON ALL SLOPES

DUE TO SIZE OF PROPERTY NO TREES ARE PROPOSED

HATCHED AREA SHOWS SNOW STORAGE

DASHED LINE HERE INDICATES DISTURBED LOT AREA TO BE RE-SEED PER RESEED KEY THIS SHEET. PROVIDE STABILIZATION MAT ON ALL SLOPES

SITE NOTE:  
GRADING HAS BEEN PREVIOUSLY MODIFIED FROM ORIGINAL STATE INCREASING SLOPE TO 30% OR ABOVE AS SHOWN ON SLOPE ANALYSIS.



NOTE:  
SEE C1.0 FOR EROSION CONTROL AND SILT FENCE DETAILS  
SEE C1.0 FOR BUILDING AND ENGINEERING DEPARTMENT NOTES

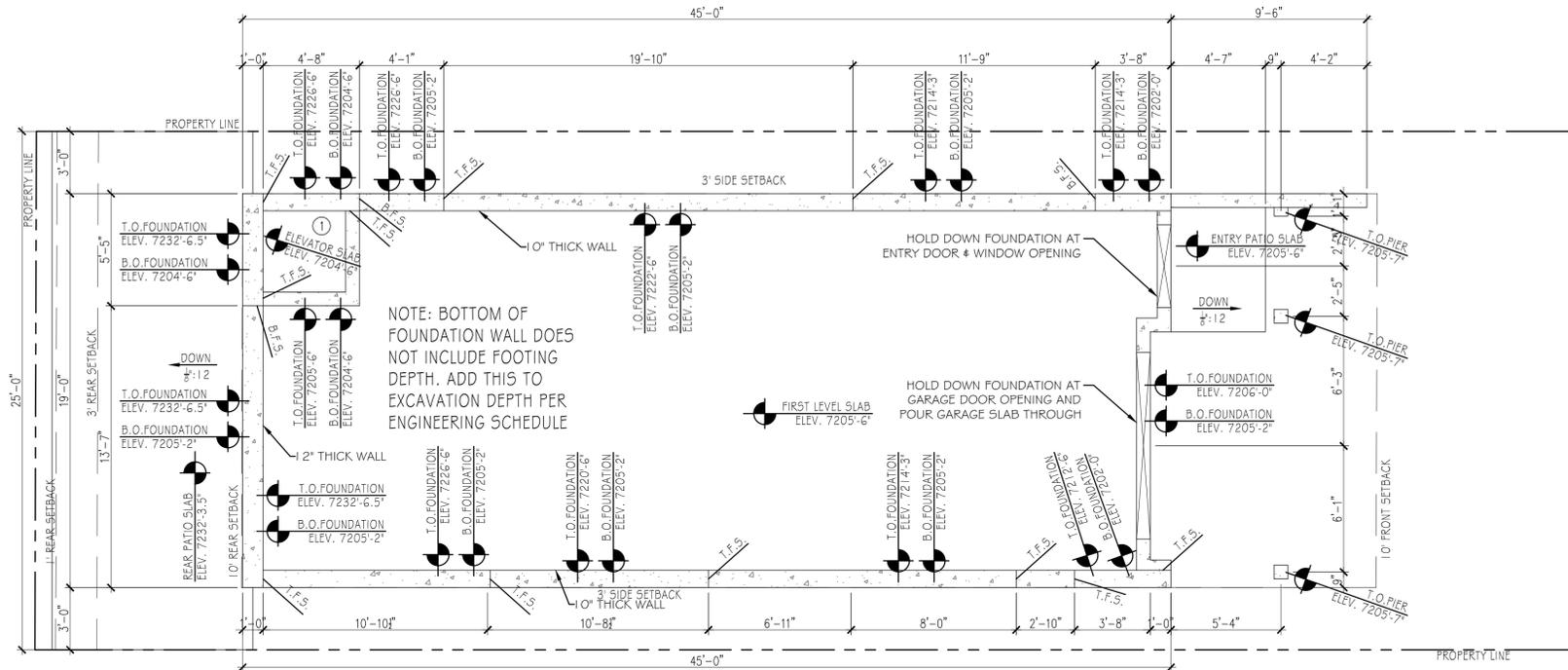
**KEYED NOTES**

- ① ALL CONCRETE SLABS IN ELEVATOR CORES TO BE 12" THICK AND 12" BELOW FINISHED FLOOR. CONCRETE FIT WALL SHALL BE 12" THICK. COORDINATE ALL STEEL EMBEDMENTS AND ELEVATOR RAIL ATTACHMENTS WITH MANUFACTURER AND ENGINEER.

VERIFY WALL THICKNESS W/ STRUCTURAL. EXCAVATION TO USE SHOTCRETE.

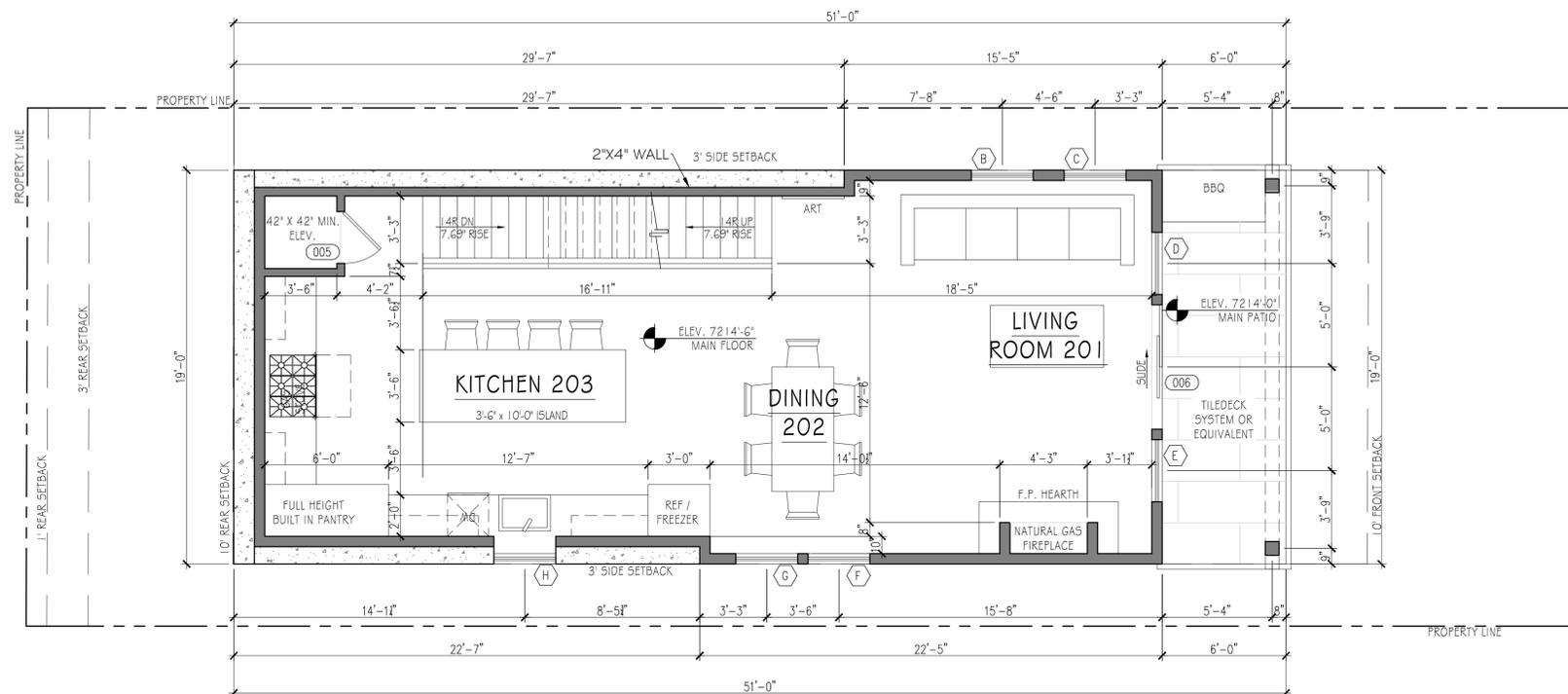
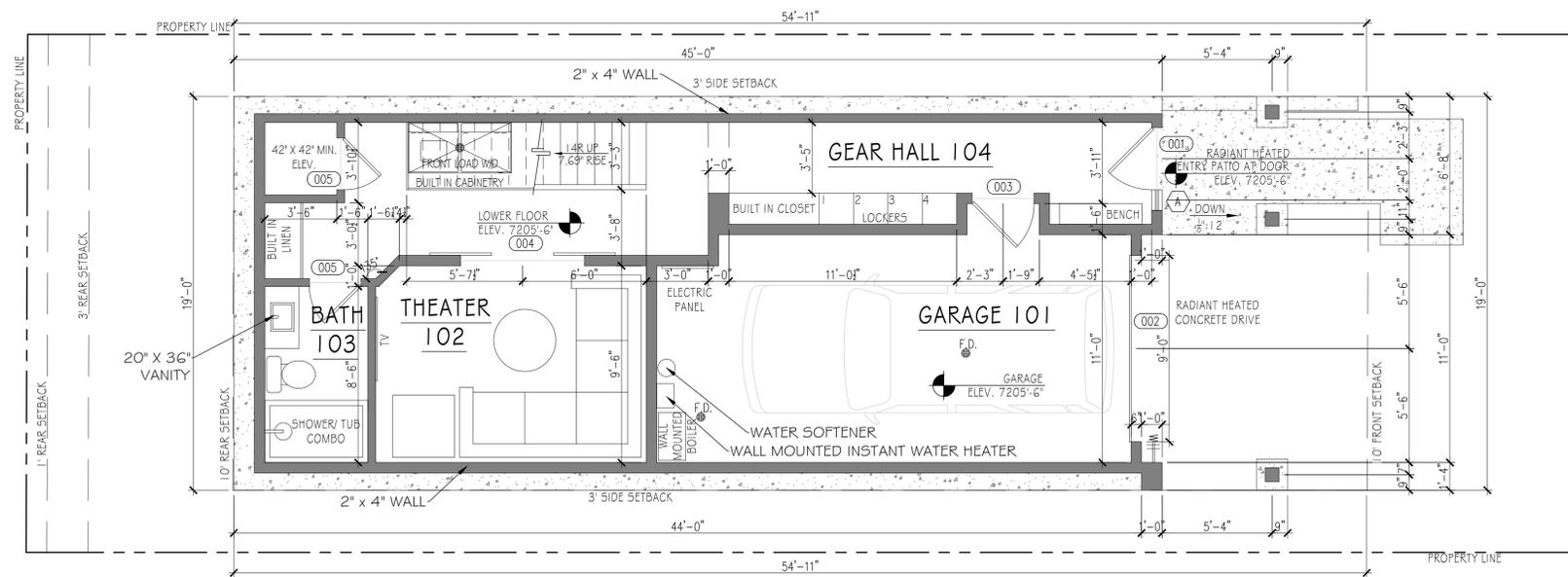
- ELEVATOR SLAB  
ELEV. 7204'-6"
- ENTRY PATIO  
ELEV. 7205'-6"
- GARAGE FLOOR  
ELEV. 7205'-6"
- FIRST LEVEL  
ELEV. 7205'-6"
- SECOND LEVEL  
ELEV. 7214'-6"
- THIRD LEVEL  
ELEV. 7223'-6"
- FOURTH LEVEL  
ELEV. 7232'-9.5"
- REAR PATIO  
ELEV. 7232'-3.5"

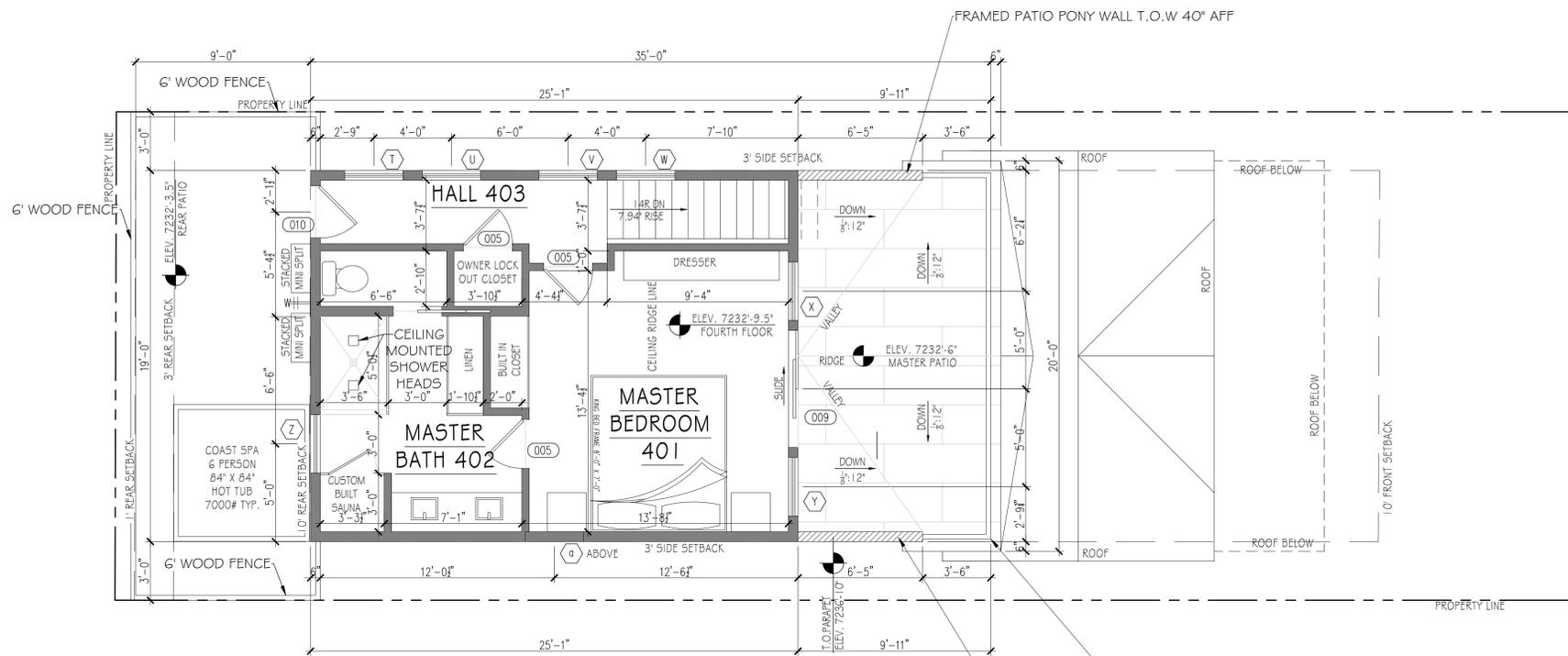
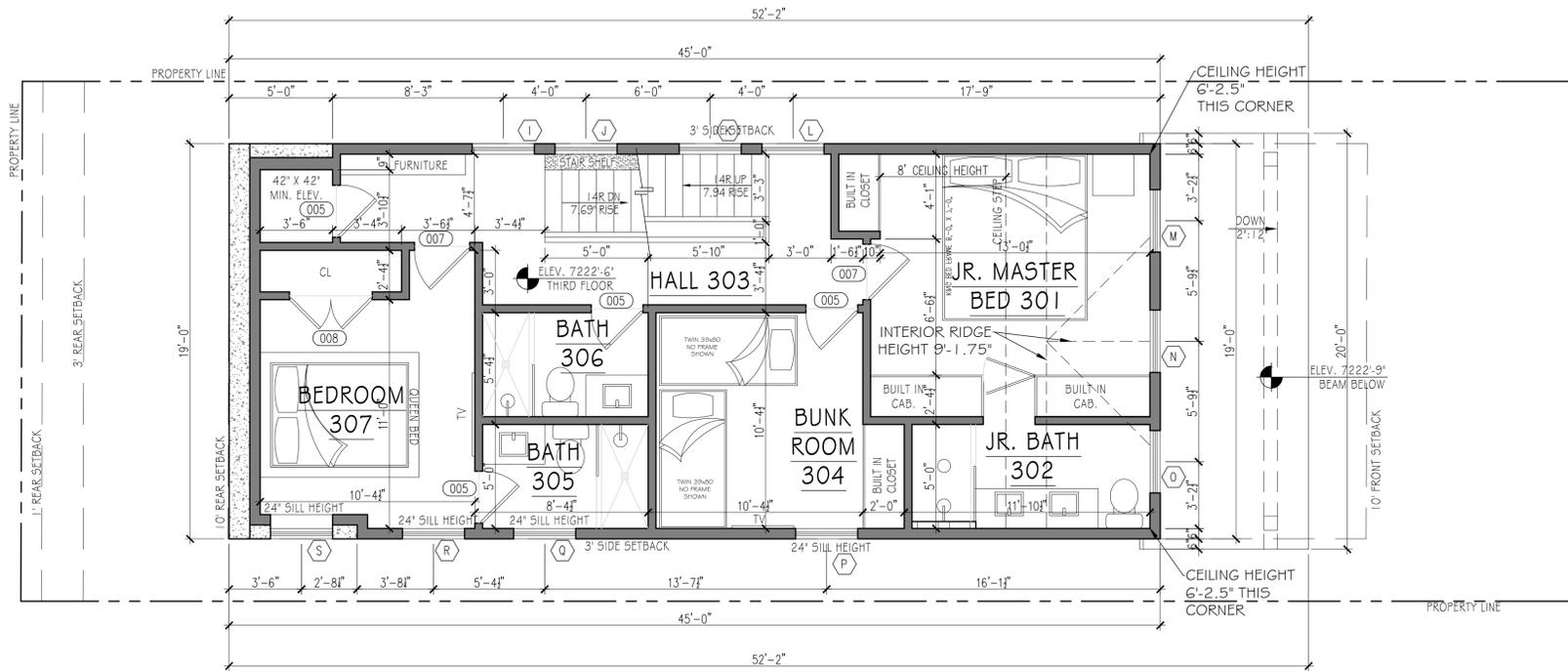
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT.	HOA AREA = AREA DEFINED BY HOA	
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,727 SQ. FT.		
GARAGE INTERIOR AREA	303 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		



**SECOND LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT.	HOA AREA = AREA DEFINED BY HOA	
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,727 SQ. FT.		
GARAGE INTERIOR AREA	303 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		





SQUARE FOOTAGE CALCULATIONS			
HOA		BUILDER / REALTOR	
LOT SIZE AREA	1,875 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
LOD AREA	2,225 SQ. FT.	1ST LEVEL MINUS GARAGE	540 SQ. FT.
PRIVATE AREA	- SQ. FT.	2ND LEVEL AREA	855 SQ. FT.
TRANSITIONAL AREA	- SQ. FT.	3RD LEVEL AREA	796 SQ. FT.
MECHANICAL AREA	- SQ. FT.	4TH LEVEL AREA	476 SQ. FT.
LOWER FLOOR AREA	540 SQ. FT.	TOTAL AREA	2,971 SQ. FT.
2ND LEVEL	855 SQ. FT.	HOA AREA = AREA DEFINED BY HOA	
3RD LEVEL	855 SQ. FT.		
4TH LEVEL	477 SQ. FT.		
TOTAL LIVABLE AREA	2,727 SQ. FT.		
GARAGE INTERIOR AREA	303 SQ. FT.	BUILDER / REALTOR AREA = AREA CALCULATED TO EXTERIOR OF ALL WALLS INCLUDING GARAGE + MECHANICAL	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	114 SQ. FT.		
3RD LEVEL PATIO AREA	NOT USED		
4TH LEVEL PATIO AREA	269 SQ. FT.		
ENTRY PATIO AREA	33 SQ. FT.		

182 ALL WINDOW WELLS TO PROVIDE A MIN. OF 9 SQ. FT. NET CLEAR OPENING w/ MIN. DIMENSION OF 36" AND A LADDER INSTALLED IF WINDOW WELL IS GREATER THAN 44 INCHES DEEP

183 CONCRETE FLOOR SLABS, EXCEPT THOSE IN UNHEATED ACCESSORY STRUCTURES, SHALL HAVE A VAPOR RETARDER CONSISTING OF A 6 MIL (.006 INCH) POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OF THE PREPARED SUB GRADE WHERE NO BASE COURSE EXISTS. R506.2.3

184 BEDROOM WINDOWS TO RECEIVE EGRESS HARDWARE.

185 GARAGE ATTIC ACCESS DOORS SHALL BE 20 MINUTE LABELED OR EQUIVALENT CONSTRUCTION.

186 FLASH AND COUNTER FLASH DOORS AND WINDOWS.

187 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD.

188 MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF HT. OF ROOM UNLESS MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE REQUIRED FLOOR AREA AT A HEIGHT OF 30 INCHES.

156 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD.

157 MINIMUM WINDOW AREA SHALL EQUAL NOT LESS THAN 8% OF THE FLOOR AREA OF HT. OF ROOM UNLESS MECHANICAL VENTILATION AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE REQUIRED FLOOR AREA AT A HEIGHT OF 30 INCHES.

158 PROVIDE ADEQUATE FLASHING.

159 STONE SLAB HEARTH.

160 (1) LAYER 5/8" TYPE 'X' GYP. BOARD AT ALL WALLS SEPERATING GARAGE AND HOUSE.

161 R.S. TIMBER FRAMING. RE: FRMG PLANS.

162 STANDING SEAM COPPER ROOF SYSTEM AT ALL COLD ROOF CONDITIONS.

163 VENT CRAWL SPACE AS PER I.R.C. R408. 1:1,500 w/ 4MIL VISQUEEN AND AT LEASE ONE VENT ON EACH SIDE OF CRAWL FOR CROSS VENTILATION.

164 SLOPE GRADE AWAY FROM BUILDING @ 5% FOR THE FIRST 10'-0"

165 CUSTOM COPPER CHIMNEY CAP.

166 5/8" TYPE 'X' GYP. BD. ON ALL SURFACES. INSTALL TAPE AND MUD AS REQ. TO ASSURE MIN. 1 HR. RATED FIRE ASSEMBLY.

167 EXTEND 4 MIL POLY UNDER FOOTING.

168 CONT. R-30 BATT INSUL. IN ALL FLOOR SPACES OVER UNHEATED AREAS.

169 PROVIDE (2) LAYERS OF TYPE 'X' GYP. BD AT CEILING OF GARAGE WHERE FLOOR FRAMING EXISTS ABOVE CONSISTING OF TJI TYPE CONSTRUCTION.

170 8" CONC. FOUNDATION WALL. RE: FOUNDATION WALL SCHEDULE FOR REINFORCING REQ.

171 2x4 FURRING W/ R-13 BATT INSUL.

172 6"x6" R.S. CUSTOM WD. BRACKETS AS SHOWN. SEE SECTION

173 1/2" TEMPERED GLASS ASSEMBLY AT SHOWER.

174 R.S. TIMBER MANTEL.

175 CUSTOM R.S. TRUSS AS SHOWN. RE: DETAIL.

176 STONE CHIMNEY CAP AND FLASHING AS REQ. TO ASSURE ADEQUATE MOISTURE PROTECTION.

177 ASSURE NO PLUMBING IN EXTERIOR WALL CONDITION

178 PROVIDE SEALED F.P. UNIT IN BEDROOMS. CONTRACTOR TO PROVIDE ICC NUMBER TO BUILDING OFFICIAL PRIOR TO INSTALLATION.

179 2x6 FRAMING AT 16" O.C. MIN. W/ CONT. R-19 BATT INSUL W/ CONT. 4 MIL POLY. PROVIDE CONT. 7/16" APA RATED WAFER BD. W/ MIN. NAILING TO BE 10d AT 6" O.C. AT ALL PANEL EDGES AND AT 12" AT ALL FIELD CONDITIONS. RE: SHEAR WALL DESIGNATIONS AND SHEAR WALL SCHEDULE FOR ACTUAL NAILING REQ.

180 2x CEDAR TRIM. FINISH AS PER OWNER

181 VERIFY FRAMED OPENINGS AT ALL DOORS AND WINDOWS WITH WINDOW/DOOR MANUFACTURER.

133 STAIRWAY, MAX. RISE 8", MIN. TREAD 10". SEE DETAIL SHEET.

134 ASSURE 6'-8" MIN. CLEAR HEADROOM AT STAIRWAY. DIMENSION TO BE MEASURED FROM LINE OF STAIR TREAD NOSING TO NEAREST OVERHEAD FINISHED SURFACE.

135 PROVIDE CONT. STAIR RAIL SYSTEM TO INCLUDE 1 1/2" HANDRAIL AT 36" ABOVE NOSE OF STAIR TREADS. RETURN RAIL TO WALL AT ALL TERMINATING CONDITIONS. ASSURE STAIR RAILING SYSTEM IS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH AT ANY POINT. SEE DETAIL SHEET.

136 UNLESS NOTED OTHERWISE STAIRWAY CONSTRUCTION TO BE MIN. (3) 2x12 STRINGERS W/ 3/4" STAIR TREAD. SEE DETAIL AND STRUCTURAL SHEETS.

137 ASPHALTIC ROOF SYSTEM OVER 30# FELT OR BETTER

138 NON CORROSIVE CONT. METAL DRIP EDGE W/ CONT. METAL EAVE FLASHING. ALL METAL TO MATCH METAL ROOFING AND AS PER OWNER.

139 2x BUILT UP ROUGH-SAWN CEDAR FASGIA AS PER REFLECTED CEILING PLAN AND DETAILS W/ CONT. T&G CEDAR SOFFIT.

140 CONT. 4" SOFFIT / EAVE VENT.

141 ALL EXTERIOR GLU-LAMS TO BE ADEQUATELY PROTECTED FROM MOISTURE.

142 5/8" A.P.A. RATED WAFER BD. ROOF SHTG W/ 10d NAILING AT 6" O.C. AT ALL PANEL EDGES AND AT 12" AT ALL FIELD CONDITIONS U.N.O.. COORDINATE WITH STRUCTURAL.

143 TJI FRAMING AS SHOWN. RE: FRAMING PLANS. INSTALL JOISTS, HANGERS, STIFFENERS AND BLOCKING AS PER MANUF. SPECS.

144 ROOF INSULATION SHALL BE CONT. R-49 BATT INSUL W/ CONT. MIN. 1" AIR SPACE ABOVE BATTS MIN.

145 5/8" GYP. BD. AS PER I.R.C. W/ A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF WALL

146 PROVIDE CONT. 1 1/2" DIA. HOLES AT EA. BLOCKING TO ASSURE FREE TRANSLATION OF AIR FROM SOFFIT/EAVE VENT THROUGH BLOCKING AND TO 1" AIR SPACE ABOVE BATT INSUL. R.S. TIMBER TRUSS AS PER DETAIL.

147 2x12 @ 12" O.C. OVERBUILD.

148 ASSURE RAILING DESIGN IS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH ANY OPENINGS AT STAIRS INCLUDING RAILINGS AND OPEN TREADS..

149 PROVIDE CONT. BLOCKING AT ALL BRG. CONDITIONS.

150 GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL COMPLY WITH CPSC 16 CFR, PART 1201 CRITERIA FOR CATEGORY I OR CATEGORY II AS INDICATED IN IRC TABLE R308.3.

151 FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS, CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH IRC R308.

152 DOORS LEADING FROM DWELLINGS TO THE GARAGE SHALL BE SELF-CLOSING. 1-3/8" THICK SOLID CORE OR 20 MINUTE RATED. DOORS SHALL NOT BE OPEN INTO A SLEEPING ROOM.

153 PROVIDE PRESSURE TREATED WOOD AT ALL WOOD TO CONCRETE CONNECTIONS. PROVIDE 18" MIN. CLEARANCE ABOVE CRAWL SPACE FOR ALL NON-PRESSURE TREATED WOOD JOISTS AND 12" MIN. CLEARANCE ABOVE CRAWL SPACE FOR ALL NON-PRESSURE TREATED WOOD GIRDERS.

154 BASEMENTS WITH HABITABLE SPACE AND EACH SLEEPING ROOM SHALL HAVE A EXTERIOR DOOR OR WINDOW THAT MEETS THE FOLLOWING: FINISHED SILL HEIGHT WITHIN 44" OF THE FLOOR, MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., MINIMUM NET CLEAR OPENING WIDTH OF 20" AND MINIMUM NET CLEAR OPENABLE HEIGHT OF 24". GRADE FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT.

155 THE OPENABLE WINDOW AREA IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND OTHER SIMILAR ROOMS SHALL NOT BE LESS THAN 1-1/2 SQ. FT. UNLESS A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION IS PROVIDED. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.

11 THE MOST RECENT INTERNATIONAL CODES AND UTAH STATE AMENDMENTS SHALL GOVERN. SEE GENERAL NOTES ON SHEET GO.1 FOR ADDITIONAL REQUIREMENTS

12 COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.

13 ASPHALT ROOF SHINGLES TO BE 60-YEAR THICK BUFF ARCHITECTURAL SHINGLES-MINIMUM-360#-INSTALL-AS-PER MANUFACTURER'S RECOMMENDATIONS.

14 COORDINATE ALL BEARING ELEVATIONS WITH ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.

15 SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.

16 OWNER TO SELECT STONE FOR STONE VENEER. VENEER SHALL BE APPROVED BY HOA IF APPLICABLE. INSTALL AS PER ELEVATIONS, DETAILS, STRUCTURAL, AND AS PER I.R.C. 703.7

17 SEE ROOF PLAN FOR ALL ROOF SLOPES.

18 PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.

19 COORDINATE ALL COLUMNS WITH STRUCTURAL. FINISH COLUMNS AS PER ARCHITECTURAL DRAWINGS.

20 GARAGE DOOR UNIT AS PER OWNER, AND AS PER DOOR SCHEDULE. PROVIDE AUTOMATIC GARAGE DOOR OPENERS TESTED IN ACCORDANCE WITH UL325

21 WAINSCOT CAP TO BE 4" X 4-1/2" MASONRY. SEE DETAIL SHEET.

22 WOOD TRIM AROUND WINDOWS AND DOORS AS SHOWN ON ELEVATIONS AND DETAILS. PAINT OR STAIN AS PER OWNER.

23 CHIMNEY TO BE STONE VENEER OVER FRAME. TOP OF CHIMNEY VENT TO BE 2'-0" ABOVE ANY ROOF PLANE WITHIN 10'-0".

24 SEE FLOOR PLANS, DETAIL SHEETS AND GENERAL NOTES FOR RAILING REQUIREMENTS. RAILING TYPE TO BE AS PER OWNER.

25 TIMBER TRUSS SYSTEM FINISH AS PER ELEVATIONS, DETAILS, AND OWNER. COORDINATE WITH ROOF FRAMING PLAN.

26 PROVIDE ATTIC VENTILATION AS REQUIRED BY IRC. SEE DETAIL SHEETS AND GENERAL THERMAL & MOISTURE PROTECTION NOTES.

27 ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC... AS INDICATED IN GENERAL NOTES. ALSO SEE DETAIL SHEETS.

28 ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS.

29 ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS, ELEVATIONS, AND WINDOW/DOOR SCHEDULES.

30 PROVIDE SOLID BLOCKING BETWEEN TRUSSES, TYP. SEE ROOF FRAMING PLAN.

31 PROVIDE ANCHOR BOLTS AT TOP OF FOUNDATION WALL AS INDICATED IN FOUNDATION PLAN.

32 PERIMETER DRAIN AS INDICATED IN GENERAL THERMAL AND MOISTURE PROTECTION NOTES.

33 SEE STRUCTURAL NOTE SHEET FOR FLOOR SHEATHING AND NAILING REQUIREMENTS.

34 OVERBUILD/UNDERBUILD SECTION AS PER ROOF FRAMING PLAN.

35 PROVIDE FULL INSULATION (R-38) AT FLOOR SYSTEM.

36 PROVIDE VAPOR BARRIER OVER 4" FREE DRAINING GRAVEL AT CRAWL SPACE FLOOR.

37 PROVIDE VENTILATION FOR CRAWL SPACE AS REQUIRED BY I.R.C. SEE FOOTING AND FOUNDATION PLAN.

38 6" CONCRETE SLAB OVER 4" FREE DRAINING GRAVEL. SEE STRUCTURAL.

39 ATTACH AND SUPPORT STONE VENEER AS PER STRUCTURAL AND IRC 703.7

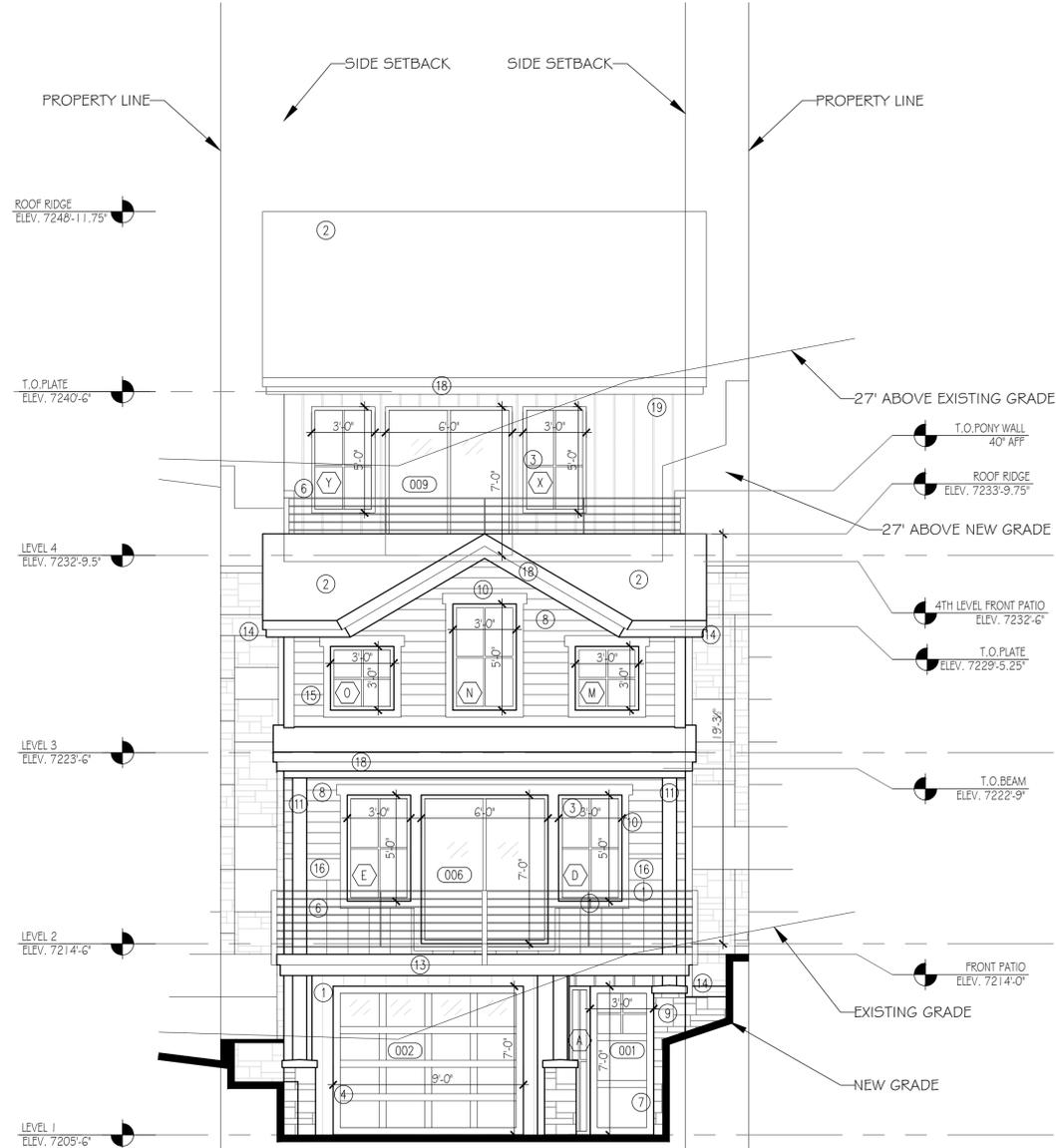
40 PROVIDE CONT. MOISTURE PROOFING AT ALL BELOW GRADE CONC.

41 4" PERF. PVC IN GRAVEL FIELD AT PERIMETER OF FOUNDATION. SLOPE AWAY AT 1/8" : 12". DRAIN TO DAYLIGHT

42 CONC. FTG. RE: FOOTING AND FOUNDATION SCHEDULE. NOTE: ASSURE ALL FOOTINGS ARE ESTABLISHED ON UNDISTURBED NATIVE SOIL CONDITIONS. (ELEVATIONS FOR TOP OF FOOTING REFLECTED IN FOOTING AND FOUNDATION PLAN SHOULD BE FIELD VERIFIED AND MODIFIED AS REQ. TO ASSURE THAT THE ABOVE DESCRIBED CONDITION IS SATISFIED).

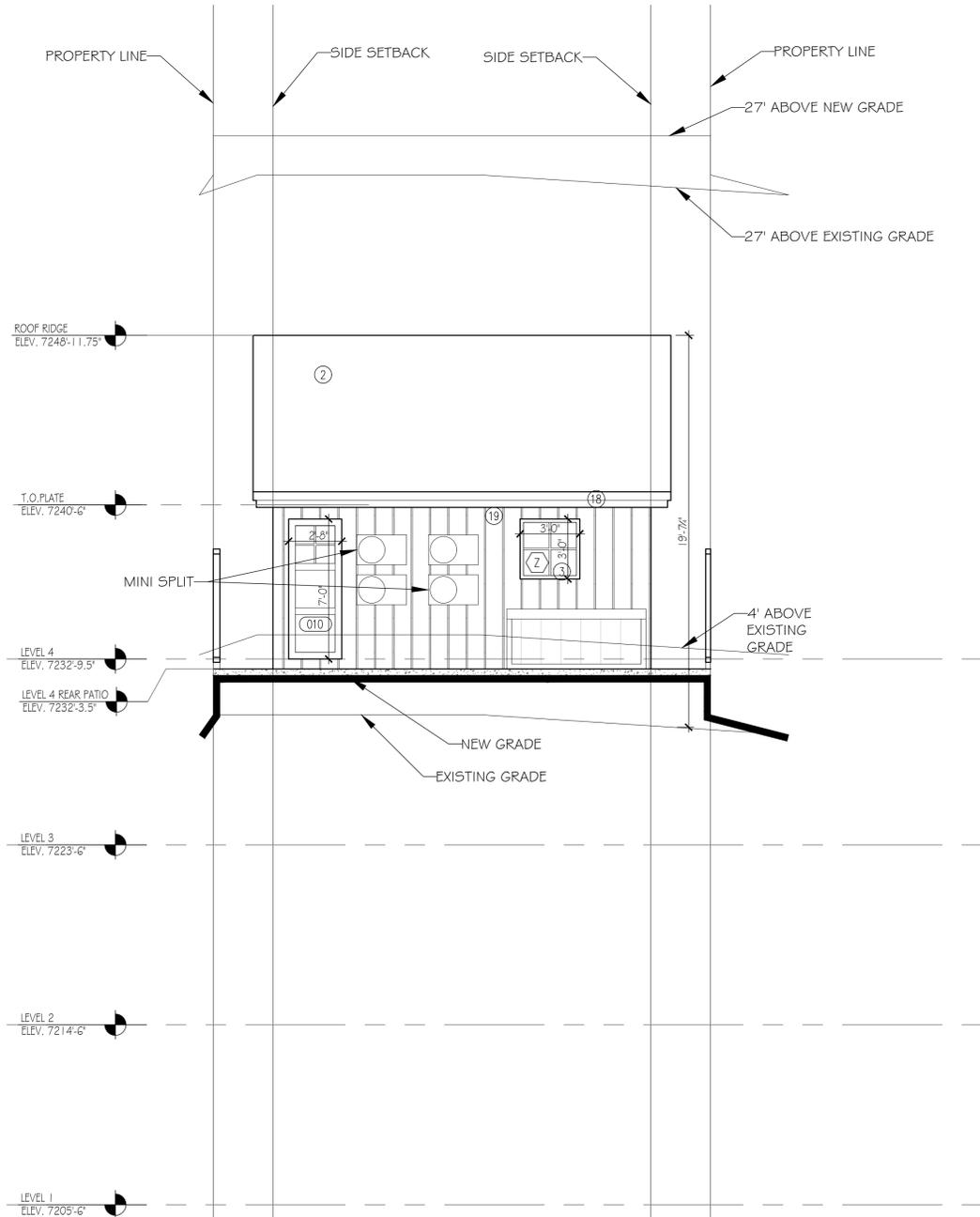
MATERIAL NOTES

- ① BOARD AND BAT VERTICAL SIDING, PAINTED EGGSHELL BLUE
- ② DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
- ③ EXTERIOR WINDOWS TO BE WOOD CLAD WITH BLACK PEPPERED STEEL
- ④ GARAGE DOOR TO BE WOOD CLEAR COAT FINISH
- ⑤ DARK GRAY PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS, SQUARE, TO MATCH STANDING SEAM ROOF
- ⑥ RAILING FRAME TO BE 1/2" STEEL WITH PEPPERED BLACK FINISH W/ STEEL CABLE BALLUSTERS
- ⑦ FRONT DOOR TO BE CUSTOM WOOD DOOR, CLEAR STAIN TO MATCH GARAGE DOOR, GLAZING TOP 1/3
- ⑧ 6" WIDE HORIZONTAL SHIPLAP WOOD SIDING, PAINTED EGGSHELL BLUE
- ⑨ NATURAL STONE VENEER
- ⑩ DOOR AND WINDOW SURROUNDS TO BE 6" TOP BOARDS AND 4" SIDE AND BOTTOM BOARDS, WOOD, PAINTED WHITE, SEE DETAILS
- ⑪ 8" X 8" PAINTED DARK GRAY TUBE STEEL COLUMNS
- ⑫ WINDOWS TO BE TRUE DIVIDED LIGHT & NOT SIMULATED
- ⑬ DECK FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- ⑭ RETAINING WALL 8" CONCRETE WITH THIN VENEER STONE FINISH
- ⑮ DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 4:12 SLOPE
- ⑯ 1 1/2" BOARD TRIM PAINTED WHITE
- ⑰ 6" BOARD TRIM PAINTED WHITE
- ⑱ ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- ⑲ 1 1/2" FLAT PAN STANDING SEAM VERTICAL SIDING, PAINTED BLACK



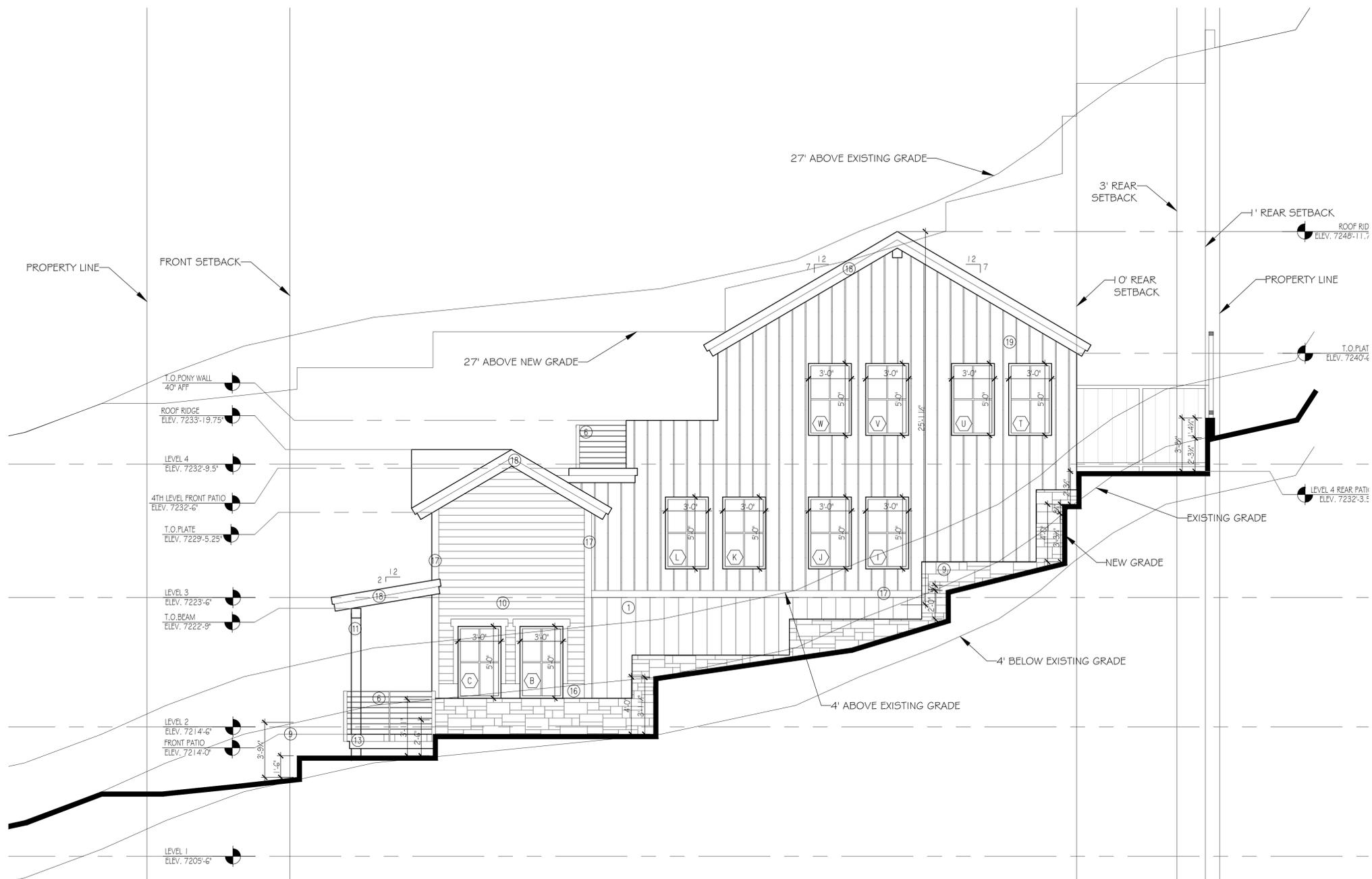
(N.E.) FRONT ELEVATION

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



(S.W.) REAR ELEVATION

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



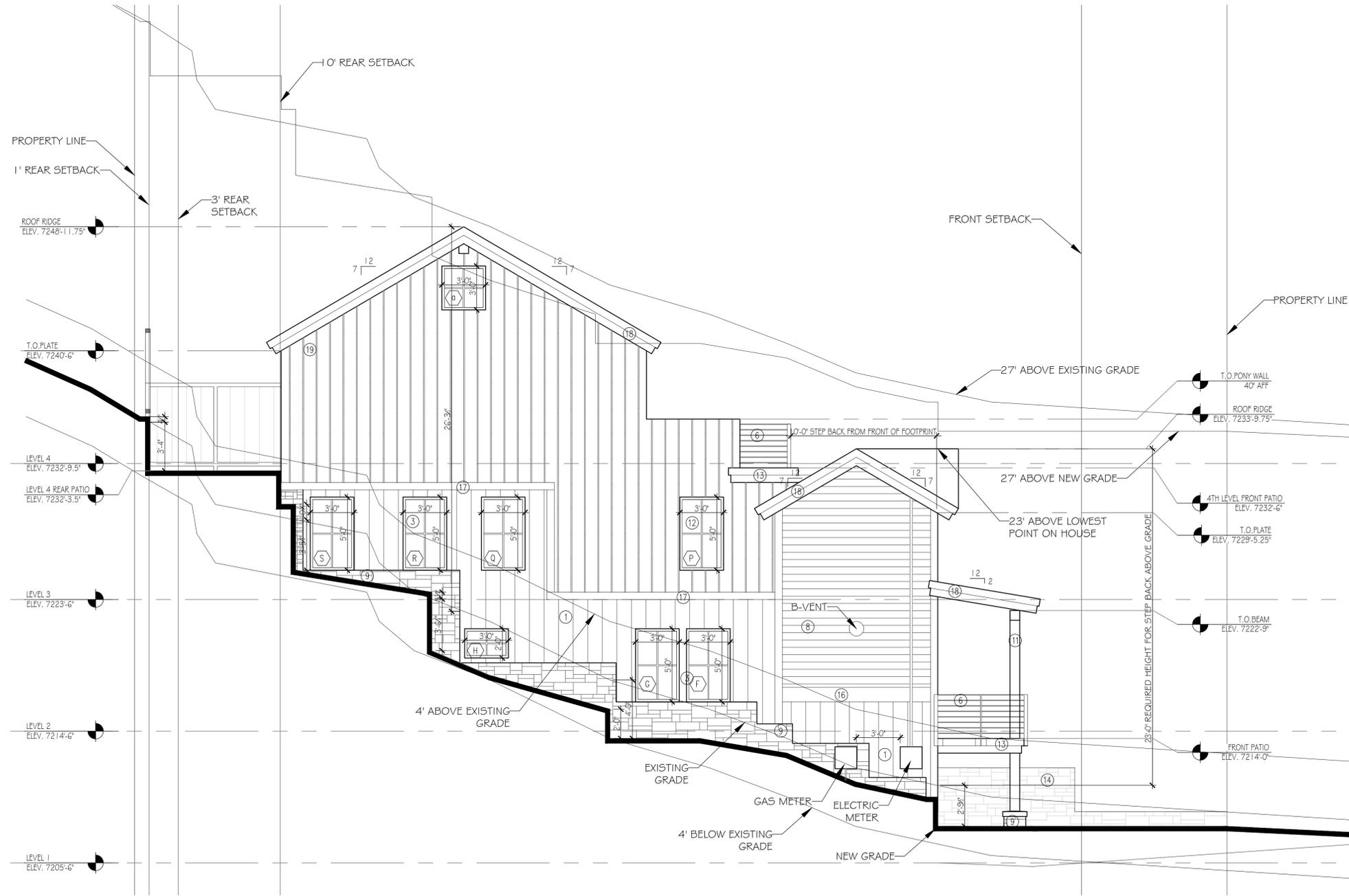
**MATERIAL NOTES**

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- ⑮ DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 2:12 SLOPE
- ⑯ 12" BOARD TRIM PAINTED WHITE
- ⑰ 6" BOARD TRIM PAINTED WHITE
- ⑱ ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- ⑲ 10" FLAT PAN STANDING SEAM SIDING, PAINTED BLACK

(N.W.) RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

MATERIAL NOTES

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- ② DARK GRAY PATINA STANDING SEAM ALUMINUM GABLE ROOF 7:12 SLOPE
- ③ EXTERIOR WINDOWS TO BE WOOD CLAD WITH BLACK PEPPERED STEEL.
- ④ GARAGE DOOR TO BE WOOD CLEAR COAT FINISH
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- ⑮ DARK GRAY PATINA STANDING SEAM ALUMINUM SHED ROOF 2:12 SLOPE
- ⑯ 1/2" BOARD TRIM PAINTED WHITE
- ⑰ 6" BOARD TRIM PAINTED WHITE
- ⑱ ROOF AND EAVE FASCIA ALUMINUM FASCIA PAINTED DARK GRAY
- ⑲ 1" FLAT PAN STANDING SEAM SIDING, PAINTED BLACK



(S.E.) LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1  
A2.4 (S) FRONT AXONOMETRIC  
SCALE: 1/4" = 1'-0"



2  
A2.4 (W) RIGHT AXONOMETRIC  
SCALE: 1/4" = 1'-0"



3  
A2.4 (N) REAR AXONOMETRIC  
SCALE: 1/4" = 1'-0"



4  
A2.4 (N) REAR AXONOMETRIC  
SCALE: 1/4" = 1'-0"



5  
A2.4 (S) FRONT AXONOMETRIC  
SCALE: 1/4" = 1'-0"



6  
A2.4 (W) LEFT AXONOMETRIC  
SCALE: 1/4" = 1'-0"

MATERIAL NOTES

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PROJ#  
2311

DATE: FEBRUARY 8, 2024

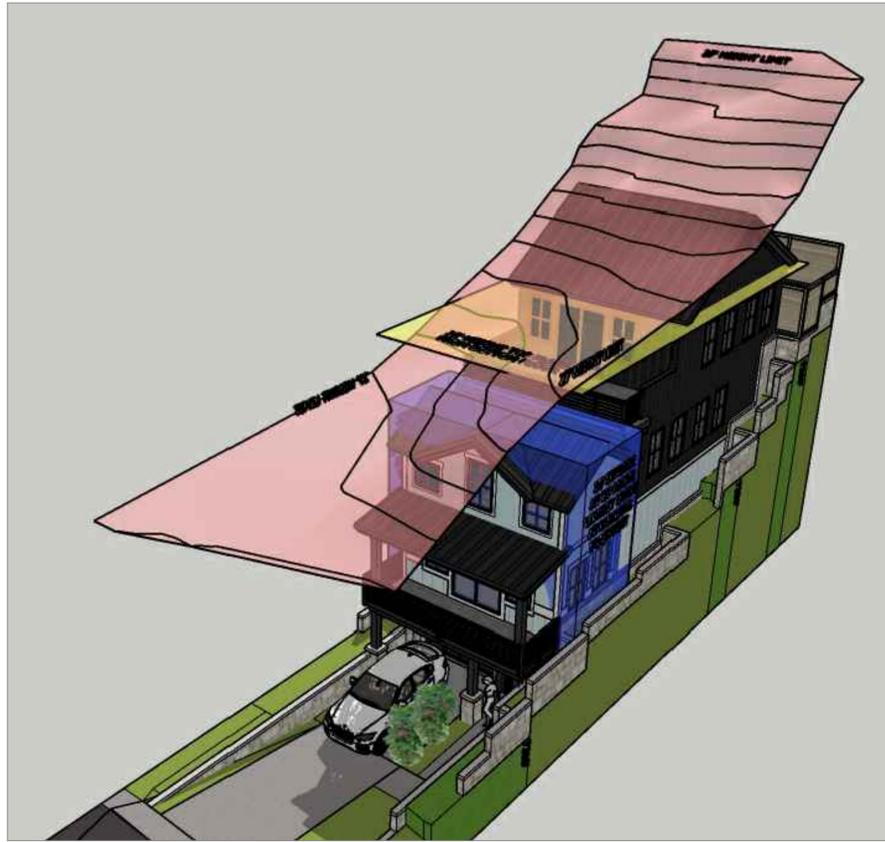
REVISION:

SUTER  
RESIDENCE  
243 WOODSIDE AVE.  
PARK CITY, UTAH 84060

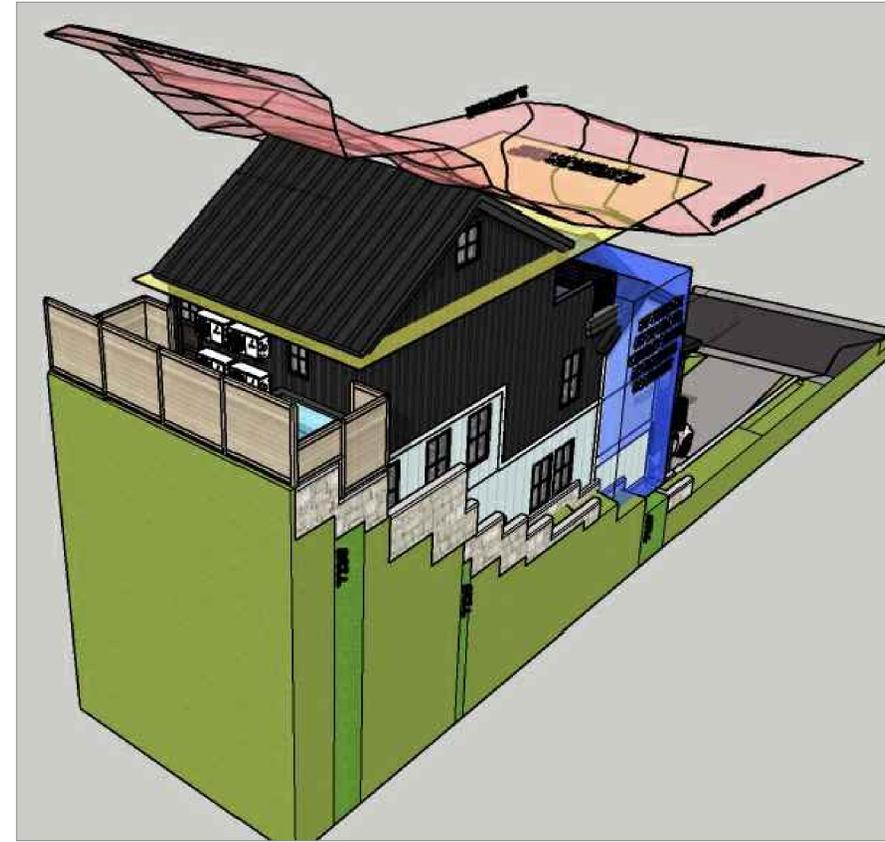
RENDERING WITH  
MATERIALS

A2.4

JSARC  
JEFF@JSARC.NET  
801.809.5295  
1612 UTE BLVD SUITE 212  
PARK CITY, UTAH 84098



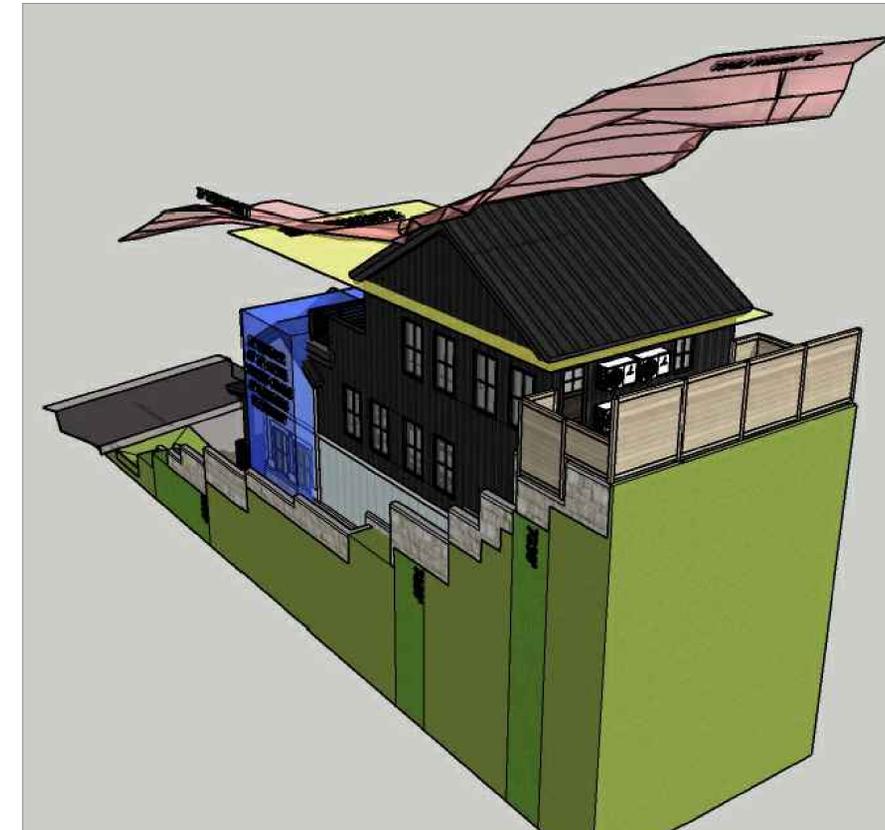
1 FRONT RIGHT AXONOMETRIC  
A2.5 SCALE: 1/4" = 1'-0"



2 REAR LEFT AXONOMETRIC  
A2.5 SCALE: 1/4" = 1'-0"



3 FRONT LEFT AXONOMETRIC  
A2.5 SCALE: 1/4" = 1'-0"



4 REAR RIGHT AXONOMETRIC  
A2.5 SCALE: 1/4" = 1'-0"

PROJ#  
2311

DATE: FEBRUARY 8, 2024

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RENDERING WITH  
HEIGHT PARAMETERS

A2.5

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PARK CITY, UTAH 84098



RIDGE ELEVATION: 7254'-9.5"  
 RIDGE ELEVATION: 7248'-11.75"  
 RIDGE ELEVATION: 7242'-8.5"



RIDGE ELEVATION: 7254'-9.5"  
 RIDGE ELEVATION: 7242'-8.5"  
 RIDGE ELEVATION: 7248'-11.75"



RIDGE ELEVATION: 7254'-9.5"  
 RIDGE ELEVATION: 7248'-11.75"  
 RIDGE ELEVATION: 7242'-8.5"

**CONTEXTUAL ANALYSIS | VISUAL IMPACT**  
 SCALE: 1/4" = 1'-0"

PROJ#  
2311

DATE: FEBRUARY 8, 2024

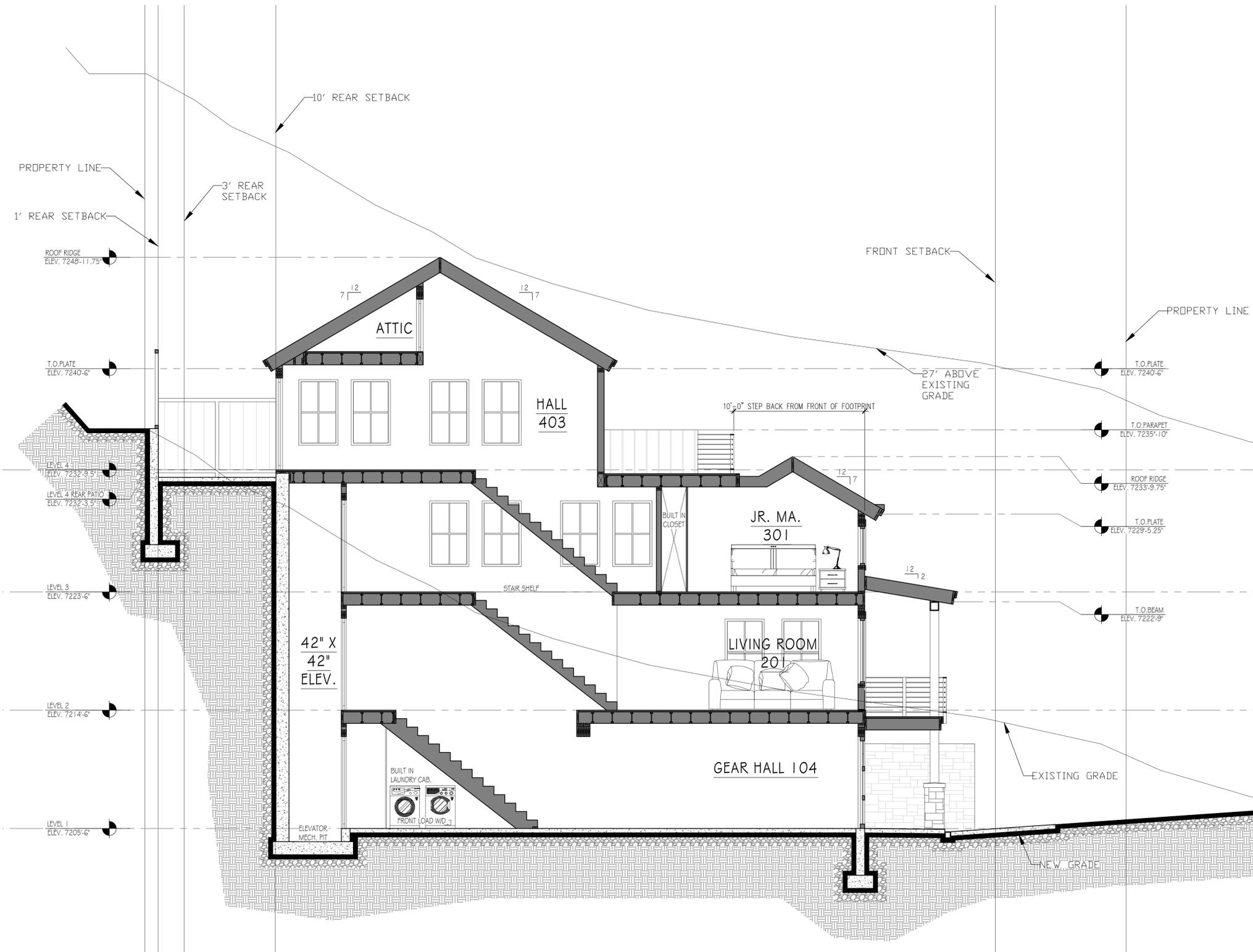
REVISION:

**SUTER  
RESIDENCE**  
 243 WOODSIDE AVE.  
 PARK CITY, UTAH 84060

**CONTEXT ANALYSIS  
VISUAL IMPACT**

**A2.6**

**JSARC**  
 JEFF@JSARC.NET  
 801.809.5295  
 1612 UTE BLVD SUITE 212  
 PARK CITY, UTAH 84098



- GENERAL NOTES**
- (A) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
  - (B) REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
  - (C) ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS, ELEVATIONS, AND WINDOW/DOOR SCHEDULES.
  - (D) ALL INSULATION, VAPOR BARRIERS, BUILDING PAPER, ETC... AS INDICATED IN GENERAL NOTES.
  - (E) ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS.

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

PROJ#  
2311

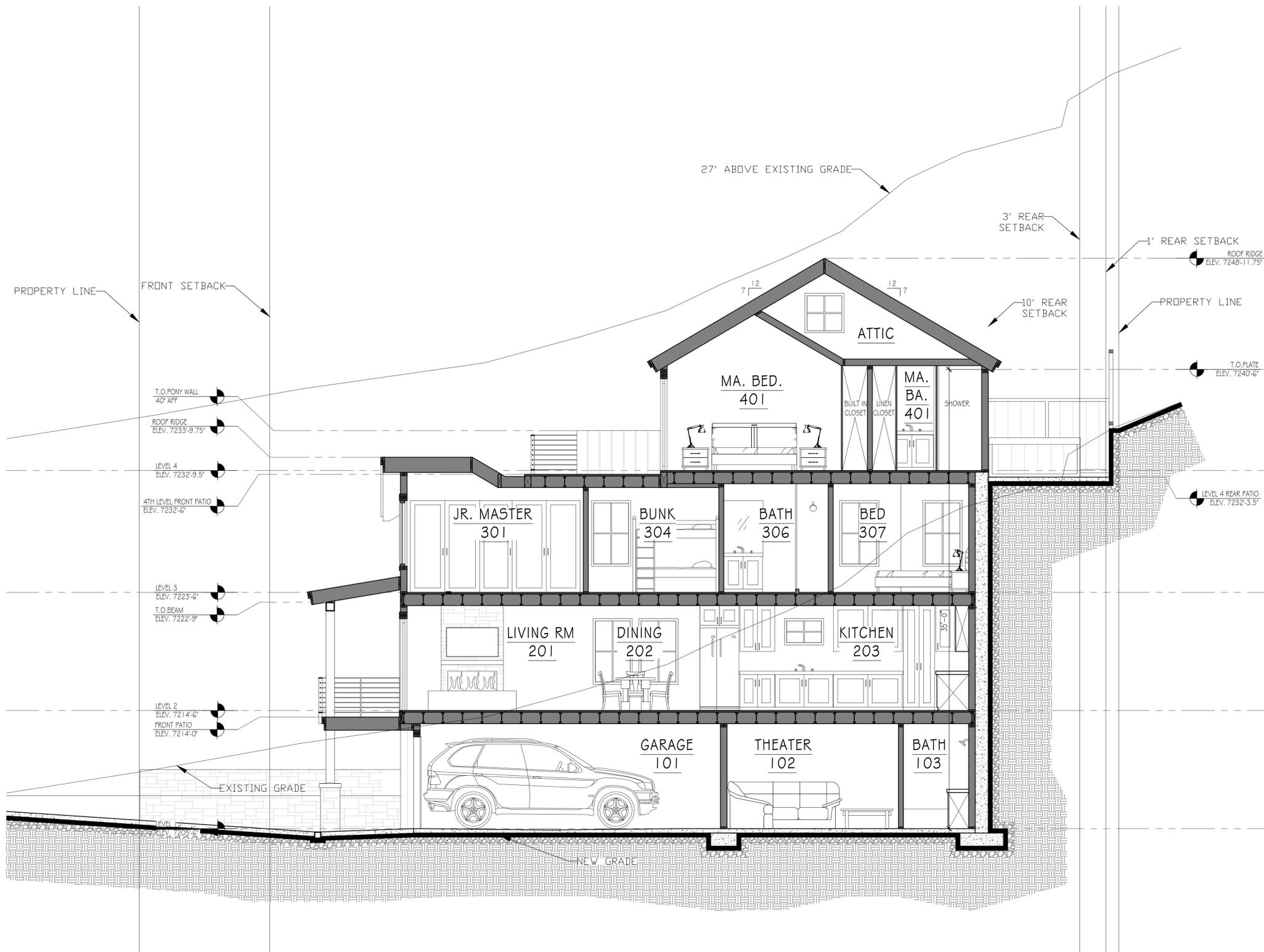
DATE	REVISION
FEBRUARY 8, 2024	

**SUTER RESIDENCE**  
 243 WOODSIDE AVE.  
 PARK CITY, UTAH 84060

**BUILDING SECTION**

**A3.1**

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 PARK CITY, UTAH 84098



**GENERAL NOTES**

- Ⓐ CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- Ⓑ REVIEW ALL STRUCTURAL PLANS AND SPECIFICATIONS AS WELL AS STRUCTURAL CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- Ⓒ ALL WINDOWS AND DOORS TO BE AS INDICATED IN FLOOR PLANS, ELEVATIONS, AND WINDOW/DOOR SCHEDULES.
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- Ⓔ ALL EXTERIOR MATERIALS TO BE AS INDICATED ON ELEVATION DRAWINGS.

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

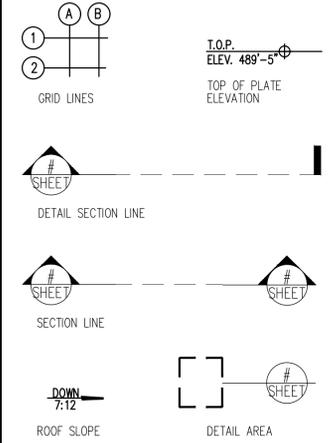
GENERAL ROOF NOTES

CONTRACTORS, SUBCONTRACTORS, AND ALL OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS. CONTRACTORS, SUBCONTRACTORS, AND OTHERS SHALL REPORT ANY DISCREPANCIES OR ERRORS TO ARCHITECT IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY THE ARCHITECT. CONTRACTORS SHALL NOT MAKE ANY ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. DISCREPANCIES NOT REPORTED PRIOR TO CONSTRUCTION ARE CONTRACTORS RESPONSIBILITY OF THE CONTRACTOR. IN CASE OF DISCREPANCIES BETWEEN INFORMATION PROVIDED IN THIS DOCUMENT AND THE CURRENT INTERNATIONAL CODE, GUIDELINE, OR MUNICIPALITY RESTRICTION. THE ESTABLISHED RESTRICTION SHALL TAKE PRECEDENCE. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES AS WELL AS STANDARD CONSTRUCTION PRACTICES.

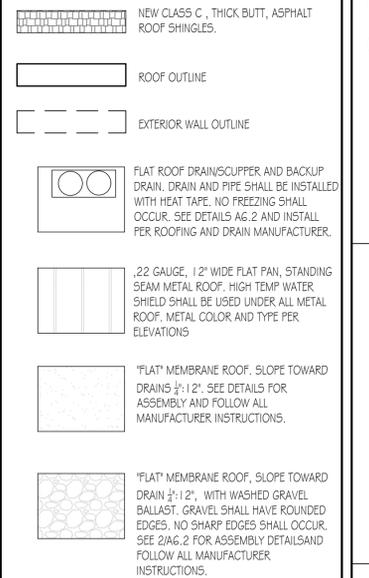
THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES, SETBACKS, AND ALL EXISTING CONDITIONS IN GENERAL PRIOR TO CONSTRUCTION. CONTRACTOR AND/OR SUBCONTRACTOR SHALL FIELD VERIFY ALL WALL PLACEMENT AND TOP OF PLATE HEIGHTS PRIOR TO CONSTRUCTION OF ROOF AND BEFORE ORDERING TRUSSES.

- 1- SEE GENERAL NOTES SHEETS FOR ADDITIONAL REQUIREMENTS. COORDINATE ALL STRUCTURAL ELEMENTS WITH STRUCTURAL PLANS AND CALCULATIONS.
- 2- FRAME ALL OVERBUILD AREAS TO AVOID POINT LOAD ON ROOF MEMBERS. OVERBUILD TO BE AS PER STRUCTURAL DRAWINGS
- 3- APPROVED CORROSION RESISTENT FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN ORDER TO PREVENT ENTRY OF WATER. APPROVED FLASHING SHALL BE PROVIDED AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS; UNDER AND AT ENDS OF ALL SHILLS METAL COPING, WOOD, AND MASONRY; CONTINUOUS ABOVE ALL EXTERIOR PROJECTING WOOD TRIM; AT INTERSECTIONS OF EXTERIOR WALLS AND ROOF WITH CHIMNEY AND OTHER MASONRY CONSTRUCTION ( WITH PROTECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS); AT WALL ROOF INTERSECTIONS; AT BUILT IN GUTTERS; WHERE PORCHES, DECKS, OR EXTERIOR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
- 4- ALL EXPOSED FLASHING, COUNTER FLASHING, AND DRIP FLASHING TO BE NON CORROSIVE METAL. FLASHING SHALL MATCH METAL ROOFING.
- 5- EAVE, SOFFIT, AND FACIA SHALL BE AS DETAILS. USE EXTERIOR GRADE MATERIALS. SOFFIT VENTILATING SYSTEM SHALL BE PROVIDED WITH INSECT SCREENS.
- 6- WHERE APPLICABLE, PROVIDE CONTINUOUS RIDGE VENT AT ALL RIDGE CONDITIONS.
- 7- COORDINATE WITH MECHANICAL CONTRACTOR TO ALLOW FOR ALL MECHANICAL REQUIREMENTS.
- 8- INSTALL ALL ROOF JOISTS AND TRUSSES AS PER MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS. TRUSS MANUFACTURER TO PROVIDE ALL TRUSS BRACING.
- 9- PROVIDE BEARING UNDER ALL GIRDER TRUSSES, BEAMS, HIP TRUSSES ETC. COORDINATE WITH STRUCTURAL DRAWINGS AND SPECS.
- 10- ALL ROOF EAVE DISTANCES TO BE 1'8" FROM EXTERIOR OF FRAMED WALL UNLESS NOTED OTHERWISE. SEE ELEVATIONS, ROOF PLAN, AND REFLECTED CEILING PLAN.
- 11- INSPECTION REQUIRED FOR WEATHER RESISTIVE BARRIER AND FLASHING IN ORDER TO PREVENT WATER FROM ENTERING THE EXTERIOR WALL ENVELOPE.
- 12- CHIMNEYS SHALL EXTEND A MINIMUM OF 24" ABOVE ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS.
- 13- CONTRACTOR TO PROVIDE HURRICANE TIES ON ALL ROOF JOISTS AND TRUSSES. COORDINATE WITH STRUCTURAL PLANS.
- 14- USE SIMPSON A35 ANCHORS AT ALL ROOF JOIST BEARING WALL CONNECTIONS TYPICAL. RE- STRUCTURAL.
- 15- ALL VENTILATED ROOF JOIST SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM WITH A CONTINUOUS CLEAR AIR SPACE ABOVE. PROVIDE A 6 MIL POLY BARRIER AT INTERIOR OF SYSTEM. ALL NON-VENTILATED ROOF SYSTEMS SHALL ACHIEVE A R48 INSULATION VALUE MINIMUM CLOSED CELL INSULATION SHALL PROVIDE THERMAL AND MOISTURE BARRIER REQUIREMENTS.
- 16- PROVIDE A 4 MIL POLY BARRIER OVER INSULATION AT ALL EXTERIOR WALL, FLOOR, AND CEILING CONDITIONS.
- 17- PROVIDE A 22X30" MIN. ATTIC ACCESS DOOR IN HALLWAY OR OTHER READILY ACCESSIBLE AREA. ACCESS SHALL HAVE A MINIMUM 30" HEAD ROOM ABOVE OPENING. ANY GARAGE ATTIC ACCESS DOORS SHALL HAVE A 20 MINUTE FIRE RATING.
- 18- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOISTS, OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS AND AT 10'-0" VERT AND HORZ. ALSO FIRE BLOCK AT ANY OTHER LOCATION NOT SPECIFIED HERE THAT COULD AFFORD PASSAGE OF FLAME.
- 19- ENCLOSED ATTIC SPACES SHALL HAVE A CLEAR CROSS VENTILATION TO OUTSIDE VENTS OF 1/10 OF AREA FOR GABLE VENT SYSTEMS AND/OR 1/300 OF AREA FOR BOTH GABLE VENT AND EAVE VENTS. PROVIDE RIDGE VENT SYSTEM AS PER DETAILS.
- 20- METAL ROOFING SYSTEM TO BE 22 GAUGE, 12" PAN, STANDING SEAM SYSTEM. PROVIDE FLASHING TRIM TO MATCH AS PER NOTES, AND AS PER IRC. ROOFING AND RELATED ITEMS TO BE INSTALLED AS PER MANUFACTURER SPECIFICATIONS. ROOFING TO BE INSTALLED OVER HIGH TEMPERATURE ICE AND WATER SHIELD (SEE DETAILS). RUN SHEATHING PERPENDICULAR TO ROOF JOISTS AND AS PER STRUCTURAL.
- 21- PROVIDE CAULKING (CONTINUOUS BEAD OF SILICON BASED CAULK) AT INTERIOR AND EXTERIOR OF ALL JOINTS BETWEEN DISSIMILAR MATERIALS.
- 22- PROVIDE GRADE WEATHER BARRIER, OR EQUAL, OVER ALL FIELD ROOF SHEATHING. WHERE FINISH ROOFS ARE METAL OR CAPABLE OF ACCUMULATING HIGH TEMPERATURE, USE HIGH TEMP. WEATHER BARRIER. WHERE USING 30# FELT UNDERLAYMENT IT IS REQUIRED TO BE 2 LAYERS ON ASPHALT SHINGLES ROOFS WITH SLOPE OF 2:12- 4:12 PER IRC SECTION R905.2.2.

LEGEND



ROOF PLAN KEY



REFLECTED CEILING PLAN KEY

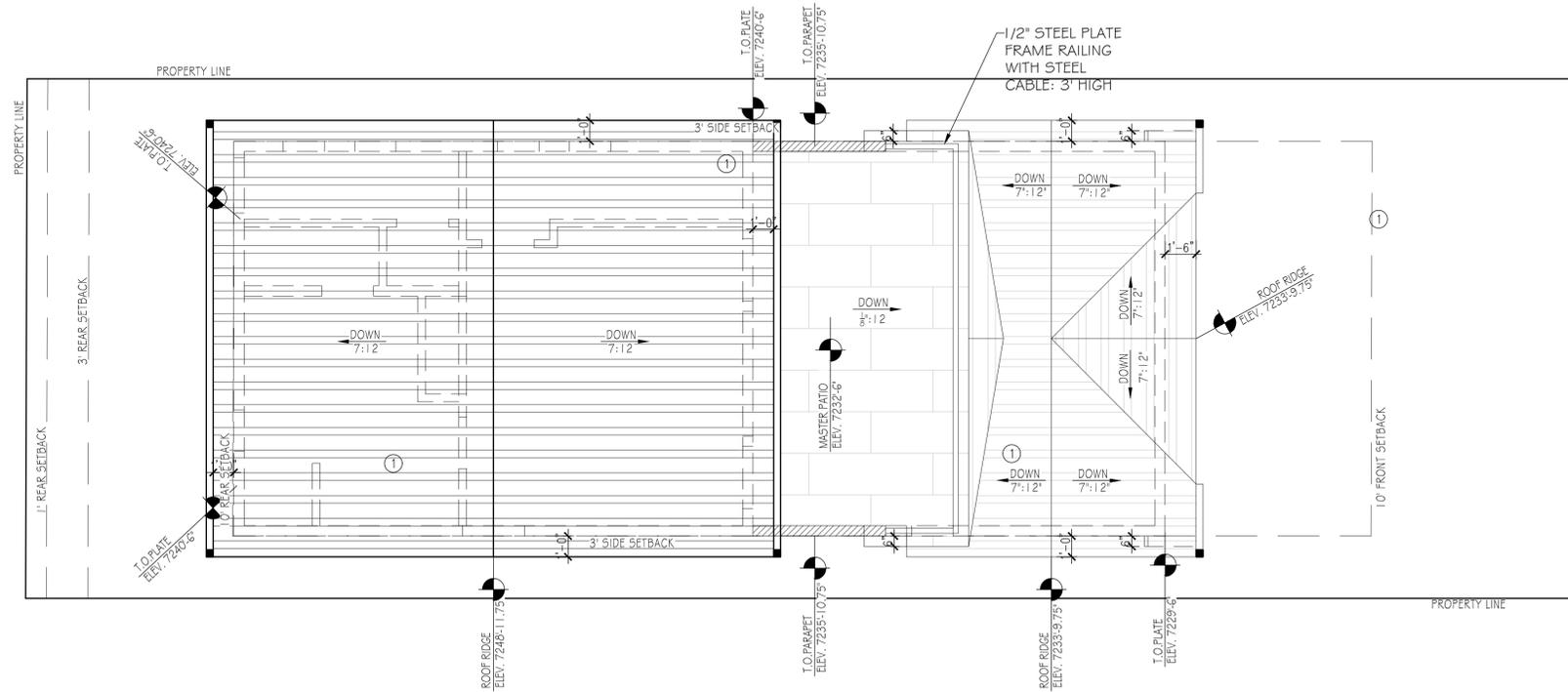


GENERAL NOTES

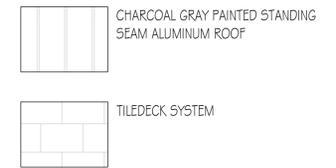
- (A) CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON PLANS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- (B) ALL CONSTRUCTION SHALL CONFORM TO 2021 I.R.C.
- (C) ALL EXISTING BEARING CONDITIONS SHALL BE SECURELY SUPPORTED BY TEMPORARY SUPPORTS UNTIL NEW BEARING IS CONSTRUCTED. COORDINATE WITH FLOOR PLANS AND STRUCTURAL PLANS.
- (D) SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- (E) SEE NOTE SHEET G0.1 AND A4.0 FOR ADDITIONAL INFORMATION
- (F) ALL ROOF EAVES SHALL HAVE 4" BLACK METAL SQUARE GUTTERS, GUTTERS TO TERMINATE AT DOWNSPOUT LOCATIONS SHOWN THIS PAGE. SEE KEY BELOW.

KEY NOTES

- (1) DASHED LINES INDICATES WALL BELOW



NOTE: WHERE FEASIBLE RUN ALL PIPES AND CONDUITS THAT PENETRATE ROOF IN CHIMNEY STACKS, PAINT ANY OTHERS BLACK TO REDUCE VISIBILITY.



■ INDICATES DOWNSPOUT LOCATION. ALL DOWNSPOUTS TO TERMINATE AT INGROUND LANDSCAPE PIPE. RUN LANDSCAPE PIPE TO GRAVEL SUMPS. SEE SITE PLANS FOR LOCATIONS.

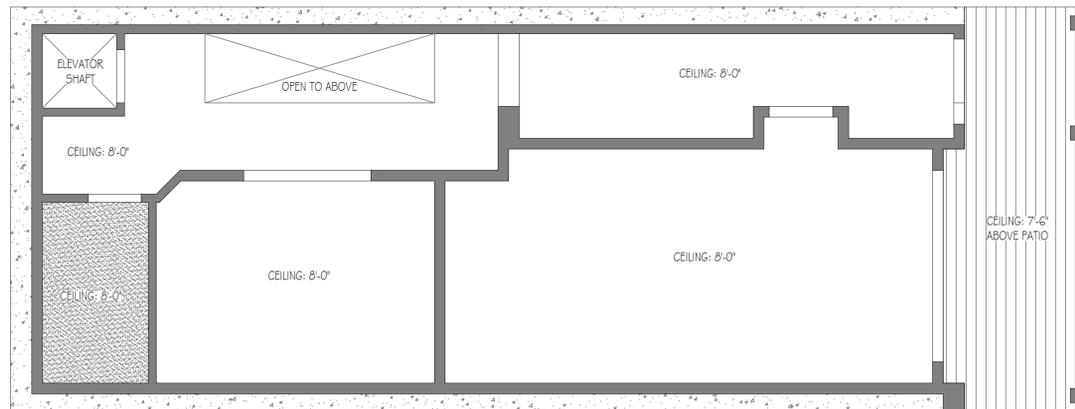


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243 WOODSIDE AVE.  
PARK CITY, UTAH 84060

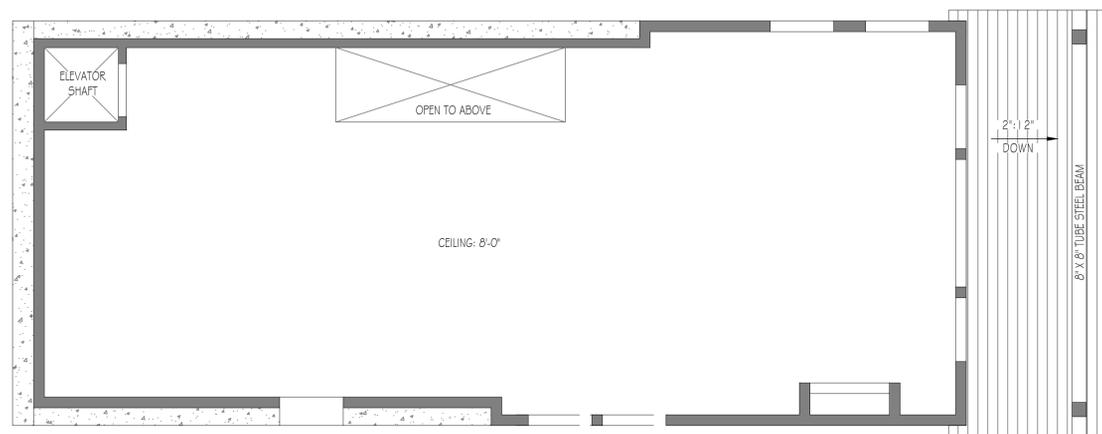
FIRST + SECOND  
LEVEL CEILING PLAN

A4.2

**JSARC**  
JEFF@JSARC.NET  
801.809.5295  
1612 UTE BLVD SUITE 212  
PARK CITY, UTAH 84098

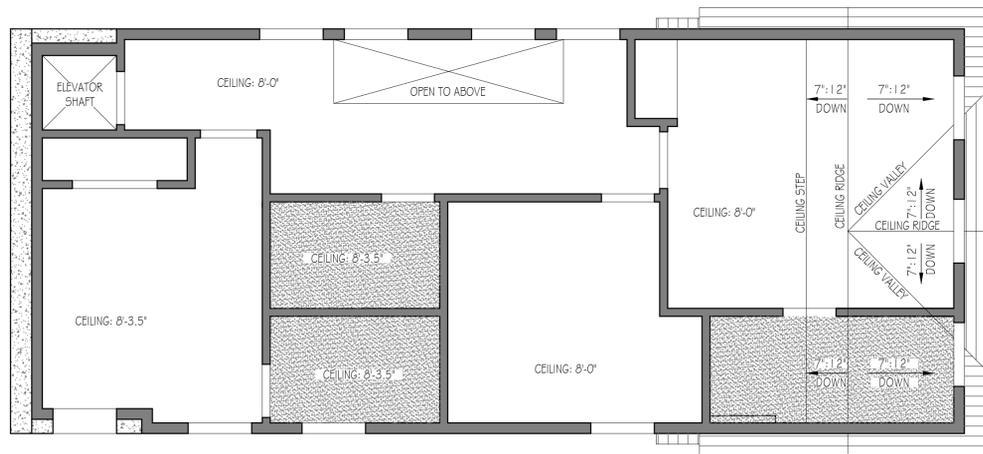


1  
A4.2 **FIRST LEVEL CEILING PLAN** SCALE: 1/4" = 1'-0"

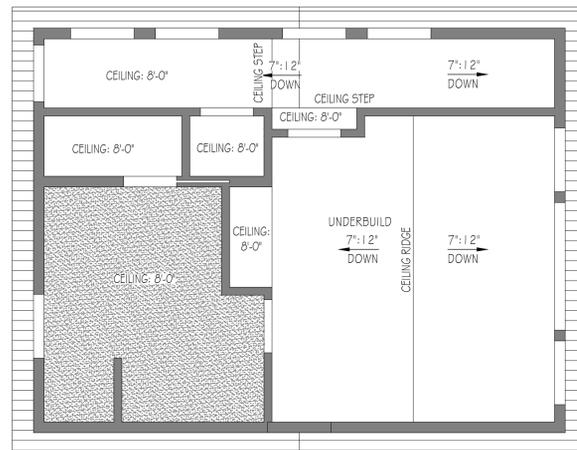


- REFLECTED CEILING PLAN KEY
-  WD2 (SEE A0.3 FOR FINISH SPECIFICATIONS)
  -  5/8" FIBER CEMENT BOARD OR EQ. IN WET AREAS PAINTED FINISH
  -  5/8" GYP BOARD W/ PAINTED FINISH
  -  STRUCTURAL CONCRETE
  -  NON WATER PROOF DECKING

2  
A4.2 **SECOND LEVEL CEILING PLAN**



1  
A4.3 **THIRD LEVEL CEILING PLAN**  
SCALE: 1/4" = 1'-0"

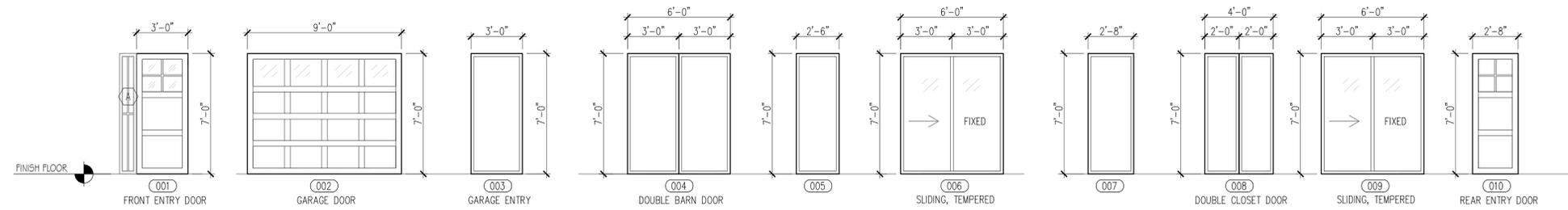


2  
A4.3 **FOURTH LEVEL CEILING PLAN**

REFLECTED CEILING PLAN KEY

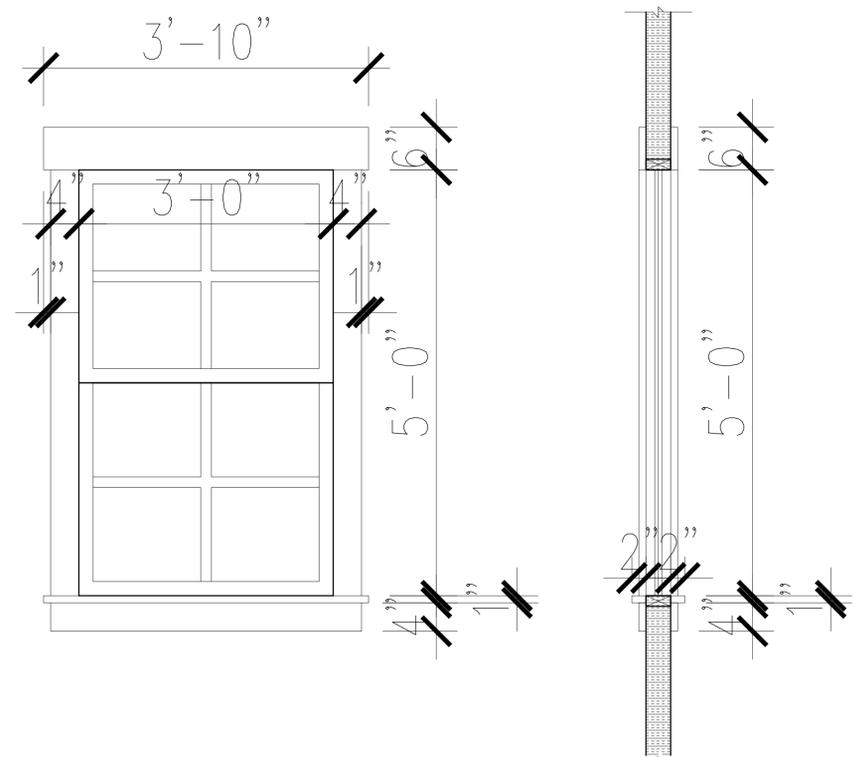
-  WD2 (SEE A0.3 FOR FINISH SPECIFICATIONS)
-  5/8" FIBER CEMENT BOARD OR EQ. IN WET AREAS PAINTED FINISH
-  5/8" GYP BOARD W/ PAINTED FINISH
-  STRUCTURAL CONCRETE
-  NON WATER PROOF DECKING

DOOR SCHEDULE															
TAG	QUANTITY	DOOR							FRAME			REMARKS	TAG		
		SIZE			MATERIAL	FINISH	HARDWARE FINISH	LOCATION	DETAILS					MATERIAL	FINISH
		WIDTH	HEIGHT	THICKNESS					HEAD	JAMB	SILL				
001	1	3'-0"	7'-0"	1 3/4"	GLASS / WOOD	STAIN	BLACK	EXTERIOR				WOOD / CLAD	PAINT	FRONT ENTRY DOOR, TEMPERED	001
002	1	9'-0"	7'-0"	1 3/4"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	GARAGE DOOR	002
003	1	3'-0"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	GARAGE ENTRY DOOR SHALL BE 20 MIN FIRE RATED, SELF CLOSING. ELECTRONIC DEADBOLT	003
004	1	6'-0"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	DOUBLE BARN DOOR	004
005	10	2'-6"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT		005
006	1	6'-0"	7'-0"	1 3/4"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	SLIDING, TEMPERED	006
007	2	2'-8"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT		007
008	1	4'-0"	7'-0"	1 3/4"	WOOD	STAIN	BLACK	INTERIOR				WOOD	PAINT	DOUBLE CLOSET DOOR	008
009	1	2'-6"	7'-0"	1 3/4"	GLASS / CLAD	PAINT	BLACK	EXTERIOR				WOOD / CLAD	PAINT	SLIDING, TEMPERED	009
010	1	3'-6"	7'-0"	1 3/4"	GLASS / WOOD	STAIN	BLACK	EXTERIOR				WOOD / CLAD	PAINT	REAR ENTRY DOOR, TEMPERED	010



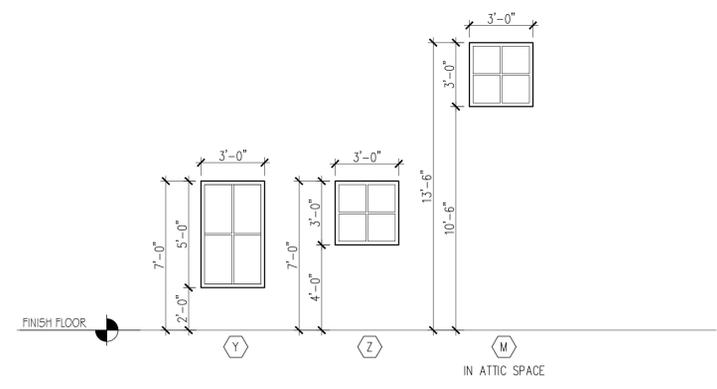
**DOOR TYPES**

NOTE: OWNER TO SELECT ALL DOOR HARDWARE  
 NOTE: GLASS IN ALL DOOR PANELS AND DOOR SIDELIGHT UNITS SHALL BE TEMPERED GLASS  
 NOTE: FIELD MEASURE ALL OPENINGS FOR ACCURACY BEFORE ORDERING DOORS AND WINDOWS  
 NOTE: WOOD SPECIES TO BE BEST QUALITY. TBD  
 NOTE: ALL GLASS DOORS WITH 50% OR GREATER GLAZED SURFACE SHALL HAVE A U VALUE OF .33 OR BETTER + AN SHGC OF .19 OR BETTER  
 NOTE: CONTRACTOR SHALL COORDINATE WITH MANUFACTURER OF ALL LIFT AND SLIDE DOORS, PIVOT DOORS, AND SLIDER DOORS PRIOR TO AND DURING POURING FOUNDATION AND FLOOR SLAB. MANUFACTURERS HAVE DIFFERENT BLOCK OUT REQUIREMENTS FOR SPECIFIC PRODUCTS



2  
A5.2 WINDOW TRIM DETAILS

WINDOW SCHEDULE											
TAG	SIZE		FRAME / MATERIAL	INTERIOR FRAME FINISH	TYPE	HEAD HEIGHT	GLAZING	DETAILS		NOTES	TAG
	WIDTH	HEIGHT						U VALUE	SHGC		
A	1'-0"	7'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	A
B	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		B
C	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		C
D	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		D
E	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		E
F	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		F
G	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		G
H	3'-0"	2'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		H
I	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	I
J	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	J
K	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	K
L	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	L
M	3'-0"	3'-0"	WOOD / CLAD	PAINTED	CASEMENT	5'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		M
N	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	N
O	3'-0"	3'-0"	WOOD / CLAD	PAINTED	CASEMENT	5'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		O
P	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	P
Q	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	Q
R	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	R
S	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	EGRESS	S
T	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	T
U	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	U
V	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	V
W	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19	TEMPERED	W
X	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		X
Y	3'-0"	5'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		Y
Z	3'-0"	3'-0"	WOOD / CLAD	PAINTED	CASEMENT	7'-0"	DOUBLE PANE LOW - E INSULATED	.35	.19		Z
a	3'-0"	5'-0"	WOOD / CLAD	PAINTED	FIXED	13'-6"	DOUBLE PANE LOW - E INSULATED	.35	.19	IN ATTIC SPACE	a



NOTE: ALL WINDOWS AND DOOR LIGHTS TO HAVE ANTI GLARE GLAZING  
 NOTE: FIELD MEASURE ALL OPENINGS FOR ACCURACY BEFORE ORDERING DOORS AND WINDOWS  
 NOTE: WOOD SPECIES TO BE BEST QUALITY.

1  
A5.2 WINDOW TYPES

PROJ#  
2311

DATE: FEBRUARY 8, 2024

REVISION:

SUTER  
RESIDENCE  
243 WOODSIDE AVE.  
PARK CITY, UTAH 84060

WINDOW  
SCHEDULE

A5.2

JSARC  
JEFF@JSARC.NET  
801.809.5295  
1612 UTE BLVD SUITE 212  
PARK CITY, UTAH 84098



**Planning Department**

March 7, 2024

Tim and Kerry Suter  
509 E 46<sup>th</sup> St  
Austin, TX 78751

CC: Jeff Schindewolf  
(801) 809-5295  
jeff@jsarc.net

**NOTICE OF PLANNING DIRECTOR ACTION**

**Description**

Address: 243 Woodside Avenue

Zoning District: Historic Residential – 1 (HR-1)

Application: Historic District Design Review

Project Number: PL-23-05841

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: March 7, 2024

Project Summary: The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope on a Vacant Lot.

**Action Taken**

On March 7, 2024, the Planning Director conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 243 Woodside Avenue built into a Steep Slope, on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

**Findings of Fact**

1. The Site is located at 243 Woodside Avenue, part of the 239 Woodside Replat Lot Line Adjustment, and is a vacant lot.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.



## Planning Department

4. 243 Woodside Avenue is located on an uphill lot with an average slope of 31%.
5. The new SFD proposes an excess of 200 square feet located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is required.
6. On February 14, 2024, the Planning Commission approved the SSCUP application.
7. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. 243 Woodside Avenue is 1,875 square feet.
8. The minimum Lot width in the HR-1 Zoning District is 25 feet. 243 Woodside Avenue is 25 feet in width.
9. The maximum building footprint in the HR-1 Zoning District for a Lot that is 1,875 square feet is 844 square feet. The proposed building footprint is 844 square feet.
10. Minimum Front and Rear setbacks for Lots 75' in depth in the HR-1 Zoning District is 10' each. The proposed SFD meets a 10 foot Setback for both the Front and Rear setbacks.
11. Minimum Side Setbacks for Lots 25' in width are three feet each in the HR-1 Zoning District. The proposed SFD meets a three-foot side setback for each side.
12. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 26' 11.5" from Existing grade.
13. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 10 feet at 23 feet from the lowest point of existing grade.
14. Final Grade must be within four feet of existing grade in the HR-1 Zoning District. The proposed final grade is within four feet of Existing grade.
15. Structures cannot exceed 35 feet from the lowest finish floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HR-1 Zoning District. The proposal has an interior height of 35 feet, as defined.
16. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District. The proposed Contributing Roof Form is 7:12.
17. Pursuant to Land Management Code (LMC) § 15-11-12(D), HDDR applications are subject to the following criteria:



Planning Department

1. Site Design	Analysis of Proposal
a) Building Setback and Orientation <ul style="list-style-type: none"> <li>• Front Setback – 10'</li> <li>• Rear Setback - 10'</li> <li>• Side Setbacks – 3'</li> </ul>	<b>Complies:</b> <ul style="list-style-type: none"> <li>• Front Setback – 10'</li> <li>• Rear Setback – 10'</li> <li>• Side Setbacks – 3'</li> </ul>
b) Topography and Grading: LMC § <a href="#">15-13-8(B)(1)(b)</a> states, "Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes. A new site's natural slope shall be respected in a new building design in order to minimize cuts into	<b>See Condition of Approval 18:</b> The proposed design steps up with the slope of the site, and the number of retaining walls is minimized, due to the Final grade being within 4' of Existing Grade. No retaining walls shall be in the Right-of-Way.
c) Landscaping and Vegetation	<b>See Condition of Approval 21:</b> The proposed vegetation shall be at least 50% Water Wise and compliant with <a href="#">15-5-5(N)</a> . The Applicant shall provide an updated Water Wise irrigation plan at building permit submission.
d) Retaining Walls – LMC § <a href="#">15-13-8(B)(1)(d)</a> states, "a site shall be contoured in a way that reduces the need for retaining	<b>Complies:</b> The proposed design uses retaining walls for the garage entrance. The SFD is designed so retaining walls are not needed to retain soil.
e) Fences	<b>Complies:</b> LMC § <a href="#">15-2.2-3(H)(9)</a> and § <a href="#">15-2.2-3(J)(7)</a> allow for fences up to six feet as an exception in the Rear and Side Setbacks. The proposed fence is six feet in height and compliant with the
g) Gazebos, Pergolas, and other Shade Structures	<b>See Condition of Approval 20:</b> Pergolas or similar shade structures are not allowed exceptions in the setbacks.



Planning Department

<p>h) Parking Area &amp; Driveways</p> <p>Pursuant to LMC <a href="#">15-3-6(A)</a>, Single-Family Dwellings in the HR-1 Zone require two parking spaces.</p>	<p><b>Complies:</b> The proposed SFD will have two parking spaces: one in a garage measured 11 feet by 20 feet, and one parking spot, partially in the Front Setback, leading into the garage, measured nine feet by 18 feet. As analyzed above, both are compliant with parking dimension requirements founds in LMC <a href="#">§ 15-3-4</a>. LMC <a href="#">§ 15-13-8(B)(1)(h)(7)</a> encourages 10-foot driveways widths in Historic Zoning Districts and the proposed 10-ft</p>
<p>2. Primary Structures Analysis of Proposal</p>	
<p>a) Mass, Scale, &amp; Height</p>	<p><b>Complies:</b> The SFD is compliant with zone regulations regarding building footprint, setbacks, and height.</p>
<p>b) Foundation -- LMC <a href="#">15-13-8(B)(2)(b)</a> states, "Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-</p>	<p><b>Complies:</b> The foundation is mostly covered, and where portions show, the foundation is covered in stone and compliant.</p>
<p>c) Doors -- LMC <a href="#">§ 15-13-8(B)(2)(c)</a> states, "All buildings that face the street shall have a well-defined primary entrance."</p>	<p><b>Complies:</b> The front door is set in front of the garage door by one foot and on the main level, facing the street.</p>
<p>d) Windows -- LMC <a href="#">§ 15-13-8(B)(2)(d)</a> states, "Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used" and "Windows shall be historic size and shall relate to the human scale of the Historic District."</p>	<p><b>Complies:</b> The solid-to-void ratio balanced, and amount of glazing is appropriate on each side of the structure. The window styles are limited in design types, and a majority match the historic 2:1 ratio.</p>
<p>e) Roofs – LMC <a href="#">§ 15-2.2-5</a> requires a roof pitch of at least 7:12. LMC <a href="#">§ 15-13-8(B)(2)(e)</a>, states, "Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that</p>	<p><b>Complies:</b> The primary roof pitch is 7:12, and the height and slope of the secondary roofs (also 7:12) are compliant with roofs in the Historic District, and on the streetscape. The primary roof pitch and standing seam metal roof is consistent with the style of the Historic District.</p>



Planning Department

<p>i) Porches</p>	<p><b>Complies:</b> The design complies with LMC § <a href="#">15-13-8(B)(2)(i)</a> which states, "Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street." The front porch is covered, extends across the main façade, and the height of the porch matches the level of porches seen across the streetscape.</p>
<p>3. Mechanical and Utility Systems and Service Equipment</p>	<p><b>Complies:</b> The proposed mechanical equipment is at the rear of the property and will be screened from neighboring properties with a fence.</p>
<p>4. Materials</p>	<p><b>See Condition of Approval 19:</b> Pursuant to LMC § <a href="#">15-13-8(B)(4)</a>, the proposed materials of board and batten siding, standing seam roof, metal railings, wood clad windows, and stone are compliant with the Historic District.</p>
<p>5. Paint and Color</p>	<p><b>Complies:</b> The proposed plans indicate painted and board and batten siding. LMC § <a href="#">15-13-8(B)(5)(d)</a> states, "Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish." See Condition of Approval 20.</p>
<p>6. Garages LMC § <a href="#">15-13-8(B)(6)(b)</a> states, "Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the</p>	<p><b>Complies:</b> The proposed SFD will have single-car garage, with a seven-foot tall by nine-foot-wide door, which is compliant with the Historic District Design Guidelines.</p>
<p>7. Decks LMC § <a href="#">15-13-8(7)(a)</a> states "Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade."</p>	<p><b>Complies:</b> The proposed deck is on the tertiary level and screened from the Right-of-Way, as it is set back from the front of the structure by 10'. The deck is also screened from the sides by extending the board and batten siding to hide portions of the deck.</p>



## Planning Department

18. Staff published notice on the City's website and posted notice to the property on February 22, 2024. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on February 22, 2024.

### Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2, Historic Residential – 1 District.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-3, Off-Street Parking.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-13-8, Design Guidelines For New Residential Infill Construction In Historic Districts.

### Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed March 7, 2024, by the Planning Director. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
3. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Minor changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction. Major changes, modifications, or deviations from the approved scope of work require a Modification application, possible noticing period, and applicable fees prior to construction.
5. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
6. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.



## Planning Department

7. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
8. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
9. 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.
10. All outdoor lighting must be down-directed, fully shielded, with bulbs 3000 degree Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light-emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.
11. Construction waste should be diverted from landfill and recycled when possible.
12. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
13. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
14. The Applicant shall submit a landscape bond prior to issuance of a building permit to ensure the stabilization and vegetation rehabilitation are complete prior to submission of a building permit.
15. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
16. Retaining walls cannot exceed the height approved in the SSCUP, without requesting a modification.
17. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
18. No retaining walls shall be in the Right-of-Way.
19. Wood siding, windows, and doors shall be painted or stained opaque.
20. Pergolas or similar shade structures are not allowed to be built in the Setbacks.



**Planning Department**

21. The Applicant shall submit an updated landscape and irrigation plan with the building permit application compliant with LMC 15-5-5(N).

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca Ward".

Rebecca Ward,  
Planning Director

CC: Lillian Zollinger, Planner II



**Planning Department**

May 29, 2025

Tim Suter

**NOTICE OF PLANNING DIRECTOR ACTION**

**Description**

Address: 243 Woodside Avenue

Zoning District: Historic Residential – 1

Application: Modification to Historic District Design Review

Project Number: PL-25-06444

Action: DENIED

Date of Final Action: May 29, 2025

Project Summary: The Applicant proposes modifying a Historic District Design Review to construct a hybrid covered porch/uncovered deck extension 10 feet in depth on the front façade of a new Single-Family Dwelling in the Historic District.

**Action Taken**

On May 29, 2025, the Planning Director conducted a public hearing and denied the request for a modification to a Historic District Design Review according to the following findings of fact and conclusions of law:

**Findings of Fact**

1. 243 Woodside Avenue is in the Historic District.
2. 243 Woodside Avenue is Lot 2 of the 239 Woodside Replat Lot Line Adjustment recorded with Summit County on July 25, 2007.
3. On February 14, 2024, the Planning Commission approved a Steep Slope Conditional Use Permit for the construction of a new Single-Family Dwelling (SFD).
4. On March 7, 2024, the Planning Director approved a Historic District Design Review (HDDR) for the new SFD.



**Planning Department**

5. On February 19, 2025, the Applicant applied to modify the HDDR to extend a six-foot-deep covered porch to extend to 10 feet in depth with an uncovered deck along the front façade.
6. Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.
7. Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions.
8. 243 Woodside Avenue is in the HR-1 Zoning District.
9. The purposes of the HR-1 Zoning District include preserving present land uses and character of the historic residential areas of Park City and encouraging construction of historically compatible structures that contribute to the character and scale of the Historic District.
10. The Land Management Code (LMC) does not define “porch.” LMC § 15-15-1 states that words not defined in the LMC “shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition” and Webster’s defines “Porch” as “a covered area adjoining an entrance to a building and usually having a separate roof.”
11. LMC § 15-13-8(B)(2)(i) establishes the following for new residential porches in Historic Districts:
  - a. Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.
  - b. Porches on primary and secondary facades shall be compatible with a building’s style and shall respect the scale and proportions found on historic buildings.
  - c. The height of porch decks shall be similar to those found on historic building(s) in the Historic District.
  - d. Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
  - e. The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.
12. The Applicant proposes extending the covered porch to create an uncovered deck extension 10 feet in depth. LMC § 15-15-1 defines “deck:”
  - a. Platform Deck: open structure above the ground that is in the front yard,



**Planning Department**

rear yard, or side yard of a site.

13. In 2023, Planning staff requested SWCA Lead Architectural Historian complete a technical memorandum to outline appropriate dimensions for compatible porches and decks in the Historic Districts. The technical memorandum states that although “the LMC provides some direction regarding historically compatible porches, balconies, and decks, the purpose of this technical memorandum is to review those guidelines and provide clarification and supplemental guidance.”

14. The technical memorandum establishes the following for porches:

- a. A porch is a “structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open sided.”
- b. Within the Park City Historic Districts, porches occur on the first and second levels of buildings and are covered structures.
- c. Residential porch forms in Park City dating to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries tended to be modest in both style and size, similar to the houses they fronted.
- d. The 1889 Sanborn fire insurance map shows that most residences along Woodside, Park and Marsac Avenue had porches on the primary façade.
- e. Second-story porches on residential structures tended to be tucked into the L- or T-shape of the house plan over a first-story porch. Roofs over second-story porches were often an extension of the main roof.
- f. Historic residential porch forms associated with the period of significance and associated with the Historic Districts typically consist of simple designs ranging from basic entry coverings to linear porches attached to the primary elevation on the first or second level of the building.
- g. Sanborn fire insurance maps and existing historic residential porches in the Historic Districts indicate typical porch dimensions are as follows:
  - i. Overall porch depths tend to be between 4 and 5 feet deep, with an average length of 12 feet on houses with L- or T-shaped plans.
- h. A second-story porch may be present without a first-story porch but should be inset into the body of the building and always covered.
- i. Typical porch coverings include a shed or hipped roof.

15. On November 8, 2023, as part of the HDDR process, the proposed SFD was reviewed by the Design Review Team with the City’s historic preservation consultant and Planning staff. The Applicant’s original proposal contained a porch that did not comply with the requirements of LMC § 15-13-8(B)(2)(i) because:

- a. It was over-scaled.
- b. It did not respect the scale and proportions found on historic buildings, as



## Planning Department

- demonstrated by the technical memorandum.
- c. It did not follow the predominant pattern of historic porches along the street, did not maintain traditional setbacks, and did not align with the streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
16. Based on the review of the LMC requirements regarding porches, review of the technical memorandum, and consideration of the surrounding sites, the Planner sent comments to the Applicant requiring that the depth of the porch be reduced to no more than six feet. The Applicant updated their plans to comply with the LMC and reduced the depth of the porch to six feet.
  17. The Applicant now requests staff modify the requirements of a six-foot depth to allow for the extension of the porch to create a hybrid covered porch and extended uncovered deck along the front façade.
  18. LMC § 15-13-8(B)(2)(7) outlines regulations for decks in the Historic Districts:
    - a. Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade.
    - b. The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate
  19. The technical memorandum establishes the following for decks:
    - a. Decks may reach the second story of a house but generally have ground-level access by stairs or an elevated walkway.
    - b. Decks are open structures without roofs, may or may not have railings, and are designed for use as exterior living space.
    - c. Existing residential decks in the Historic District were constructed after the period of significance for the Mining Boom Era Residences Thematic District and are not considered contributing characteristics or elements for the district.

### Conclusions of Law

1. The Applicant's proposed hybrid porch/deck extension does not comply with the porch regulations outlined in LMC § 15-13-8(B)(2)(i) because:
  - a. It is over-scaled.
  - b. It does not respect the scale and proportions found on historic buildings, as demonstrated by the technical memorandum.
  - c. It does not follow the predominant pattern of historic porches along the street and does not align with the streetscape or character area, which contains non-complying decks and rooftop decks.
  - d. Creating a hybrid porch/deck does not reinforce the visual rhythm of the



**Planning Department**

buildings and site elements.

2. The Applicant's proposed porch/deck extension does not comply with the deck regulations outlined in LMC § 15-13-8(B)(2)(7) because:
  - a. It is proposed to be constructed in a conspicuous area where visually maximized when viewed from the primary public right-of-way.
  - b. The visual impact of the deck extension is not minimized in size and scale. Introducing a deck that visually detracts from a new structure is not appropriate.

If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email [meredith.covey@parkcity.org](mailto:meredith.covey@parkcity.org)

Sincerely,

Signed by:  


---

Rebecca Ward  
Planning Director

CC: Meredith Covey

Administrative Public Meeting  
May 29, 2025  
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PARK CITY MUNICIPAL CORPORATION  
ADMINISTRATIVE PUBLIC MEETING MINUTES  
PLANNING DEPARTMENT  
<https://us02web.zoom.us/j/88167820277>  
May 29, 2025

STAFF:

Rebecca Ward (Virtual), Planning Director; Elissa Martin, Planning Project Manager; Meredith Covey, Planner I; Jaron Ehlers, Planner I.

PUBLIC:

Matt Brown, Tim Suter (Virtual), Ken Chartier (Virtual).

=====  
The Planning Director called the meeting to order at 12:00 PM.

**REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION**

**71 Daly Avenue – Extension of Historic District Design Review Approval – PL-25-06516** – The Applicant Requests a One-Year Extension of Approval of HDDR to Construct a Rear Addition to a Single-Family Dwelling Designated as a Significant Historic Structure Located in the Historic Residential -1 Zoning District.

Planning Project Manager Elissa Martin noted that this item will be continued to the June 5, 2025 Administrative Public Hearing.

At 12:00 PM, the Planning Director opened a public hearing. There was no public input.

At 12:00 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director **CONTINUED** the Extension of Historic District Design Review Approval to June 5, 2025.

**243 Woodside Avenue – Modification to Historic District Design Review Approval – PL-25-06444** – The Applicant Proposes to Modify a Historic District Design Review (PL-23-05841) to Increase the Depth of the Porch from Six Feet to Ten Feet.

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Planner Meredith Covey presented the application and explained that the modification involved extending the depth of the porch size from 6 feet that was originally proposed to 10 feet in width. Planner Covey also indicated that after analysis, it was determined that the Applicant's proposed hybrid porch/deck extension does not comply with Porch and Deck regulations outlined in LMC § 15-13-8 (B)(2)(i), and LMC § 15-13-8(B)(2)(7), therefore staff recommended that the application for the proposed modification be denied.

Planning Director Rebecca Ward provided some options on how to proceed. The denial motion can move forward and if the applicant disagrees with this decision they can appeal it through the appeal process. Another option is to propose an Amendment to the code for flexibility with porches and decks on the front façade and see if that may be compatible in the Historic District. Then the application could be Continued to a later date. The Planning Director asked the applicant for input regarding the options.

The applicant Tim Suter replied that he interpreted the code's intent as to try to preserve the Historic District and presented some examples of other properties in the area of porches and decks that he estimated were of equal dimensions or bigger than his proposal, therefore he believes their proposed modification would be in line with maintaining the Historical Character of the area given his examples.

At 12:18 PM, the Planning Director opened a public hearing. There was public input.

Applicant's neighbor, Ken Chartier stated that they had a similar 10 foot deck as well and supported the design proposal of the applicant.

At 12:21 PM, the Planning Director closed the public hearing.

Planning Director Ward stated that porches need to be compatible with the building, style and respect the scale and proportions, specific to the scale and proportions found on historic buildings. The height of the porch needs to be similar to those found on historic buildings and follow the predominant pattern of them. The code is specific to historic porches along the street with traditional setbacks, orientation, alignment, along the streetscape or character area to reinforce the visual rhythm of the buildings and site elements. She also noted that there are specific regulations about minimizing decks when viewed from the primary public right of way, limiting the deck size and scale, and keeping decks on secondary facades.

The Planning Director mentioned that given the tie to the historic structures and the analysis of the historic structures, the memo prepared by the Historic preservation

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consultant had been effective and helpful in clarifying and ensuring that regulations are applied to new homes throughout the historic districts, and if there is disagreement on this, there is an appeal process.

Planning Director Ward noted that the memo established that historically the decks were 4 to 5 feet, and the prior approval was for 6 feet, so an expansion of 10 feet does not meet criteria of the code.

Planning Director Rebecca Ward asked the applicant if he would be open to a 1 foot extension instead of the proposed extension and modify the current proposal. He could also opt to continue the discussion to a later date, or if preferred, move forward with the denial instead.

The applicant responded that he wished the Planning Director would listen to the rest of his arguments before moving forward with the denial, or perhaps a fast denial would get him faster to a variance process. He stated that he disagrees with the assessment and believes this is an overreach of the guidelines. He also noted that he will make comments about the purpose of the Land Management Code and will state that the consultant report needs to be thrown out. The applicant also indicated that he will do everything he can to get the denial thrown out.

Planning Director Rebecca Ward clarified with the applicant that if he was trying to request an exception from the Land Management Code through a Variance, there are five criteria that is reviewed by the Board of Adjustment and this is a different process than the Appeal Process. Additional information can be sent to the applicant regarding those processes for their review and staff will follow up with the applicant to move through the process that he decides on.

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

The applicant asked if the application could be denied even if the facts in the staff report were wrong. The Planning Director replied that the decision was based on the information that had been provided and asked if there was a specific finding of fact that the applicant found to be incorrect. The applicant stated that the 5 foot deck next door written in the staff report was 10 feet, as indicated by the input of that home owner. Planning Director Ward clarified that the determination was based on the Findings of Fact 1 through 19 in the Final Action letter, not the staff report. She also noted that the Final Action letter outlined the existing code as it applied to 243 Woodside.

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### Findings of Fact

1. 243 Woodside Avenue is in the Historic District.
2. 243 Woodside Avenue is Lot 2 of the 239 Woodside Replat Lot Line Adjustment recorded with Summit County on July 25, 2007.
3. On February 14, 2024, the Planning Commission approved a Steep Slope Conditional Use Permit for the construction of a new Single-Family Dwelling (SFD).
4. On March 7, 2024, the Planning Director approved a Historic District Design Review (HDDR) for the new SFD.
5. On February 19, 2025, the Applicant applied to modify the HDDR to extend a six-foot-deep covered porch to extend to 10 feet in depth with an uncovered deck along the front façade.
6. Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.
7. Objective 15B is to maintain character, context, and scale of local Historic Districts with compatible infill development and additions.
8. 243 Woodside Avenue is in the HR-1 Zoning District.
9. The purposes of the HR-1 Zoning District include preserving present land uses and character of the historic residential areas of Park City and encouraging construction of historically compatible structures that contribute to the character and scale of the Historic District.
10. The Land Management Code (LMC) does not define “porch.” LMC § 15-15-1 states that words not defined in the LMC “shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition” and Webster’s defines “Porch” as “a covered area adjoining an entrance to a building and usually having a separate roof.”
11. LMC § 15-13-8(B)(2)(i) establishes the following for new residential porches in Historic Districts:
  - a. Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.
  - b. Porches on primary and secondary facades shall be compatible with a building’s style and shall respect the scale and proportions found on historic buildings.
  - c. The height of porch decks shall be similar to those found on historic building(s) in the Historic District.

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- d. Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
  - e. The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.
12. The Applicant proposes extending the covered porch to create an uncovered deck extension 10 feet in depth. LMC § 15-15-1 defines “deck:”
- a. Platform Deck: open structure above the ground that is in the front yard, rear yard, or side yard of a site.
13. In 2023, Planning staff requested SWCA Lead Architectural Historian complete a technical memorandum to outline appropriate dimensions for compatible porches and decks in the Historic Districts. The technical memorandum states that although “the LMC provides some direction regarding historically compatible porches, balconies, and decks, the purpose of this technical memorandum is to review those guidelines and provide clarification and supplemental guidance.”
14. The technical memorandum establishes the following for porches:
- a. A porch is a “structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open sided.”
  - b. Within the Park City Historic Districts, porches occur on the first and second levels of buildings and are covered structures.
  - c. Residential porch forms in Park City dating to the late 19<sup>th</sup> and early 20<sup>th</sup> centuries tended to be modest in both style and size, similar to the houses they fronted.
  - d. The 1889 Sanborn fire insurance map shows that most residences along Woodside, Park and Marsac Avenue had porches on the primary façade.
  - e. Second-story porches on residential structures tended to be tucked into the L- or T-shape of the house plan over a first-story porch. Roofs over second-story porches were often an extension of the main roof.
  - f. Historic residential porch forms associated with the period of significance and associated with the Historic Districts typically consist of simple designs ranging from basic entry coverings to linear porches attached to the primary elevation on the first or second level of the building.
  - g. Sanborn fire insurance maps and existing historic residential porches in the Historic Districts indicate typical porch dimensions are as follows:
    - i. Overall porch depths tend to be between 4 and 5 feet deep, with an average length of 12 feet on houses with L- or T-shaped plans.
  - h. A second-story porch may be present without a first-story porch but should

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be inset into the body of the building and always covered.

- i. Typical porch coverings include a shed or hipped roof.
15. On November 8, 2023, as part of the HDDR process, the proposed SFD was reviewed by the Design Review Team with the City's historic preservation consultant and Planning staff. The Applicant's original proposal contained a porch that did not comply with the requirements of LMC § 15-13-8(B)(2)(i) because:
  - a. It was over-scaled.
  - b. It did not respect the scale and proportions found on historic buildings, as demonstrated by the technical memorandum.
  - c. It did not follow the predominant pattern of historic porches along the street, did not maintain traditional setbacks, and did not align with the streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
16. Based on the review of the LMC requirements regarding porches, review of the technical memorandum, and consideration of the surrounding sites, the Planner sent comments to the Applicant requiring that the depth of the porch be reduced to no more than six feet. The Applicant updated their plans to comply with the LMC and reduced the depth of the porch to six feet.
17. The Applicant now requests staff modify the requirements of a six-foot depth to allow for the extension of the porch to create a hybrid covered porch and extended uncovered deck along the front façade.
18. LMC § 15-13-8(B)(2)(7) outlines regulations for decks in the Historic Districts:
  - a. Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade.
  - b. The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate
19. The technical memorandum establishes the following for decks:
  - a. Decks may reach the second story of a house but generally have ground-level access by stairs or an elevated walkway.
  - b. Decks are open structures without roofs, may or may not have railings, and are designed for use as exterior living space.
  - c. Existing residential decks in the Historic District were constructed after the period of significance for the Mining Boom Era Residences Thematic District and are not considered contributing characteristics or elements for the district.

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**Conclusions of Law**

1. The Applicant's proposed hybrid porch/deck extension does not comply with the porch regulations outlined in LMC § 15-13-8(B)(2)(i) because:
  - a. It is over-scaled.
  - b. It does not respect the scale and proportions found on historic buildings, as demonstrated by the technical memorandum.
  - c. It does not follow the predominant pattern of historic porches along the street and does not align with the streetscape or character area, which contains non-complying decks and rooftop decks.
  - d. Creating a hybrid porch/deck does not reinforce the visual rhythm of the buildings and site elements.
  
2. The Applicant's proposed porch/deck extension does not comply with the deck regulations outlined in LMC § 15-13-8(B)(2)(7) because:
  - a. It is proposed to be constructed in a conspicuous area where visually maximized when viewed from the primary public right-of-way.
  - b. The visual impact of the deck extension is not minimized in size and scale. Introducing a deck that visually detracts from a new structure is not appropriate.

The Park City Administrative Public meeting adjourned at 12:32 PM.

Approved by Planning Director:

Signed by:  
  
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## Variance Request Summary

243 Woodside Ave owner is seeking permission to construct a partially covered “porch / balcony / patio” adjacent to living area, providing room for outdoor dining (in good weather), with a view over the valley of Old Town. Because of confusion over definitions of Porch versus Balcony versus Patio, this will be referred to as the “feature” in the variance request.

This request was denied in a Final Action Letter dated May 29<sup>th</sup>, 2025 for Project Number PL-25-06444, following an Administrative Public Hearing on that day.

Written support for this from owners of 214, 220 and 241 Woodside were submitted to the May 29<sup>th</sup> Hearing. (see Addendum 2)

A 6’ deep porch has been already approved, and the 243 Woodside owner is seeking to extend this by 3’11” to 9’11”. The design of the extension in the variance submission is a cantilevered uncovered “balcony” (as is on the historic home on 505 Woodside) however 243 Woodside owner can also flex the design to be fully covered cantilevered (as it is on 835 Woodside), or move the columns outwards to there is no cantilever.

The outline of the proposed feature has been framed by our builder. See photograph below.



Photos of 243 Woodside in this submission include this framing, which helps the reader see the degree of impact of this feature on the rhythm of the neighborhood.

The 5 Variance criteria:

1. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;

The denial of the request for this feature by PC Planning's interpretation of LMC and the Technical Memorandum "Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC" causes unreasonable hardship for the applicant as:

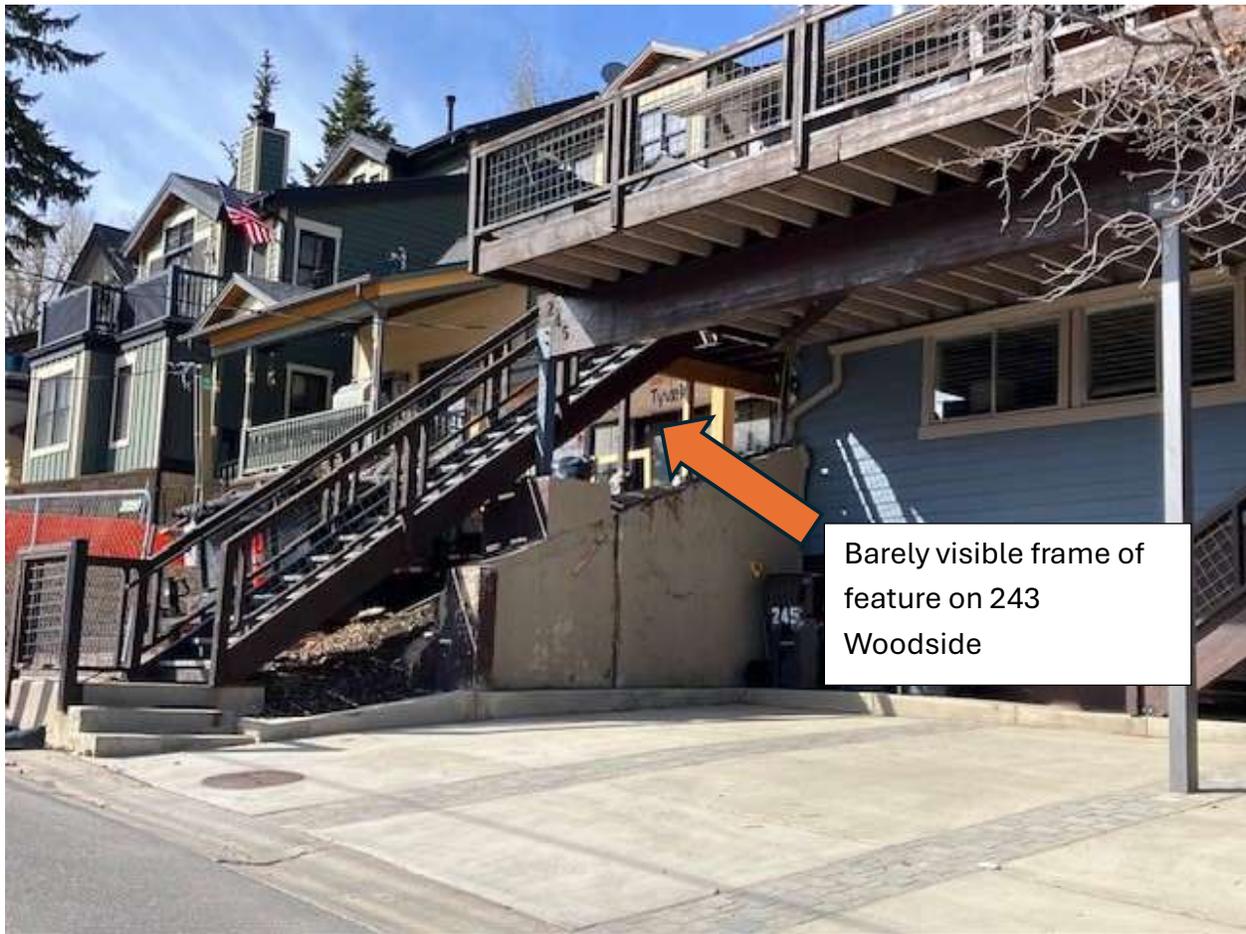
a) 90% of uphill neighbors have the feature.

- b) 46 homes on the historic registry have this feature. Many are uncovered decks above garages, which could not be comprehended by the Technical Memorandum as automobiles were not much of a thing during the historic period and so don't appear on Sanborn maps nor in photographs, these have mostly been installed in historic registry homes after the historic period.

Six of the historic homes have this feature with very similar characteristics to what is being requested here:

Address	Category	Style of Feature
9 Hillside Ave	Significant	2nd story partially covered cantilevered extended porch, and 2nd storey deck
151 Main St	Landmark	Historic Site form: 7' deep porch on 2nd level, 7' deep balcony on 3rd level directly above the porch
455 Park Ave	Landmark	10' deep covered porch on 2nd storey
232 Woodside Ave	Landmark	A large array of decks and porches, including an uncovered porch extension looking out over the valley
505 Woodside Ave	Significant	2nd storey Porch extends out via uncovered cantilever section beyond shed roof
835 Woodside Ave	Significant	Cantilevered extended porch

- c) The applicant already suffers hardship with the stairs and 14' deck of the northern neighbor (245 Woodside) protruding past the normal setback and into the sidewalk. Apparently the 245 Woodside stairs and deck were approved under a variance some time ago. (see Addendum 2)



Framing of feature on 243 Woodside barely visible from road adjacent to northern boundary of 245 Woodside as 245 Woodside stairs and deck completely obscure the framed feature, the 245 Woodside stairs extend some 15' past the end of the framed feature.

This hardship is not necessary to carry out the general purpose of the LMC, being to “preserve .... character of the Historic residential Areas of Park City” as this feature is totally in character with the neighborhood, and barely visible. Ironically because it is hidden by the previously approved similar features on 245 Woodside and 225 Woodside, so can only be viewed “front on” whereby depth is difficult to judge.

2. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;

- a) Very few properties, if any, have neighbor's decks extending through their view corridor as 245 Woodside deck and stairs does for 243 Woodside's view corridor.
- b) 90% of the other properties in the same zone already have this feature and the special circumstances for 243 Woodside is that it doesn't yet have this feature. This feature on 243 Woodside is barely visible from either side due to the extensive stairs and deck on 245 Woodside, and the garage and deck on 225 Woodside.
- c) There is no "in fill" land remaining in the stretch of Woodside Ave between the two nearest uphill historic homes, so others are not able to make as clear an argument that "most of neighbors" have this feature, and very few, if any, can make the argument similar to the hardship imposed by 245 Woodside deck and stairs.

3. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone

⇒ 90% of neighbors have this feature

⇒ The importance of this feature is demonstrated in these comments:

- a) 241 Owner Joan Chartier when asked what she would do differently if designing her house from scratch "increase size of front deck"
- b) 245 Woodside front deck is the feature photo on VRBO listing and listing states "After a long day on the slopes, take in the views from one of the best decks in Old Town, .."



4. The variance will not substantially affect the General Plan and will not be contrary to the public interest;
  - ⇒ A 3'11" extension in a barely visible place will not materially nor substantially affect the General Plan
  - ⇒ As it is barely visible, it will not be contrary to the public interest
  
5. The spirit of the Land Management Code is observed and substantial justice done.
  - ⇒ The spirit of the Land Management Code is "preserve and maintain historic district character" and complement existing historic houses, not to require owners to design to imitate how the existing historic houses were originally built
  - ⇒ The Consultant technical memorandum "Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC" is an overreach vs the Land Management code, and is itself not in the spirit of the LMC
  - ⇒ Substantial justice will be done, by approving the feature that 90% of neighbors have already.

More details.

Key points:

1. Most of the uphill neighbors have this feature. This feature is possessed by 13 of 14, (90%) of the uphill houses on Woodside Avenue, between the nearest two uphill historic houses (149 and 311 Woodside).
2. The nearest historic house, at 232 Woodside, which is also a landmark property although is downhill of the street, has this feature, and there are 18 uphill historic properties on Woodside Avenue that also possess this feature.
3. The LMC repeatedly refers to compatibility with characteristics of historic houses and the character of historic residential areas, whereas 2023 Consultant memorandum “Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC.” refers to typical characteristics that current historic houses had during the period of late 19th and early 20th century, and can be found in photographs and Sanborn maps, and then recommends current architectural designs of Porches, Balconies and Decks be limited from having features that historic houses and historic districts currently possess.
  - a. The memo acknowledges that “While the presence of balconies on residential structures within Park City during the period of significance is likely, the lack of photographic evidence or information available through the Sanborn maps indicates that they were rare.” And so, by not recommending any guidelines for balconies, may also be limiting rare features that houses historically had, however no photographs exist.
  - b. The consultant’s memo is an overreach. For new infill houses, the LMC does not set out to return the historic districts to the typical former neighborhoods, rather to preserve and maintain the current.
4. The historic rhythm of this section of Woodside Avenue will not be affected by the addition of this feature to 243 Woodside as a) it is in keeping with the majority of houses in the section of the street (Point 1) and b) it is not visible from the two historic houses at 149 and 311. In addition, it is not visible from any location north of 245 and south of 225 Woodside.

5. There is no “in fill” land remaining in the stretch of Woodside Ave between the two nearest uphill historic homes, so others are not able to make as clear an argument that “most of neighbors” have this feature

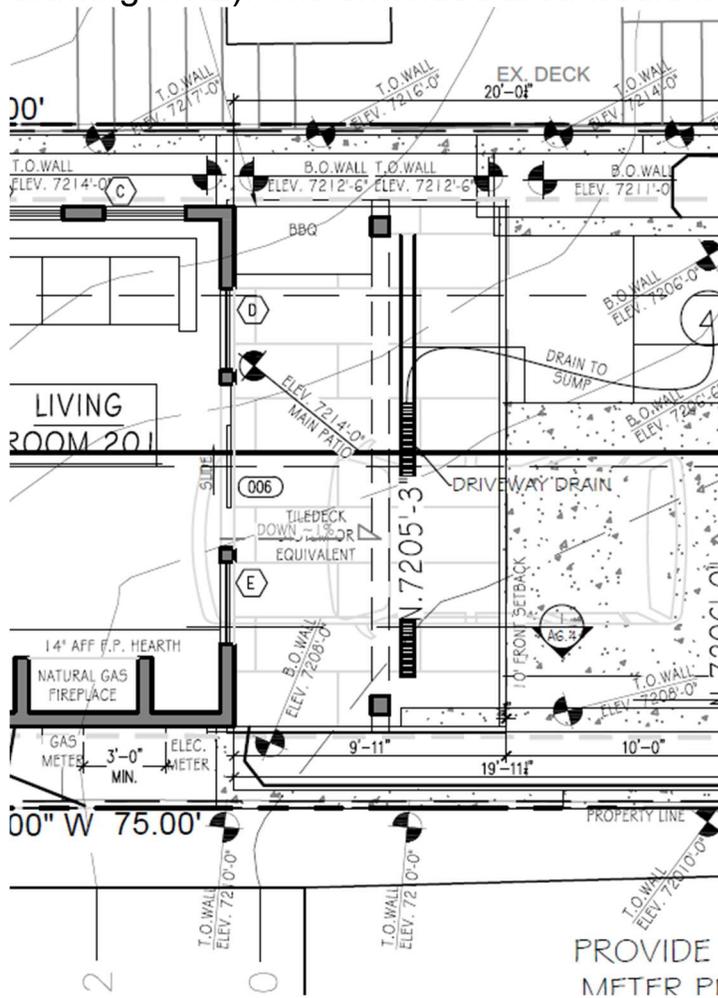
<b>Table of contents:</b>	<b>Page No</b>
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Description of submission:

This submission seeks a “Partially covered porch / balcony adjacent to living area, providing room for outdoor dining in good weather and with a view over the valley of Old Town to be included in amended plans for 243 Woodside Ave”.

For purposes of this submission, “room for outdoor dining” means a space of approximately 10’ by 10’ within the balcony.

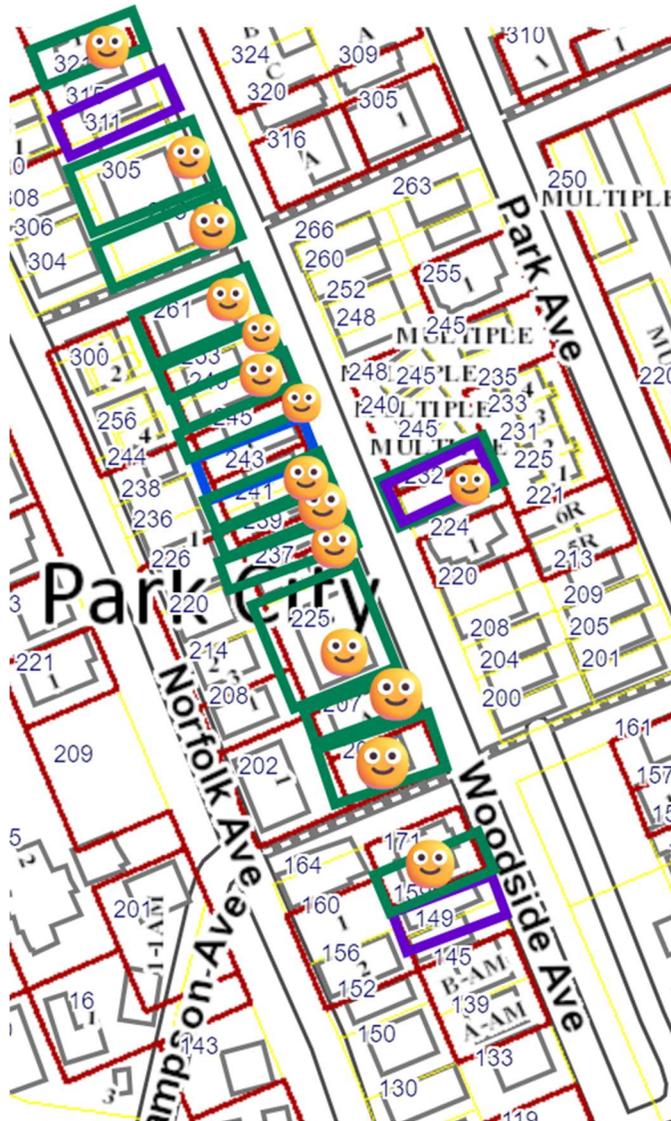
The request is for the approved fully covered 6’ deep porch to be extended by 3’11” to a depth of 9’11” as shown in below diagram (and attached in drawing C1-2). The extended area would not be covered:



This design fully complies with 10’ front and 3’ side setback requirements.



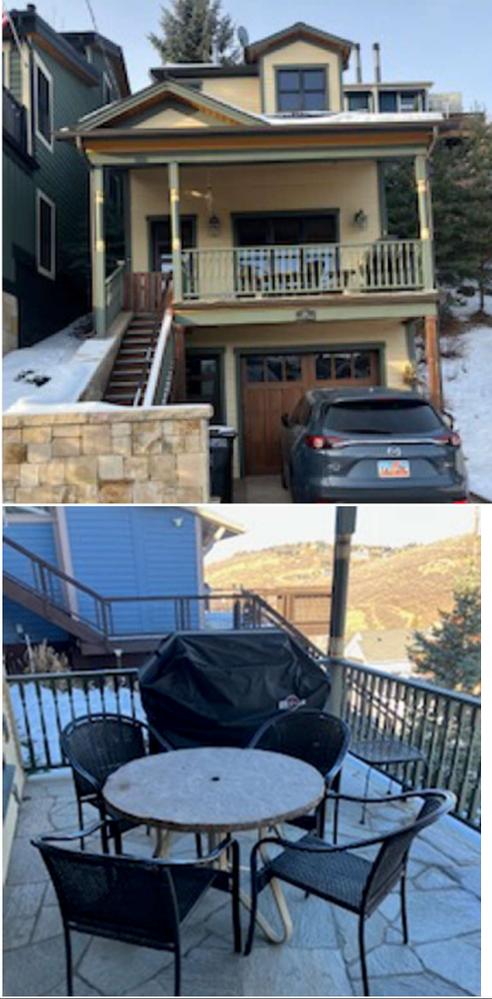
**Point 1. Most of the uphill neighbors have this feature. This feature is possessed by 13 of the 14 (90%) uphill houses on Woodside Avenue, between the nearest two uphill historic houses (149 and 311 Woodside).**



From Summit County Appraisal District map of Woodside Ave area, marked up by 243 Owner to show locations of uphill properties with the feature on front of property (marked in green, with a smiley face icon) and the two nearest uphill historic properties at 149 and 311 Woodside, both with traditional smaller porches (marked in purple), as well as the nearby downhill Landmark historical property, 232 Woodside, with this feature, (marked in both purple and green and also a smiley face), and 243

Woodside (marked in blue). Smiley face icon is used to represent those with the enjoyment of the feature requested in this submission.

Detail of neighboring uphill houses on Woodside Avenue with this feature, starting from immediate neighbors.

House Number	Approx. Depth of feature	Photos
241	10'	

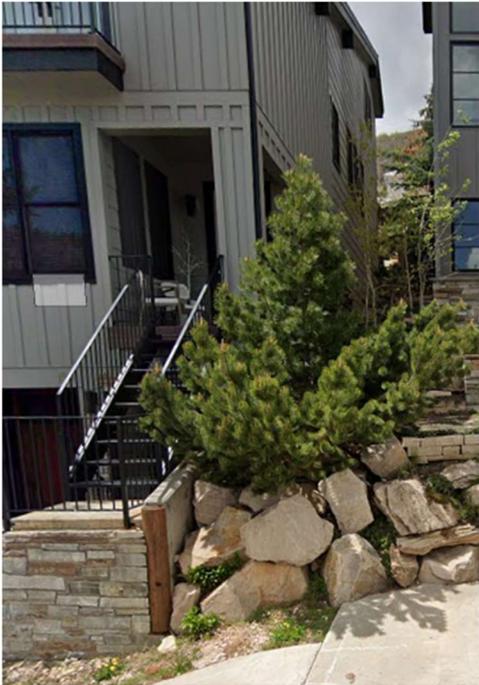
245	14'	
239	10'	

249	10'	
237	10'	

<p>253</p>	<p>10'</p>	
<p>225</p>	<p>20'</p>	

261	10'	
207	7'	

265	10'	
205	10'	

305	20'	 A photograph of a two-story house with light-colored siding. The upper level features two gabled windows with white trim. A wooden deck with a railing runs across the front of the second floor. Below the deck is a carport area with a concrete floor. A car is parked in the carport, covered with a green tarp. A white staircase with a railing leads up to the deck. The ground is covered with snow.
159	10' (6' wide)	 A photograph of a modern house with light-colored vertical siding. A black metal staircase with a railing leads up to a second-floor entrance. In the foreground, there is a stone wall made of large, irregular stones. A large, green, conical evergreen tree is planted in front of the house. The ground is a mix of dirt and grass.

321	10'	
327	10'	

**Point 2. The nearest historic house, at 232 Woodside, which is also a landmark property and is downhill of the street, has this feature and there are 18 uphill historic properties on Woodside Avenue that possess this feature.**

232 Woodside is almost opposite 243 Woodside and has this feature (a large, raised area overlooking the valley of Park City). This area is not a porch under the 2023 consultant's technical memo definition, as it does not provide entrance access, however it is partially covered, so does not fall under the consultant's definition of balcony.

From 232 Woodside Historic site form:

There have been minimal changes made to the original house since the writing of this description, although a large addition has been constructed on the east side of the house, sometime after the 2008 historic site form was written. The addition is clad and sheathed in the same manner as the rest of the house, though the gable roof includes several different pitches. A decorative barge board truss has been added in the front gable and the square porch posts have been replaced with chamfered wood posts. These elements are not seen in the c. 1940 tax photo and may not be original to the house. The overall form and materiality of the building remains intact and the building retains its historic value.



232 (the Yellow house on left) showing the position of the lower partially covered balcony, and relationship to 243 (the unfinished house on right). Photo taken from across the valley on Ontario Ave.



A closer view of 232 showing the feature.

Other nearby historical houses on Woodside with the feature being sought in this submission

House number	Approximate feature depth	Photographs
401	10'	
429	10'	

<p>481</p>	<p>10'</p>	 <p>odside Avenue. c. 1941 (Tax Photos, Summit County)</p>
<p>501</p>	<p>10'</p>	

505

10'



543

10'



ie in 1982 (Historic Architectural Survey, 1982)

615

10'



c. 1941 (Tax Photos, Summit County)

<p>627</p>	<p>20', was 10' in 1941</p>	 <p>c. 1941 (Tax Photos, Summit County)</p>
<p>633</p>	<p>20'</p>	

733	20'		
823	15'		

835

10'



in 1995

839

12'

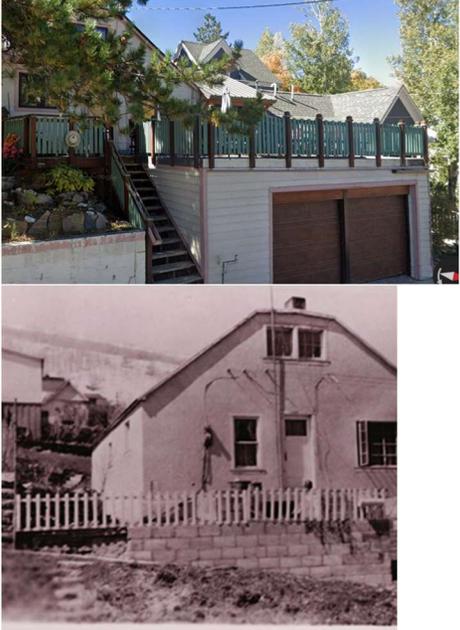


901

12'



de Avenue in 1982 (Historic Architectura

<p>909</p>	<p>10'</p>	 <p>c. 1968</p>
<p>1007</p>	<p>20', was 15' in 1941</p>	 <p>Photo 8: 1007 Woodside Avenue, c. 1941 (Tax Photos, Summit County)</p>

1027

10'



venue. c. 1941 (Tax Photos, Summit County)

1045

2 10' deep,  
was one 10'  
deep in 1941



e Avenue. c. 1941 (Tax Photos, Summit County)

**Point 3. The LMC repeatedly refers to compatibility with characteristics of historic houses and the character of historic residential areas, whereas 2023 Consultant memorandum “Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC.” refers to typical characteristics that current historic houses had during the period of late 19<sup>th</sup> and early 20<sup>th</sup> century, and can be found in photographs and Sanborn maps, and then recommends current architectural designs of Porches, Balconies and Decks be limited from having features that historic houses and historic districts currently possess.**

The memo acknowledges that “While the presence of balconies on residential structures within Park City during the period of significance is likely, the lack of photographic evidence or information available through the Sanborn maps indicates that they were rare.” And so, by not recommending any guidelines for balconies, may also be limiting rare features that houses historically had, however no photographs exist.

The consultant’s memo is an overreach. For new infill houses, the LMC does not set out to return the historic districts to the typical former neighborhoods, rather to preserve and maintain the current.

In particular, in the LMC reference to porches, it requests “Porches on primary and secondary facades shall be compatible with a building’s style and shall respect the scale and proportions found on historic buildings in the s(treet).” It does not request respecting only the scale and proportions that historic buildings previously possessed and appears to include features that historic buildings have and may have had for many years, such as the feature on 232 Woodside, and on the 18 uphill historic houses on Woodside Avenue.

Excerpts from LMC

LMC 15-1-2 Statement of purpose, in section (e) states “To allow Development in a manner that encourages the preservation of environmentally sensitive lands, Historic Structures, the integrity of Historic Districts, and the unique urban scale of original Park City,”

## LMC 15-2.2-1 Purpose

The purpose of the Historic Residential HR-I 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.

## LMC 15-13-1 Purpose And Policy

The Regulations for Park City’s Historic Districts and Historic Sites (referred to throughout the document as the “Regulations”) is intended to fulfill the policy directives provided in the General Plan and the Land Management Code.

The goal of the Regulations is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs. For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City.

## 15-13-8 Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts

### A. Universal Regulations

- 1. New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City’s Historic Sites.

3. A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the chosen selected style. Stylistic elements shall not simply be applied to exteriors. Styles that never appeared in Park City shall be avoided. Styles that radically conflict with the character of Park City's Historic Sites shall also be avoided.

4. New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.

5. ...

6. Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.

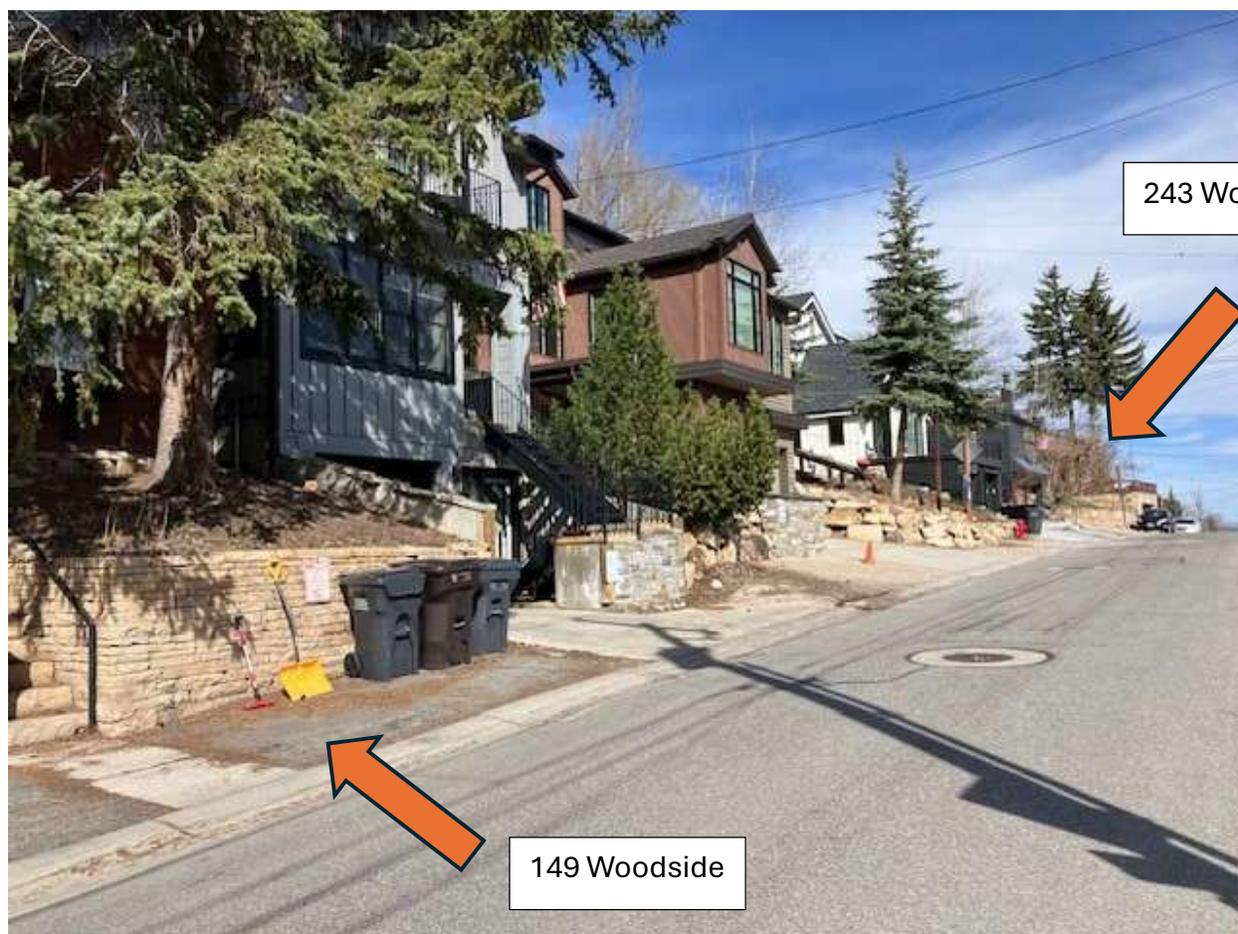
10. New infill residential buildings shall reinforce visual unity within the context of the Streetscape or character area. The specific context of each Streetscape or character area is an important feature of the Historic District. The context of each Streetscape or character area shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the Streetscape or character area. Special consideration should be given to adjacent and neighboring Historic Sites in order to reinforce existing rhythms and patterns.

#### 15-13-8-2-A i. Porches

1. Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.

2. Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the s.
3. The height of porch decks shall be similar to those found on historic building(s) in the Historic District.
4. Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.
5. The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.

**Point 4. The historic rhythm of this section of Woodside Avenue will not be affected by the addition of this feature to 243 Woodside as it is not visible from the two historic houses at 149 and 311. In addition, it is not visible from any location north of 245 and south of 225 Woodside.**



Framed feature on 243 Woodside is not visible from road adjacent to 149 Woodside. The stone garage walls and deck of 225 Woodside and the curve of the hill completely obscure the framed feature.

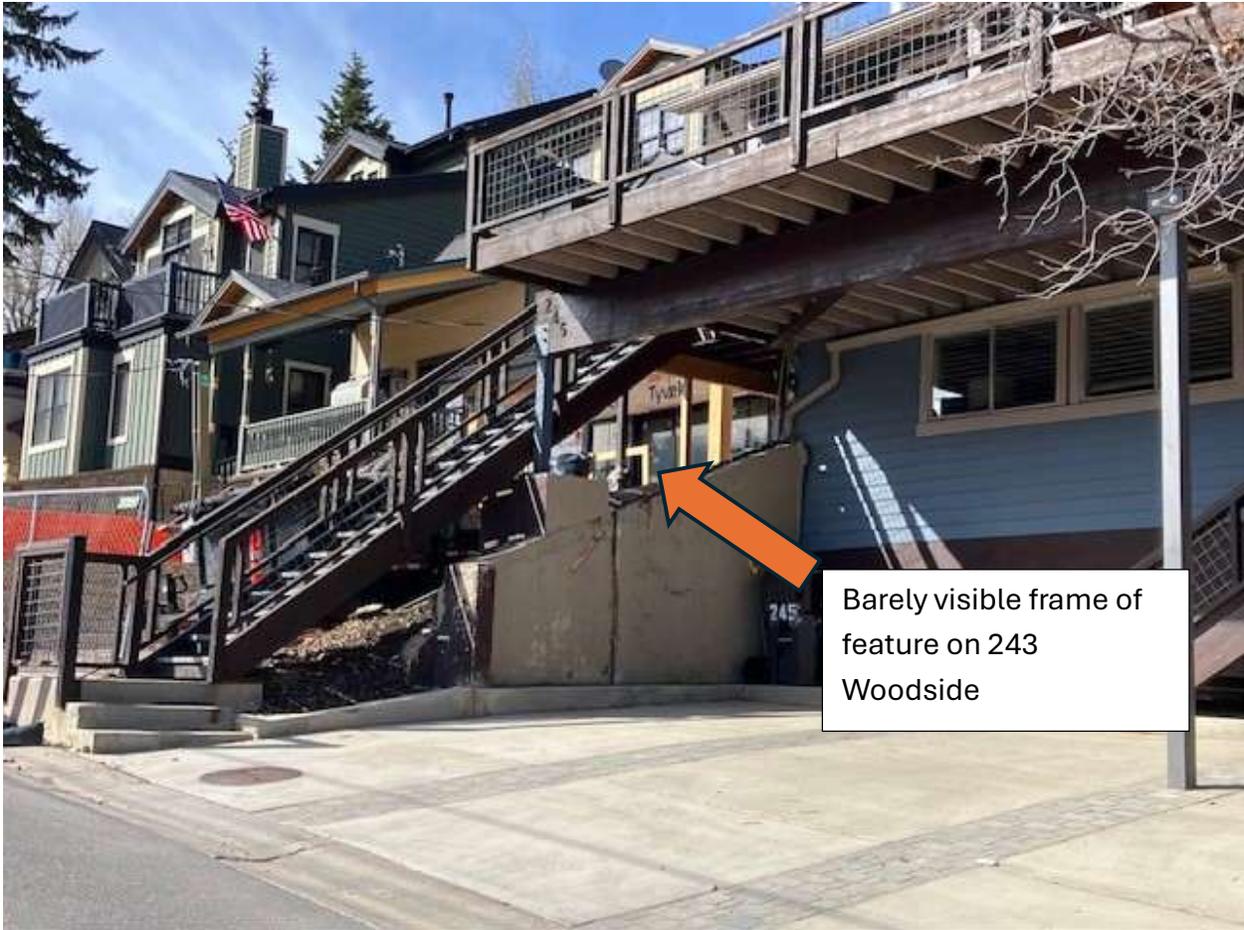


Framed feature on 243 Woodside is not visible from the road adjacent to 315 Woodside



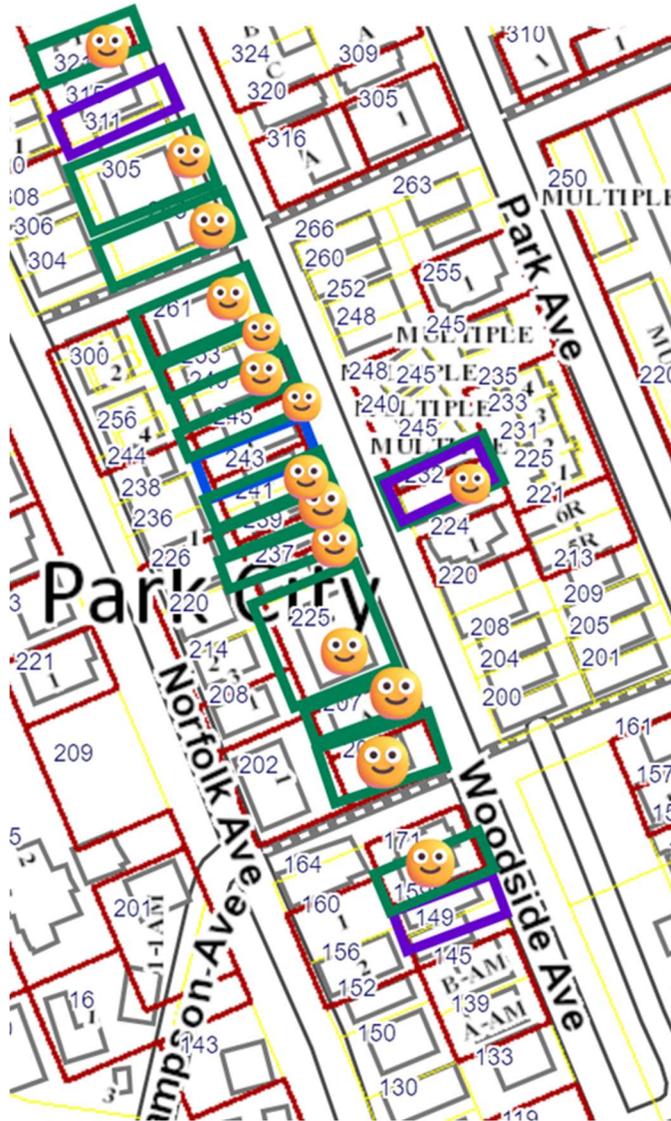
Photo from Google Street View

Framed feature of 243 Woodside would not be visible from adjacent to 225 Woodside, can just see the stairs of 245 Woodside which are some 15' in front of the framed feature on 243 Woodside.



Framing of feature on 243 Woodside barely visible from road adjacent to northern boundary of 245 Woodside as 245 Woodside stairs and deck completely obscure the framed feature, the 245 Woodside stairs extend some 15' past the end of the framed feature.

**Point 5.** There is no “in fill” land remaining in the stretch of Woodside Ave between the two nearest uphill historic homes, so others are not able to make as clear an argument that “most of neighbors” have this feature



## Addendum 1

### Excerpts from **TECHNICAL MEMORANDUM**

**To:** Rebecca Ward, Assistant Planning Director Park City Municipal Corporation, Planning Department 445 Marsac Avenue Park City, Utah 84060 *Submitted via email: rebecca.ward@parkcity.org*

**From:** Christina Olson, Lead Architectural Historian

**Date:** July 17, 2023

**Re: Porches, Balconies, and Decks – Appropriate Dimensions and Compatibility SWCA Project No. 00026949-005-SLC,**

#### ***Historic Context***

A porch is defined as a “structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open sided” (Harris 1983). As a result of their functionality, porches are a perennial feature of architecture, ranging in form from a simple entry cover on a basic dwelling to an elaborate entranceway on a formal or commercial building. Within the Park City historic districts, porches occur on the first and second levels of buildings and are covered structures.

...

Photographs of Park City during the late nineteenth and early twentieth century captured both the form and detailing of typical porches during that time. Residential porches off the first story were generally modest in design, had floors slightly above grade or at grade, and were often built into a corner between a projecting bay and the primary elevation of houses with L- or T-shaped plans. Sometimes porches would run the length of the primary elevation and occasionally wrap around the primary elevation and a side elevation. Roof covering was generally a simple extension of the eaves of the primary elevation or the floor of a second-story porch (Figure A-3–5).

...

Several short notices in the *Park Record* from the 1880s indicate that porches were often added to existing residential and commercial buildings.

... “Mr. G.W. Dressler is building a large addition to his residence on the north, putting a porch on the front and otherwise improving the property,” and “Aug H. Puelling our enterprising baker has been putting a new porch the front of his building this week. It makes quite an improvement in the building” (*Park Record* 1884).

### ***Form and Dimensions***

... Although there are no specifications for porch size or shape within the LMC, Sanborn fire insurance maps and existing historic residential porches in the historic districts indicate **typical** porch dimensions as follows. Overall porch depths tend to be between 4 and 5 feet deep, with an average length of 12 feet for corner porches on houses with L- or T-shaped plans, a maximum length of 35 feet for those along a primary elevation, and a maximum length between 25 and 35 feet for those wrapping around the primary and side elevations (Sanborn Map Company 1889, 1907). Regardless of size, porches are **typically** covered, and this covering is often a shed or hipped roof in form.

### **Balconies**

#### ***Historic Context***

A balcony is defined as “a projecting platform on a building – sometimes supported from below, sometimes cantilevered – enclosed with a railing or balustrade” (Harris 1983). Balconies are constructed at the second story or higher and are typically accessed from inside of the house rather than from ground level, apart from emergency egress, such as fire escapes. Balconies **typically** have no roof. Within the Park City historic districts, balconies occur on upper levels (second story or above) and are uncovered.

While the presence of balconies on residential structures within Park City during the period of significance is **likely**, the lack of photographic evidence or information available through the Sanborn maps indicates that they were rare. ...

### ***Form and Dimensions***

Historic residential balconies were likely scaled to single-family dwellings present during the period, mimicking those of porches: 4 to 5 feet deep, with an average length of 12 feet. **Additionally, residential balconies would have been uncovered.**

...

#### Discussion:

The limitation of the recommendations to what was typical rather than the entirety of the characteristics of what was built during period of significance (1872–1929) in the Mining Boom Era Residences Thematic District unnecessarily limits property owner’s rights following the implementation of these guidelines.

The memorandum acknowledges that Balconies were likely on Residential buildings though without any cited photographic evidence goes on to conclude the maximum size and covering of the balconies.

## Addendum 2

### Submissions to public hearing May 29, 2025

**From:** [REDACTED]  
**Sent:** Wednesday, May 28, 2025 9:11 PM  
**To:** Meredith Covey <meredith.covey@parkcity.org>; Rebecca Ward <rebecca.ward@parkcity.org>  
**Subject:** [External] 243 Woodside

Warning: Replies to this message will go to [REDACTED] If you are unsure this is correct please contact the helpdesk.

**[CAUTION]** This is an external email.

Rebecca abd Meredith,

Hope all is well. Meredith you have a superstar mentor.

I wanted to take this opportunity to reach out to you both and voice my support for the neighbor's modestly extended deck. It is down a home or two and across the street from two homes that I own and [REDACTED].

Conformity for our historic character is clearly allowing for the modest 10 foot deck. As you should know the code has changed many times over the years leaving our beloved street loaded with "non" conforming beautifully functioning decks according to today's code. A 10 foot deck makes all the difference in terms of functionality. One of many examples is directly across the street (232 Woodside a historic home, [REDACTED]) from the subject property. It has considerable decks all around the property. [REDACTED] home directly across the street from my homes is a massive front deck. The adjoining neighbors (241 - [REDACTED]) to 243 has a ten foot deck.

So visual conformity is clearly a non-issue here.

Furthermore, speaking of visual - 245 Woodside, the property to the north hangs over this home at 243 and considerably blocks the view of the proposed new deck at 243. That staircase at 245 I believe even encroaches on 243 Woodside. When I was on the commission I remember we had many problems with that staircase and somehow Atty Harrington kept pushing it though. On several levels it was illegal. Since there was no existing home at 243 and therefore was no one available to protect these rights. I still believe we made a mistake in approving that variance and in so devaluing the neighboring vacant property. If I recall they had claimed they were "eventually" going to remove this non conforming and somewhat hazardous staircase which was built without a permit. I haven't been in that property for decades but I can see that they are continually doing remodely work on it. Unfortunately I have yet to see their staircase dealt with.

With great appreciation for what you do, I formally request that you approve the new homeowner's (whom I have never met) proposed deck.

All the best,

John Kenworthy  
[REDACTED]  
[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Thursday, May 29, 2025 9:57 AM  
**To:** Meredith Covey <meredith.covey@parkcity.org>; Rebecca Ward <rebecca.ward@parkcity.org>  
**Cc:** [REDACTED]  
**Subject:** FW: [External] 243 Woodside  
**Importance:** High

Warning: Replies to this message will go to [REDACTED] If you are unsure this is correct please contact the helpdesk.

Dear Rebecca and Meredith:

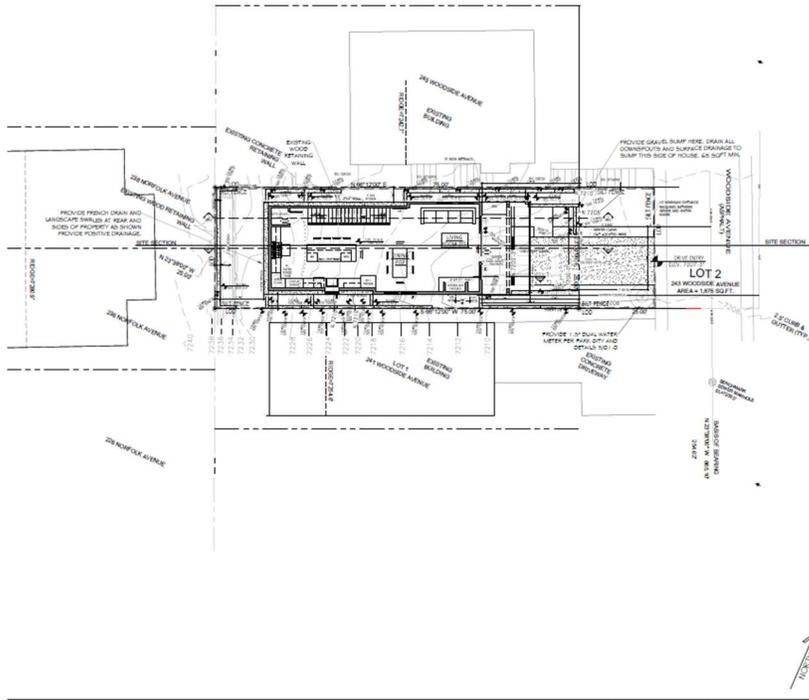
As the next door neighbors of the Tim and Kerry Suter, [REDACTED] we want to make you aware that we are in full support of their request for the larger deck – our deck measures 10’1” and although we did not build the home, we are certainly appreciative of that space – it really is not as spacious as it would seem.

My husband plans to be on the call today and wanted to clarify that the time is 12pm MDT not MST as noted on the agenda. I wanted to pass this along in the event he is unable to connect to the meeting.

We sincerely hope and request that this modification be granted.

Joan Chartier  
[REDACTED]

# Addendum 3: Drawing C1.2



SITE NOTE:  
 GRADING HAS BEEN PREVIOUSLY  
 MODIFIED FROM ORIGINAL STATE  
 INCREASING SLOPE TO BACK OR  
 ABOVE AS SHOWN ON SLOPE  
 ANALYSIS.

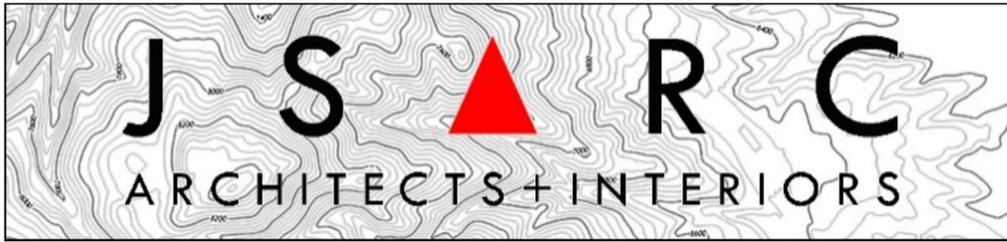
SQUARE FOOTAGE CALCULATIONS

HGA		BUILDER REALTOR	
LOT SIZE AREA	1,479 SQ. FT.	1ST LEVEL AREA	844 SQ. FT.
ADD AREA	3,229 SQ. FT.	1ST LEVEL WINDY GARAGE	537 SQ. FT.
MULTIFAMILY GARAGE/SUPTAGES	1,429	2ND LEVEL AREA	698 SQ. FT.
WOODSHED AREA	28.5 SQ. FT.	3RD LEVEL AREA	776 SQ. FT.
UNDER PORCH AREA	832 SQ. FT.	4TH LEVEL AREA	474 SQ. FT.
2ND LEVEL	808 SQ. FT.	TOTAL AREA	3,377 SQ. FT.
3RD LEVEL	255 SQ. FT.		
4TH LEVEL	474 SQ. FT.		
TOTAL GARAGE AREA	3,219 SQ. FT.	HGA AREA & AREA DERIVED BY HGA	
GARAGE INTERIOR AREA	1,529 SQ. FT.	BUILDER REALTOR AREA & AREA CALCULATED TO EXTEND UP ALL WALLS INCLUDING GARAGE & WOODSHED	
BUILDING FOOTPRINT	844 SQ. FT.		
2ND LEVEL PATIO AREA	134 SQ. FT.		
4TH LEVEL PATIO AREA	176 SQ. FT.		
REAR PATIO AREA	234 SQ. FT.		
FRONT PATIO AREA	28 SQ. FT.		

**SITE PLAN WITH 2ND LEVEL**  
 SCALE: 1/8" = 1'-0"

<b>JSARC</b> JEFFREY R. ARACNET 115 E. 5TH BLVD. SUITE 212 PARK CITY, UTAH 84302	<b>SUTER RESIDENCE</b> 248 WOODSIDE AVE PARK CITY, UTAH 84302	DATE: MARCH 28, 2024 REVISION: 42234 15724 15224
		DATE: JUNE 24, 2024
		DATE: OCTOBER 4, 2024
		PROJECT NO: 2301

Addendum 4:



To: Park City Planning Department: 12.20.24

Attn: Lillian Zollinger

Subject: Historical precedent and building scale in regards to deck size.

243 Woodside Ave. Park City, Ut 84060

Lillian,

We are requesting approval to adjust the depth of the planned porch from 6 feet to 10 feet for the project currently under construction at 243 Woodside Ave. This change would be in accordance with municipal code 15-13-8b2i which states:

Porches

Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.

Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the s. (SIC)

The height of porch decks shall be similar to those found on historic building(s) in the Historic District.

Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.

The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.

Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of four inches and a maximum of eight inches square.

We are including a survey of the site completed in 2004 that indicates that the historic structure located on this lot featured a porch of similar or greater depth in the front of the property. We are also including a replat document from 2010 that required the existing house to be demolished and that the new house must be constructed to preserve the historic form of the prior house. Additionally, we have completed an analysis of similar buildings on Woodside Ave. There are several historic properties that show the proposed adjustment of the porch would better fit the historic language of Woodside. The list of historic properties with similar porch conditions can be found below:

1. 401 Woodside Ave
2. 429 Woodside Ave
3. 481 Woodside Ave
4. 501 Woodside Ave
5. 505 Woodside Ave
6. 543 Woodside Ave
7. 615 Woodside Ave
8. 627 Woodside Ave
9. 633 Woodside Ave
10. 733 Woodside Ave
11. 823 Woodside Ave
12. 835 Woodside Ave
13. 839 Woodside Ave
14. 901 Woodside Ave
15. 909 Woodside Ave
16. 1007 Woodside Ave
17. 1027 Woodside Ave
18. 1045 Woodside Ave

Please feel free to reach out if you have any comments or questions in regards to this request.



## Addendum 5 Full list of 46 homes on historic registry with this feature:

Address	Category	Style of Feature
64 Chambers Avenue	Landmark	Uncovered Deck Directly above Road
118 Daly Avenue	Landmark	Uncovered 2nd Storey Deck Directly above Road
162 Daly Avenue	Landmark	Uncovered Deck Directly above Road
560 Deer Valley Dr	Significant	9' deep covered porch (14 x 8' floor boards), first floor, although raised above grade
577 Deer Valley Dr	Significant	Historic Site form: Old bw photo shows uncovered deck adjoining covered porch
2465 Doc Holliday Dr	Significant	10' deep covered porch, 1st floor
901 Empire Ave	Significant	10' deep covered porch, 2nd floor
1011 Empire Ave	Significant	Historic site form: Uncovered deck, slightly set back from road, adjoining 2nd floor porch
1063 Empire Ave	Significant	Historic site form: Uncovered deck, on front and side, adjoining 1st floor porch, elevated from road
250 Grant Ave	Significant	Historic site form: Uncovered deck, on front and side, adjoining 2nd floor porch, elevated from road
262 Grant Ave	Significant	Historic site form: 1940 photo shows Uncovered deck, on front and side, adjoining 1st floor porch, elevated from road
9 Hillside Ave	Significant	2nd story partially covered cantilevered extended porch, and 2nd storey deck
80 King Rd	Significant	2nd story partially covered extended porch, and 3rd storey balcony
151 Main St	Landmark	Historic Site form: 7' deep porch on 2nd level, 7' deep balcony on 3rd level directly above the porch
220 Marsac Ave	Significant	A large uncovered deck extends towards the road from the covered porch
334 Marsac Ave	Landmark	A large uncovered deck extends from porch and wraps around the side of the single storey house
338 Marsac Ave	Significant	A large uncovered deck extends from 2nd storey porch and wraps around the side
402 Marsac Ave	Significant	A large uncovered deck above garage on 2nd storey
1009 Norfolk Ave	Significant	A large uncovered deck above garage on 2nd storey
1021 Norfolk Ave	Significant	A large uncovered deck on 2nd storey
145 Park Ave	Significant	A large deck over garage connected to 2nd story porch
305 Park Ave	Significant	9' deep covered porch 1st storey although raised above street by approx 1 storey
339 Park Ave	Significant	A large deck over garage connected to 2nd story porch
351 Park Ave	Significant	A large deck over garage connected to 2nd story porch
363 Park Ave	Landmark	A large deck over garage connected to 2nd story porch
455 Park Ave	Landmark	10' deep covered porch on 2nd storey
581 Park Ave	Significant	Large deck above garage, and elevated above living area
40 Sampson Ave	Significant	Large uncovered deck adjoining porch

232 Woodside Ave	Landmark	A large array of decks and porches, including an uncovered porch extension looking out over the valley
316 Woodside Ave	Significant	Patios added to East and West
401 Woodside Ave	Significant	Large uncovered deck on front of 2nd Storey
429 Woodside Ave	Significant	Large deck above garage, extending from porch and wrapping around house
481 Woodside Ave	Significant	Large deck above garage, extending from porch and wrapping around house
501 Woodside Ave	Significant	Large deck above garage, extending from porch
505 Woodside Ave	Significant	2nd storey Porch extends out via uncovered cantilever section beyond shed roof
543 Woodside Ave	Significant	2nd storey Porch extends out via uncovered section beyond shed roof, total approx 10' deep
615 Woodside Ave	Significant	Deep 1st storey porch wraps around house, deck added above garage
627 Woodside Ave	Significant	Large deck above garage
633 Woodside Ave	Significant	Large deck above garage, extends from porch
835 Woodside Ave	Significant	Cantilevered extended porch
839 Woodside Ave	Landmark	Deep 2nd storey porch extends out over driveway and wraps around house
901 Woodside Ave	Landmark	Deep (guess 10' by 10') 1st storey porch inside main structure
909 Woodside Ave	Significant	Deep porch over 1st floor entrance
1007 Woodside Ave	Significant	Large deck above garage, extends from porch
1027 Woodside Ave	Significant	Deep 2nd storey porch extends out over driveway
1045 Woodside Ave	Significant	Deep uncovered 2nd storey deck above driveway



**Planning Department**

February 14, 2024

Tim and Kerry Suter

CC: Jeff Schindewolf

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

Address: 243 Woodside Avenue

Zoning District: Historic Residential – 1 (HR-1)

Application: Steep Slope Conditional Use Permit

Project Number: PL-23-05842

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: February 14, 2024

Project Summary: The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope on a Vacant Lot.

**Action Taken**

On February 14, 2024, the Planning Commission conducted a public hearing and approved the proposal for a new Single-Family Dwelling at 243 Woodside Avenue built into a Steep Slope, on a vacant lot according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

**Findings of Fact**

1. The Site is located at 243 Woodside Avenue, part of the 239 Woodside Replat Lot Line Adjustment, and is a vacant lot.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes construction of a new Single-Family Dwelling (SFD) on the vacant lot.
4. The new SFD proposes an excess of 200 square feet located on an existing Slope of thirty percent (30%) or greater, therefore, a SSCUP application is required.

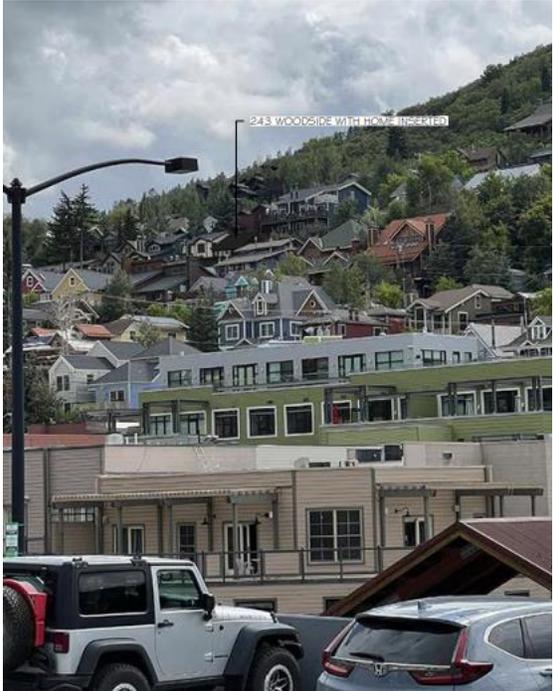


**Planning Department**

5. In conjunction with the SSCUP, the Applicant submitted a Historic District Design Review (HDDR) Application (PL-23-05841). The HDDR Application approval is subject to the approval of this SSCUP.
6. The minimum Lot size in the HR-1 Zoning District is 1,875 square feet. 243 Woodside Avenue is 1,875 square feet.
7. The minimum Lot width in the HR-1 Zoning District is 25 feet. 243 Woodside Avenue is 25 feet in width.
8. The maximum building footprint in the HR-1 Zoning District for a Lot that is 1,875 square feet is 844 square feet. The proposed building footprint is 844 square feet.
9. Minimum Front and Rear setbacks for Lots 75' in depth in the HR-1 Zoning District is 10' each. The proposed SFD meets a 10 foot Setback for both the Front and Rear setbacks.
10. Minimum Side Setbacks for Lots 25' in width are three feet each in the HR-1 Zoning District. The proposed SFD meets a three-foot side setback for each side.
11. The maximum building height is 27 feet from Existing grade in the HR-1 Zoning District. The proposed maximum building height is 26' 11.5" from Existing grade.
12. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The proposed SFD steps back at 10 feet at 23 feet from the lowest point of existing grade.
13. Final Grade must be within four feet of existing grade in the HR-1 Zoning District. The proposed final grade is within four feet of Existing grade.
14. Structures cannot exceed 35 feet from the lowest finish floor plane to the point of highest wall top plate that supports the ceiling joists or roof rafters in the HR-1 Zoning District. The proposal has an interior height of 35 feet, as defined.
15. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District. The proposed Contributing Roof Form is 7:12.
16. Per Land Management Code (LMC) § 15-2.2-6, SSCUP applications are subject to the following criteria:



**Planning Department**

Criteria	Analysis of Proposal
<p><b>LOCATION OF DEVELOPMENT –</b> Development is located and designed to reduce visual and environmental impacts of the Structure.</p>	<p><b>Complies:</b> The SFD is at the allowed 844 sf building footprint, and set back 13 feet, exceeding the 10-foot Front Setback requirement, and allowing for the structure to be pulled back from the ROW with room for landscaping. The slope of the site is steepest at the rear, and the SFD has been designed to step up the hillside, in a similar pattern to the rest of the street.</p>
<p><b>VISUAL ANALYSIS –</b> The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points: To determine potential impacts of the proposed Access, and Building mass and design; and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.</p>	<p><b>Complies:</b> The Applicant provided the following photos:</p>  <p><i>View from Woodside Avenue</i></p> 



**Planning Department**

	<p style="text-align: center;"><i>View from City Hall</i></p> <p>The proposed design remains consistent with the height of the existing dwellings on the street. The proposed terracing keeps the final grade within four feet of existing grade.</p>
<p><b>ACCESS</b> – 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.</p>	<p><b>Complies:</b> The proposed Site is located off Woodside Avenue, with the Front Property Line approximately 15 feet from the road. The Applicant shall record an encroachment agreement with the City for driveway access to the site (see Condition of Approval 18). The proposed driveway is 10 feet.</p> 
<p><b>TERRACING</b> – The project may include terraced retaining Structures if necessary to regain Natural Grade.</p>	<p><b>Complies:</b> The proposed SFD includes terracing within four feet of existing grade.</p> 



**Planning Department**

<p><b>BUILDING LOCATION</b> – 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.</p>	<p><b>Complies:</b> The proposed SFD is located approximately 28 feet from the ROW, placing the majority of the massing at the Rear of the property. The buffer from the ROW to the structure, and a 10-foot driveway width, allows for landscaping and open space at the Front of the site.</p>
<p><b>BUILDING FORM AND SCALE</b> – Where Building masses orient against the Lot’s existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.</p>	<p><b>Complies:</b> The proposed structure steps up with the grade and has a shorter portion at the front, and a stepped, larger portion at the rear. The structure is broken up into two masses, with four stories at its tallest point. The garage is subordinate to the structure and set back one foot from the entrance.</p>
<p><b>SETBACKS</b> – 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.</p>	<p><b>Complies:</b> The structure is set back three feet, further than the 10-foot Front Setback requirement and creates space in front of the SFD to reduce a wall effect.</p>
<p><b>DWELLING VOLUME</b> – 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.</p>	<p><b>Complies:</b> The proposed SFD volume is compliant with the HR-1 Zoning District Lot and Site requirements as analyzed above. The location of the SFD is three feet more than the required 10-foot Setback. The proposed structure is compliant with the massing requirements found in LMC <a href="#">§ 15-13-8(A)</a>, wherein larger masses shall be placed in the rear.</p>



## Planning Department

**BUILDING HEIGHT | STEEP SLOPE** – The Zone Height in HR-1 is 27’ for Structures 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.

**Complies:** The proposed SFD is compliant with the HR-1 Zoning District Height requirements as analyzed above. The adjacent structures have a similar height and step back as the slope increases.



17. Staff published notice on the City’s website and posted notice to the property on January 31, 2024. Staff mailed courtesy notice to property owners within 300 feet and posted notice to the property on January 31, 2024. The Park Record published notice on January 31, 2024.

### Conclusions of Law

1. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal complies with the LMC requirements pursuant to Chapter 15-2.2-6, Development on Steep Slopes in the HR-1 District.
3. The proposal complies with the LMC requirements pursuant to Chapter 15-3, Off-Street Parking.

### Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed February 14, 2024, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Historic District Design Review prior to submitting a Building Permit application.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.



**Planning Department**

4. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
6. Residential fire sprinklers are required for all new or renovation construction on this lot, per requirements of the Chief Building Official.
7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.
8. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
9. City approval of a Construction Mitigation Plan (CMP) is a condition precedent to the issuance of any building permits. The CMP shall include language regarding the method of protecting adjacent structures.
10. 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.
11. All exterior lighting shall be down-directed and shielded to prevent glare onto adjacent property and public rights-of-way and shall be subdued in nature. Light trespass into the night sky is prohibited. Exterior lighting shall not exceed 3,000 degrees Kelvin and outdoor lighting fixtures shall be Fully Shielded. Final lighting details shall be reviewed by the Planning Staff prior to installation.
12. Construction waste should be diverted from landfill and recycled when possible.
13. The Applicant shall submit a geotechnical report and final slope stability prior to submitting a building permit, subject to City Engineer approval.
14. The Applicant shall provide soil stabilization and drainage details documenting how the disturbed area will be restored and stabilized prior to submitting a building permit, subject to City Engineer approval.
15. The Applicant shall submit a landscape bond prior to issuance of a building permit to ensure the stabilization and vegetation rehabilitation are complete prior to submission of a building permit.

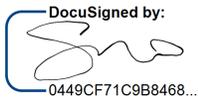


**Planning Department**

16. Prior to submitting a building permit, the Applicant shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.
17. Retaining walls cannot exceed the height approved as part of this SSCUP without modifying the SSCUP.
18. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
19. No retaining walls shall be in the Right-of-Way.

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

Sincerely,

DocuSigned by:  
  
0449CF71C9B8468...

Sarah Hall,  
Planning Commission Chair

CC: Lillian Zollinger, Planner II

# Board of Adjustment Staff Report



**Subject:** 1884 Three Kings Drive  
Park City Golf Course  
**Application:** PL-25-06630  
**Author:** Jaron Ehlers, Planner I  
**Date:** August 19, 2025  
**Type of Item:** Variance

*As of May 7, 2025, Utah Code [Section 10-9a-701\(5\)](#) prohibits municipalities from conducting public hearings on Variance applications.*

## Recommendation

(I) Review the proposed Variance for 1884 Three Kings Drive from the Urban Park Zone Height limitations to install:

- A 600-foot-long net along the new multi-use pathway along Thaynes Canyon Drive that ranges from 20 to 50 feet above Final Grade
- A 100-foot-long net along the Three Kings Water Treatment Plant that is 50-feet in height above Final Grade

(II) Consider approving the Variance based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

## Description

**Applicant:** Park City Municipal Corporation  
Steven Dennis, Capital Projects Manager

**Location:** 1884 Three Kings Drive  
Park City Golf Course  
Park City Three Kings Water Treatment Plant

**Zoning District:** Urban Park District

**Adjacent Land Uses:** Hotel Park City, Residential, Golf Course

**Reason for Review:** The Board of Adjustment reviews and takes Final Action on Variances.<sup>1</sup>

CUP Conditional Use Permit  
LMC Land Management Code  
MPD Master Planned Development  
UPZ Urban Park Zoning District

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<sup>1</sup> LMC [§ 15-1-8\(l\)](#).

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

**Summary**

The Applicant proposes two safety nets, both up to 50 feet in Height, at the Park City Golf Course and Three Kings Water Treatment Plant at 1884 Three Kings Drive. The nets are requested to provide protection from errant golf balls.

1884 Three Kings Drive is a 67.75-acre Lot in the [Park City Golf Course Back Nine Subdivision](#) and Urban Park Zoning District (UPZ). The property is part of the Hotel Park City Master Planned Development (MPD).



Figure 1: Image of 1884 Three Kings Drive with the Three Kings Water Treatment Plant indicated by the red arrow.

The net proposed along Thaynes Canyon Drive is 600 feet long, and ranges in height from 20 to 50 feet from Final Grade, to provide protection for users of the new multi-use pathway installed along Thaynes Canyon Drive.

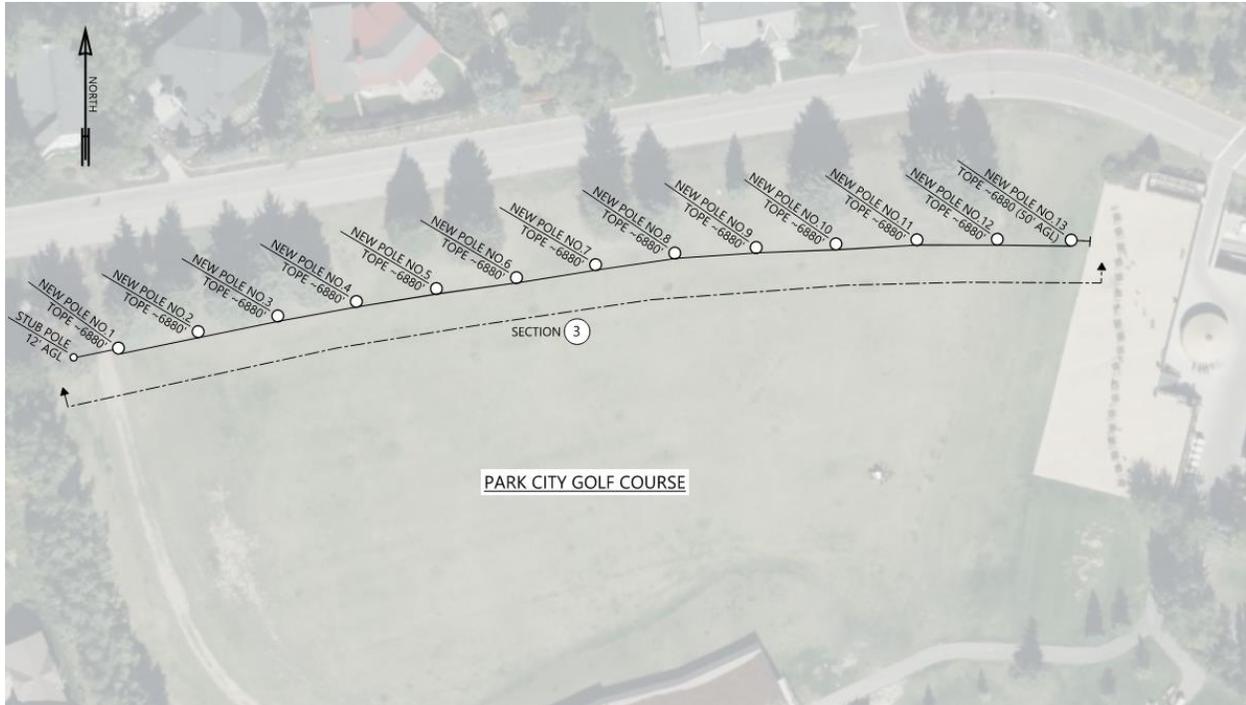


Figure 2: Proposed alignment of the Thaynes net from the Applicant's proposed Plans (Attachment 1).

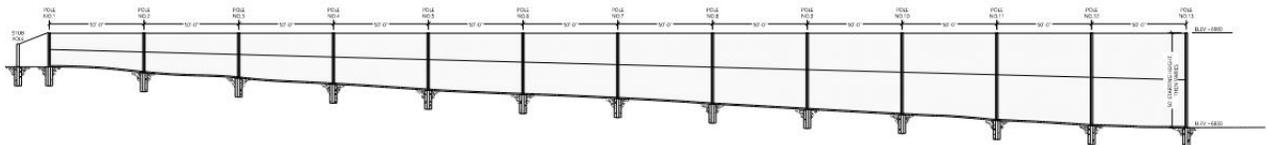


Figure 3: Proposed profile of Thaynes net from the Applicant's proposed plans (Attachment 1).

The net proposed for the Three Kings Water Treatment Plant is 100 feet long and a maximum of 50 feet tall and is located northeast of the Three Kings Water Treatment Plant to provide protection for the facility.

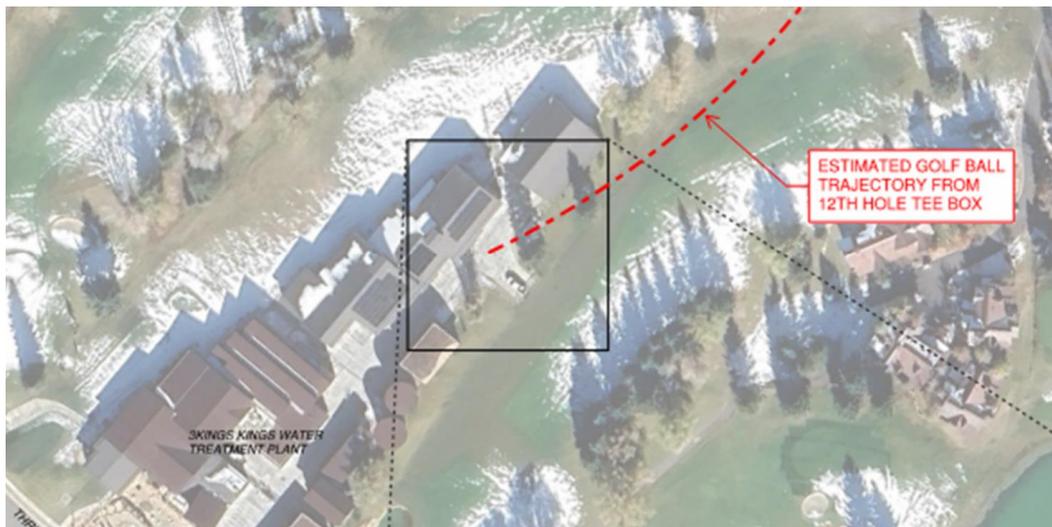


Figure 4: Image showing the location of possible golf balls. The black edged square is the area depicted in Figure 5 below. See Applicant's proposed plans (Attachment 1).

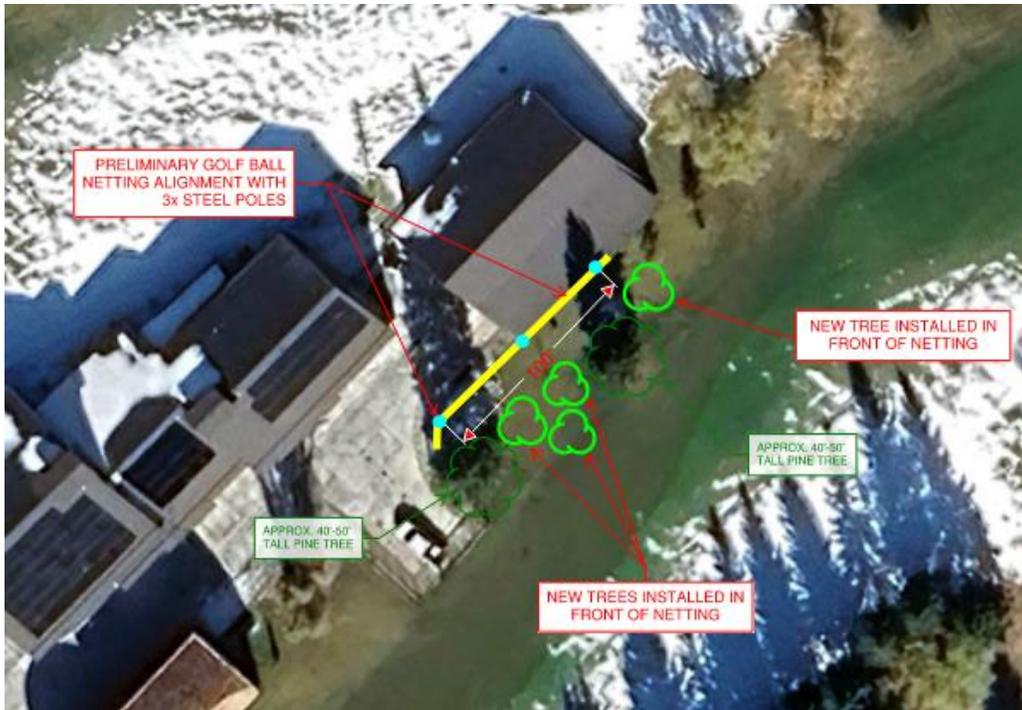


Figure 5: Proposed golf ball net relative to the Three Kings Water Treatment Plant. See Applicant's proposed plans (Attachment 1).



Figure 6: Conceptual design of the Three Kings Net. See Applicant's proposed plans (Attachment 1)

**Background**

On June 26, 2025, the City Council authorized a construction agreement for a 50-foot-

tall net along the new Thaynes Canyon Drive multi-use pathway ([Agenda Packet, Item VII.1](#) | [Minutes](#), p. 12-13).

On July 25, 2025, the Applicant applied for a Variance from maximum UPZ height for two nets—one for the multi-use pathway and one for the Water Treatment Plant—at 1884 Three Kings Drive.

### **Analysis**

**(I) The Applicant seeks a Variance from the Urban Park Zone Building Height maximum outlined in Land Management Code Section 15-2.26-4 to install safety nets along the Park City Golf Course.**

LMC [§ 15-15-1](#) defines a Fence as “A Structure to separate or divide outdoor Areas. The term Fence includes, but is not limited to, net Screening for golf balls, and masonry walls. A Fence need not be sight obscuring or light tight.”

LMC [§ 15-2.26-2\(C\)\(14\)](#) establishes that Fences greater than six-feet in Height above Final Grade are Conditional Uses and require a Conditional Use Permit (CUP). Both golf nets are proposed to reach a maximum of 50-feet in Height above Final Grade.

Land Management Code (LMC) [§ 15-2.26-4](#) establishes the UPZ Height at 28 feet from Existing Grade. The Applicant is proposing golf nets with a maximum Height of 50-feet above Final Grade, which is not allowed unless granted a Variance. The Applicant requests a Variance to allow two nets, both up to 50 feet in height from Final Grade, to provide protection from errant golf balls.

**(II) In order to grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC Section 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.**

The Board of Adjustment hears Variance requests and takes Final Action. The Board of Adjustment may impose additional requirements on the Applicant to mitigate any harmful effects of the Variance or that serve the purpose of the standard or requirement that is waived or modified.<sup>2</sup>

In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under LMC [§ 15-10-8\(C\)\(1\)](#), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the Variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood.<sup>3</sup> In determining whether or not enforcement of the LMC would cause unreasonable hardship, the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.<sup>4</sup>

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<sup>2</sup> [LMC § 15-10-8](#)

<sup>3</sup> [LMC § 15-10-8\(D\)\(1\)](#)

<sup>4</sup> [LMC § 15-10-8\(D\)\(2\)](#)

The five criteria outlined in LMC [§ 15-10-8\(C\)\(1\)](#) are included below, with the Applicant's responses in *italics* and staff analysis below. Please see Exhibit C for the Applicant's full analysis and narrative for the net proposed along Thaynes Canyon Drive and Exhibit D for the Applicant's full analysis and narrative for the Three Kings Water Treatment Plant net.

**(1) Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.**

Pursuant to LMC [§ 15-2.26-1](#) The purpose of the UPZ is to:

- A. promote the preservation of Historic Buildings, Structures, Sites, or Objects;
- B. preserve the vegetation and habitat of natural Areas;
- C. provide for careful review of low-intensity recreational Uses and environmentally-sensitive, non-motorized trails;
- D. establish and preserve districts for land Uses requirements substantial Areas of Open Space covered with vegetations that are substantially free from Accessory Buildings, Streets, and Parking Lots;
- E. permit recreational Uses and preserve recreation land;
- F. encourage parks, golf courses, trails, and other compatible public or private recreational Uses, and preserve and enhance park amenities; and
- G. encourage sustainability, conservation, and renewable energy.

The Applicants states:

**Thaynes Net**

*"The proposed golf net is a safety feature to protect users of a new multi-use pathway from the risk of errant golf balls. Limiting the net's height to 28 feet will decrease its effectiveness as a safety measure, causing hardship in the following ways:*

- *Increased threats to life, safety, property, of the public traveling in the area.*
- *Increased burden on staff resources and community costs to resolve claims.*
- *Reduction in the availability at the driving range – increased safety concerns could potentially jeopardize the operation of the driving range.*

*Reducing the net height to meet this standard is unreasonable because it directly contradicts the public safety goals of the project. The general purpose of the Land Management Code's height regulations are to regulate density, and maintain viewsheds – the net's proposed height does not concern density, nor will it affect protected viewsheds."*

Staff finds the purposes of the UPZ include permitting recreational uses and preserving recreation land, while also encouraging golf courses and other compatible recreational uses, enhancing park amenities. The proposed net provides a buffer between the public golf course and the multi-use pathway, which enhances bike and pedestrian access along Thaynes Canyon Drive. Literal enforcement of the LMC would not allow for sufficient multi-use pathway protections that serve a public benefit.

### Three Kings Net

*“Literal enforcement of the LMC height restrictions would prevent the installation of the necessary 50-foot netting, perpetuating a known and documented safety hazard. Denial of the variance would jeopardize safe and functional operations at a key public facility.”*

*“Alternative netting heights were evaluated; however, a 50-foot height is necessary based on the observed trajectories and origin of incoming golf balls” and “golf ball strikes have the potential to damage sensitive infrastructure and interrupt critical treatment processes.”*

Staff finds that essential public utilities are a Conditional Use in the UPZ (LMC [§ 15-2.26-2\(C\)\(1\)](#)). On October 24, 2018, the Planning Commission approved the Master Planned Development, Conditional Use Permit (CUP), and Subdivision for the Three Kings Water Treatment Plant. The net is proposed to be installed to protect these public utility buildings, equipment, vehicles, and in some cases, operational zones, where staff and visitors are present. Strict enforcement of the LMC would require the Three Kings net to be reduced to 28 feet in Height, reducing the effectiveness of protection for public utility operations.

**(2) There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.**

The Applicant states:

### Thaynes Net

*“The property in question is a publicly accessible green space that serves as the community golf course and driving range in summer and cross-country skiing tracks in winter. It provides space for members of the public to get outside and enjoy the natural beauty in our community year-round. Granting a variance will allow the public to continue enjoying this special space while others traverse a safe and comfortable pathway. The adjacent properties do not provide publicly accessible recreational uses and thus do not have the same health, safety, and welfare standards. The public nature of this property and project allow for special consideration.”*

Staff finds the Thaynes Canyon Drive multi-use pathway is uniquely positioned within the UPZ because it runs along the golf course. The other properties in the UPZ are

primarily parks where the risks of nearby pedestrians and bikers being struck by golf balls are minimal to non-existent.

### **Three Kings Net**

*“The 3 Kings Water Treatment Plant's location—directly adjacent to two active golf course fairways—is unique among properties in the same zoning district. Other properties are not subject to the same level of exposure to errant golf balls. These exceptional site-specific conditions justify a tailored protective measure not required elsewhere.”*

Staff finds the Three Kings Treatment Plant is a uniquely located public facility within the golf course and errant golf balls could impact operations and equipment. The expansion of the Three Kings Treatment Plant was required due to State and Federal regulatory matters regarding water quality. The Park City Golf Course is the only golf course within the UPZ with a public facility located within.

### **(3) Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.**

The Applicant states:

### **Thaynes Net**

*“This variance is essential to provide a safe and comfortable bike and pedestrian pathway in the neighborhood, for the neighborhood. The pathway project, coupled with the proposed net, will enhance access and allow for better enjoyment of the property in question as well as many others in the neighborhood. At a City Council meeting on June 26, 2025, property owners on Thaynes Canyon Dr (between Webster Dr and 3 Kings Dr), attended the City Council meeting to support the net. They shared stories of golf balls shattering windows and hitting landscapers. The neighboring residents want this net, at the proposed height, because it will improve their quality of life.”*

Staff finds LMC [§ 15-2.26-3\(A\)](#) establishes that paths are an allowed Setback exception in the UPZ. Creating safe conditions for users of the path would increase the enjoyment of the use of the property and the multi-use path. Other properties in the UPZ do not include golf courses, so these properties do not have the same need for safety netting that exceeds the Zone Height.

### **Three Kings Net**

*“The City has a fundamental right to operate public utilities in a safe and secure environment. Granting the variance allows the City to exercise that right by protecting employees, visitors, and infrastructure—an expectation consistent with other municipal properties in the area.”*

Staff finds public utilities are a Conditional Use in the UPZ. This establishes the right for the City to build and operate, as Conditioned, those public utilities. The danger of golf balls creates a potential hazard to the facility and its operators, a hazard not shared by other public utilities in the UPZ, as the Park City Golf Course is the only Golf Course located within the UPZ.

**(4) The Variance will not substantially affect the General Plan and will not be contrary to the public interest.**

The Applicant states:

**Thaynes Net**

*“A variance is in the public's best interest and is necessary to ensure public safety. Granting a variance is consistent with the current and proposed General Plan to protect, enhance, and expand infrastructure for bikes and pedestrians. Lastly, this pathway project is part of the recently adopted Bicycle and Pedestrian Plan.”*

Staff finds that Strategy 3.4 of the General Plan states “Create safe bike/pedestrian pathways between all public spaces within City limits.”<sup>5</sup> The Golf Course is a public space, often used by the community for their recreation needs. The Thaynes pathway is a step towards the Strategy of having pedestrian pathways between all public spaces. The proposed net provides increased safety to users of the pathway.

**Three Kings Net**

*“The variance supports the Park City General Plan by enhancing public safety, protecting vital services, and promoting the reliable operation of critical infrastructure. Importantly, the netting does not hinder recreational use of the golf course or impact the surrounding community negatively. The proposed improvement is in the clear public interest.”*

Staff finds that Objective 14.C of the General plan states “Provide safe drinking water to residents and visitors.”<sup>6</sup> The Three Kings Water Treatment Plant treats the water that comes from the Spiro Mine Tunnel to ensure it is safe for residents and visitors to drink. The net will ensure that the equipment for the facility, and the people that work there, are themselves, in turn, safe.

**(5) The Spirit of the Land Management Code is observed, and substantial justice done.**

The Applicant states:

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<sup>5</sup> [General Plan, Volume I, Small Town, p. 44.](#)

<sup>6</sup> [General Plan, Volume I, Sense of Community, p. 99.](#)

## Thaynes Net

*“The maximum height in the Land Management Code exists for two reasons:*

- 1. To limit density on a given property, and*
- 2. to maintain viewsheds.*

*This is not a building height variance; there is no proposed increase in square footage, change in use, or added traffic. That said, there will be impacts to existing views, which are partially blocked by landscaping. The proposed net is not solid and while it will be visible, so will the mountains behind it. Additionally, we will work with the installer to locate poles behind existing trees and choose color schemes that will work with the existing environment. Additional vegetation and plantings are included in the plan, to further screen the net from public view at ground level.”*

Staff finds LMC [§ 15-1-2\(A\)](#) states that the purpose of the LMC is, in part, to “promote the general health, safety and welfare of the present and future inhabitants, Businesses, and visitors of the City.” LMC [§ 15-1-2\(C\)](#) reinforces this statement, noting the purpose of the LMC is to “protect and preserve peace and good order, comfort, convenience.” Another purpose in LMC [§ 15-1-2\(F\)](#) is “[t]o provide for well-planned commercial and residential centers, safe and efficient traffic and pedestrian circulation.” The Thaynes pathway, as a multi-use path, provides for better pedestrian and bicyclist circulation within the wider context of the City, and the proposed net would provide safety to users of the path.

## Three Kings Net

*“The request aligns with the intent of the Land Management Code, which aims to balance responsible land use with public safety and welfare. This modest and practical intervention addresses a real hazard while maintaining compatibility with adjacent land uses. Approval of the variance represents a fair and just response to a specific, demonstrated need.”*

Staff finds the proposed net directly serves the purposes of the LMC, as it would provide protection to employees and visitors to the Water Treatment Plant. The proposed Three Kings net would prevent damage to infrastructure at the Water Treatment Plant, promoting the general health, safety, and welfare of residents, businesses, and visitors.

**(III) The Development Review Committee reviewed the proposal on August 5, 2025, and confirmed that it meets their standards.<sup>7</sup>**

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<sup>7</sup> The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

### **Department Review**

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

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 5, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 5, 2025. The *Park Record* published courtesy notice on August 5, 2025.<sup>8</sup>

### **Alternatives**

The Board of Adjustment may:

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

### **Exhibits**

- A: Draft Final Action Letter  
Attachment 1: Proposed Plans
- B: Thaynes Survey
- C: Thaynes Applicant Narrative
- D: Three Kings Applicant Narrative

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<sup>8</sup> LMC [§ 15-1-21](#)



**Planning Department**

August 19, 2025

Steven Dennis, Engineering Department

CC: Park City Municipal Corporation

**NOTICE OF BOARD OF ADJUSTMENT ACTION**

**Description**

Address: 1884 Three Kings Drive

Zoning District: Urban Park District

Application: Variance

Project Number: PL-25-06630

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 19, 2025

Project Summary: The Applicant Requests a Variance from the 28-Foot Height for the Urban Park Zoning District in Land Management Code § 15-2.26-4 to 50-Feet in Height for a 100-Foot-Long Net at the Three Kings Water Treatment Plant in the Urban Park Zoning District and a 600-Foot-Long Net Along the Thaynes Pathway in the Urban Park Zoning District.

**Action Taken**

On August 19, 2025, the Board of Adjustment approved the Park City Golf Course Fences Variance according to the following findings of fact, conclusions of law, and conditions of approval.

**Findings of Fact**

1. The Applicant proposes two safety nets, both up to 50 feet in Height, at the Park City Golf Course and Three Kings Water Treatment Plant at 1884 Three Kings Drive. The nets are requested to provide protection from errant golf balls.
2. 1884 Three Kings Drive is a 67.75-acre Lot in the Park City Golf Course Back Nine Subdivision and Urban Park Zoning District (UPZ). The property is part of the Hotel Park City Master Planned Development (MPD).



## Planning Department

3. The net proposed along Thaynes Canyon Drive is 600 feet long, and ranges in height from 20 to 50 feet from Final Grade, to provide protection for users of the new multi-use pathway installed along Thaynes Canyon Drive.
4. The net proposed for the Three Kings Water Treatment Plant is 100 feet long and a maximum of 50 feet tall and is located northeast of the Three Kings Water Treatment Plant to provide protection for the facility.
5. On June 26, 2025, the City Council authorized a construction agreement for a 50-foot-tall net along the new Thaynes Canyon Drive multi-use pathway.
6. On July 25, 2025, the Applicant applied for a Variance from maximum UPZ height for two nets—one for the multi-use pathway and one for the Water Treatment Plant—at 1884 Three Kings Drive.
7. The Applicant seeks a Variance from the Urban Park Zone Building Height maximum outlined in Land Management Code Section 15-2.26-4 to install safety nets along the Park City Golf Course.
  - a. LMC § 15-15-1 defines a Fence as “A Structure to separate or divide outdoor Areas. The term Fence includes, but is not limited to, net Screening for golf balls, and masonry walls. A Fence need not be sight obscuring or light tight.”
  - b. LMC § 15-2.26-2(C)(14) establishes that Fences greater than six-feet in Height above Final Grade are Conditional Uses and require a Conditional Use Permit (CUP). Both golf nets are proposed to reach a maximum of 50-feet in Height above Final Grade.
  - c. Land Management Code (LMC) § 15-2.26-4 establishes the UPZ Height at 28 feet from Existing Grade. The Applicant is proposing golf nets with a maximum Height of 50-feet above Final Grade, which is not allowed unless granted a Variance. The Applicant requests a Variance to allow two nets, both up to 50 feet in height from Final Grade, to provide protection from errant golf balls.
8. In order to grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC Section 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.
  - a. **Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.**
    - i. Pursuant to LMC § 15-2.26-1 The purpose of the UPZ is to:



## Planning Department

1. promote the preservation of Historic Buildings, Structures, Sites, or Objects;
  2. preserve the vegetation and habitat of natural Areas;
  3. provide for careful review of low-intensity recreational Uses and environmentally-sensitive, non-motorized trails;
  4. establish and preserve districts for land Uses requirements substantial Areas of Open Space covered with vegetations that are substantially free from Accessory Buildings, Streets, and Parking Lots;
  5. permit recreational Uses and preserve recreation land;
  6. encourage parks, golf courses, trails, and other compatible public or private recreational Uses, and preserve and enhance park amenities; and
  7. encourage sustainability, conservation, and renewable energy.
- ii. **Thaynes net:** The purposes of the UPZ include permitting recreational uses and preserving recreation land, while also encouraging golf courses and other compatible recreational uses, enhancing park amenities. The proposed net provides a buffer between the public golf course and the multi-use pathway, which enhances bike and pedestrian access along Thaynes Canyon Drive. Literal enforcement of the LMC would not allow for sufficient multi-use pathway protections that serve a public benefit.
- iii. **Three Kings Net:** Essential public utilities are a Conditional Use in the UPZ (LMC § 15-2.26-2(C)(1)). On October 24, 2018, the Planning Commission approved the Master Planned Development, Conditional Use Permit (CUP), and Subdivision for the Three Kings Water Treatment Plant. The net is proposed to be installed to protect these public utility buildings, equipment, vehicles, and in some cases, operational zones, where staff and visitors are present. Strict enforcement of the LMC would require the Three Kings net to be reduced to 28 feet in Height, reducing the effectiveness of protection for public utility operations.
- b. There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.**



## Planning Department

- i. **Thaynes Net:** The Thaynes Canyon Drive multi-use pathway is uniquely positioned within the UPZ because it runs along the golf course. The other properties in the UPZ are primarily parks where the risks of nearby pedestrians and bikers being struck by golf balls are minimal to non-existent.
  - ii. **Three Kings Net:** The Three Kings Treatment Plant is a uniquely located public facility within the golf course and errant golf balls could impact operations and equipment. The expansion of the Three Kings Treatment Plant was required due to State and Federal regulatory matters regarding water quality. The Park City Golf Course is the only golf course within the UPZ with a public facility located within.
- c. **Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.**
  - i. **Thaynes Net:** LMC § 15-2.26-3(A) establishes that paths are an allowed Setback exception in the UPZ. Creating safe conditions for users of the path would increase the enjoyment of the use of the property and the multi-use path. Other properties in the UPZ do not include golf courses, so these properties do not have the same need for safety netting that exceeds the Zone Height.
  - ii. **Three Kings Net:** Public utilities are a Conditional Use in the UPZ. This establishes the right for the City to build and operate, as Conditioned, those public utilities. The danger of golf balls creates a potential hazard to the facility and its operators, a hazard not shared by other public utilities in the UPZ, as the Park City Golf Course is the only Golf Course located within the UPZ.
- d. **The Variance will not substantially affect the General Plan and will not be contrary to the public interest.**
  - i. **Thaynes Net:** Strategy 3.4 of the General Plan states “Create safe bike/pedestrian pathways between all public spaces within City limits.” The Golf Course is a public space, often used by the community for their recreation needs. The Thaynes pathway is a step towards the Strategy of having pedestrian pathways between all public spaces. The proposed net provides increased safety to users of the pathway.





## Planning Department

- a. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;
- b. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;
- c. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;
- d. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
- e. The spirit of the Land Management Code is observed and substantial justice done.

### Conditions of Approval

1. The Maximum Height from Existing Grade for the nets is 50 feet.
2. The Variance is limited to the outlined request. No other modifications are proposed or approved.
3. Prior to construction, the Applicant must receive approval for a CUP from the Planning Commission.
4. Any other construction will require compliance with LMC Chapter 15-2.26.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email [jaron.ehlers@parkcity.gov](mailto:jaron.ehlers@parkcity.gov).

Sincerely,

---

Jennifer Franklin, Board of Adjustment Chair

CC: Jaron Ehlers, Project Planner

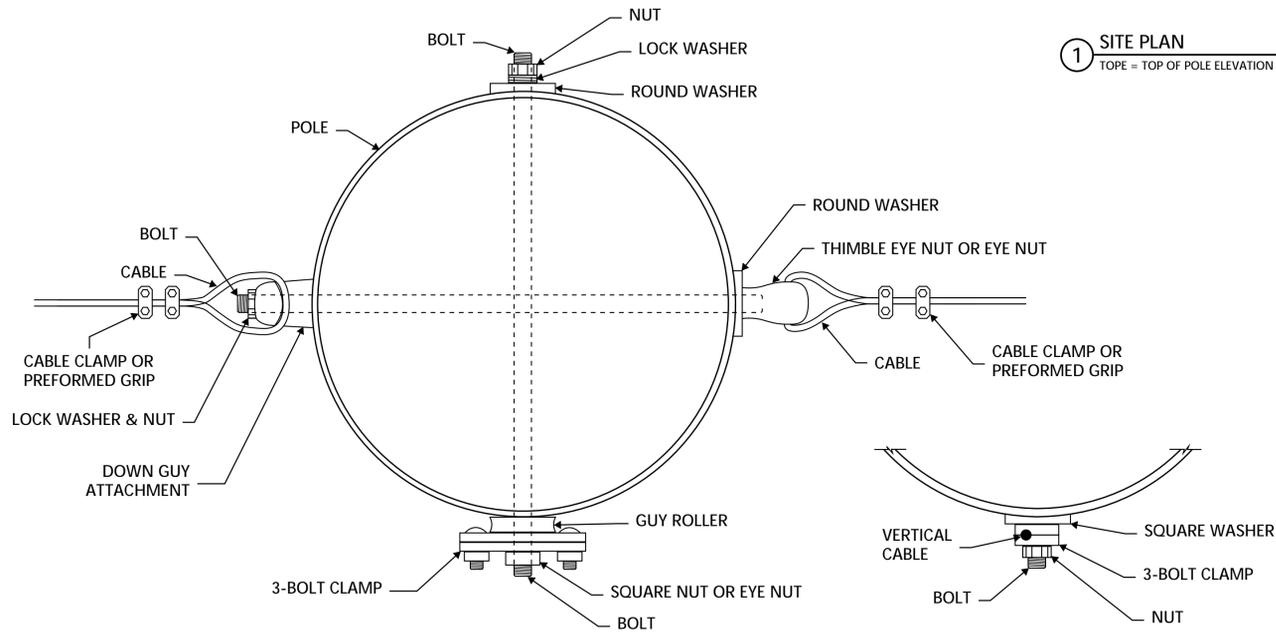
**GENERAL NOTES:**

- SCOPE: INSTALL (13) NEW 50' AGL BLACK STEEL POLES AT THE PARK CITY GOLF COURSE WITH NEW UV-TREATED POLYESTER NETTING. PAINT ALL POLES BLACK AND PROVIDE NEW GALVANIZED CABLES AND HARDWARE.
- PROJECT OWNER:  
PARK CITY GOLF COURSE  
1541 THAYNES CANYON DR,  
PARK CITY, UT 84060
- 2018 INTERNATIONAL BUILDING CODE GOVERNS DESIGN AND CONSTRUCTION.
- DESIGN CRITERIA:  
BASIC WIND SPEED: 103 MPH  
RISK CATEGORY: II  
WIND EXPOSURE CATEGORY: C  
MAXIMUM SOLID AREA: NOT TO EXCEED 8%
- POLE LOCATIONS AND DIMENSIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL POLE LOCATIONS, TIE-IN POINTS, FIELD DIMENSIONS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION AND FABRICATION OF MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL LOCAL SAFETY PROCEDURES AND PROPER METHODS OF CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH OSHA SAFETY REQUIREMENTS AND LOCAL SAFETY REGULATIONS.
- NEW STEEL PIPE SHALL COMPLY WITH ASTM A252 GRADE 3 OR ASTM A500 GRADE B OR GRADE C, WITH MINIMUM YIELD STRENGTHS AS SPECIFIED IN THE SCHEDULE. POLES SHALL BE PAINTED WITH TWO (2) COATS OF BLACK CARBOLINE 3359, OR STRYK 5388.
- ALL HARDWARE, CABLE, NETTING, AND WIRE ROPE ARE DESIGNED AND PROVIDED BY THE CONTRACTOR. ALL HARDWARE SHALL BE HOT-DIPPED GALVANIZED STEEL.
- PROVIDE MIN 3000 PSI CONCRETE IN ANNULAR SPACE AROUND POLE. FOOTING IS DESIGNED FOR 2500 PSI, THEREFORE NO SPECIAL INSPECTION REQUIRED. NO GEOTECHNICAL REPORT WAS PROVIDED, FOUNDATION DESIGN IS BASED ON A LATERAL SOIL BEARING CAPACITY OF 200 PSF/FT.
- RESULTANT HORIZONTAL CABLE TENSION FROM TURNS IN THE NET ALIGNMENT SHALL NOT EXCEED 1.0 KIP ON ANY POLE. NETTING SHALL BE #930 UV TREATED POLYESTER.
- WHERE FOOTINGS ARE EXCAVATED USING A BACKHOE AND RESULT IN NON-CYLINDRICAL OR OBLONG SHAPES, ORIENT THE LONGEST DIMENSION OF THE EXCAVATION PERPENDICULAR TO THE NETTING BARRIER TO MAXIMIZE LATERAL RESISTANCE TO WIND LOADS.
- ROCK AND COBBLESTONE SOILS ARE ANTICIPATED. CONTRACTOR SHALL USE SUITABLE METHODS TO ACHIEVE THE REQUIRED FOOTING DEPTH. IF DIFFERENT OR UNSTABLE SOILS ARE ENCOUNTERED, NOTIFY ENGINEER BEFORE PROCEEDING. EXCAVATIONS SHALL REMAIN STABLE AND REACH DESIGN DEPTH WITHOUT IMPACTING ADJACENT FEATURES.



**1 SITE PLAN**  
TOPE = TOP OF POLE ELEVATION

SCALE: 1" = 40'



**2 TYPICAL HARDWARE DETAILS**  
(CONTRACTOR TO ADAPT AS REQUIRED)

SCALE: NTS

POLE AND FOUNDATION SCHEDULE							
NUMBER OF POLES	MIN STEEL YIELD STRENGTH	POLE HEIGHT FROM AGL	MAX POLE SPACING	POLE SIZE		FOUNDATION	
				DIAMETER	MIN WALL THICKNESS	MIN DIAMETER	MIN DEPTH
13	50 KSI	VARIES	50'	16.0"	.250"	30" (SEE NOTE 11)	10'

**JudgeNetting**  
MOUNTAIN WEST  
2904 S 2000 W  
SYRACUSE, UT 84075  
801-388-4178

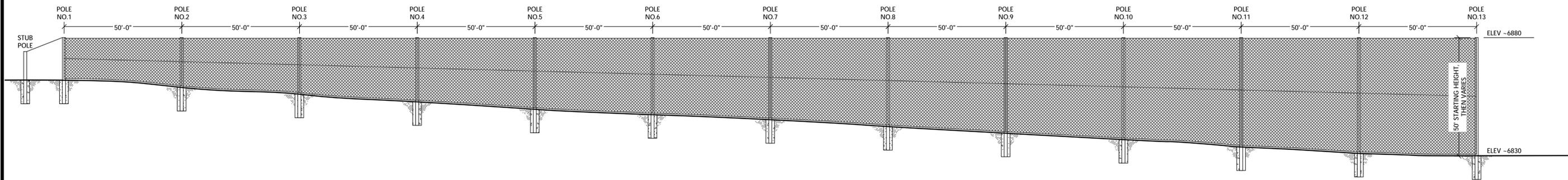
DATE:	7/28/25
DRAWN BY:	
CHECKED:	

Notes, Site Plan, Pole and Foundation Schedule

Netting Barrier  
**Park City Golf Course**  
1541 Thaynes Canyon Dr,  
Park City, UT 84060

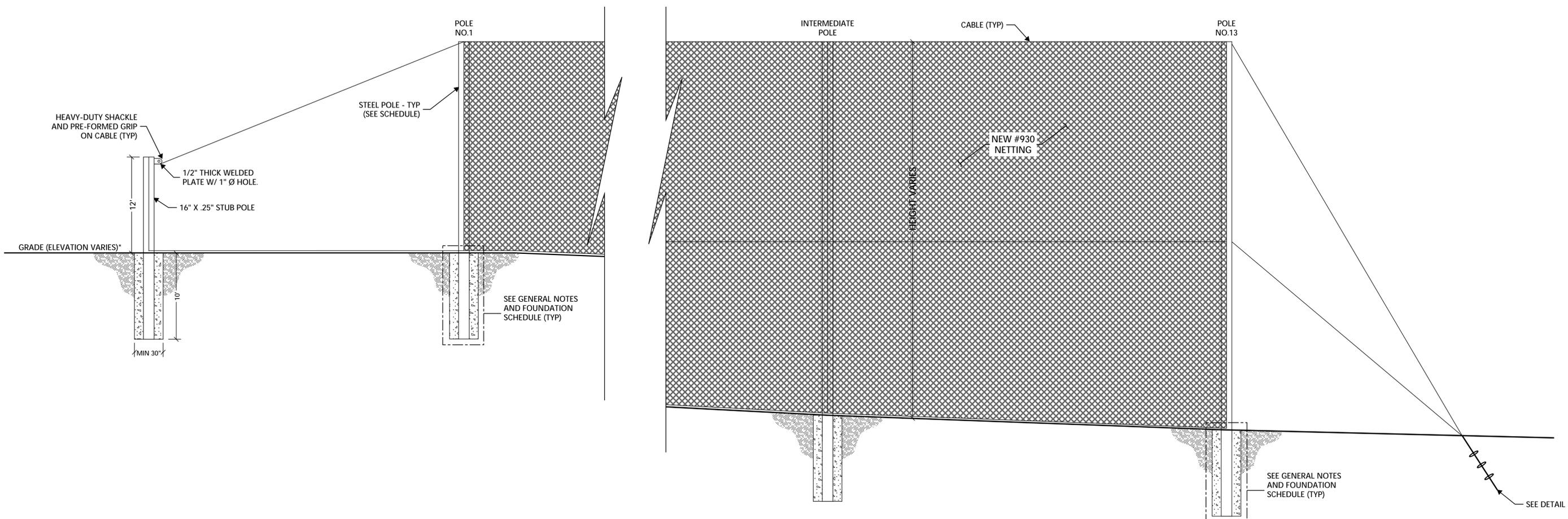
DRAWING NO.

**C1**



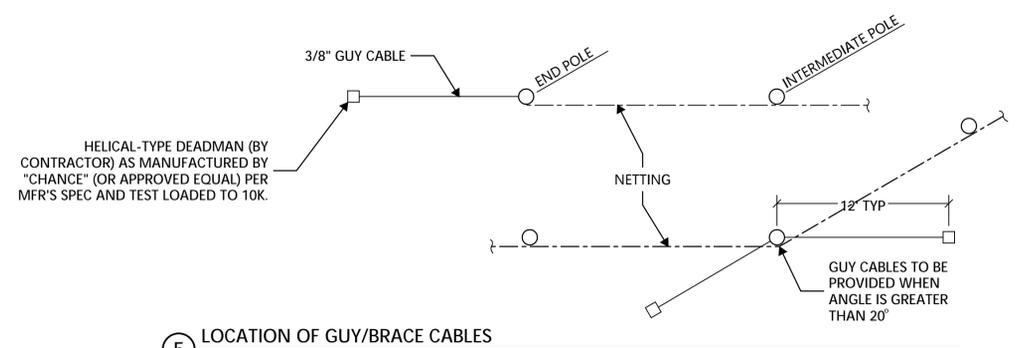
**3 FULL SECTION PROFILE**  
 THIS PROFILE SHOWS APPROXIMATE GRADE VARIANCE. CONTRACTOR SHALL FIELD ELEVATION PRIOR TO CONSTRUCTION.

SCALE: NTS



**4 PARTIAL SECTION PROFILE**

SCALE: NTS



**5 LOCATION OF GUY/BRAKE CABLES**

**JudgeNetting**  
 MOUNTAIN WEST  
 2904 S 2000 W  
 SYRACUSE, UT 84075  
 801-388-4178

DATE: 7/28/25	Sections and Details	DRAWING NO.  <b>C2</b>
DRAWN BY:		
CHECKED:	<b>Park City Golf Course</b> Netting Barrier 1541 Thaynes Canyon Dr. Park City, UT 84060	

Exhibit A

**GOLF BALL NETTING CONCEPTUAL DESIGN  
3KINGS WATER TREATMENT PLANT**

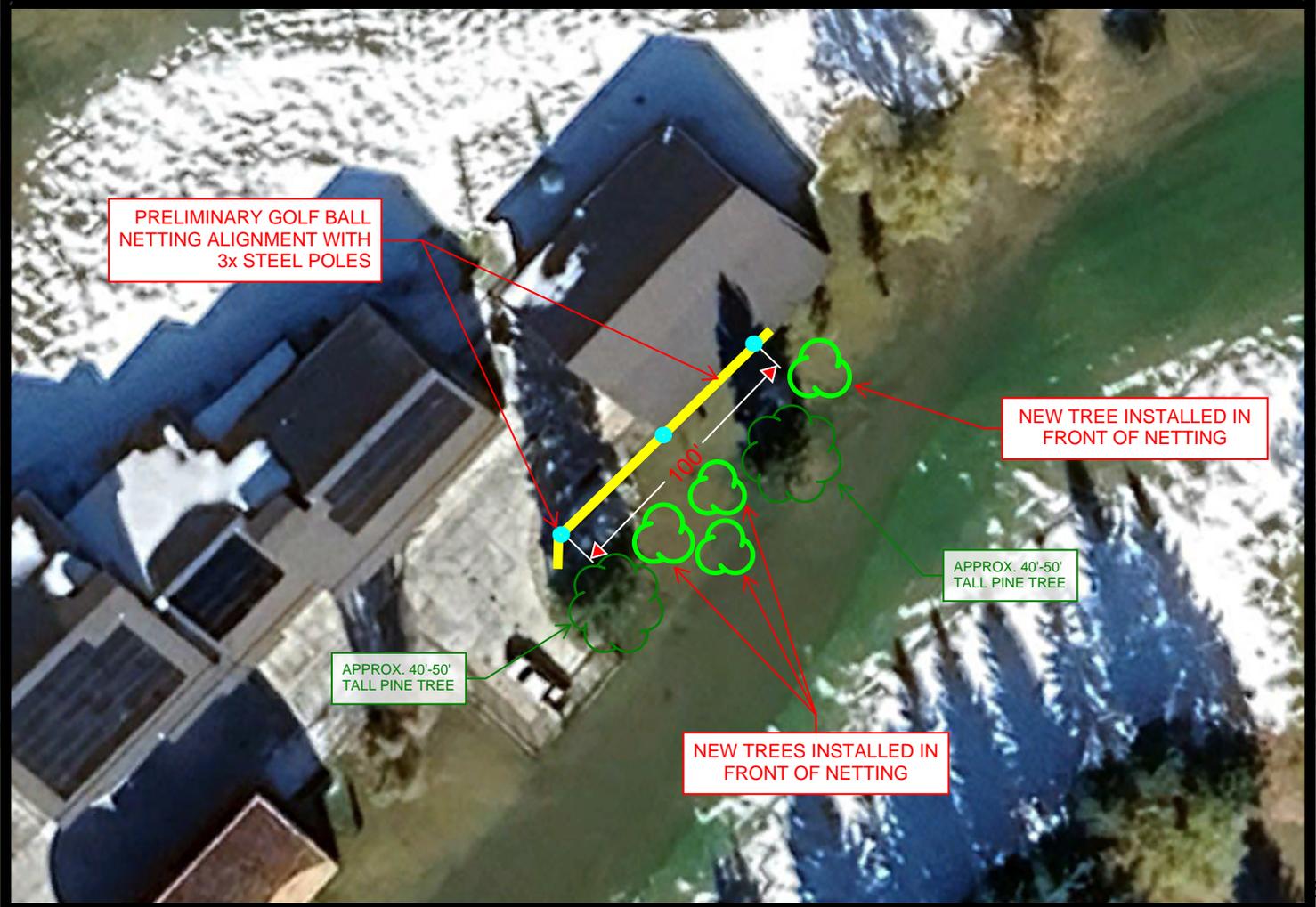
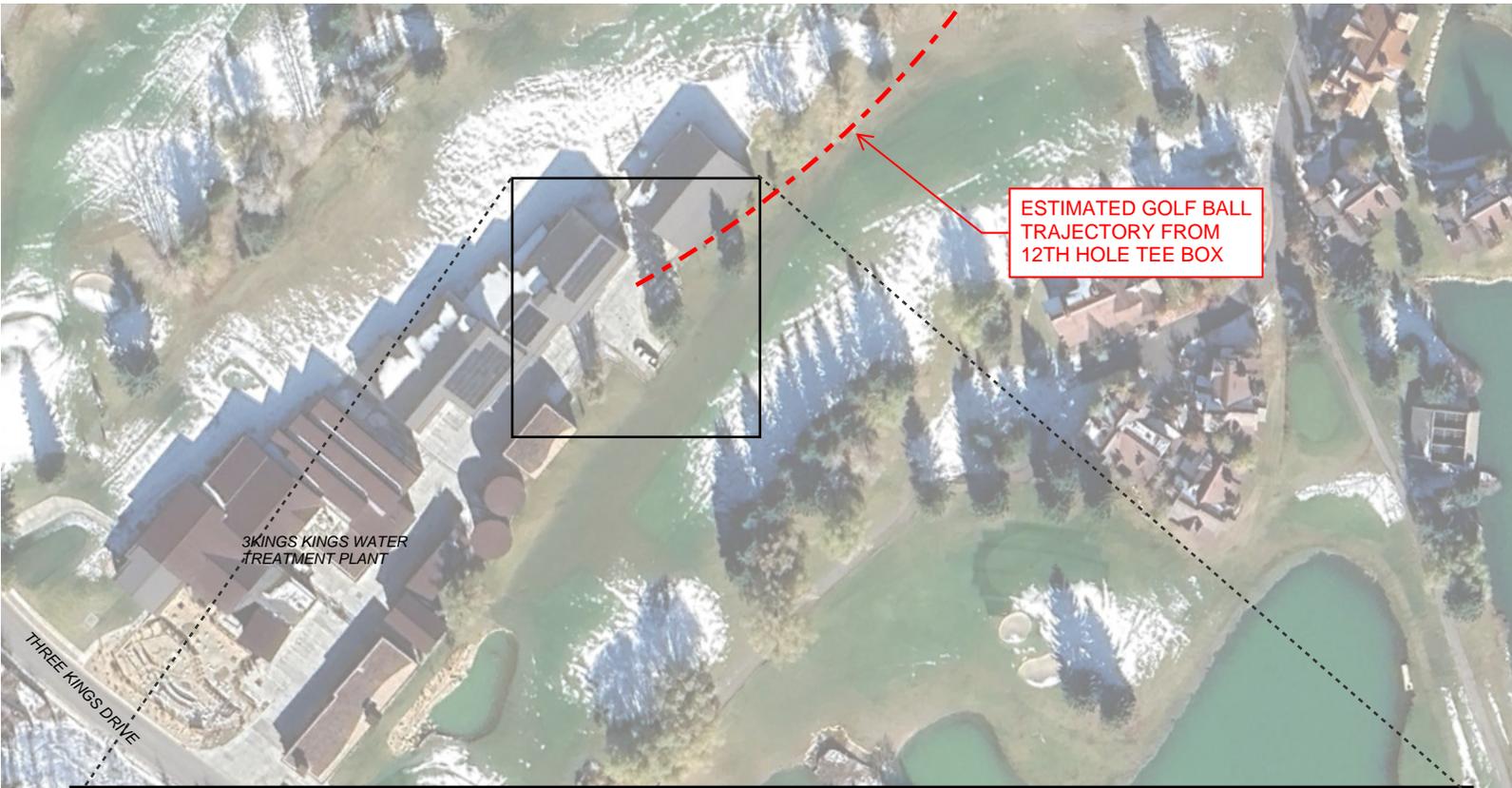


EXHIBIT B  
GOLF BALL NETTING CONCEPTUAL DESIGN IMAGE



# Exhibit C

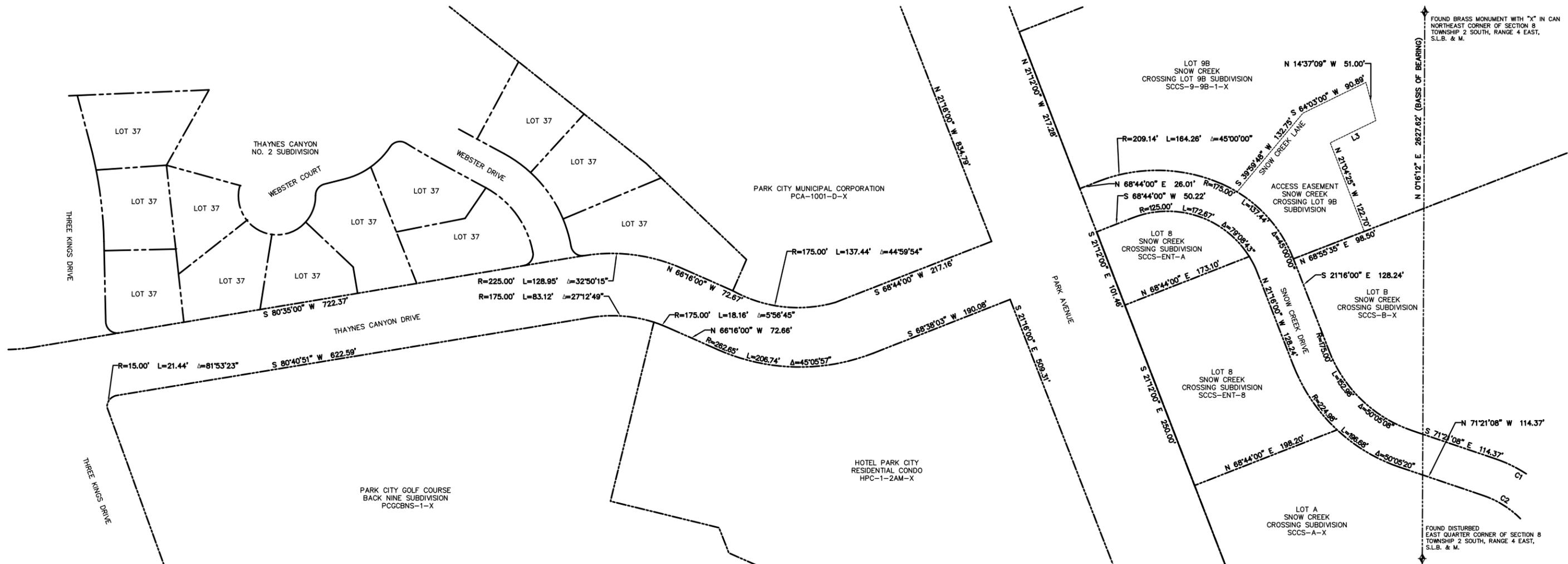
## Example Photos from Consultant



**SURVEYOR'S CERTIFICATE**



I, Michael Demkowicz, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold certificate No. 4857264 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 existing conditions map in accordance with Section 17-23-20 and have verified all measurements.



FOUND BRASS MONUMENT WITH "X" IN CAN  
NORTHEAST CORNER OF SECTION 8  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
S.L.B. & M.

FOUND DISTURBED  
EAST QUARTER CORNER OF SECTION 8  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
S.L.B. & M.

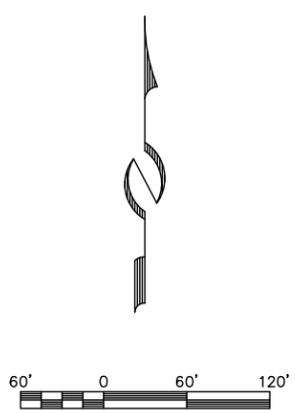
**NARRATIVE**

The purpose of the survey was to show existing conditions for the area as shown and described hereon. The survey was ordered by Park City Municipal Corporation. The control used to establish the right of way was the existing survey monumentation as shown and noted hereon. The Basis of Bearing is the East line of the Northeast Quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, which bears North 0°16'12" East.

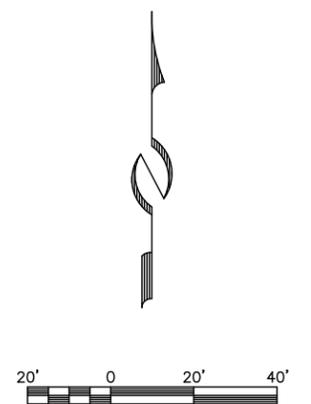
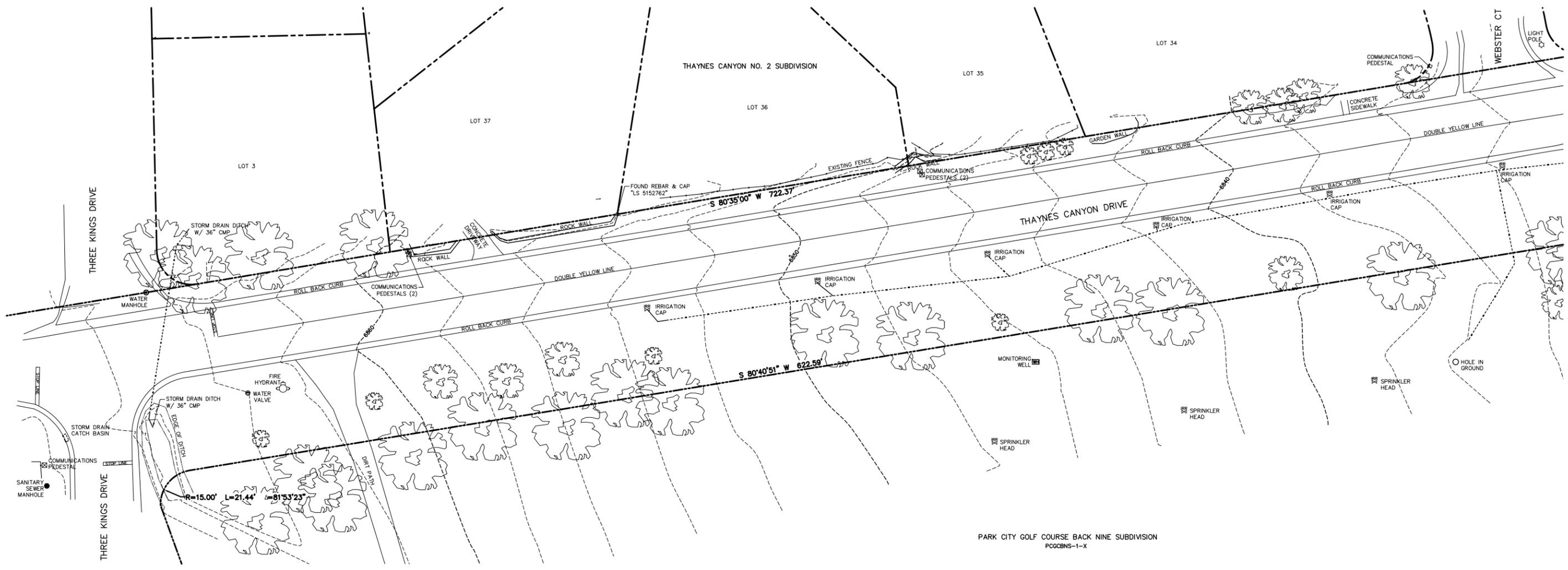
**NOTES:**

- Field work for this survey was completed on November 16, 2023.
- Site BM: Sanitary Sewer Manhole Lid = 6818.51' (see sheet 2)
- Public and private utility line locations were determined by observed evidence and mapping provided by utility companies.
- The following documents were used to establish the right of way of Thayne Canyon Drive, Snow Creek Drive, and Snow Creek Lane:
  - Thayne Canyon Subdivision No. 2 Entry No. 130671
  - Snow Creek Crossing Subdivision Entry No. 439865
  - Snow Creek Crossing Lot No. 9B Subdivision Entry No. 896385
  - Park City Golf Course Back Nine Subdivision Entry No. 1112751
  - Hotel Park City Residential Condominium Amended Entry No. 895177

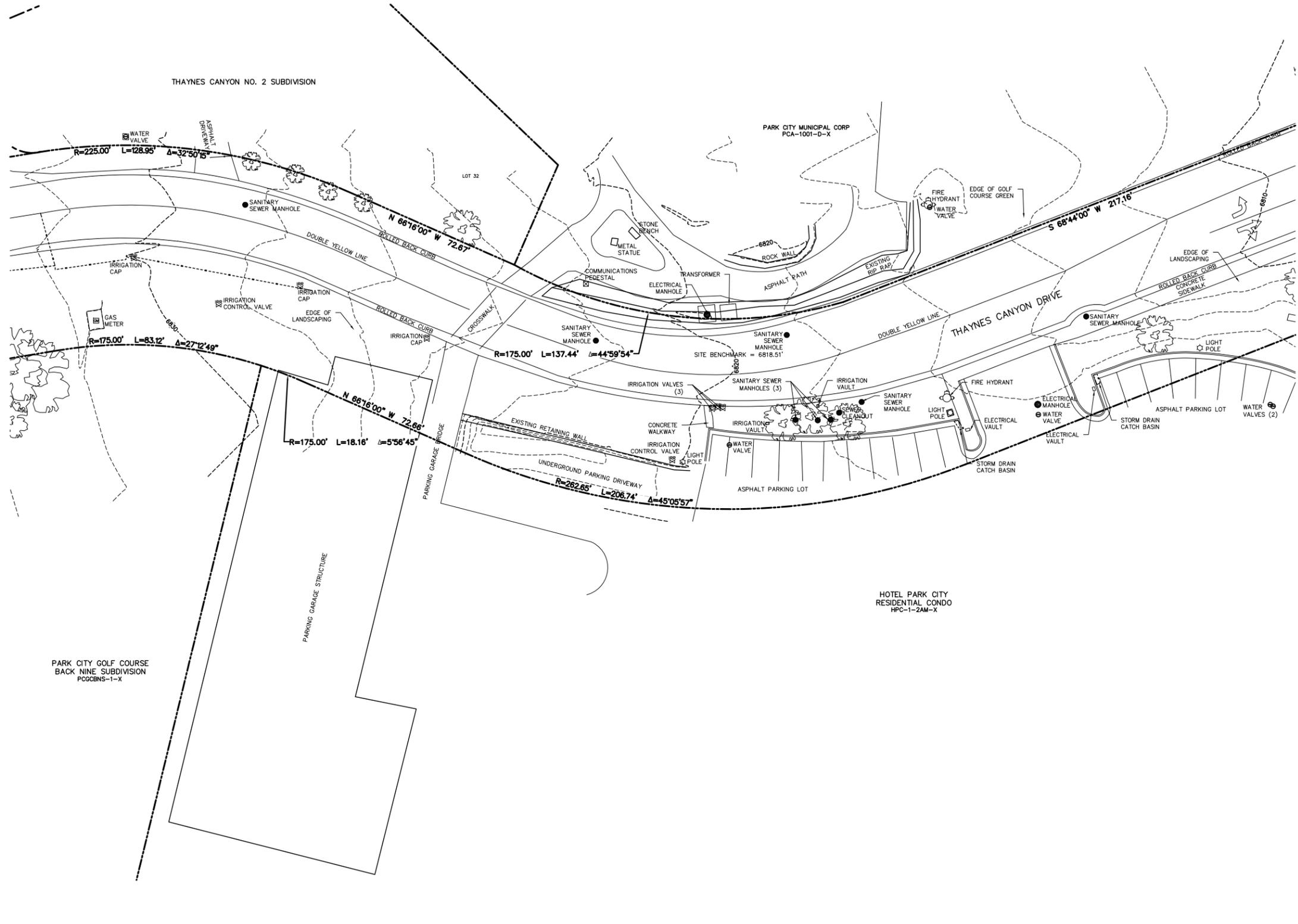
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.48	175.01	14.56	N64° 04' 16" W	44.36
C2	57.39	125.01	26.30	N58° 11' 59" W	56.89



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	<b>STAFF:</b> RICHARD STEPHENS CHIP TOMSUDEN TYLER LEPORE MEGAN BLOSSER	EXISTING CONDITIONS <b>THAYNES CANYON DRIVE &amp;                  SNOW CREEK CROSSING TOPOGRAPHY</b>	SHEET <b>1</b> OF <b>4</b>
	FOR: PARK CITY MUNICIPALITY JOB NO.: 4-11-23 DATE: 12/11/2023	FILE: \\Server\X\ThayneCanyon\dwg\srvtopo2023\4-11-23 Thayne Cyn topo\4-11-23 thay	



 <small>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</small>	<small>(435) 649-9467</small> <b>STAFF:</b> RICHARD STEPHENS CHIP TOMSUDEN TYLER LEPORE MEGAN BLOSSER	<b>EXISTING CONDITIONS</b> <b>THAYNES CANYON DRIVE &amp;</b> <b>SNOW CREEK CROSSING TOPOGRAPHY</b>	<b>SHEET</b> <b>2</b> <b>OF</b> <b>4</b>
	<b>DATE:</b> 12/11/2023	<b>FOR:</b> PARK CITY MUNICIPALITY <b>JOB NO.:</b> 4-11-23 <b>FILE:</b> \\Server\X\ThayneCanyon\dwg\srvtopo2023\4-11-23 Thayne Cyn topo\4-11-23 thay	



PARK CITY GOLF COURSE  
BACK NINE SUBDIVISION  
PCCBNS-1-X

THAYNES CANYON NO. 2 SUBDIVISION

PARK CITY MUNICIPAL CORP  
PCA-1001-D-X

HOTEL PARK CITY  
RESIDENTIAL CONDO  
HPC-1-2AM-X

(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

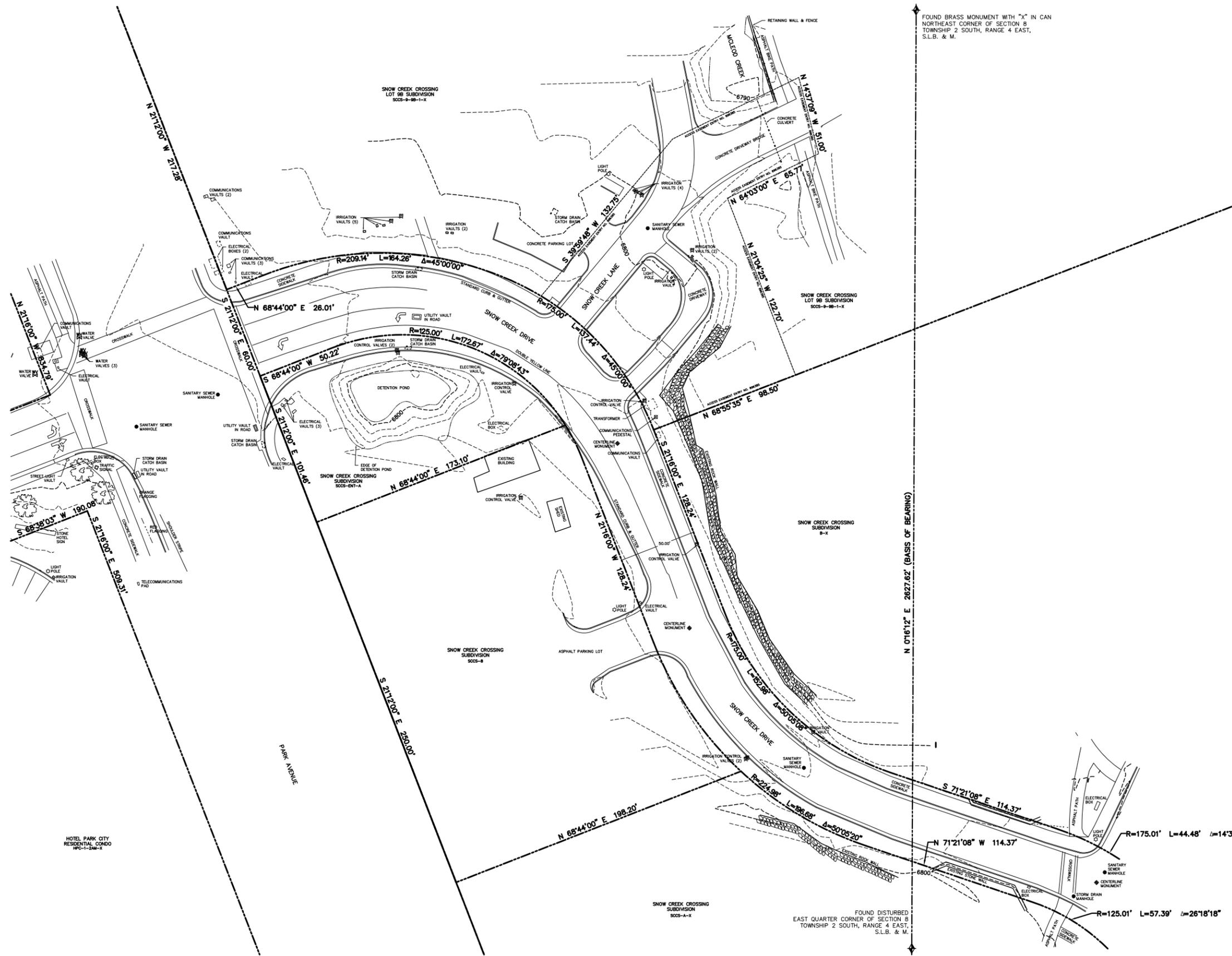
**STAFF:**  
RICHARD STEPHENS  
CHIP TOMSUDEN  
TYLER LEPORE  
MEGAN BLOSSER

**DATE:** 12/11/2023

**EXISTING CONDITIONS**  
**THAYNES CANYON DRIVE &**  
**SNOW CREEK CROSSING TOPOGRAPHY**

**FOR:** PARK CITY MUNICIPALITY  
**JOB NO.:** 4-11-23  
**FILE:** \\Server\X\ThaynesCanyon\dwg\srvtopo2023\4-11-23 Thayne Cyn topo\4-11-23 thay

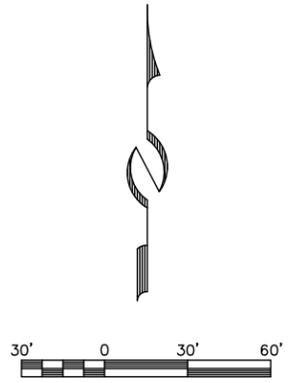
**SHEET**  
**3**  
**OF**  
**4**



FOUND BRASS MONUMENT WITH "X" IN CAN  
NORTHEAST CORNER OF SECTION 8  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
S.L.B. & M.

N 0°16'12" E 2627.62' (BASIS OF BEARING)

FOUND DISTURBED  
EAST QUARTER CORNER OF SECTION 8  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
S.L.B. & M.



(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS  
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

**STAFF:**  
RICHARD STEPHENS  
CHIP TOMSUDEN  
TYLER LEPORE  
MEGAN BLOSSER

**EXISTING CONDITIONS**  
**THAYNES CANYON DRIVE &**  
**SNOW CREEK CROSSING TOPOGRAPHY**

**FOR: PARK CITY MUNICIPALITY**  
**JOB NO.:** 4-11-23  
**FILE:** \\Server\X\ThaynesCanyon\dwg\srvtopo2023\4-11-23 Thaynes Cyn topo\4-11-23.thay

**SHEET**  
**4**  
**OF**  
**4**

## **Thaynes Pathway Golf Net Variance**

### **1. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;**

The proposed golf net is a *safety* feature to protect users of a new multi-use pathway from the risk of errant golf balls. Limiting the net's height to 28 feet will decrease its effectiveness as a safety measure, causing hardship in the following ways:

- Increased threats to life, safety, property, of the public traveling in the area.
- Increased burden on staff resources and community costs to resolve claims.
- Reduction in the availability at the driving range – increased safety concerns could potentially jeopardize the operation of the driving range.

Reducing the net height to meet this standard is unreasonable because it directly contradicts the public safety goals of the project. The general purpose of the Land Management Code's height regulations are to regulate density, and maintain viewsheds – the net's proposed height does not concern density, nor will it affect protected viewsheds.

### **2. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;**

The property in question is a *publicly accessible* green space that serves as the community golf course and driving range in summer and cross-country skiing tracks in winter. It provides space for members of the public to get outside and enjoy the natural beauty in our community year-round. Granting a variance will allow the public to continue enjoying this special space while others traverse a safe and comfortable pathway. The adjacent properties do not provide publicly accessible recreational uses and thus do not have the same health, safety, and welfare standards. The public nature of this property and project allow for special consideration.

### **3. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;**

This variance is essential to provide a *safe* and *comfortable* bike and pedestrian pathway in the neighborhood, for the neighborhood. The pathway project, coupled

with the proposed net, will enhance access and allow for better enjoyment of the property in question as well as many others in the neighborhood. At a City Council meeting on June 26, 2025, property owners on Thaynes Canyon Dr (between Webster Dr and 3 Kings Dr), attended the City Council meeting to support the net. They shared stories of golf balls shattering windows and hitting landscapers. The neighboring residents want this net, at the proposed height, because it will improve their *quality of life*.

**4. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and**

A variance is in the public's best interest and is necessary to ensure public safety. Granting a variance is consistent with the current and proposed General Plan to protect, enhance, and expand infrastructure for bikes and pedestrians. Lastly, this pathway project is part of the recently adopted Bicycle and Pedestrian Plan.

**5. The spirit of the Land Management Code is observed and substantial justice done**

The maximum height in the Land Management Code exists for two reasons:

1. To limit density on a given property, and
2. to maintain viewsheds.

This is not a building height variance; there is no proposed increase in square footage, change in use, or added traffic. That said, there will be impacts to existing views, which are partially blocked by landscaping. The proposed net is not solid and while it will be visible, so will the mountains behind it. Additionally, we will work with the installer to locate poles behind existing trees and choose color schemes that will work with the existing environment. Additional vegetation and plantings are included in the plan, to further screen the net from public view at ground level.



# WATER

## ***Variance to Land Management Code – Supplemental Statement***

### ***Height Variance Request - Golf Netting 3Kings Water Treatment Plant***

To: PCMC Planning Department  
 Copies: Clint McAfee, PCMC Public Utilities Director  
 From: Harrison Holley, PCMC Public Utilities Engineer  
 Date: August 1, 2025

#### **SUMMARY**

The Park City Water Department respectfully submits this variance request to allow for the installation of protective netting at the 3Kings Water Treatment Plant. The proposed netting, which may extend up to 50 feet in height, is necessary to protect staff, public visitors, and critical infrastructure from the hazard of errant golf balls originating from the adjacent Park City Municipal Golf Course. The requested variance is essential to maintain safe operations at a vital municipal facility and to exceed the maximum building height currently permitted in the Urban Park Zoning (UPZ) District, which restricts structure height to 28 feet per LMC 15-2.26-4. A map of the proposed netting location is provided as **Exhibit A**.

#### **BACKGROUND**

The 3Kings Water Treatment Plant is an essential facility within Park City’s municipal water infrastructure. Uniquely located within the Park City Municipal Golf Course, the plant borders the 11th and 12th holes. This proximity has led to a recurring and well-documented safety issue: errant golf balls entering the treatment plant grounds.

These intrusions have resulted in golf balls striking buildings, equipment, and vehicles—and, more critically, landing in operational areas where employees, contractors, and public visitors (including student groups and civic organizations) are often present. While no injuries have occurred to date, the frequency and unpredictability of these incidents represent an escalating safety concern. Additionally, the potential for damage to sensitive infrastructure and disruption of essential services introduces an increased operational risk.

#### **PROPOSED IMPROVEMENTS**

After thorough site analysis and consultation with a professional golf netting contractor, the proposed solution is the installation of a maximum 50-foot-tall protective net along the existing fence line at the eastern edge of the treatment plant. This location was selected based on data showing the 12th hole as the most frequent source of incoming golf balls.

Preliminary design specifications from the netting contractor indicate the need for 2 steel poles along the netting alignment. Consultation with Park City Golf Course Manager Vaughn

Robinson confirmed the netting will not interfere with golf course play or maintenance activities.

## **VARIANCE CRITERIA - LMC 15-10-8**

### **Unreasonable Hardship**

Literal enforcement of the LMC height restrictions would prevent the installation of the necessary 50-foot netting, perpetuating a known and documented safety hazard. Denial of the variance would jeopardize safe and functional operations at a key public facility.

### **Special Circumstances**

The 3Kings Water Treatment Plant's location—directly adjacent to two active golf course fairways—is unique among properties in the same zoning district. Other properties are not subject to the same level of exposure to errant golf balls. These exceptional site-specific conditions justify a tailored protective measure not required elsewhere.

### **Substantial Property Right**

The City has a fundamental right to operate public utilities in a safe and secure environment. Granting the variance allows the City to exercise that right by protecting employees, visitors, and infrastructure—an expectation consistent with other municipal properties in the area.

### **General Plan and Public Interest**

The variance supports the Park City General Plan by enhancing public safety, protecting vital services, and promoting the reliable operation of critical infrastructure. Importantly, the netting does not hinder recreational use of the golf course or impact the surrounding community negatively. The proposed improvement is in the clear public interest.

### **Spirit of the Code and Substantial Justice**

The request aligns with the intent of the Land Management Code, which aims to balance responsible land use with public safety and welfare. This modest and practical intervention addresses a real hazard while maintaining compatibility with adjacent land uses. Approval of the variance represents a fair and just response to a specific, demonstrated need.

## **EXHIBITS**

Exhibit A – Conceptual Design Map

Exhibit B – Conceptual Design Image

Exhibit C - Example photos from netting consultant

# Board of Adjustment Staff Report



**Subject:** Parcel PC-SS-88  
Southeast Quinn’s Junction, East of HWY-40, South of the Rail Trail

**Application:** PL-25-06624

**Author:** Jaron Ehlers, Planner I

**Date:** August 19, 2025

**Type of Item:** Variance

*As of May 7, 2025, Utah Code [Section 10-9a-701\(5\)](#) prohibits municipalities from conducting public hearings on Variance applications.*

## Recommendation

(I) Review the proposed Variance to the Zone Height and Telecommunication Requirements to upgrade an existing Telecommunications Facility and (II) consider approving the Variance based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in draft Final Action Letter (Exhibit A).

## Description

**Applicant:** T-Mobile  
Doug Kofford, Coal Creek Consulting

**Location:** Parcel PC-SS-88

**Zoning District:** Recreation and Open Space, Sensitive Land Overlay

**Adjacent Land Uses:** HWY-40, Open Space

**Reason for Review:** The Board of Adjustment reviews and takes Final Action on Variances.<sup>1</sup>

LMC Land Management Code  
ROS Recreation and Open Space  
SLO Sensitive Land Overlay

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

## Summary

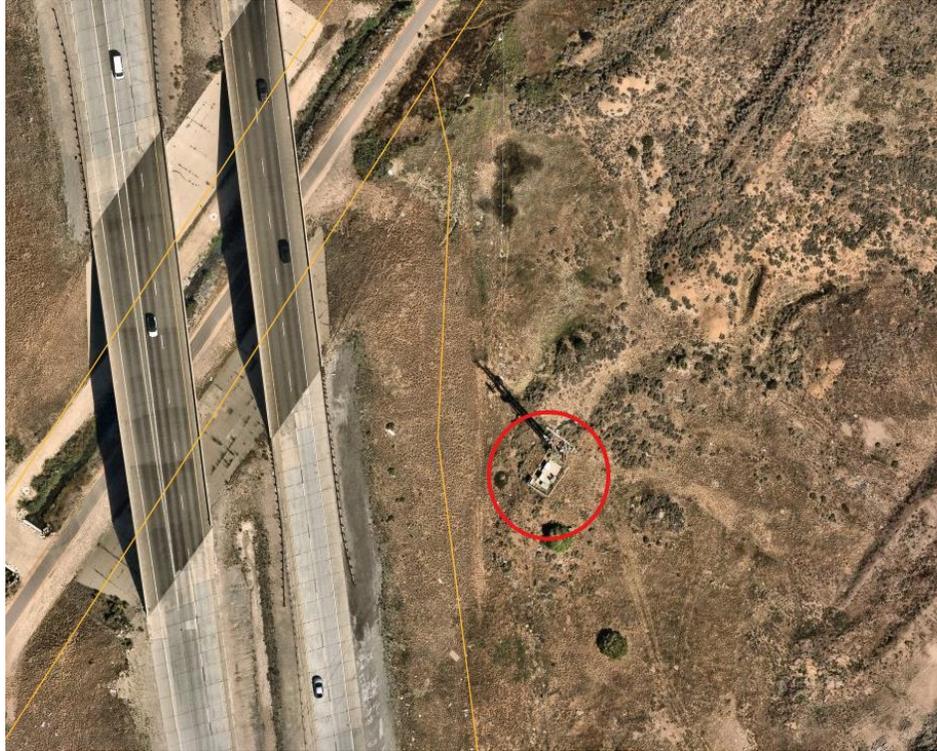
Parcel PC-SS-88 is a 145.59-acre metes-and-bounds Parcel in the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO). The Applicant proposes to upgrade an existing Telecommunications Facility east of HWY-40 and south of the Rail Trail.

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<sup>1</sup> LMC [§ 15-1-8\(l\)](#).



Figure 1: Parcel PC-SS-88, highlighted in yellow. Location of Telecommunications Facility outlined by staff in red.



*Figure 2: Aerial view of Telecommunications Facility outlined by staff in red.*



*Figure 3: Oblique aerial view of the Telecommunications Facility.*

While reducing the overall size of the existing Telecommunications Facility, the Applicant requests a Variance to allow upgrades to a Telecommunications Facility that exceeds the ROS Zone Height and size limitations for panel antennas.

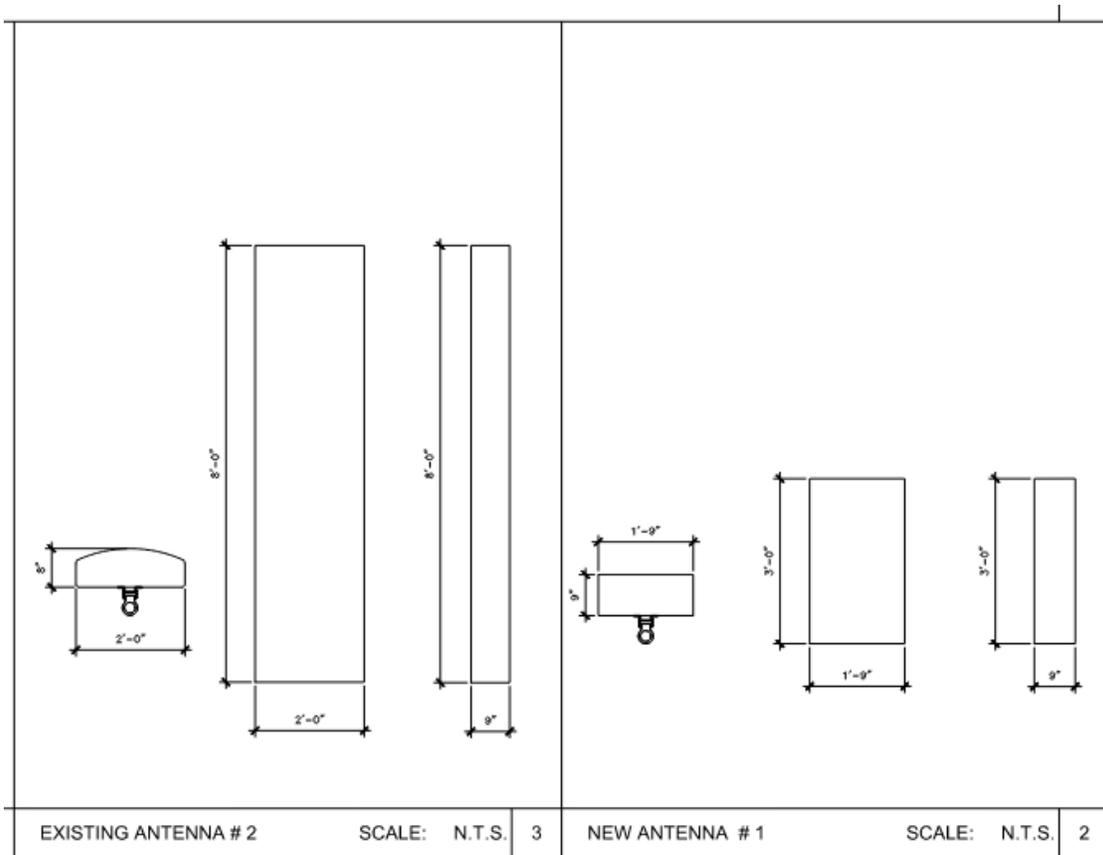


Figure 4: Existing and proposed dimensions for the panel antenna faces from the Applicant's Proposed Plans (Attachment 1).

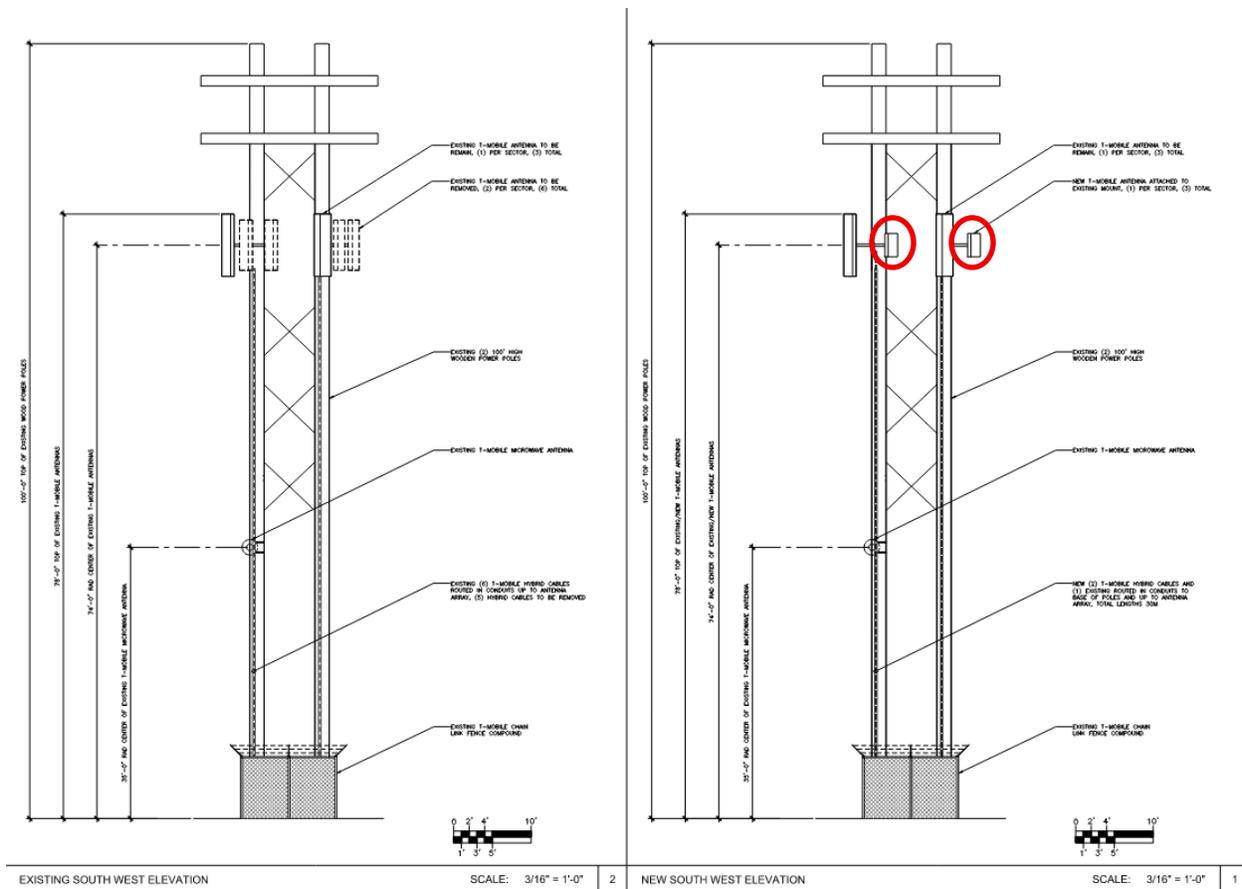


Figure 5: Existing and proposed elevations showing the equipment to be removed and replaced (outlined by staff in red). Taken from Applicant's Proposed Plans (Attachment 1).

The Applicant also proposes changes to ground level telecommunications equipment but not to the Structure's footprint.

### Background

In 2000, a site lease was signed between United Park City Mines, the then owner of PC-SS-88, and VoiceStream PCS II Corporation, the tenant at the time, for the creation of a Telecommunications Facility (Exhibit B). At the time, PC-SS-88 was in unincorporated Summit County. VoiceStream was later rebranded as T-Mobile.

Although land use and building permits were required under the Summit County Code at the time of the Telecommunication Facility installation, the Summit County Planning Department was unable to locate any approvals.

In a May 28, 2013, email, Summit County informed T-Mobile that it did not need land use or building permits to replace six existing antennas with six new antennas (Exhibit C).

In a September 30, 2021, email, Summit County informed T-Mobile that it did not need a land use permit for the replacement of the microwave dish antenna at this location. On December 16, 2021, Summit County issued a building permit for the antenna (Exhibit

D).

On June 16, 2022, the City Council of Park City approved Ordinance [No. 2022-18](#) annexing Southeast Quinn's Junction, including PC-SS-88. The parcel was zoned ROS and SLO.

On December 16, 2024, the Applicant submitted a Conditional Use Permit application for the proposed upgrades to the Telecommunications Facility. Because there are no documented land use approvals for the original facility, Planning staff determined a Variance is required pursuant to the requirements of the Land Management Code.

On July 22, 2025, the Applicant submitted PL-25-06224 requesting a Variance for the Telecommunications Facility.

### **Analysis**

#### **(I) The Applicant seeks a Variance from the Building Height regulations in the Recreation and Open Space District outlined in Land Management Code Section 15-2.7-4.**

Land Management Code (LMC) [§ 15-2.7-4](#) establishes that the ROS Zone Height is 28 feet from Existing Grade. The Applicant requests a Variance to allow upgrades to an existing Telecommunications Facility with a height of 76 feet from Existing Grade. Proposed work is limited to the installation of replacement panel antennas and does not include increasing the height of the existing Structure.

#### **(II) The Applicant seeks a Variance from the Site Requirements for Telecommunications Facilities outlined in Land Management Code Section 15-4-14(F)(4)(c).**

LMC [§ 15-4-14\(F\)\(4\)\(c\)](#) limits panel antennas to five square feet per face. The Applicant requests a Variance to allow panel antennas with 5.02 square feet per face.

#### **(III) In order to grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC Section 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.**

The Board of Adjustment hears Variance requests and takes Final Action. The Board of Adjustment may impose additional requirements on the Applicant to mitigate any harmful effects of the Variance or that serve the purpose of the standard or requirement that is waived or modified.<sup>2</sup>

In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under LMC [§ 15-10-8\(C\)\(1\)](#), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the Variance is sought and comes from circumstances

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<sup>2</sup> LMC [§ 15-10-8](#)

peculiar to the Property, not from conditions that are general to the neighborhood.<sup>3</sup>

In determining whether enforcement of the LMC would cause unreasonable hardship, the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.<sup>4</sup>

LMC [§ 15-4-14\(I\)](#) establishes a process by which an Applicant proposing a Telecommunications Facility that does not meet the requirements of LMC [§ 15-4-14\(F\)](#) may request a technical necessity exception by method of a Variance from the Board of Adjustment.

The five criteria outlined in LMC [§ 15-10-8\(C\)\(1\)](#) are included below, with the Applicant's responses in italicized quotations and staff analysis thereafter. Please see Exhibit E for the Applicant's full analysis and narrative.

**(1) Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.**

Pursuant to LMC [§ 15-2.7-1](#) The purpose of the ROS Zoning District is to:

- A. establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
- B. permit recreational Uses and preserve recreational Open Space land,
- C. encourage parks, golf courses, trails and other Compatible public or private recreational Uses,
- D. preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests, and
- E. encourage sustainability, conservation, and renewable energy.

LMC [§ 15-4-14](#) establishes the goal of the Telecommunications Facility regulations: “[T]o ensure that Telecommunications Facilities are Compatible with the unique characteristics of each Zoning District of Park City, and that adverse impacts on community quality and safety in residential, commercial and industrial Areas, are mitigated. The intent of these requirements is to locate Telecommunications Facilities and related equipment where they are least visible from Public Streets, public Areas and designated view corridors and, to the best extent possible, provide Screening from adjacent Property Owners.”

The Applicant states:

*“The Land Management Code (LMC) [15-4-14\(F\)\(4\)\(C\)](#) states “Panel Antennas shall be no more than five square feet (5 sq. ft) in Area per face.” From what we can tell,*

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<sup>3</sup> LMC [§ 15-10-8\(D\)\(1\)](#)

<sup>4</sup> LMC [§ 15-10-8\(D\)\(2\)](#)

*this requirement applies more directly to a small cell antenna where a small cluster of antennas mounted to a utility pole or corner of a building cover very small geographical area such as an intersection. This WCF<sup>5</sup> covers a much larger area than would a small cell antenna cluster.*

*Conformance to this requirement for this communication site would negate its raison d'être.<sup>6</sup> The coverage now provided would have to be removed in its entirety and would no longer have any validity in providing for the health, safety, welfare and enjoyment of a personal cell service such as a phone, a laptop that relies on wireless Bluetooth communication, GPS, music, or any other application being streamed from the existing antennas. The coverage as is presently enjoyed by the citizens, visitors, and emergency personnel would be significantly reduce [sic] if not completely removed."*

Staff finds the Telecommunications Facility is existing. Neither the footprint nor height of the existing facility are proposed to be expanded. Instead, the proposal reduces the number of antennas from nine to six. The overall square footage of the antennas is also reduced, from 120 square feet to 63.6 square feet. This results in an overall reduction to the adverse visual impacts created by the existing facility.

In contrast, literal enforcement would create a situation where the Applicant is unable to maintain the existing Structure. It may also lead to the need to create additional Telecommunications Facilities in residential, commercial, and industrial areas to compensate for the loss in coverage if this facility were required to be removed, potentially impacting Open Space areas.

**(2) There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.**

The Applicant states:

*"This existing WCF was originally constructed with approvals from Summit County and adheres to those requirements. When this property was annexed from Summit County into Park City, this communication tower was grandfathered into the city limits with all of its antennas and supporting equipment in place. The current zoning requirements greatly and drastically limit if not completely remove its abilities to provide communication coverage in all of its many forms."*

Staff finds this Telecommunications Facility is the only one of its size and scale identified in the annexed area. Although staff were unable to find initial land use approvals from Summit County, the facility has existed for over a decade and was allowed to be maintained by Summit County.

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<sup>5</sup> Wireless cell facility.

<sup>6</sup> Merriam-Webster's Collegiate Dictionary, Eleventh Edition, defines raison d'être to mean "reason or justification for existence." (p. 1028).

**(3) Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.**

The Applicant states:

*“While I cannot speak for other properties within this same zone, this particular parcel met the requirements on which to establish a WCF and to provide enjoyment of personal communication methods within this area. This tower broadcasts all mediums that the citizens in this area enjoy: Streaming services, in car navigation services, movies, ability to find information and of course, You Tube and other channels such as that.”*

Staff finds that Telecommunications Facilities are a Conditional Use in the ROS Zoning District (LMC [§ 15-2.7-2\(C\)\(22\)](#)). If the Variance is denied, the Applicant would not be able to upgrade and maintain the existing facility, leading to decreased quality of service and preventing the facility from taking advantage of any advancements in telecommunications technology.

**(4) The Variance will not substantially affect the General Plan and will not be contrary to the public interest.**

The Applicant states:

*“The equipment upgrade being proposed here will not affect the visual impact of the area. The height of the tower and the width of the tower are not being increased. Equipment is being removed and replaced. If anything, more equipment is being removed than added. This new equipment will increase the public ability to make better use of the services being provided by this WCF.”*

Staff finds Goal 1 of the General Plan is to “protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.”<sup>7</sup> The proposed Variance supports this goal by maintaining an existing Structure, eliminating the need for new facilities on undeveloped lands. The proposed project also reduces the visual impacts of the facility by incorporating fewer and smaller panel antennas.

**(5) The Spirit of the Land Management Code is observed, and substantial justice done.**

The Applicant states:

*“This grandfathered tower is in keeping with the LMC and approval of this variance will not create a negative impact to the surround [sic] areas and approval will see substantial justice done.”*

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<sup>7</sup> [General Plan, Volume 1, p. 26.](#)

Staff finds a Telecommunications Antenna is a Conditional Use in the ROS Zoning District. Although the existing facility is visually impactful, proposed upgrades will reduce visual impacts. The Variance would allow the Telecommunications Facility to be upgraded and provide improved service to Park City with no increase in adverse impacts.

**(IV) The Development Review Committee reviewed the proposal on July 1, 2025, and confirmed that it meets their standards.<sup>8</sup>**

### **Department Review**

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

### **Notice**

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 5, 2025. Staff mailed courtesy notice to property owners within 300 feet on August 5, 2025. The *Park Record* published courtesy notice on August 5, 2025.<sup>9</sup>

### **Alternatives**

The Board of Adjustment may:

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

### **Exhibits**

- A: Draft Final Action Letter
  - Attachment 1: Proposed Plans
- B: Site Lease
- C: 2013 No Zoning Letter
- D: 2021 Building Permit
- E: Applicant Narrative

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<sup>8</sup> The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

<sup>9</sup> LMC [§ 15-1-21](#)



**Planning Department**

August 19, 2025

Doug Kofford, Coal Creek Consulting

CC: T-Mobile

**NOTICE OF BOARD OF ADJUSTMENT ACTION**

**Description**

Address: Parcel PC-SS-88  
Southeast Quinn’s Junction, East of HWY-40, South of the Rail Trail

Zoning District: Recreation and Open Space, Sensitive Land Overlay

Application: Variance

Project Number: PL-25-06624

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 19, 2025

Project Summary: The Applicant Requests a Variance from the 28-Foot Height for the Recreation and Open Space Zoning District in Land Management Code § 15-2.7-4 to 76-Feet in Height and a Variance from the Land Management Code § 15-4-14(F)(4)(c) Requirement Limiting Panel Antennas to Five-Square-Feet in Area Per Face to 5.02-Square Feet of Area to Allow Replacement of Telecommunications Equipment.

**Action Taken**

On August 19, 2025, the Board of Adjustment approved the Parcel PC-SS-88 Telecommunication Facility Variance according to the following findings of fact, conclusions of law, and conditions of approval:

**Findings of Fact**

1. Parcel PC-SS-88 is a 145.59-acre metes-and-bounds Parcel in the Recreation and Open Space (ROS) Zoning District and Sensitive Land Overlay (SLO).
2. The Applicant proposes to upgrade an existing Telecommunications Facility east of HWY-40 and south of the Rail Trail.



## Planning Department

3. While reducing the overall size of the existing Telecommunications Facility, the Applicant requests a Variance to allow upgrades to a Telecommunications Facility that exceeds the ROS Zone Height and size limitations for panel antennas.
4. The Applicant also proposes changes to ground level telecommunications equipment but not to the Structure's footprint.
5. In 2000, a site lease was signed between United Park City Mines, the then owner of PC-SS-88, and VoiceStream PCS II Corporation, the tenant at the time, for the creation of a Telecommunications Facility. At the time, PC-SS-88 was in unincorporated Summit County. VoiceStream was later rebranded as T-Mobile.
6. Although land use and building permits were required under the Summit County Code at the time of the Telecommunication Facility installation, the Summit County Planning Department was unable to locate any initial approvals.
7. In a May 28, 2013, email, Summit County informed T-Mobile that it did not need land use or building permits for a scope of work to replace six existing antennas with six new antennas.
8. In a September 30, 2021, email, Summit County informed T-Mobile that it did not need a land use permit for the replacement of the microwave dish antenna at this location. On December 16, 2021, Summit County issued a building permit for the antenna.
9. On June 16, 2022, the City Council of Park City approved Ordinance No. 2022-18 annexing Southeast Quinn's Junction, including PC-SS-88. The parcel was zoned ROS and SLO.
10. Park City's Land Management Code (LMC) requires a Conditional Use Permit for a Telecommunications Facility.
11. On December 16, 2024, the Applicant submitted a Conditional Use Permit application for the proposed upgrades to the Telecommunications Facility. Because there are no documented land use approvals for the original facility, Planning staff determined a Variance is required pursuant to the requirements of the Land Management Code.
12. On July 22, 2025, the Applicant submitted PL-25-06224 requesting a Variance for the Telecommunications Facility.
13. The Applicant seeks a Variance from the Building Height regulations in the ROS outlined in Land Management Code Section 15-2.7-4.
  - a. Land Management Code (LMC) § 15-2.7-4 establishes that the ROS Zone Height is 28 feet from Existing Grade. The Applicant requests a Variance



## Planning Department

to allow upgrades to an existing Telecommunications Facility with a height of 76 feet from Existing Grade. Proposed work is limited to the installation of replacement panel antennas and does not include increasing the height of the existing Structure.

14. The Applicant seeks a Variance from the Site Requirements for Telecommunications Facilities outlined in LMC § 15-4-14(F)(4)(c).
  - a. LMC § 15-4-14(F)(4)(c) limits panel antennas to five square feet per face. The Applicant requests a Variance to allow panel antennas with 5.02 square feet per face.
15. To grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC Section 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.
  - a. **Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.**
    - i. Pursuant to LMC § 15-2.7-1 The purpose of the ROS Zoning District is to:
      1. establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
      2. permit recreational Uses and preserve recreational Open Space land,
      3. encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
      4. preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
      5. encourage sustainability, conservation, and renewable energy.
    - ii. LMC § 15-4-14 establishes the goal of the Telecommunications Facility regulations: “[T]o ensure that Telecommunications Facilities are Compatible with the unique characteristics of each Zoning District of Park City, and that adverse impacts on community quality and safety in residential, commercial and industrial Areas, are mitigated. The intent of these requirements is to locate Telecommunications Facilities and related equipment where they



## Planning Department

are least visible from Public Streets, public Areas and designated view corridors and, to the best extent possible, provide Screening from adjacent Property Owners.”

- iii. The proposed Telecommunication Facility updates:
  - 1. The Telecommunications Facility is existing.
  - 2. Neither the footprint nor height of the existing facility are proposed to be expanded. Instead, the proposal reduces the number of antennas from nine to six. The overall square footage of the antennas is also reduced, from 120 square feet to 63.6 square feet. This results in an overall reduction to the adverse visual impacts created by the existing facility.
  - 3. In contrast, literal enforcement would create a situation where the Applicant is unable to maintain the existing Structure. It may also lead to the need to create additional Telecommunications Facilities in residential, commercial, and industrial areas to compensate for the loss in coverage if this facility were required to be removed, potentially impacting Open Space areas.
- b. There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.**
  - i. Telecommunications Facility is the only one of its size and scale identified in the annexed area. Although staff were unable to find initial land use approvals from Summit County, the facility has existed for over a decade and was allowed to be maintained by Summit County.
- c. Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.**
  - i. Telecommunications Facilities are a Conditional Use in the ROS Zoning District (LMC § 15-2.7-2(C)(22)). If the Variance is denied, the Applicant would not be able to upgrade and maintain the existing facility, leading to decreased quality of service and preventing the facility from taking advantage of any advancements in telecommunications technology.
- d. The Variance will not substantially affect the General Plan and will not be contrary to the public interest.**





**Planning Department**

1. The maximum height for the existing Telecommunications Facility is 76 feet from Existing Grade.
2. The maximum area per face allowed for panel antennas at the existing Telecommunications Facility is 5.02 square feet.
3. The Variance is limited to the outlined request. No other modifications are proposed or approved.
4. Prior to construction, the Applicant must receive Conditional Use Permit approval from the Planning Commission.
5. Future construction requires compliance with LMC Chapter 15-2.7, LMC Chapter 15-2.21, and LMC § 15-4-14.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5058 or email [jaron.ehlers@parkcity.gov](mailto:jaron.ehlers@parkcity.gov).

Sincerely,

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Jennifer Franklin, Board of Adjustment Chair

CC: Jaron Ehlers, Project Planner

Attachment 1: Approved Plans

**To:** Park City Zoning Department

**From:** Coal Creek Consulting, LLC

**Subject:** Zoning Compliance Confirmation – No Additional Zoning Review Required

**Site:** SL04120A – Up&L Keetley Junction

**Regarding:** Address Hwy 40 Near Hwy 248, Park City, Utah 84060

**Parcel ID:** PS-SS-88



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Park City Zoning Department,

This letter confirms that, based on information provided by Coal Creek Consulting, LLC and T-Mobile West LLC, the proposed project at the above location does not require additional zoning review or approval from Park City, provided the following conditions are met:

1. The project does not expand the existing footprint of the structure.
2. The project does not extend the existing tower or alter its height.

These conditions have been verified as part of a recent consultation with your office, and we understand the project scope remains within these parameters. Therefore, this letter serves as a request for official confirmation that the project complies with the Park City zoning regulations and that no further zoning process is required. And we can move forward with review under a Building Permit

Please sign and date below to confirm the above understanding. If you have any questions or need additional clarification, please contact Thayne Johnson at 385-335-4306.

Thank you for your cooperation.

---

Sincerely, Thayne Johnson

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Position: \_\_\_\_\_

# T-Mobile

**SITE #:** SL04120A  
**SITE NAME:** UP&L KEETLEY JUNCTION  
**STATE:** UTAH  
**COUNTY:** SUMMIT COUNTY  
**DESIGN TYPE:** ANCHOR  
**RAN TEMPLATE:** 67D5D3998E 6160

CLIENT



264 W. 12300 S.  
 DRAPER, UTAH 84020

CONSULTANT



8283 N. HAYDEN RD., STE 258  
 SCOTTSDALE, ARIZONA 85258  
 PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL



NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION  
 JOB: 13-392-04

**SL04120A  
 UP&L KEETLEY  
 JUNCTION**

HWY 40 NEAR HWY 248  
 PARK CITY, UTAH 84060

SHEET TITLE

**TITLE SHEET, VICINITY  
 MAP & GENERAL  
 INFORMATION**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**T-1**

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2017 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

ENGINEERS NOTES:

- IF A DISCREPANCY ARISES BETWEEN THE DRAWINGS AND FIELD CONDITIONS, OR WHERE A DETAIL IS DOUBTFUL OF INTERPRETATION, OR AN UNANTICIPATED FIELD CONDITION IS ENCOUNTERED, THE ENGINEER SHALL BE CALLED IMMEDIATELY FOR PROCEDURE TO BE FOLLOWED. SUCH INSTRUCTIONS SHALL BE CONFIRMED IN WRITING AND DISTRIBUTED TO ALL AFFECTED PARTIES.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DRAWING AND/OR DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER LAYOUT OF IMPROVEMENTS BASED UPON SETBACKS/ PROPERTY LINE LOCATION. DIMENSIONAL RELATIONSHIPS TO EQUIPMENT ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- CONTRACTOR TO MAINTAIN ALL DRAINAGE PATHS FREE FROM ANY OBSTRUCTIONS (I.E. DEBRIS AND SILT).
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM EQUIPMENT.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND ENGINEER OF RECORD.
- SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR

UTILITY NOTES:

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUESTAKE AT LEAST TWO FULL WORKING DAYS (48 HOURS) PRIOR TO BEGINNING OF ANY EXCAVATING.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL STRUCTURES, UNDERGROUND PIPELINES, ELECTRIC AND TELEPHONE CONDUITS, EITHER SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY CONSTRUCTION, AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO THESE FACILITIES. THE ENGINEERING AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL UTILITY CONNECTIONS.

PROJECT SUMMARY

SITE ADDRESS:  
 HWY 40 NEAR HWY 248  
 PARK CITY, UTAH 84060

PROPERTY OWNER:  
 UNITED PARK CITY MINES CO.

POLE OWNER:  
 PACIFICORP

PARCEL:  
 ZONING CLASSIFICATION: RR  
 JURISDICTION: PARK CITY  
 LAT: 40.67716667  
 LONG: -111.46000000  
 6.646.' A.M.S.L.

PROJECT DESCRIPTION

T-MOBILE PROPOSES TO:  
 REMOVE EXISTING BREAKERS IN SUB-PANEL  
 REMOVE (2) EXISTING EQUIPMENT CABINETS  
 REMOVE (5) HYBRID CABLES  
 REMOVE (6) ANTENNAS, (2) PER SECTOR  
 RELOCATE (3) RADIO MODULES, (1) PER SECTOR  
 ADD NEW BREAKER IN SUB-PANEL  
 ADD (2) NEW EQUIPMENT CABINETS  
 ADD (2) NEW HYBRID CABLES  
 ADD (3) RADIO MODULES, (1) PER SECTOR  
 ADD (3) ANTENNAS, (1) PER SECTOR

PROJECT TEAM

PROJECT MANAGER:  
 T-MOBILE  
 268 W 12300 S  
 DRAPER, UTAH 84020  
 CONTACT: PEGGY OWEN  
 PHONE: (405) 209-7175  
 EMAIL: PEGGY.OWEN@T-MOBILE.COM

CONSTRUCTION MANAGER:  
 COAL CREEK CONSULTING  
 8283 N. HAYDEN RD. SUITE 258  
 SCOTTSDALE, ARIZONA 85258  
 CONTACT: MIKE PIETRANTONI  
 PHONE: (480) 225-3630

SITE ACQ. CONSULTANT:  
 COAL CREEK CONSULTING  
 8283 N. HAYDEN RD. SUITE 258  
 SCOTTSDALE, ARIZONA 85258  
 CONTACT: JACOB RYNES  
 PHONE: (480) 204-8226

A&F DESIGN:  
 COAL CREEK CONSULTING  
 8283 N. HAYDEN RD. SUITE 258  
 SCOTTSDALE, ARIZONA 85258  
 CONTACT: SHAWN EVANS  
 PHONE (602) 758-5829

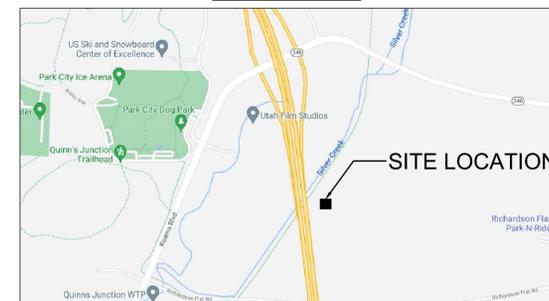
ELECTRICAL ENGINEER:  
 EXCELLENCE IN ENGINEERING  
 12005 ANTELOPE TRAIL  
 PARKER, COLORADO 80138  
 CONTACT: LOREN PRIEST  
 PHONE (303) 748-1189



SHEET INDEX

- T-1 TITLE SHEET, VICINITY MAP & GENERAL INFO.
- CIVIL:  
 C-1 SITE PLAN  
 C-2 ENLARGED SITE PLAN  
 C-3 EXISTING/NEW ENLARGED EQUIPMENT/ANTENNA PLANS  
 C-4 EXISTING/NEW ELEVATIONS  
 C-5 DETAILS
- ELECTRICAL:  
 E-1 SPECS/GENERAL NOTES/LEGENDS/SHEET INDEX  
 E-2 ENLARGED POWER PLAN  
 E-3 ONE-LINE AND EXISTING/NEW PANEL SCHEDULE  
 E-4 EQUIPMENT/ANTENNA GROUNDING PLANS

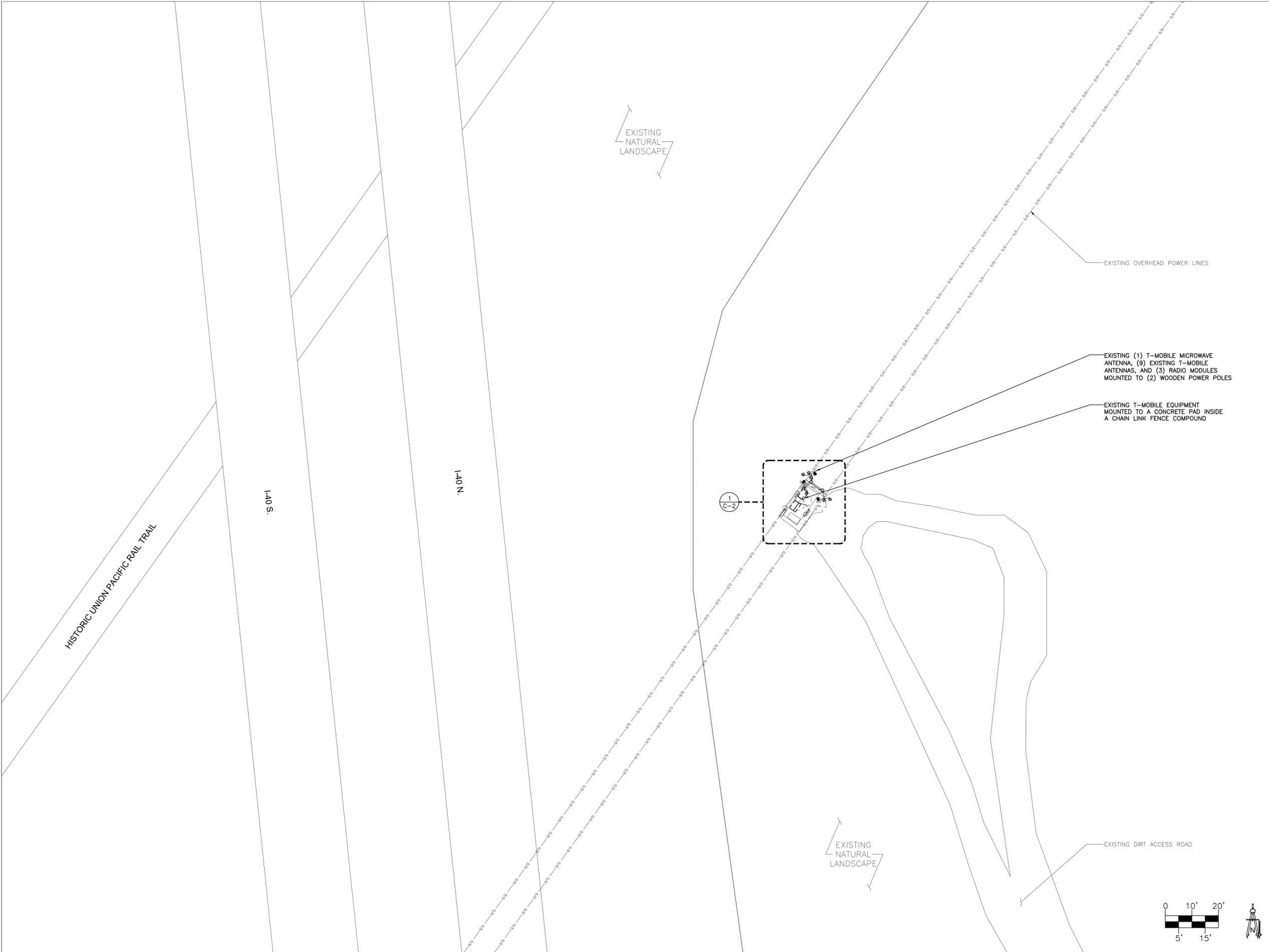
VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS TO THE SITE FROM THE T-MOBILE OFFICE:  
 TAKE THE I-15 N. TO THE 215 E.. TAKE EXIT 2 AND MERGE ONTO I-80 E.. TAKE EXIT 146 AND MERGE ONTO HWY 189 S.. TAKE EXIT 4 AND TURN RIGHT ON KEARNS BLVD. TURN LEFT ON RICHARDSON FLAT RD.. MAKE YOUR SECOND LEFT ONTO A DIRT ROAD. FOLLOW THIS ROAD N.W. TO THE CORNER OF S.E. CORNER OF HWY 189 AND HISTORIC UNION PACIFIC TRAIL.

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM



CLIENT  
**T-Mobile**  
 264 W. 12300 S.  
 DRAPER, UTAH 84020

CONSULTANT  
**COAL CREEK CONSULTING**  
 8283 N. HAYDEN RD., STE 258  
 SCOTTSDALE, ARIZONA 85258  
 PHONE: (480) 429-0533

ENGINEER OF RECORD  
 SEAL

**PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION**

NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION  
 JOB: 13-392-04  
**SL04120A  
 UP&L KEETLEY  
 JUNCTION**  
 HWY 40 NEAR HWY 248  
 PARK CITY, UTAH 84060

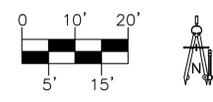
SHEET TITLE  
**SITE PLAN**

JURISDICTIONAL APPROVAL  
 SHEET NUMBER

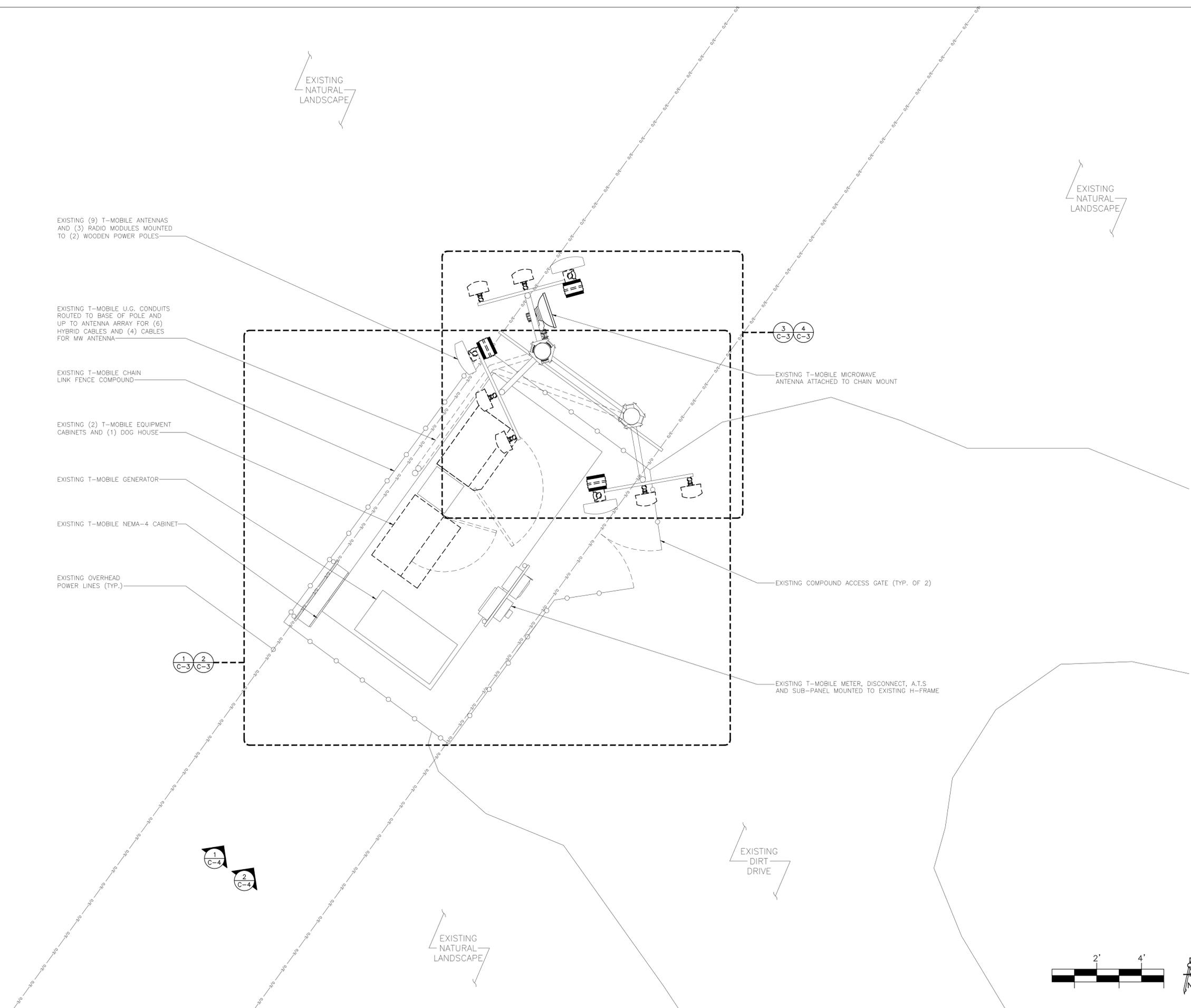
**C-1**

SITE PLAN

SCALE: 1/16" = 1' 1



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CONSULTANT  
**COAL CREEK CONSULTING**  
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PROJECT INFORMATION  
 JOB: 13-392-04

**SL04120A  
 UP&L KEETLEY  
 JUNCTION**

HWY 40 NEAR HWY 248  
 PARK CITY, UTAH 84060

SHEET TITLE

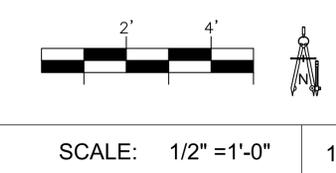
**ENLARGED SITE PLAN**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**C-2**

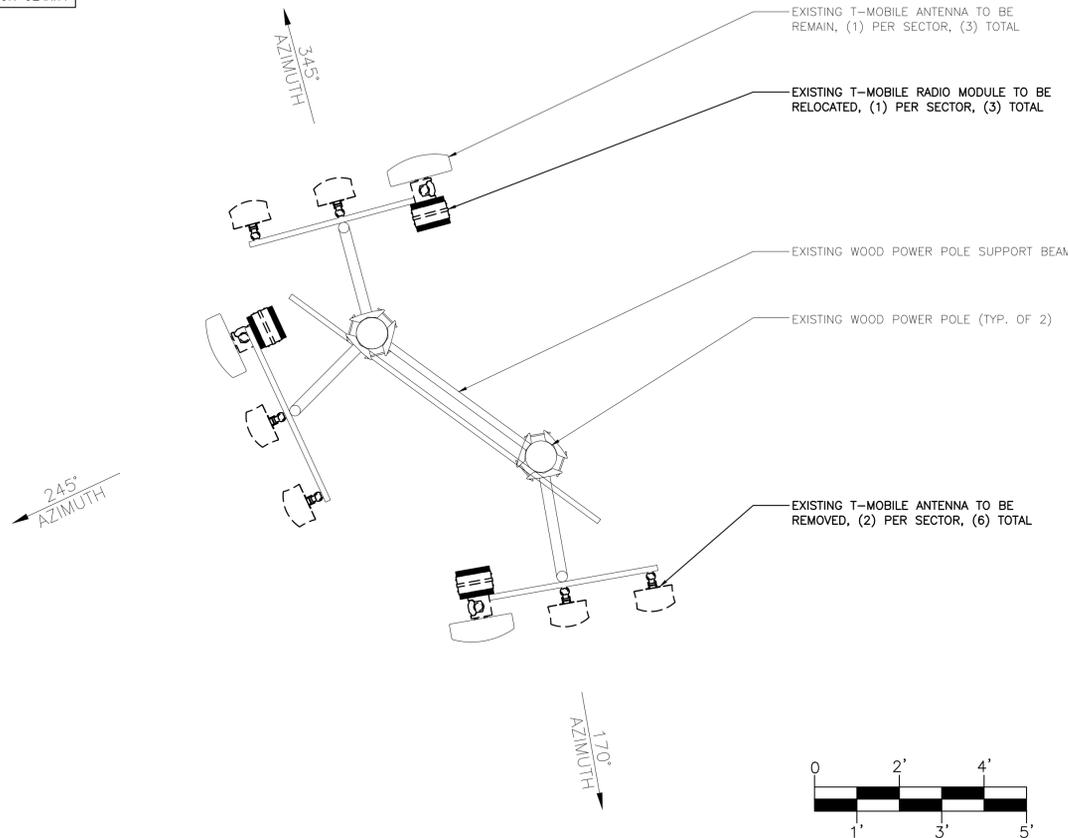
ENLARGED SITE PLAN



1

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM

NOTES:  
EXISTING EQUIPMENT AT  
GRADE REMOVED FOR CLARITY

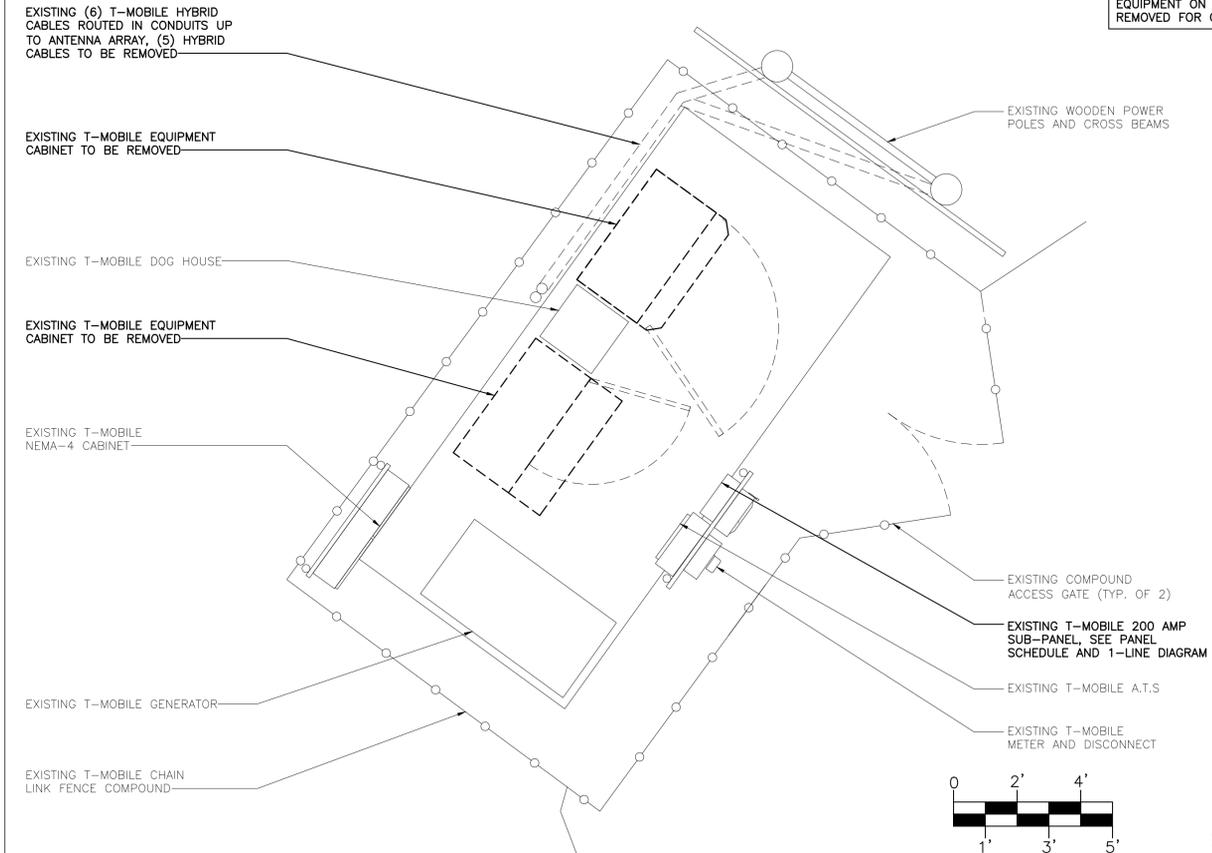


EXISTING ANTENNA PLAN

SCALE: 1/2" = 1'-0"

3

NOTES:  
EQUIPMENT ON POLE  
REMOVED FOR CLARITY

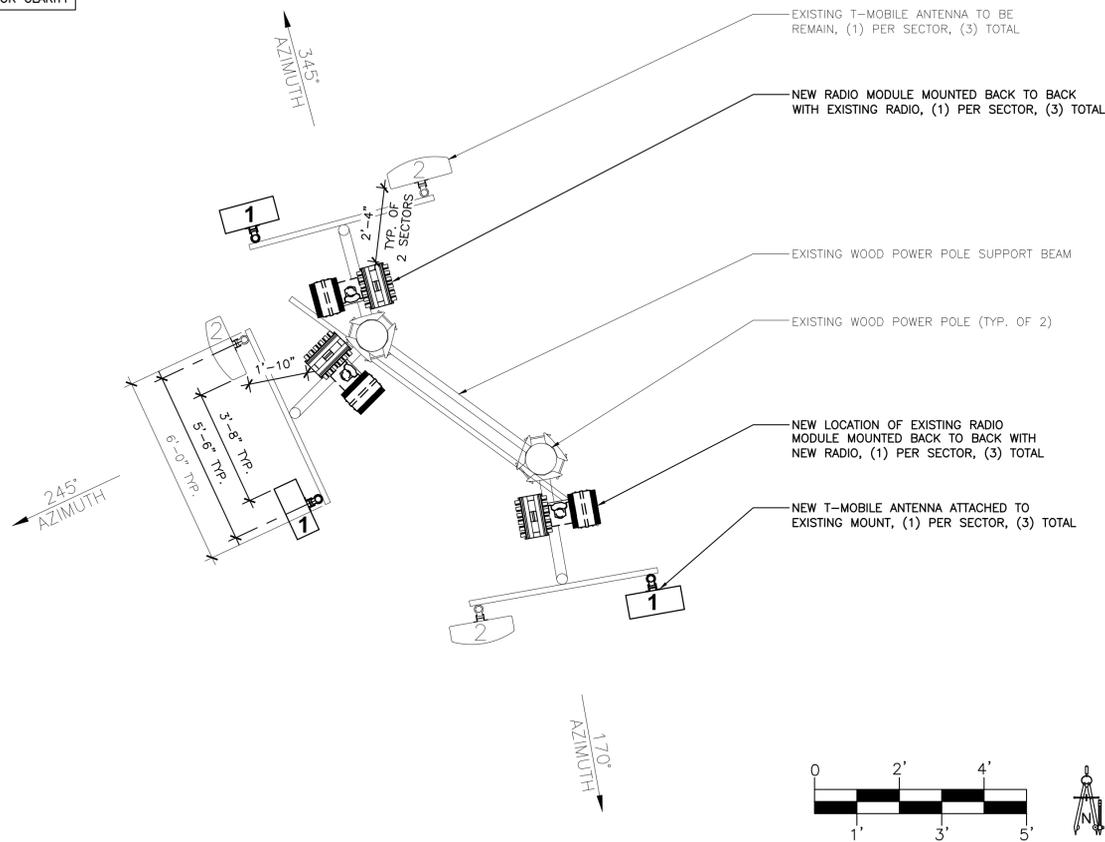


EXISTING EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

1

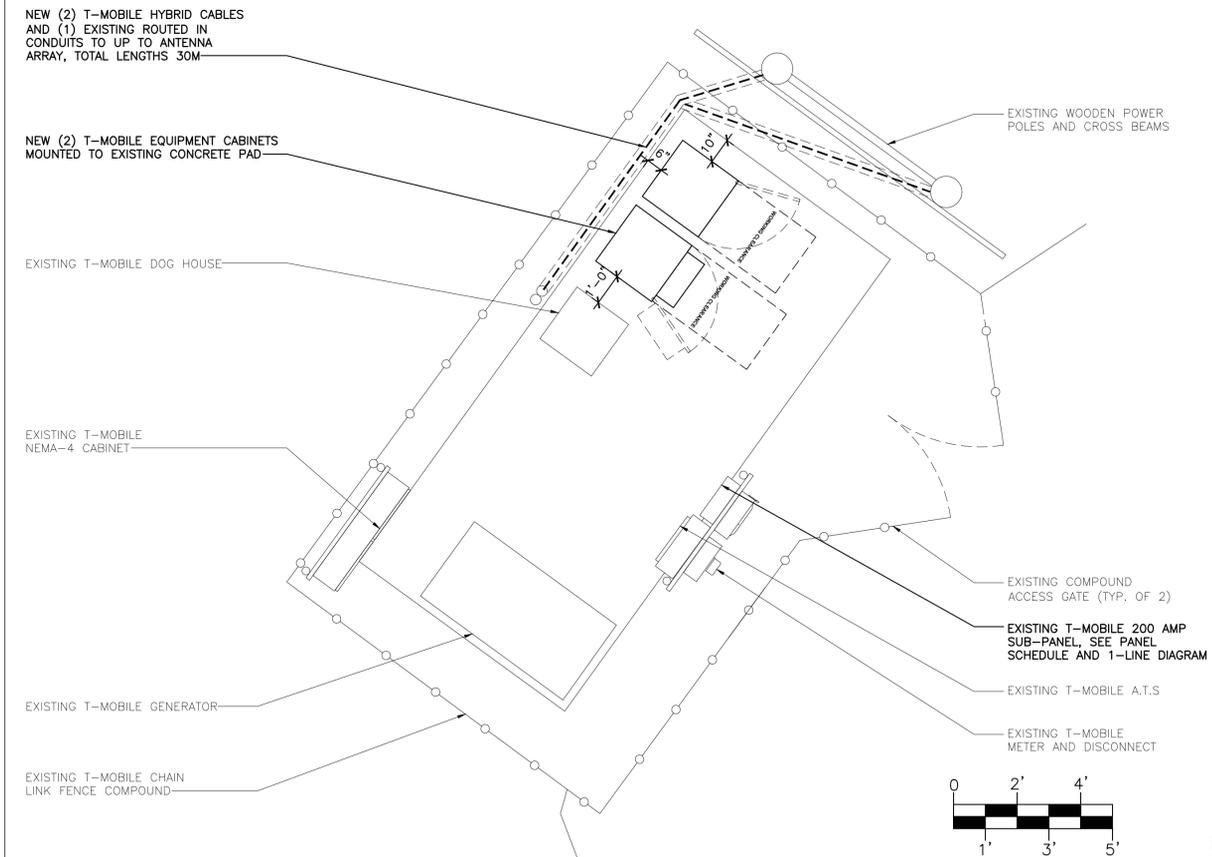
NOTES:  
EXISTING EQUIPMENT AT  
GRADE REMOVED FOR CLARITY



NEW ANTENNA PLAN

SCALE: 3/4" = 1'-0"

4



NEW EQUIPMENT PLAN

SCALE: 3/8" = 1'-0"

2

CLIENT

**T-Mobile**

264 W. 12300 S.  
DRAPER, UTAH 84020

CONSULTANT

**COAL CREEK**

**CONSULTING**

8283 N. HAYDEN RD., STE 258  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

PRELIMINARY NOT  
FOR CONSTRUCTION  
OR RECORDATION

NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION  
JOB: 13-392-04

**SL04120A  
UP&L KEETLEY  
JUNCTION**

HWY 40 NEAR HWY 248  
PARK CITY, UTAH 84060

SHEET TITLE  
**EXISTING/NEW  
ENLARGED  
EQUIPMENT/ANTENNA  
PLANS**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**C-3**

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM



NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

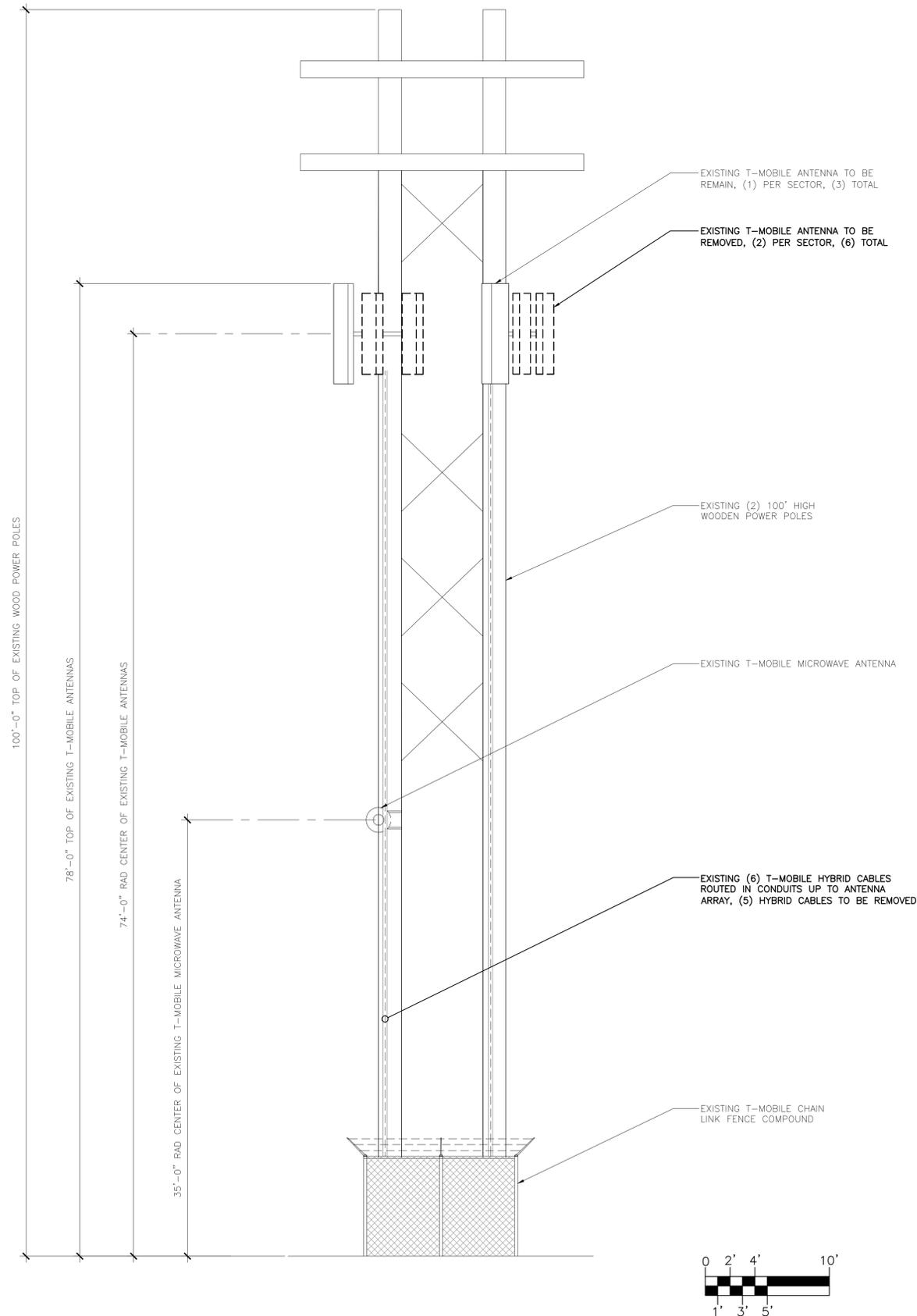
PROJECT INFORMATION  
 JOB: 13-392-04

**SL04120A**  
**UP&L KEETLEY JUNCTION**  
 HWY 40 NEAR HWY 248  
 PARK CITY, UTAH 84060

SHEET TITLE  
**EXISTING/NEW ELEVATIONS**

JURISDICTIONAL APPROVAL

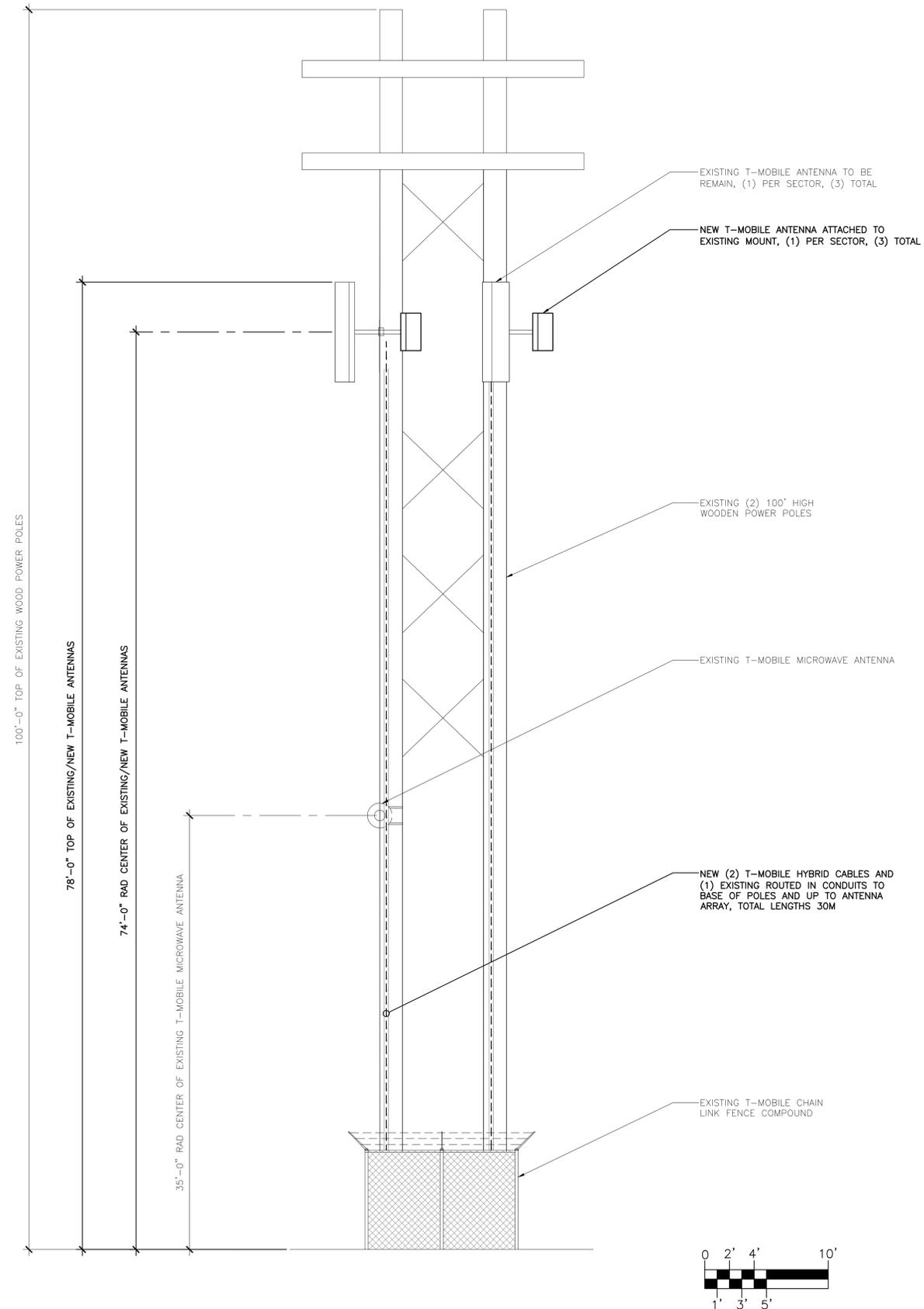
SHEET NUMBER  
**C-4**



EXISTING SOUTH WEST ELEVATION

SCALE: 3/16" = 1'-0"

2



NEW SOUTH WEST ELEVATION

SCALE: 3/16" = 1'-0"

1

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM



NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION  
 JOB: 13-392-04

**SL04120A  
 UP&L KEETLEY  
 JUNCTION**  
 HWY 40 NEAR HWY 248  
 PARK CITY, UTAH 84060

SHEET TITLE

**DETAILS**

JURISDICTIONAL APPROVAL

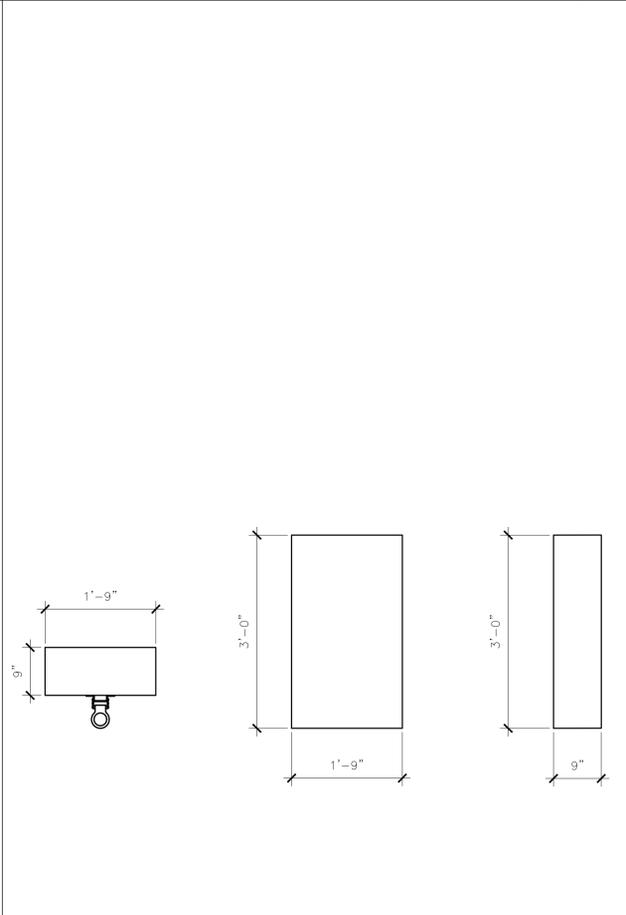
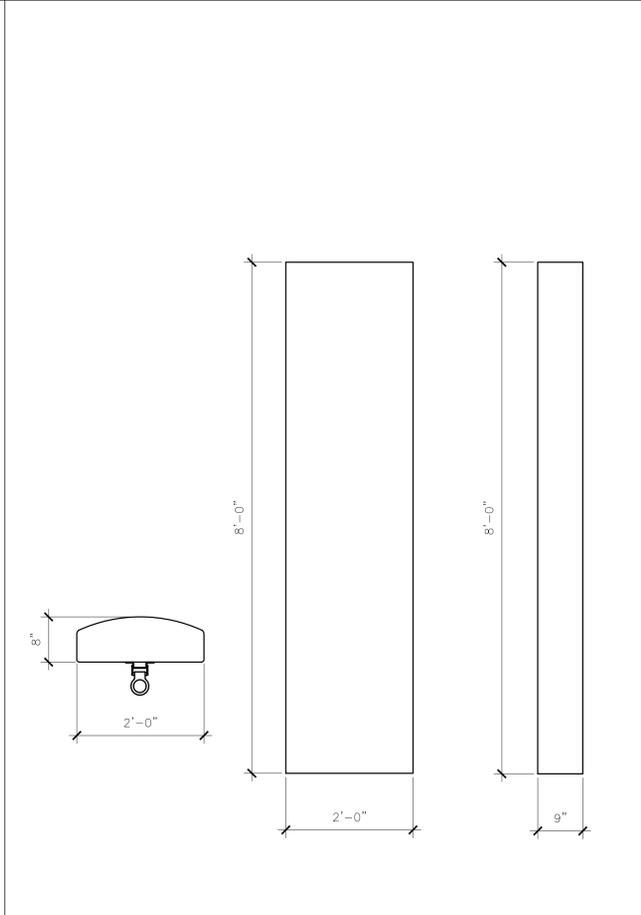
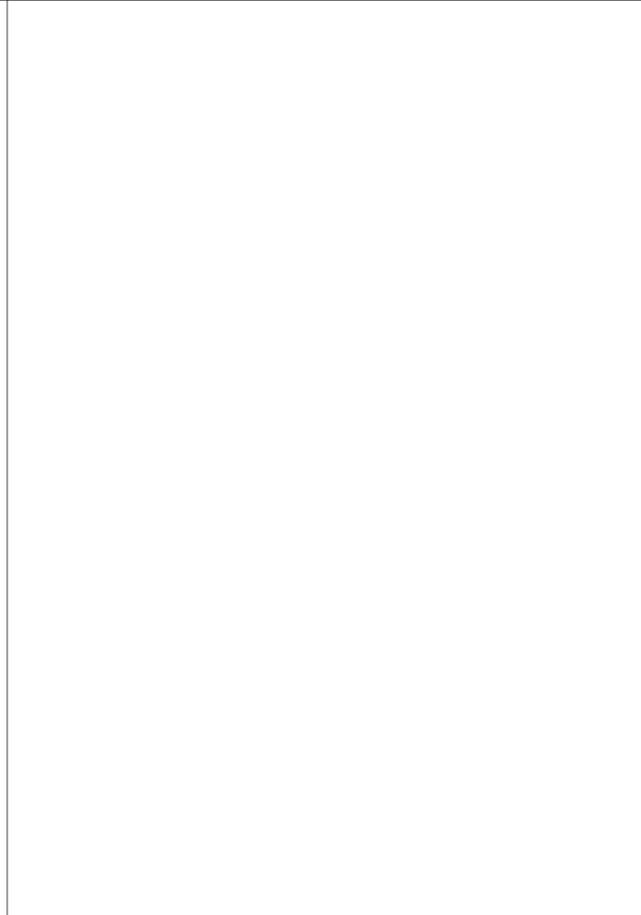
SHEET NUMBER

**C-5**

ANTENNA AND CABLE SCHEDULE										
SECTOR	ANT. POS. #	ANTENNA TYPE	RAD CENTER	AZIMUTH	MECHANICAL DOWN TILT	ELECTRICAL DOWN TILT	CABLE TYPE	# OF LINES	LENGTH	RADIO
ALPHA	1	ERICSSON-AIR6419 B41 (MIMO)	74'	345°	0	2				
ALPHA	2	RFS-APXVAARR18_43-U-NA20 (OCTO)	74'	345°	0	2	HYBRID CABLE 6/24 4AWG	1	30M	ERICSSON-4449-B71+BB5 <b>ERICSSON-4460-B25+B66</b>
BETA	1	ERICSSON-AIR6419 B41 (MIMO)	74'	170°	-2	2				
BETA	2	RFS-APXVAARR18_43-U-NA20 (OCTO)	74'	170°	-2	2	HYBRID CABLE 6/24 4AWG	1	30M	ERICSSON-4449-B71+BB5 <b>ERICSSON-4460-B25+B66</b>
GAMMA	1	ERICSSON-AIR6419 B41 (MIMO)	74'	245°	0	2				
GAMMA	2	RFS-APXVAARR18_43-U-NA20 (OCTO)	74'	245°	0	2 AND 2	HYBRID CABLE 6/12 6AWG	1	30M	ERICSSON-4449-B71+BB5 <b>ERICSSON-4460-B25+B66</b>

ANTENNA SCHEDULE

SCALE: N.T.S. 1



NOT USED SCALE: N.T.S. 5 NOT USED SCALE: N.T.S. 4 EXISTING ANTENNA # 2 SCALE: N.T.S. 3 NEW ANTENNA # 1 SCALE: N.T.S. 2

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM

## ELECTRICAL SPECIFICATIONS

- SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
- CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATION TESTS, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
- THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, J-BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.)
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED AND APPROVED BY UNDERWRITER'S LABORATORY AND SHALL BEAR THE INSPECTION LABEL "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA & NBFU.
- CONTRACTOR SHALL CARRY OUT HIS WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
- CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING PERMITS
- COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONDUIT ONLY (C.O.) SHALL HAVE A PULL WIRE OR ROPE.
- PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO OWNER AT JOB COMPLETION.
- USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURE.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING NOT LESS THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES AND DRAWINGS.
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT TENDONS AND/OR REINFORCING STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
- LOCATION OF TENDONS AND/OR REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT VIA X-RAY OR OTHER DEVICES THAT CAN ACCURATELY LOCATE THE REINFORCING AND/OR STEEL TENDONS.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH SECTION NO. 4305 AND NO. 4304 OF THE U.B.C.
- RECEPTACLES SHALL BE 20 AMPERE, 125 VOLT A.C., WHITE AS REQUIRED BY THE ARCHITECT OR APPROVED EQUAL.
- WALL SWITCHES SHALL BE SINGLE-POLE, HUBBELL #1201 OR EQUIVALENT, WHITE AS REQUIRED BY THE ARCHITECT.
- PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS, SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE RACO #800, 1/2" RAISED WORK COVERS.
- WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM, NO BX OR ROMEX CABLE IS PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
- GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER AND ANNEALED #2.
- GROUND RODS SHALL BE COPPER CLAD STEEL, 5/8" ROUND AND 10' LONG, COPPERWELD OR APPROVED EQUAL.
- METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY SQUARE D COMPANY OR APPROVED EQUAL.
- ALL MATERIALS SHALL BE U.L. LISTED.
- CONDUIT:
  - RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR RIGIDCONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
  - ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTINGS SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
  - FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT IN EXCESS OF SIX FEET IN LENGTH SHALL HAVE FULL SIZE GROUND WIRE.
  - ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.

## GENERAL ELECTRICAL NOTES

- CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE EXACT ROUTING REQUIRED. THE CONTRACTOR SHALL ROUTE CONDUITS AS REQUIRED BY THE CONDITIONS OF INSTALLATION.
- ALL EQUIPMENT PROVIDED BY THE ELECTRICAL CONTRACTOR SHALL BE LISTED AND LABELED BY A NATIONALLY-RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, FOR THE CONDITIONS OF INSTALLATION.
- DEVICE LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXACT DEVICE LOCATIONS SHALL BE AS INDICATED ON THE ARCHITECTURAL PLANS OR AS DIMENSIONED. IF NOT SHOWN ON THE ARCHITECTURAL PLANS OR DIMENSIONED ON THE ELECTRICAL PLANS, VERIFY EXACT LOCATION WITH THE ARCHITECT PRIOR TO ROUGH-IN.
- ALL WIRE COUNTS ARE TYPICALLY NOT SHOWN BETWEEN LIGHT FIXTURES OR RECEPTACLES. PROVIDE ALL REQUIRED EVEN WHERE NOT SHOWN.
- WHERE SIZE IS NOT SHOWN ON THE DRAWINGS, CIRCUITS SHALL CONSIST OF #12 PHASE AND GROUNDED (NEUTRAL CONDUCTORS) AND A #12 CU GROUND IN 3/4" CONDUIT. MC CABLE SHALL BE ACCEPTABLE IN WALLS. ALL BRANCH CIRCUIT HOME-RUNS SHALL BE IN CONDUIT.
- UNLESS SPECIFICALLY NOTED OTHERWISE, THE ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS TO ALL UTILIZATION EQUIPMENT SHOWN ON THE DRAWINGS. VERIFY THE TYPE OF FINAL CONNECTION AND PROVIDE APPROPRIATE WIRING METHOD.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL, PLUMBING AND GENERAL CONTRACTORS, PRIOR TO ORDERING OR INSTALLATION OF ANY EQUIPMENT, MECHANICAL AND PLUMBING EQUIPMENT REQUIREMENTS ARE PROVIDED IN THE ELECTRICAL DESIGN. THE CONTRACTOR WILL NOT BE COMPENSATED FOR COSTS ASSOCIATED WITH CHANGING THE ELECTRICAL SYSTEMS TO MATCH UTILIZATION EQUIPMENT, EVEN IF THE ELECTRICAL WORK IS INSTALLED PER THE ELECTRICAL DRAWINGS.
- INSULATION & WIRE TYPES SHALL BE AS FOLLOWS: PANEL FEEDERS - XHHW COPPER, WIRING ABOVE GRADE - THIN COPPER, WIRING BELOW GRADE - THIN COPPER, UNLESS NOTED OTHERWISE.
- SOME CONDUCTOR SIZES ARE BASED ON THE USE OF 75 DEGREE C CONDUCTOR RATINGS. THE CONTRACTOR SHALL VERIFY, PRIOR TO INSTALLATION OF CONDUCTORS OR CONDUIT FEEDING ANY EQUIPMENT THAT ALL ELECTRICAL EQUIPMENT IS RATED FOR USE WITH 75 DEGREE C WIRING. IF ANY EQUIPMENT IS RATED FOR USE WITH LESS THAN 75 DEGREE C CONDUCTORS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR EVALUATION/CORRECTION.
- UNLESS SPECIFICALLY NOTED OTHERWISE, SYSTEMS PROVIDED OR INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE COMPLETE AND FULLY-FUNCTIONING AFTER INSTALLATION. COMPONENTS NOT SHOWN, BUT REQUIRED FOR THE PROPER OPERATION OF THE EQUIPMENT OR SYSTEM, SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL PERFORMANCE TESTS REQUIRED OR RECOMMENDED BY EQUIPMENT MANUFACTURERS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SEVEN (7) DAYS PRIOR TO TESTING AND SHALL ALLOW OBSERVATION OF THE TESTING BY THE ENGINEER.
- ALL RECEPTACLES INSTALLED WITHIN 6 FEET OF A SINK SHALL BE GFI PROTECTED.
- UNLESS OTHERWISE NOTED, ALL EQUIPMENT DISCONNECTS SHALL BE NEMA TYPE 3R, FUSIBLE, 30A, 3 POLE, FUSE PER EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL PENETRATIONS IN WALLS SHALL BE SEALED WITH FLEXIBLE ACOUSTIC CAULKING. CAULKING SHALL BE APPLIED AROUND OUTLET BOXES TO PROVIDE A COMPLETE SEAL BETWEEN THE BOX AND THE WALL.
- PRIOR TO TRENCHING IN ANY AREA, THE CONTRACTOR SHALL CONTACT ELECTRICAL, COMMUNICATIONS/DATA, CABLE TV, GAS, AND WATER UTILITY PROVIDERS (BLUE STAKE) AND HAVE ALL UTILITIES IN THE AREA IDENTIFIED. IN ADDITION, THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A SUBCONTRACTOR SPECIALIZING IN THE LOCATION OF UNDERGROUND STRUCTURES TO IDENTIFY ANY OBSTACLES IN THE PATH OF TRENCHING (PRIOR TO COMMENCING WORK). DAMAGE TO ANY UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES INCLUDING THE NEC
- OVER CURRENT DEVICES SHALL BE LOCATED WHERE THEY WILL NOT BE EXPOSED TO PHYSICAL DAMAGE.
- HOMERUNS SHALL NOT BE GANGED TOGETHER UNLESS SHOWN GANGED.
- CONTRACTOR SHALL CONTACT ENGINEER IN WRITING (RFI) PRIOR TO PROCEEDING WITH ANY WORK NOT CLEARLY SHOWN ON THESE CONTRACT DOCUMENTS. ENGINEER WILL NOT ACCEPT ANY RESPONSIBILITY FOR WORK HE HAS NOT EXPLICITLY AUTHORIZED.
- PROVIDE IDENTIFICATION AT THE DISTRIBUTION PANEL FOR BRANCH CIRCUITS THAT FEED EMERGENCY LIGHTING UNIT EQUIPMENT.
- ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE MAINTENANCE WHILE ENERGIZED SHALL BE PROPERLY MARKED TO WARN PERSONNEL OF ARC FLASH HAZARD.
- PROVIDE A #18 OR LARGER COPPER TRACER WIRE SECURELY ATTACHED TO THE NON-METALLIC CABLE, PIPE OR CONDUIT AT 9"-0" ON CENTER. IT SHALL HAVE A 12" OF TRACER WIRE ACCESSIBLE ABOVE GRADE AT ANY ABOVE GRADE TERMINATION PER ARIZONA STATE STATUTE.
- UTILITY COORDINATION
  - THE CONTRACTOR SHALL SUBMIT A COMPLETE SET OF DRAWINGS TO ELECTRICAL AND TELCO UTILITIES AS REQUIRED FOR DESIGN.
  - THE CONTRACTOR SHALL NOT TRENCH OR INSTALL CONDUITS (ON THE UTILITY OR LOAD SIDE) TO THE SES OR TO THE UTILITY TRANSFORMER (PRIMARY OR SECONDARY), OR TO THE UTILITY CONNECTION POINT BEFORE RECEIVING A FINAL DESIGN FROM THE UTILITY.
  - THE CONTRACTOR SHALL NOT INSTALL EQUIPMENT PADS FOR THE SES OR ANY UTILITY EQUIPMENT (TRANSFORMERS, SWITCHING CABINETS, ETC) PRIOR TO RECEIPT OF FINAL PLANS FROM THE UTILITY.
  - THE CONTRACTOR SHALL NOT BE COMPENSATED FOR ADDITIONAL WORK REQUIRED TO MEET THE REQUIREMENTS OF THE UTILITY WHICH IS THE RESULT OF PROCEEDING PRIOR TO RECEIPT OF A FINAL UTILITY DESIGN.
- SERIES RATING NOTES:
  - WHERE A CIRCUIT BREAKER IS USED ON A CIRCUIT HAVING AN AVAILABLE FAULT CURRENT HIGHER THAN THE MARKED INTERRUPTING RATING BY BEING CONNECTED ON THE LOAD SIDE OF AN ACCEPTABLE OVERCURRENT PROTECTIVE DEVICE HAVING A HIGHER RATING, THE CIRCUIT BREAKER SHALL MEET THE REQUIREMENTS SPECIFIED IN (1) AND (2).
    - TESTED COMBINATIONS. THE COMBINATION OF LINE-SIDE OVERCURRENT DEVICE AND LOAD-SIDE CIRCUIT BREAKER(S) IS TESTED AND MARKED ON THE END USE EQUIPMENT, SUCH AS SWITCHBOARDS AND PANELBOARDS.
    - MOTOR CONTRIBUTION - SERIES RATINGS SHALL NOT BE USED WHERE
      - MOTORS ARE CONNECTED ON THE LOAD SIDE OF THE HIGHER-RATED OVERCURRENT DEVICE AND ON THE LINE SIDE OF THE LOWER-RATED OVERCURRENT DEVICE, AND
      - THE SUM OF THE MOTOR FULL-LOAD CURRENTS EXCEEDS 1 PERCENT OF THE INTERRUPTING RATING OF THE LOWER-RATED CIRCUIT BREAKER.
  - WHERE CIRCUIT BREAKERS OR FUSES ARE APPLIED IN COMPLIANCE WITH THE SERIES COMBINATION RATINGS MARKED ON THE EQUIPMENT BY THE MANUFACTURER, THE EQUIPMENT ENCLOSURE(S) SHALL BE LEGIBLY MARKED IN THE FIELD TO INDICATE THE EQUIPMENT HAS BEEN APPLIED WITH A SERIES COMBINATION RATING. THE MARKING SHALL BE READILY VISIBLE AND STATE THE FOLLOWING:
 

CAUTION - SERIES COMBINATION SYSTEM RATED \_\_\_\_\_ AMPERES.

IDENTIFIED REPLACEMENT COMPONENTS REQUIRED
  - TESTED COMBINATIONS. THE COMBINATION OF THE LINE-SIDE OVERCURRENT DEVICE AND LOAD SIDE CIRCUIT BREAKER(S) IS TESTED AND MARKED ON THE END USE EQUIPMENT, SUCH AS SWITCHBOARDS AND PANELBOARDS.

## SYMBOL LIST

(NOT ALL MAY BE USED)

### ELECTRICAL SYMBOLS

	FLUORESCENT STRIP FIXTURE, LENGTH PER PLAN. SURFACE WALL-MOUNTED LIGHT FIXTURE.
	POLE-MOUNTED LIGHT FIXTURE.
	SINGLE POLE TOGGLE SWITCH
	PHOTOCELL, MOUNTED ON ROOF UNLESS NOTED OTHERWISE.
	DUPLEX CONVENIENCE RECEPTACLE
	DOUBLE DUPLEX (FOURPLEX) CONVENIENCE RECEPTACLE
	JUNCTION BOX. "C" INDICATES CEILING MOUNTED, "F" INDICATES FLOOR MOUNTED (SUBSCRIPTS ARE TYPICAL FOR ALL DEVICES)
	VOICE OUTLET
	DATA OUTLET
	COMBINATION TELEPHONE AND DATA OUTLET IN THE SAME BOX
	HORSEPOWER RATED MANUAL MOTOR SWITCH
	FUSIBLE DISCONNECT SWITCH FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE. SIZE AND FUSES AS PER RECOMMENDATIONS OF EQUIPMENT'S MANUFACTURER OR AS NOTED. 30A, 3P, 250V, NEMA 3R UNLESS NOTED OTHERWISE. (N. INDICATES NON-FUSED).
	ELECTRICAL MOTOR. SEE DRAWINGS FOR SIZE.
	DISTRIBUTION PANELBOARD, MOTOR CONTROL CENTER OR SERVICE ENTRANCE SECTION. SEE DRAWINGS FOR EXACT TYPE.
	DISTRIBUTION TRANSFORMER
	SURFACE MOUNTED PANEL BOARD.
	FLUSH MOUNTED PANEL BOARD.
	TELEPHONE MOUNTING BOARD.
	TEST WELL/GROUND ROD
	GROUND ROD - 5/8" x 10' COPPER CLAD
	CADWELD CONNECTION
	MECHANICAL CONNECTION
	GROUNDING WIRE
	GROUND BAR
	SURGE SUPPRESSOR GROUND BAR
	METER AND MAIN BREAKER
	MANUAL XFR SWITCH AND GEN. RECEPT.
	GPS ANTENNA
	ELECTRICAL POWER
	T-1 LINE
	FLEXIBLE CONDUIT
	CONDUIT CONCEALED IN WALLS OR ABOVE CEILING W/ 2 #12, #12 GND, 3/4" C., UNLESS NOTED OTHERWISE.
	CONDUIT Routed UNDER FLOOR OR BELOW GRADE W/ 2 #12, #12 GND, 3/4" C., UNLESS NOTED OTHERWISE.
	CONDUIT TURNING UP.
	CONDUIT TURNING DOWN.
	1-LINE DIAGRAM
	CIRCUIT BREAKER, FIXED MOUNTED.
	CIRCUIT BREAKER, DRAWOUT MOUNTING.
	FUSIBLE SWITCH. SIZE AS INDICATED ON DRAWINGS.
	TRANSFORMER. SEE ONE-LINE FOR TYPE AND SPECIFICATION.
	CURRENT TRANSFORMER
	METERING DEVICE
	PANELBOARD, MAIN LUG ONLY
	PANELBOARD, MAIN CIRCUIT BREAKER
	TRANSFER SWITCH - MANUAL OR AUTOMATIC
	INDICATES A FEED-THROUGH LUG CONNECTION
	UNINTERRUPTIBLE POWER SUPPLY
	GENERATOR WITH INTEGRAL PROTECTION
	WEATHERHEAD

## SHEET INDEX

E-1	SPECS/GENERAL NOTES/LEGENDS/SHEET INDEX
E-2	ENLARGED POWER PLAN
E-3	ONE-LINE AND EXISTING/NEW PANEL SCHEDULE
E-4	EQUIPMENT/ANTENNA GROUNDING PLAN AND NOTES

## ABBREVIATIONS

C.O.	= CONDUIT ONLY
PVC.	= SCHEDULE 40 PLASTIC CONDUIT
GRC.	= GALVANIZED RIGID CONDUIT
MTD.	= MOUNTED
W.P.	= WEATHERPROOF
U.O.N.	= UNLESS OTHERWISE NOTED
G. OR GRD.	= GROUND
N. OR NEUT.	= NEUTRAL
A. OR AMP.	= AMPERE
KW.	= KILOWATTS
W.	= WATTS
~	= PHASE
DIA	= DIAMETER
H.P. OR HP	= HORSEPOWER
XFMR	= TRANSFORMER
C.B.	= CIRCUIT BREAKER
CKT.	= CIRCUIT
SW.	= SWITCH
MTS	= MANUAL TRANSFORMER SWITCH
F.A.	= FIRE ALARM
RECPT.	= RECEPTACLE
E.C.	= ELECTRIC CONTRACTOR
G.C.	= GENERAL CONTRACTOR
1P, 2P, & 3P	= SINGLE POLE, TWO POLE, & THREE POLE
EGB	= EQUIPMENT GROUND BUS
MGB	= MAIN GROUND BUS
AFC	= AVAILABLE FAULT CURRENT
AWG	= AMERICAN WIRE GAUGE
BCW	= BARE TINNED COPPER WIRE
GPS	= GLOBAL POSITIONING SYSTEM
PPC	= POWER PROTECTION CABINET
TYP.	= TYPICAL
RGS	= RIGID GALVANIZED STEEL
EMT	= ELECTRICAL METALLIC TUBING
DWG	= DRAWING
BTS	= BASE TRANSMISSION SYSTEM
GEN	= GENERATOR
BSCW	= BARE STRANDED COPPER WIRE
ISCW	= INSULATED STRANDED COPPER WIRE

CLIENT

**T-Mobile**

268 W 12300 S  
DRAPER, UTAH 84020

CONSULTANT

**COAL CREEK  
CONSULTING**

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LLC**

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SEAL

**PRELIMINARY NOT  
FOR CONSTRUCTION  
OR RECORDATION**

NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION

JOB: 13-392-04

**SL04120A  
UP&L KEETLEY  
JUNCTION**

HWY 40 NEAR HWY 248  
PARK CITY, UTAH 84060

SHEET TITLE

**SPECS / GENERAL  
NOTES / LEGENDS /  
SHEET INDEX**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**E-1**

NEW (2) T-MOBILE EQUIPMENT CABINETS MOUNTED TO EXISTING CONCRETE PAD

NEW (2) T-MOBILE EQUIPMENT CABINETS MOUNTED TO EXISTING CONCRETE PAD

EXISTING T-MOBILE DOG HOUSE

EXISTING T-MOBILE NEMA-4 CABINET

EXISTING T-MOBILE GENERATOR

EXISTING T-MOBILE CHAIN LINK FENCE COMPOUND

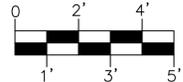
EXISTING WOODEN POWER POLES AND CROSS BEAMS

EXISTING COMPOUND ACCESS GATE (TYP. OF 2)

EXISTING T-MOBILE 200 AMP SUB-PANEL, SEE PANEL SCHEDULE AND 1-LINE DIAGRAM

EXISTING T-MOBILE A.T.S

EXISTING T-MOBILE METER AND DISCONNECT



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NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION  
JOB: 13-392-04  
**SL04120A  
UP&L KEETLEY  
JUNCTION**  
HWY 40 NEAR HWY 248  
PARK CITY, UTAH 84060

SHEET TITLE  
**ENLARGED POWER  
PLAN**

JURISDICTIONAL APPROVAL

SHEET NUMBER  
**E-2**

NOT USED SCALE: N.T.S. 3

EQUIPMENT POWER PLAN SCALE: 3/8" = 1'-0" 1

NOT USED SCALE: N.T.S. 4

NOT USED SCALE: N.T.S. 1

RFDS VER: 4 DATED 10/23/2024 AT 12:18:10 PM

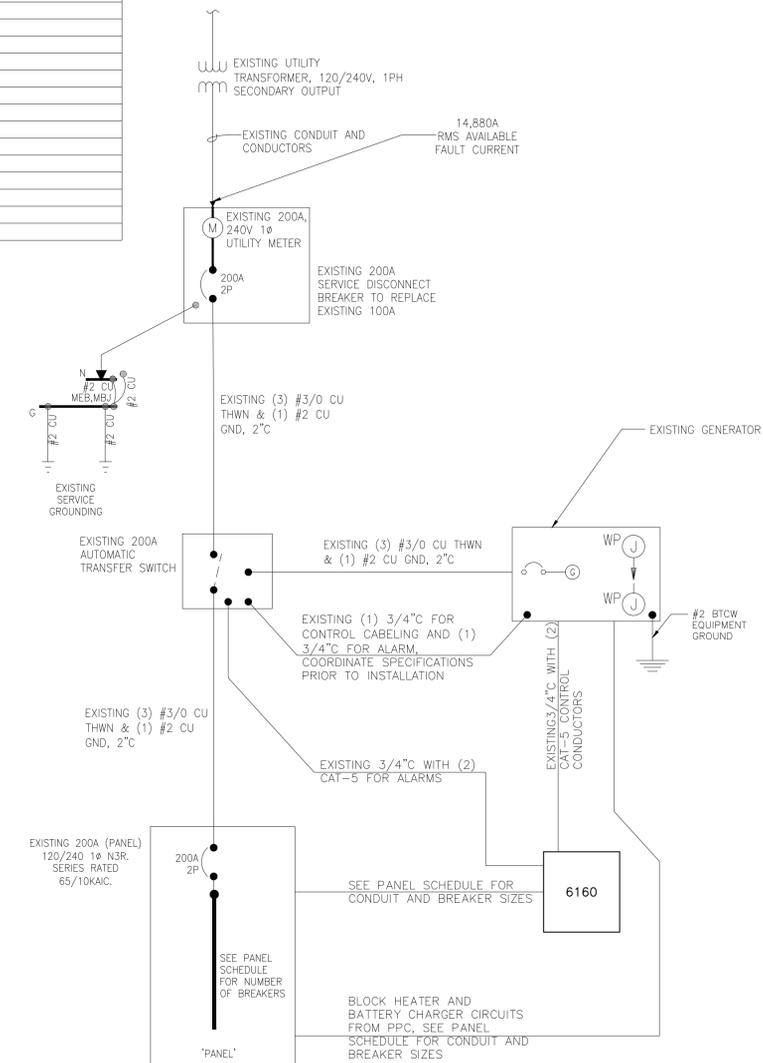
EXISTING 200 AMP SUB-PANEL										ELECTRICAL PANEL SCHEDULE														
65/10KAIC SERIES RATED										VOLTAGE: 240 / 120 V 1Ø,3W														
LOCATION: PANEL										MOUNTING: SURFACE														
NEMA RATING: 3R										MOUNTING: SURFACE														
LOAD DESCRIPTION	EMT COND	CU GRND	PHASE NEUT	CKT BRKR	CIR NO.	LOAD AMPS	CIR NO.	CKT BRKR	PHASE NEUT	CU GRND	EMT COND	LOAD DESCRIPTION	EMT COND	CU GRND	PHASE NEUT	CKT BRKR	CIR NO.	LOAD AMPS	CIR NO.	CKT BRKR	PHASE NEUT	CU GRND	EMT COND	LOAD DESCRIPTION
MISC SURGE	3/4"	10	6	50	1	1.5	2	2	10	10	3/4"	MECH RBS 6201 REC #1	3/4"	10	6	50	1	1.5	2	2	10	10	3/4"	MECH RBS 6201 REC #1
MISC Cont.					3	17.5	4	2	10	10	3/4"	MECH Cont.	3/4"	10	6	50	3	17.5	4	2	10	10	3/4"	MECH Cont.
MISC (NOT LABELED)	3/4"	10	10	20	5	17.5	6	2	10	10	3/4"	SPARE	3/4"	10	10	20	5	17.5	6	2	10	10	3/4"	SPARE
MISC (NOT LABELED)	3/4"	10	10	20	7	0.0	8	2	10	10	3/4"	SPARE	3/4"	10	10	20	7	0.0	8	2	10	10	3/4"	SPARE
MISC (NOT LABELED)	3/4"	10	10	20	9	0.0	10	2	10	10	3/4"	MECH RBS 6201 REC #3	3/4"	10	10	20	9	0.0	10	2	10	10	3/4"	MECH RBS 6201 REC #3
BUSSED SPACE					11	0.0	12	2	10	10	3/4"	MECH Cont.					11	0.0	12	2	10	10	3/4"	MECH Cont.
BUSSED SPACE					13	0.0	14	2	10	10	3/4"	MECH RBS 6131					13	0.0	14	2	10	10	3/4"	MECH RBS 6131
BUSSED SPACE					15	0.0	16	2	10	10	3/4"	MECH Cont.					15	0.0	16	2	10	10	3/4"	MECH Cont.
BUSSED SPACE					17	0.0	18	2	10	10	3/4"	MECH Cont.					17	0.0	18	2	10	10	3/4"	MECH Cont.
BUSSED SPACE					19	0.0	20	2	10	10	3/4"	MECH Cont.					19	0.0	20	2	10	10	3/4"	MECH Cont.
BUSSED SPACE					21	0.0	22	2	10	10	3/4"	BUSSED SPACE					21	0.0	22	2	10	10	3/4"	BUSSED SPACE
BUSSED SPACE					23	0.0	24	2	10	10	3/4"	BUSSED SPACE					23	0.0	24	2	10	10	3/4"	BUSSED SPACE
BUSSED SPACE					25	0.0	26	2	10	10	3/4"	BUSSED SPACE					25	0.0	26	2	10	10	3/4"	BUSSED SPACE
BUSSED SPACE					27	0.0	28	2	10	10	3/4"	BUSSED SPACE					27	0.0	28	2	10	10	3/4"	BUSSED SPACE
BUSSED SPACE					29	0.0	30	2	10	10	3/4"	BUSSED SPACE					29	0.0	30	2	10	10	3/4"	BUSSED SPACE
						89.0	87.5	CONTRACTOR TO INSTALL APPROVED HANDLE TIE ON ALL SHARED NEUTRAL CIRCUITS.																
1 PHASE DEMAND (VA)						SYMBOL LIST						1 PHASE DEMAND (VA)						SYMBOL LIST						
LIGHTING						0.0						LIGHTING						0.0						
25% OF LIGHTING						0.0						25% OF LIGHTING						0.0						
RECEPTACLES						180.0						RECEPTACLES						180.0						
MECHANICAL						0.0						MECHANICAL						0.0						
25% LARGEST MOTOR						0.0						25% LARGEST MOTOR						0.0						
MISCELLANEOUS						21,000.0						MISCELLANEOUS						21,000.0						
						0.0												0.0						
						0.0												0.0						
						0.0												0.0						
						0.0												0.0						
						0.0												0.0						
						0.0												0.0						
						21,180.0												21,180.0						
21.2 KVA @ 240 V 1Ø												21.2 KVA @ 240 V 1Ø												
88.3 A @ 240 V 1Ø												88.3 A @ 240 V 1Ø												

CODE LOAD SUMMARY  
PANEL 'PPC' @ 240V = 88.3 A

CODE LOAD SUMMARY  
PANEL 'PPC' @ 240V = 88.3 A

UPDATED EXISTING SUB-PANEL										ELECTRICAL PANEL SCHEDULE														
65/10KAIC SERIES RATED										VOLTAGE: 240 / 120 V 1Ø,3W														
LOCATION: PANEL										MOUNTING: SURFACE														
NEMA RATING: 3R										MOUNTING: SURFACE														
LOAD DESCRIPTION	EMT COND	CU GRND	PHASE NEUT	CKT BRKR	CIR NO.	LOAD AMPS	CIR NO.	CKT BRKR	PHASE NEUT	CU GRND	EMT COND	LOAD DESCRIPTION	EMT COND	CU GRND	PHASE NEUT	CKT BRKR	CIR NO.	LOAD AMPS	CIR NO.	CKT BRKR	PHASE NEUT	CU GRND	EMT COND	LOAD DESCRIPTION
MISC SURGE	3/4"	10	6	50	1	1.5	2	2	10	10	3/4"	MECH RBS 6201 REC #1	3/4"	10	6	50	1	1.5	2	2	10	10	3/4"	MECH RBS 6201 REC #1
MISC Cont.					3	17.5	4	2	10	10	3/4"	MECH Cont.	3/4"	10	6	50	3	17.5	4	2	10	10	3/4"	MECH Cont.
MISC (NOT LABELED)	3/4"	10	10	20	5	17.5	6	2	10	10	3/4"	SPARE	3/4"	10	10	20	5	17.5	6	2	10	10	3/4"	SPARE
MISC (NOT LABELED)	3/4"	10	10	20	7	0.0	8	2	10	10	3/4"	SPARE	3/4"	10	10	20	7	0.0	8	2	10	10	3/4"	SPARE
MISC (NOT LABELED)	3/4"	10	10	20	9	0.0	10	2	10	10	3/4"	MECH RBS 6201 REC #3	3/4"	10	10	20	9	0.0	10	2	10	10	3/4"	MECH RBS 6201 REC #3
BUSSED SPACE					11	0.0	12	2	10	10	3/4"	MECH Cont.					11	0.0	12	2	10	10	3/4"	MECH Cont.
BUSSED SPACE					13	0.0	14	2	10	10	3/4"	MECH RBS 6131					13	0.0	14	2	10	10	3/4"	MECH RBS 6131
BUSSED SPACE					15	0.0	16	2	10	10	3/4"	MECH Cont.					15	0.0	16	2	10	10	3/4"	MECH Cont.
BUSSED SPACE					17	0.0	18	2	10	10	3/4"	MECH Cont.					17	0.0	18	2	10	10	3/4"	MECH Cont.
BUSSED SPACE					19	0.0	20	2	10	10	3/4"	MECH Cont.					19	0.0	20	2	10	10	3/4"	MECH Cont.
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BUSSED SPACE					25	0.0	26	2	10	10	3/4"	BUSSED SPACE					25	0.0	26	2	10	10	3/4"	BUSSED SPACE
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BUSSED SPACE					29	0.0	30	2	10	10	3/4"	BUSSED SPACE					29	0.0	30	2	10	10	3/4"	BUSSED SPACE
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25% OF LIGHTING						0.0						25% OF LIGHTING						0.0						
RECEPTACLES						180.0						RECEPTACLES						180.0						
MECHANICAL						0.0						MECHANICAL						0.0						
25% LARGEST MOTOR						0.0						25% LARGEST MOTOR						0.0						
MISCELLANEOUS						21,000.0						MISCELLANEOUS						21,000.0						
						0.0												0.0						
						0.0												0.0						
						0.0												0.0						
						0.0												0.0						
						0.0												0.0						
						21,180.0												21,180.0						
21.2 KVA @ 240 V 1Ø												21.2 KVA @ 240 V 1Ø												
88.3 A @ 240 V 1Ø												88.3 A @ 240 V 1Ø												

CODE LOAD SUMMARY  
PANEL 'PPC' @ 240V = 88.3 A



ONE-LINE DIAGRAM  
N.T.S.

CLIENT

**T-Mobile**

268 W 12300 S  
DRAPER, UTAH 84020

CONSULTANT

**COAL CREEK CONSULTING**

8283 N. HAYDEN RD., STE 258  
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SEAL

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDATION

NO.	DATE	DESCRIPTION	BY
1	11/04/24	REVIEW	DRK

PROJECT INFORMATION

JOB: 13-392-04

**SL04120A  
UP&L KEETLEY  
JUNCTION**

HWY 40 NEAR HWY 248  
PARK CITY, UTAH 84060

SHEET TITLE

**ONE-LINE AND  
EXISTING/NEW PANEL  
SCHEDULE**

JURISDICTIONAL APPROVAL

SHEET NUMBER

**E-3**

**FAULT CALCULATIONS**

FAULT AVAILABLE AT THE SERVICE: 14,880 AMPS RMS SYMM

SERVICE VOLTAGE: 120/240V, 1PH

NEW 200A ATS:

DISTANCE 30 Feet

CONDUIT TYPE Conductive

CONDUCTOR #4/0

Fault Available L-L: 11,936A

EXISTING 200A SUB PANEL

DISTANCE 50 Feet

CONDUIT TYPE Conductive

CONDUCTOR #4/0

Fault Available L-L: 5,174A

NOTE:  
#6 COPPER WIRE AND GREATER SHALL BE (COPPER) THWN WIRE OR (COPPER) XHHW.

NOTE:  
PRIOR TO RUNNING CONDUIT ROUTE -- CONTRACTOR SHALL CONTACT THE T-MOBILE PROJECT MANAGER AND VERIFY THE EQUIPMENT CABINET LAYOUT CONFIGURATION AND ROUTE CONDUITS ACCORDINGLY.

NOTE:  
PRE-CONSTRUCTION MEETING AND ELECTRICAL EASEMENT REQUIRED.

CALL 4-7 WORKING DAYS BEFORE YOU DIG  
**263-1100**  
INSIDE MARICOPA COUNTY  
**1-800-STAKE-IT**  
OUTSIDE MARICOPA COUNTY

CONTRACTOR SHALL TAG EACH CIRCUIT CONDUCTOR AT EACH J-BOX, OUTLET, SWITCH, ETC. WITH THE CIRCUITS IDENTIFICATION.

Power Company: PACIFICORP  
Representative: \_\_\_\_\_  
Telephone #: \_\_\_\_\_

Telephone Company: \_\_\_\_\_  
Representative: \_\_\_\_\_  
Telephone #: \_\_\_\_\_

Submit drawings to Utility Company representative as required in the General Notes included in the Electrical Drawings.



# Document Break Sheet

## Document Identification:

Document Name: SL04120A\_03\_LSE\_20000628\_0

Document Date: 20000628

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## Image Name:

Location Identifier: SL04120A

Truncated Doc Name: LSE

Document Sequence: 03

**ABSTRACT**

Site Number: **SL-4120A**  
Site: **Keetley Junction**  
Market: **Salt Lake City**

## Site Lease with Option

THIS SITE LEASE WITH OPTION (this "Lease") is effective this **28** day of **June, 2000**, between **United Park City Mines**, ("Landlord") and VoiceStream PCS II Corporation, a Delaware corporation ("Tenant").

1. Option to Lease.

(a) In consideration of the payment of **Five Hundred Dollars (\$500.00)** (the "Option Fee") by Tenant to Landlord, Landlord hereby grants to Tenant an option to lease the use of a portion of the real property described in attached Exhibit A (the "Property"), on the terms and conditions set forth herein (the "Option"). The Option shall be for an initial term of **12 months**, commencing on the date hereof and ending **June 28, 2001** (the "Option Period"). The Option Period may be extended by Tenant for an additional **12 months** upon written notice to Landlord and payment of the sum of **Five Hundred Dollars (\$500.00)** ("Additional Option Fee") at any time prior to the end of the Option Period.

(b) During the Option Period and any extension thereof, and during the term of this Lease, Landlord agrees to cooperate with Tenant in obtaining, at Tenant's expense, all licenses and permits or authorizations required for Tenant's use of the Premises from all applicable government and/or regulatory entities (the "Governmental Approvals") including appointing Tenant as agent for all conditional-use permit applications and zoning change applications, and Landlord agrees to cooperate with and to allow Tenant, at no cost to Landlord, to obtain a title report, zoning approvals, conditional-use permits, perform surveys, soils tests, and other engineering procedures or environmental investigations on, under and over the Property, necessary to determine that Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system design, operations and Governmental Approvals. During the Option Period and any extension thereof, Tenant may exercise the Option by so notifying Landlord in writing, at Landlord's address in accordance with Section 12 hereof.

(c) If Tenant exercises the Option, then, subject to the following terms and conditions, Landlord hereby leases to Tenant (the "Lease") the use of that certain portion of the Property sufficient for placement of Antenna Facilities (as defined below), together with all necessary space and easements for access and utilities, as generally described and depicted in attached Exhibit B (collectively referred to hereinafter as the "Premises").

The Premises, located within **Section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian. The property owned by the United Park City Mines along Highway 40 and Highway 248, about 1/4 mile south of Highway 40 under the UP&L poles East of Highway 40, Keetley Junction, Park City, Utah, comprises approximately 18 X 35 square feet as indicated on the attached sketch plan in Exhibit A and B.**

2. Term. The initial term of this Lease shall be five years **commencing on date of exercise of the Option** (the "Commencement Date"), and terminating at Midnight on the last day of the month in which the fifth annual anniversary of the Commencement Date shall have occurred.

3. Permitted Use. The Premises may be used by Tenant for, among other things, the transmission and reception of radio communication signals and for the construction, maintenance, repair or replacement of related facilities, towers, antennas, equipment or buildings and related activities. Tenant shall obtain, at Tenant's expense, all Governmental Approvals and may (prior to or after the Commencement Date) obtain a title report, perform surveys, soils tests, and other engineering procedures on, under and over the Property, necessary to determine that Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations and Governmental Approvals. Landlord agrees to reasonably cooperate with Tenant (at no cost to Landlord), where required, to perform such procedures or obtain Governmental Approvals. If necessary, Tenant has the right to immediately terminate this Lease if Tenant notifies Landlord of unacceptable results of any title report, environmental survey or soils test prior to Tenant's installation of the Antenna Facilities (as defined below) on the Premises.

4. Rent.

(a) Tenant shall pay Landlord, as Rent, **Eight Hundred Dollars (\$800.00)** per month ("Rent"). Rent shall be payable in advance on the Commencement Date for the remainder of the month in which the Commencement Date falls and for the following month, and thereafter Rent will be payable monthly in advance on the fifth day of each month for the following month to **United Park City Mines** at Landlord's address specified in Section 12 below. For the purpose of this Lease, all references to "month" shall be deemed to refer to a calendar month. If the Commencement Date does not fall on the fifth day of the month, then Rent for the period from the Commencement Date to the last day of the following month shall be prorated based on the actual number of days from the Commencement Date to the last day of the following month.

(b) If this Lease is terminated at a time other than on the last day of a month, Rent shall be prorated as of the date of termination for any reason other than a default by Tenant, and all prepaid Rent shall be refunded to Tenant.

(c) If Tenant shall not have obtained all Governmental Approvals on or before the end of the Option Period, then Tenant shall, by notice to Landlord, have the right to cancel this Lease and shall be relieved from all rights and obligations under this Lease.

5. Renewal. Tenant shall have the right to extend this Lease for five additional, five-year terms ("Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth herein, except that rent shall be increased by ten percent (10%) of the rent paid over the preceding term.

This Lease shall automatically renew for each successive Renewal Term unless Tenant shall notify Landlord, in writing, of Tenant's intention not to renew this Lease, at least 60 days prior to the expiration of the term or any Renewal Term.

If Tenant shall remain in possession of the Premises at the expiration of this Lease or any Renewal Term without a written agreement, such tenancy shall be deemed a month-to-month tenancy under the same terms and conditions of this Lease.

6. Interference. Tenant shall not use the Premises in any way which interferes with the use of the Property by Landlord, or lessees or licensees of Landlord, with rights in the Property prior in time to Tenant's (subject to Tenant's rights under this Lease, including without limitation, non-interference). Similarly, Landlord shall not use, nor shall Landlord permit its tenants, licensees, employees, invitees or agents to use, any portion of the Property in any way which interferes with the operations of Tenant. Such interference shall be deemed a material breach by the interfering party, who shall, upon written notice from the other, be responsible for terminating said interference. In the event any such interference does not cease promptly, the parties acknowledge that continuing interference may cause irreparable injury and, therefore, the injured party shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon written notice.

7. Improvements; Utilities; Access.

(a) Tenant shall have the right, at its expense, to erect and maintain on the Premises improvements, personal property and facilities necessary to operate its system, including without limitation radio transmitting and receiving antennas, and tower and bases, an electronic equipment shelter, and related cables and utility lines (collectively the "Antenna Facilities"). The Antenna Facilities shall be initially configured generally as set forth in Exhibit C. Tenant shall have the right to replace or upgrade the Antenna Facilities at any time during the term of this Lease. Tenant shall cause all construction to occur lien-free and in compliance with all applicable laws and ordinances. The Antenna Facilities shall remain the exclusive property of Tenant. Tenant shall have the right to remove the Antenna Facilities upon termination of this Lease.

(b) Tenant, at its expense, may use any and all appropriate means of restricting access to the Antenna Facilities, including, the construction of a fence.

(c) Tenant shall, at Tenant's expense, keep and maintain the Antenna Facilities now or hereafter located thereon in commercially reasonable condition and repair during the term of this Lease, normal wear and tear excepted. Upon termination of this Lease, the Premises shall be returned to Landlord in good, usable condition, normal wear and tear excepted.

(d) Tenant shall have the right to install utilities, at Tenant's expense, and to improve the present utilities on the Premises (including, but not limited to the installation of emergency power generators). Tenant shall, wherever practicable, install separate meters for utilities used on the Property. In the event separate meters are not installed, Tenant shall pay the periodic charges for all utilities attributable to Tenant's use. Landlord shall diligently correct any variation, interruption or failure of utility service.

(e) As partial consideration for Rent paid under this Lease, Landlord hereby grants Tenant an easement ("Easement") for ingress, egress, and access (including access as

described in Section 1) to the Premises adequate to install and maintain utilities, which include, but are not limited to the installation of overhead or underground power and telephone service cable, and to service the Premises and the Antenna Facilities at all times during the term of this Lease or any Renewal Term. Upon prior written notice, provided Tenant's Antenna Facilities remain fully functional and continue to transmit at full power, Landlord shall have the right, at Landlord's sole expense, to relocate the Easement to Tenant, provided such new location shall not materially interfere with Tenant's operations. Any Easement provided hereunder shall have the same term as this Lease.

(f) Tenant shall have 24-hours-a-day, 7-days-a-week access to the Premises at all times during the term of this Lease and any Renewal Term.

8. Termination. Except as otherwise provided herein, this Lease may be terminated, without any penalty or further liability as follows:

(a) upon thirty (30) days written notice by Landlord for failure to cure a material default for payment of amounts due under this Lease within that thirty (30) day period;

(b) upon thirty (30) days written notice by either party if the other party defaults and fails to cure or commence curing such default within that 30-day period, or such longer period as may be required to diligently complete a cure commenced within that 30-day period;

(c) upon ninety (90) days written notice by Tenant, if it is unable to obtain, maintain, or otherwise forfeits or cancels any license, permit or Governmental Approval necessary to the installation and/or operation of the Antenna Facilities or Tenant's business;

(d) upon ninety (90) days written notice by Tenant if the Property, Building or the Antenna Facilities are or become unacceptable under Tenant's design or engineering specifications for its Antenna Facilities or the communications system to which the Antenna Facilities belong;

(e) immediately upon written notice if the Premises or the Antenna Facilities are destroyed or damaged so as in Tenant's reasonable judgment to substantially and adversely affect the effective use of the Antenna Facilities. In such event, all rights and obligations of the parties shall cease as of the date of the damage or destruction, and Tenant shall be entitled to the reimbursement of any Rent prepaid by Tenant. If Tenant elects to continue this Lease, then all Rent shall abate until the Premises and/or Antenna Facilities are restored to the condition existing immediately prior to such damage or destruction;

(f) at the time title of the Property transfers to a condemning authority, pursuant to a taking of all or a portion of the Property sufficient in Tenant's determination to render the Premises unsuitable for Tenant's use. Landlord and Tenant shall each be entitled to pursue their own separate awards with respect to such taking. Sale of all or part of the Property to a purchaser with the power of eminent domain in the face of the exercise of the power, shall be treated as a taking by condemnation.

9. Taxes. Tenant shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Antenna Facilities. Landlord shall pay when due all real property taxes and all other fees and assessments attributable to the Property. In the event that Landlord fails to pay said real property taxes, then Tenant shall have the right to pay said taxes and deduct them from Rent amounts due under this agreement.

10. Insurance and Subrogation.

(a) Tenant will provide Commercial General Liability Insurance in an aggregate amount of \$1,000,000 and name Landlord as an additional insured on the policy or policies. Tenant may satisfy this requirement by obtaining appropriate endorsement to any master policy of liability insurance Tenant may maintain.

(b) Landlord and Tenant hereby mutually release each other (and their successors or assigns) from liability and waive all right of recovery against the other for any loss or damage covered by their respective first party property insurance policies for all perils insured thereunder. In the event of such insured loss, neither party's insurance company shall have a subrogated claim against the other.

11. Hold Harmless. Tenant agrees to hold Landlord harmless from claims arising from the installation, use, maintenance, repair or removal of the Antenna Facilities, except for claims arising from the negligence or intentional acts of Landlord, its employees, agents or independent contractors.

12. Notices. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by overnight carrier to the following addresses:

**If to Tenant, to:**  
VoiceStream PCS II Corporation  
  
Attn: PCS Leasing Administrator  
3650 131<sup>st</sup> Avenue, S.E. Suite 200  
Bellevue, WA 98006  
Phone: (425) 653-4600  
Fax: (425) 653-5050

**If to Landlord, to:**  
**Rory Murphy, Vice-President**  
**United Park City Mines**  
P. O. Box 1450  
Park City, Utah 84060  
(435) 649-8011 Phone  
(801) 655-7479 Fax

13. Quiet Enjoyment, Title and Authority. Landlord covenants and warrants to Tenant that (i) Landlord has full right, power and authority to execute this Lease; (ii) it has good and unencumbered title to the Property free and clear of any liens or mortgages, except those disclosed to Tenant which will not interfere with Tenant's rights to or use of the Premises; and (iii) execution and performance of this Lease will not violate any laws, ordinances, covenants, or the provisions of any mortgage, lease, or other agreement binding on Landlord.

Landlord covenants that at all times during the term of this Lease, Tenant's quiet enjoyment of the Premises or any part thereof shall not be disturbed as long as Tenant is not in default beyond any applicable grace or cure period.

(2) *AM*

~~Landlord covenants that during the terms of this Lease, Landlord will not lease any real property or tower space to any person or entity in direct or indirect competition with Tenant, including but not limited to, providers of cellular service, smr service, pcs service, paging service, or any other form of telecommunications service provided to the public within a three (3) mile radius of the Property.~~

14. Environmental Laws. Tenant represents, warrants and agrees that it will conduct its activities on the Property in compliance with all applicable Environmental Laws (as defined in attached Exhibit D). Landlord represents, warrants and agrees that it has in the past and will in the future conduct its activities on the Property in compliance with all applicable Environmental Laws and that the Property is free of Hazardous Substance (as defined in attached Exhibit D) as of the date of this Lease.

Landlord shall be responsible for, and shall promptly conduct any investigation and remediation as required by any Environmental Laws or common law, of all spills or other releases of Hazardous Substance, not caused solely by Tenant, that have occurred or which may occur on the Property.

Tenant agrees to defend, indemnify and hold Landlord harmless from and against any and all claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and attorney's fees that Landlord may suffer due to the existence or discovery of any Hazardous Substance on the Property or the migration of any Hazardous Substance to other properties or release into the environment arising solely from Tenant's activities on the Property.

Landlord agrees to defend, indemnify and hold Tenant harmless from and against any all claims, causes of action, demands and liability including, but not limited to, damages, costs, expenses, assessments, penalties, fines, losses, judgments and attorney's fees that Tenant may suffer due to the existence or discovery of any Hazardous Substance on the Property or the migration of any Hazardous Substance to other properties or released into the environment, that relate to or arise from Landlord's activities during this Lease and from all activities on the Property prior to the commencement of this Lease.

The indemnifications in this section specifically include costs incurred in connection with any investigation of site conditions or any cleanup, remedial, removal or restoration work required by any governmental authority.

15. Assignment and Subleasing. Tenant may assign this Lease upon written notice to Landlord, to any person controlling, controlled by, or under common control with Tenant, or any person or entity that, after first receiving FCC or state regulatory agency approvals, acquires Tenant's radio communications business and assumes all obligations of Tenant under this Lease. Upon such assignment, Tenant shall be relieved of all liabilities and obligations hereunder and Landlord shall look solely to the assignee for performance under this Lease and all obligations hereunder. Tenant may sublease this Lease, upon written notice to Landlord, only if such sublease is subject to the provisions of this Lease. Tenant may otherwise assign this Lease upon written approval of Landlord, which approval shall not be unreasonably delayed or withheld.

Additionally, Tenant may, upon notice to Landlord, mortgage or grant a security interest in this Lease and the Antenna Facilities, and may assign this Lease and the Antenna Facilities to any mortgagees or holders of security interests, including their successors or assigns, (hereinafter collectively referred to as "Mortgagees"), provided such Mortgagees agree to be bound by the terms and provisions of this Lease. In such event, Landlord shall execute such consent to leasehold financing as may reasonably be required by Mortgagees. Landlord agrees to notify Tenant and Tenant's Mortgagees simultaneously of any default by Tenant and to give Mortgagees the same right to cure any default as Tenant or to remove any property of Tenant or Mortgagee located on the Premises, except that the cure period for any Mortgagee shall not be less than thirty (30) days after receipt of the default notice, as provided in Section 8 of this Lease. All such notices to Mortgagees shall be sent to Mortgagee at the address specified by Tenant upon entering into a financing agreement. Failure by Landlord to give Mortgagee such notice shall not diminish Landlord's rights against Tenant, but shall preserve all rights of Mortgagee to cure any default and to remove any property of Tenant or Mortgagee located on the Premises, as provided in Section 18 of this Lease.

16. Successors and Assigns. This Lease shall run with the Property, and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.

17. Mediation and Arbitration. If any dispute or claim on law or equity arises out of the Lease, Tenant and Landlord agree in good faith to attempt to settle such dispute or claim by mediation under the Commercial Mediation rules of the American Arbitration Association. If such mediation is not successful in resolving such dispute or claim, then such dispute or claim shall be decided by neutral binding arbitration before a single arbitrator in accordance with the Commercial Arbitration rules of the American Arbitration Association. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

18. Waiver of Landlord's Lien. Landlord hereby waives any and all lien rights it may have, statutory or otherwise, concerning the Antenna Facilities or any portion thereof which shall be deemed personal property for the purposes of this Lease, regardless of whether or not the same is deemed real or personal property under applicable laws, and Landlord gives Tenant and Mortgagee the right to remove all or any portion of the same from time to time, whether before or after a default under this Lease, in Tenant's and/or Mortgagee's sole discretion and without Landlord's consent.

19. Miscellaneous.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorneys' fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of the parties, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to this Lease must be in writing and executed by both parties.

(d) If either party is represented by a real estate broker in this transaction, that party shall be fully responsible for any fee due such broker, and shall hold the other party harmless from any claims for commission by such broker.

(e) Each party agrees to cooperate with the other in executing any documents (including a Memorandum of Lease in substantially the form attached as Exhibit E) necessary to protect its rights or use of the Premises. The Memorandum of Lease may be recorded in place of this Lease, by either party.

(f) This Lease shall be construed in accordance with the laws of the state in which the Property is located.

(g) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect. The parties intend that the provisions of this Lease be enforced to the fullest extent permitted by applicable law. Accordingly, the parties shall agree that if any provisions are deemed not enforceable, they shall be deemed modified to the extent necessary to make them enforceable.

(h) The persons who have executed this Lease represent and warrant that they are duly authorized to execute this Lease in their individual or representative capacity as indicated.

(i) The submission of this document for examination does not constitute an offer to lease or a reservation of or option for the Premises and shall become effective only upon execution by both Tenant and Landlord.

(j) This Lease may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

(k) The parties understand and acknowledge that Exhibit A (the legal description of the Property), Exhibit B (the Premises location within the Property) and Exhibit C (the site plan) may be attached to this Lease in preliminary form. Accordingly, the parties agree that upon the preparation of final, more complete exhibits, Exhibits A, B and/or C, as the case may be, which may have been attached hereto in preliminary form, may be replaced by Lessee with such final, more complete exhibit(s).

The Execution Date of this Lease is the 28 day of June, 2000.

LANDLORD: **United Park City Mines**

By: Rory Murphy

Signature *R. Murphy*

Its: Vice President

TENANT: VoiceStream PCS II Corporation

By: *John Van Winkle*

Its: Executive Director

VOICESTREAM

The Execution Date of this Lease is the 28 day of June, 2000.

LANDLORD: United Park City Mines

By: Rory Murphy

Signature *R. Murphy*

Its: Vice President

TENANT: VoiceStream PCS II Corporation

By: \_\_\_\_\_

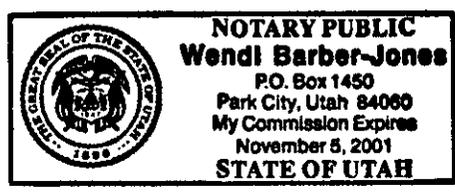
Its: \_\_\_\_\_

Approved as to form: *[Signature]*  
Regional Corporate Attorney

STATE OF Utah )  
 )  
COUNTY OF Summit ) SS:

On this 28<sup>th</sup> day of June 2000, before me personally appeared Loy Murphy known to me to be the Vice President of United Park City Mines Co., the Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

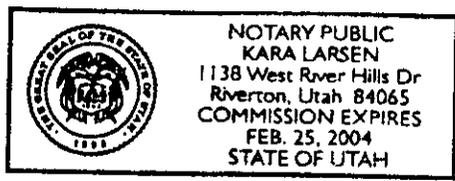


Wendi Barber-Jones  
NOTARY PUBLIC in and for the State of  
Utah  
My commission expires 11-05-01.

STATE OF UTAH )  
 )  
COUNTY OF SL ) SS:

On this 27<sup>th</sup> day of July 2000, before me personally appeared Peter VanWickert known to me to be the Executive Director of VoiceStream PCS II Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Kara Larsen  
NOTARY PUBLIC in and for the State of  
Utah  
My commission expires 2/25/04.



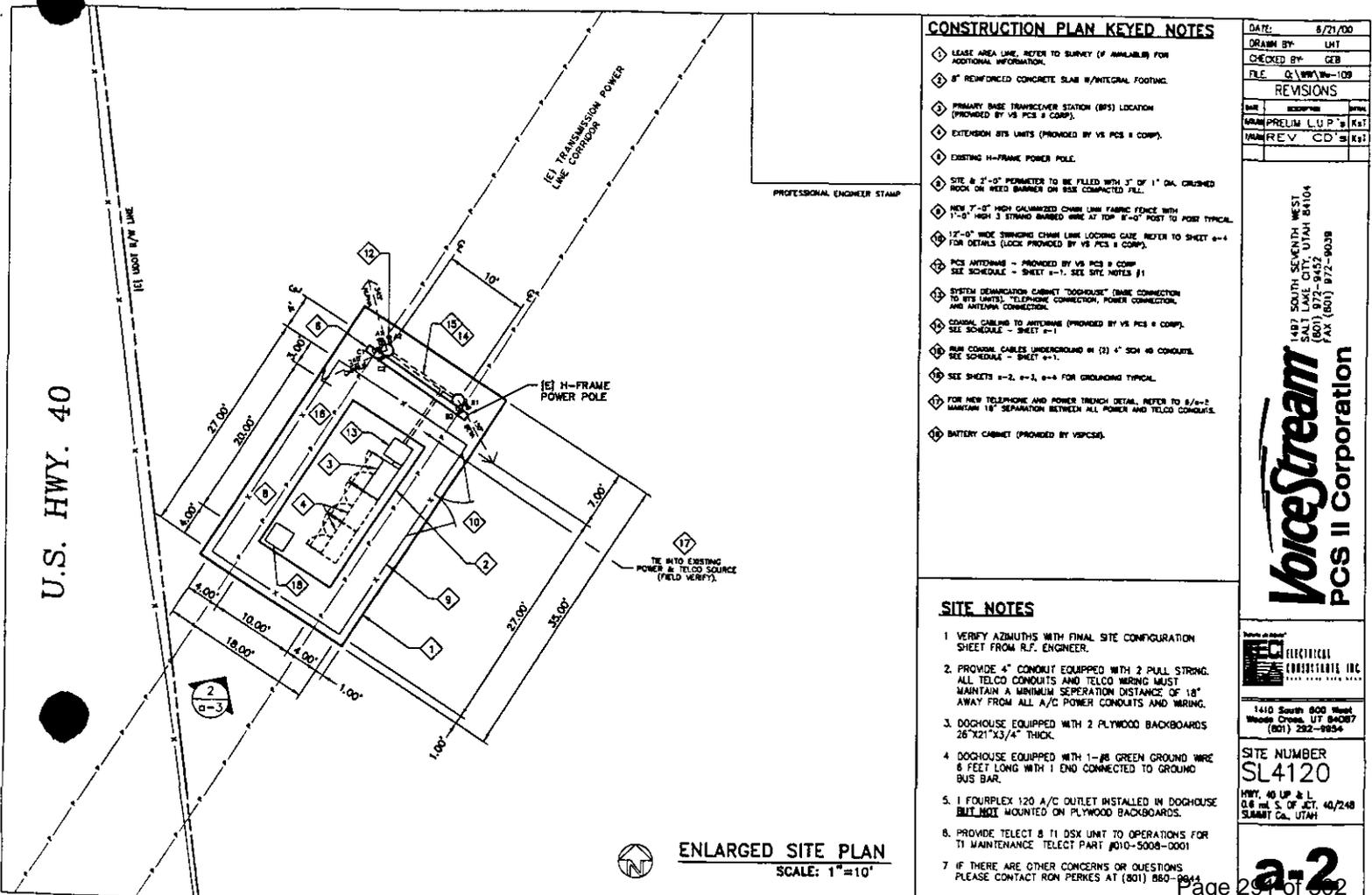
# EXHIBIT B

## Premises Location Within the Property

To the Site Lease with Option dated **June 28, 2000** between **United PARK City Mines** as Landlord, and **VoiceStream PCS II Corporation**, as Tenant.

The location of the Premises within the Property is more particularly described and depicted as attached: The Premises, located within Section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian. The property owned by the United Park City Mines along Highway 40 and Highway 248, about 1/4 mile south of Highway 40 under the UP&L poles East of Highway 40, Kettley Junction, Park City, Utah, comprises approximately 18 X 35 square feet as indicated on the attached sketch plan in Exhibit A and B.

Together with all rights of ingress and egress and a utility easement over, through and across the existing driveways, sidewalks, asphalt parking areas, and other necessary areas of the grantor's land for the purpose of constructing, maintaining and upgrading such telecommunications site.



### CONSTRUCTION PLAN KEYED NOTES

- ◆ LEASE AREA LINE. REFER TO SURVEY (IF AVAILABLE) FOR ADDITIONAL INFORMATION.
- ◆ 8" REINFORCED CONCRETE SLAB w/ INTEGRAL FOOTING.
- ◆ PRIMARY BASE TRANSDUCER STATION (BFS) LOCATION (PROVIDED BY VS PCS II CORP).
- ◆ EXTENSION SITS UNITS (PROVIDED BY VS PCS II CORP).
- ◆ EXISTING H-FRAME POWER POLE.
- ◆ SITE & 2'-0" PERIMETER TO BE FILLED WITH 3" OF 1" DIA. CRUSHED ROCK OR REED BARRIER ON BSE COMPACTED FILL.
- ◆ NEW 7'-0" HIGH GALVANIZED CHAIN LINK FABRIC FENCE WITH 12'-0" HIGH 3 STRAND BARBED WIRE AT TOP 8'-0" POST TO POST TYPICAL.
- ◆ 12'-0" WIDE STRONG CHAIN LINK LOCKING GATE REFER TO SHEET a-4 FOR DETAILS (LOCK PROVIDED BY VS PCS II CORP).
- ◆ PCS ANTENNAE - PROVIDED BY VS PCS II CORP SEE SCHEDULE - SHEET a-1. SEE SITE NOTES #1.
- ◆ SYSTEM DEMARCATION CABINET "DOGHOUSE" (BANK CONNECTION TO SITE LIMITS), TELEPHONE CONNECTION, POWER CONNECTION, AND ANTENNA CONNECTION.
- ◆ COAXIAL CABLES TO ANTENNAE (PROVIDED BY VS PCS II CORP). SEE SCHEDULE - SHEET a-1.
- ◆ RISE COAXIAL CABLES UNDERGROUND IN (2) 4" SCH 40 CONDUITS. SEE SCHEDULE - SHEET a-1.
- ◆ SEE SHEETS a-2, a-3, a-4 FOR GROUNDING TYPICAL.
- ◆ FOR NEW TELEPHONE AND POWER TRENCH DETAILS, REFER TO 8/a-2. MAINTAIN 18" SEPARATION BETWEEN ALL POWER AND TELCO CONDUITS.
- ◆ BATTERY CABINET (PROVIDED BY VSPCS).

### SITE NOTES

1. VERIFY AZIMUTHS WITH FINAL SITE CONFIGURATION SHEET FROM R.F. ENGINEER.
2. PROVIDE 4" CONDUIT EQUIPPED WITH 2 PULL STRING. ALL TELCO CONDUITS AND TELCO WIRING MUST MAINTAIN A MINIMUM SEPARATION DISTANCE OF 18" AWAY FROM ALL A/C POWER CONDUITS AND WIRING.
3. DOGHOUSE EQUIPPED WITH 2 PLYWOOD BACKBOARDS 26"x21"x3/4" THICK.
4. DOGHOUSE EQUIPPED WITH 1-#8 GREEN GROUND WIRE 8 FEET LONG WITH 1 END CONNECTED TO GROUND BUS BAR.
5. 1 FOURPLEX 120 A/C OUTLET INSTALLED IN DOGHOUSE. BUT NOT MOUNTED ON PLYWOOD BACKBOARDS.
6. PROVIDE TELECT & T1 DSX UNIT TO OPERATIONS FOR T1 MAINTENANCE. TELECT PART #010-5008-0001.
7. IF THERE ARE OTHER CONCERNS OR QUESTIONS, PLEASE CONTACT RON PERKES AT (801) 880-2844.

DATE:	8/21/00	
DRAWN BY:	LMT	
CHECKED BY:	GEB	
FILE:	Q:\SWA\100	
REVISIONS		
NO.	DESCRIPTION	BY
1	GRAM PRELIM L U P	Rsf
2	FINAL REV	CD

**VoiceStream**  
PCS II Corporation

1487 SOUTH SEVENTH WEST  
SALT LAKE CITY, UTAH 84104  
(801) 972-9452  
FAX (801) 972-9038

1410 South 900 West  
Wood Cross, UT 84087  
(801) 282-9854

SITE NUMBER  
**SL4120**

HWY. 40 UP & L  
0.6 mi. S. OF JCT. 40/248  
SLABBY CO., UTAH

ENLARGED SITE PLAN  
SCALE: 1"=10'

# EXHIBIT C

## Site Plan

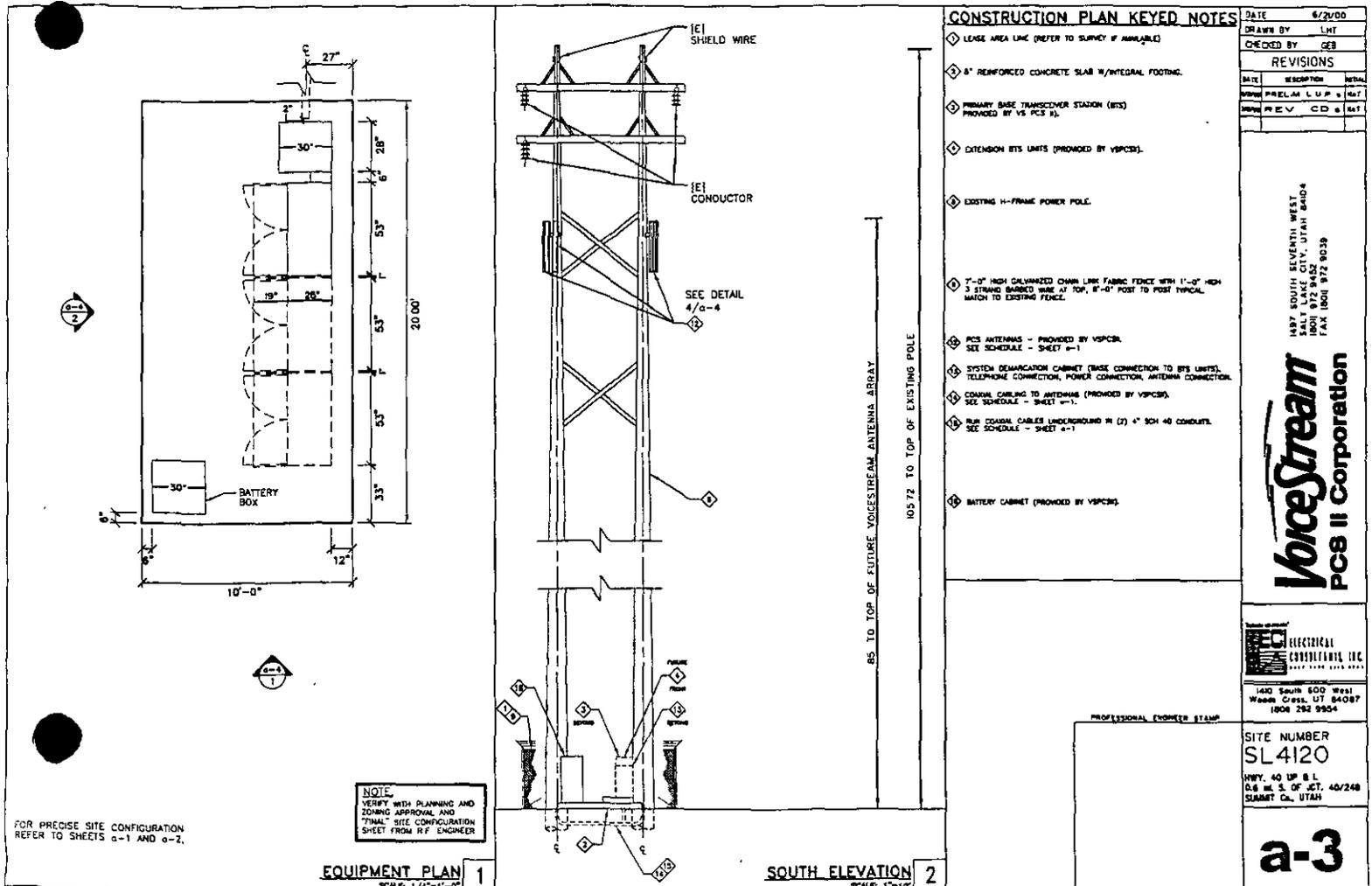
To the Site Lease with Option dated **June 28, 2000** between **United PARK City Mines** as Landlord, and **VoiceStream PCS II Corporation**, as Tenant.

### Site Plan and Equipment

#### Equipment

- 3 BTS Cabinets
- Demarcation Cabinet
- Battery Cabinet
- 18 Antennas
- Coax Cable
- Misc. Associated Equipment

Site Plan---Please see Exhibit "B's" attachment



## EXHIBIT D

### Environmental Laws

To the Site Lease with Option dated **June 28, 2000**, between **United PARK City Mines** as Landlord, and VoiceStream PCS II Corporation, as Tenant.

As used in this Lease, "Environmental Laws" means all federal, state and local environmental laws, rules, regulations, ordinances, judicial or administrative decrees, orders, decisions, authorizations or permits, including, but not limited to, the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901, et seq., the Clean Air Act, 42 U.S.C. §§ 7401, et seq., the Federal Water Pollution Control Act, 33 U.S.C. §§ 1251, et seq., the Emergency Planning and Community Right to Know Act, 42 U.S.C. §§ 1101, et seq., the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601, et seq., the Toxic Substances Control Act, 15 U.S.C. §§ 2601, et seq., the Oil Pollution Control Act, 33 U.S.C. §§ 2701, et seq., the Hazardous Materials Transportation Act, 49 U. S. C. §§ 1801 et seq., the Safe Drinking Water Act, 42 U.S.C. §§ 300f through §§ 300f, and state laws, or any other comparable local, state or federal statute or ordinance pertaining to the environment or natural resources and all regulations pertaining thereto.

As used in this Lease, "Hazardous Substance" means any hazardous substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act, as amended from time to time; any hazardous waste as defined by the Resource Conservation and Recovery Act of 1976, as amended from time to time; any and all material or substance defined as hazardous pursuant to any federal, state or local laws or regulations or order; and any substance which is or becomes regulated by any federal, state or local governmental authority; any oil, petroleum products and their by-products.

**EXHIBIT E**  
**Memorandum of Lease**

To the Site Lease with Option dated **June 28, 2000**, between **United PARK City Mines** *Company* as Landlord, and VoiceStream PCS II Corporation, as Tenant.

After recording, please return to:      VoiceStream PCS II Corporation  
Attn: Leasing Administrator  
3650 131<sup>st</sup> Ave. SE Suite 200  
Bellevue, WA 98006

Site Identification: **SL 4120A**    Market: **Salt Lake City, Utah**

**Memorandum of Lease Between United PARK City Mines ("Landlord") and Western PCS II Corporation ("Tenant")**

A Site Lease with Option between **United PARK City Mines** ("Landlord") and VoiceStream PCS II Corporation ("Tenant") was made regarding the following premises: The Premises, located within **Section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian. The property owned by the United Park City Mines along Highway 40 and Highway 248, about 1/4 mile south of Highway 40 under the UP&L poles East of Highway 40, Keetley Junction, Park City, Utah, comprises approximately ~~20~~ X ~~20~~ square feet as indicated on the attached sketch plan in Exhibit A and B.**      *18 35*

See attached exhibit A

The date of execution of the Site Lease with Option was **June 28, 2000**, Subject Lease is for a term of five (5) years and will commence on the date of exercise of the Option (the "Commencement Date") and shall terminate at midnight on the last day of the month in which the 5th anniversary of the Commencement Date shall have occurred. Tenant shall have the right to extend this Lease for five additional five year terms.

IN WITNESS WHEREOF, the parties hereto have respectively executed this memorandum this 28 day of June, 2000.

**LANDLORD: United Park City Mines**

By: Rory Murphy

Signature *R.M.*

Its: Vice President

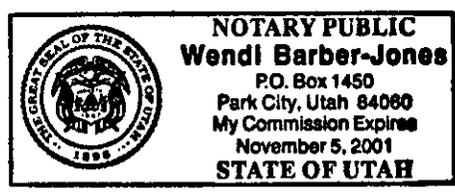
**TENANT:                      VoiceStream PCS II Corporation**

By: *Peter Van Winkle*  
Its: EXECUTIVE DIRECTOR

STATE OF Utah )  
COUNTY OF Summit ) SS:

On this 28<sup>th</sup> day of June 2000, before me personally appeared Lory Murphy known to me to be the Vice President of United Park City Mines Co. the Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Corporation for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

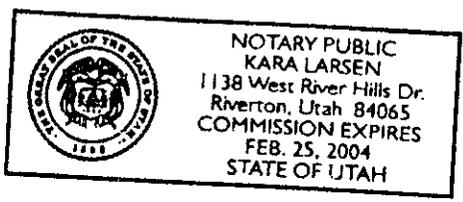


Wendi Barber-Jones  
NOTARY PUBLIC in and for the State of Utah  
My commission expires 11-5-01

STATE OF UTAH )  
COUNTY OF SL ) SS:

On this 27<sup>th</sup> day of July 2000, before me personally appeared Peter VanVicker known to me to be the EXECUTIVE DIRECTOR of VoiceStream PCS II Corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Kara Larsen  
NOTARY PUBLIC in and for the State of Utah  
My commission expires 2/25/04

## NO ZONING / NO BP LETTER

[Print](#) | [Close Window](#)

**Subject:** RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, **SL04120A**  
**From:** Sean Lewis <[slewis@summitcounty.org](mailto:slewis@summitcounty.org)>  
**Date:** Tue, May 28, 2013 2:17 pm  
**To:** rocky [REDACTED]

Rocky,

**Based on my review of the plans submitted, no permitting will be required from the Planning Department. I have heard from the Chief Building Official, no Building Permit will be required at this time as well.**

Let me know if you have any questions.

Best,

**Sean Lewis**

County Planner  
Summit County, Utah  
60 North Main St  
PO Box 128  
Coalville, UT 84017  
(435) 336-3134  
[slewis@summitcounty.org](mailto:slewis@summitcounty.org)

---

**From:** rocky [REDACTED]  
**Sent:** Thursday, May 23, 2013 1:17 PM  
**To:** Sean Lewis  
**Subject:** RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Thanks

From my Android phone on T-Mobile. The first nationwide 4G network.

----- Original message -----

**From:** Sean Lewis <[slewis@summitcounty.org](mailto:slewis@summitcounty.org)>  
**Date:** 05/23/2013 1:09 PM (GMT-07:00)  
**To:** Rocky Schutjer [REDACTED] >  
**Subject:** RE: T-Mobile Site Modifications - SL01034D, SL01074A, SL04101A, SL04120A

Rocky,

Our Building Official who I had sent the plans to has been out sick. I will get with him as soon as he returns.

**Sean Lewis**



# BUILDING PERMIT

SUMMIT COUNTY  
BUILDING DEPARTMENT  
60 N. MAIN ST.  
P.O. BOX 128  
COALVILLE, UTAH, 84017  
CO.SUMMIT.UT.US  
(435)-336-3124

**STREET ADDRESS:** 2917 E RICHARDSON FLAT  
**PARCEL:** SS-88  
**SUBDIVISION:**  
**LOT NUMBER:**  
**VALUATION:** \$0.00  
**DETAILED DESCRIPTION OF WORK:**

**Permit Number:**  
**211837**  
**Date Issued:** 12/16/2021

Add one (1) MW Dish to existing Cell-Tower

<b>Fees</b>	<b>Fee Amount</b>
State Surcharge	\$1.00
Separate Electrical Permit Fee	\$100.00
<b>Total Due:</b>	\$101
<b>Total Paid:</b>	\$101.00
<b>Balance:</b>	\$0.00

**PERMIT TYPE:** Commercial: Repair/Modify/Add Circuit  
**AREA:** SB  
**SERIAL:**  
**FIRE DISTRICT:**

**Applicant:** Declan Murphy  
**Address:** [REDACTED]  
**Type:** Owner/Builder

**Phone:** [REDACTED]

**Owner:** Declan Murphy  
**Address:** [REDACTED]

**Phone:** [REDACTED]

**General:**

**Mechanical:**

**License #:**  
**Phone:**

**License #:**  
**Phone:**

**Electrical:**

**Plumbing:**

**License #:**  
**Phone:**

**License #:**  
**Phone:**

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. COMMENCEMENT OR CONTINUATION OF WORK SHALL BE VERIFIED ONLY BY INSPECTION REPORTS FROM AN INSPECTOR FOR SUMMIT COUNTY. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISION OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER WITHIN HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR PERFORMANCE OF CONSTRUCTION. I UNDERSTAND THAT INFORMATION IS PUBLIC RECORD.

NAME: Declan Murphy

DATE: 12/23/2021

SIGNATURE: *Declan Murphy*

## Declan Murphy

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**From:** Declan Murphy  
**Sent:** Thursday, September 30, 2021 6:47 PM  
**To:** [REDACTED]  
**Subject:** Existing T-Mobile SL04120A - Keetley Junction - East Side of HWY 40 just North of Richardson Flat Road, Park City

Thx Ray

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**From:** Ray Milliner  
**Sent:** Thursday, September 30, 2021 2:30 PM  
**To:** [REDACTED]  
**Subject:** RE: Existing T-Mobile SL04120A - Keetley Junction - East Side of HWY 40 just North of Richardson Flat Road, Park City

Hello Declan:

The replacement of equipment on an existing cell tower is allowed. Therefore, you may proceed with this install provided no changes to the existing tower are proposed.

Please note that any building permits necessary for the installation are still required.

Thanks  
Ray



8283 N. Hayden Road, Suite 258  
Scottsdale, AZ 85258

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Board of Adjustment  
Park City Utah  
445 Marsac Ave  
Park City, UT 84060

Re: T-Mobile site SL4120, 2917 E. Richardson Flat Rd, Park City, UT 84060

To Whom It May Concern,

T-Mobile is committed to improving coverage and expanding network capacity to meet customer demand throughout Summit County and the Park City area. T-Mobile is proposing to upgrade its existing equipment at the existing Wireless Communication Facility (WCF) located on the East Side of HWY 40 just North of Richardson Flat Road in Park City. The existing WCF provides residents, visitors and businesses with a high quality reliable wireless service for both personal and business, in addition to enhancing emergency services. This upgrade will enhance the services provided by this WCF.

With the continually growing demand on T-Mobile infrastructure and the development of technology to better provide services to its customers, T-Mobile must occasionally upgrade existing facilities and equipment. The proposed work to be done here at this time is to:

Remove:           existing breakers in the sub-panel  
                      One (1) existing equipment cabinet  
                      One (1) existing dog-house  
                      Five (5) hybrid cables  
                      Six (6) antennas, two (2) per sector  
                      Relocate three (3) radio modules, one (1) per sector

Add:               New breakers in the sub-panel  
                      Two (2) new equipment cabinets  
                      Two (2) new hybrid cables  
                      Three (3) radio modules, (1) per sector  
                      Three (3) antennas, one (1) per sector

Per Section 15-10-8 Variance of the Park City Land Management Code and Municipal Code, we are requesting a waiver or modification of the Lane Management Code as applied to this property.

15-10-8 Variance

1 – Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land management Code.

The Land Management Code (LMC) 15-4-14(F)(4)© states “Panel Antennas shall be no more than five square feet (5 sq. ft) in Area per face.” From what we can tell, this requirement applies more directly to a small cell antenna where a small cluster of antennas mounted to a utility pole or corner of a building cover very small geographical area such as an intersection. This WCF covers a much larger area than would a small cell antenna cluster.

Conformance to this requirement for this communication site would negate its *raison d’etre*. The coverage now provided would have to be removed in its entirety and would no longer have any validity in providing for the health, safety, welfare and enjoyment of a personal cell service such as a phone, a laptop that relies on wireless Bluetooth communication, GPS, music, or any other application being streamed from the existing antennas. The coverage as is presently enjoyed by the citizens, visitors, and emergency personnel would be significantly reduce if not completely removed.

2 – There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone:

This existing WCF was originally constructed with approvals from Summit County and adheres to those requirements. When this property was annexed from Summit County into Park City, this communication tower was grandfathered into the city limits with all of its antennas and supporting equipment in place. The current zoning requirements greatly and drastically limit if not completely remove its abilities to provide communication coverage in all of its many forms.

3 – Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Properties in the same zone.

While I cannot speak for other properties within this same zone, this particular parcel met the requirements on which to establish a WCF and to provide enjoyment of personal communication methods within this area. This tower broadcasts all mediums that the citizens in this area enjoy: Streaming services, in car navigation services, movies, ability to find information and of course, You Tube and other channels such as that.

4 – The variance will not substantially affect the General Plan and will not be contrary to the public interest.

The equipment upgrade being proposed here will not affect the visual impact of the area. The height of the tower and the width of the tower are not being increased. Equipment is being removed and replaced. If anything, more equipment is being removed than added. This new equipment will increase the public ability to make better use of the services being provided by this WCF.

5 – The spirit of the Land Management Code is observed and substantial justice done.

This grandfathered tower is in keeping with the LMC and approval of this variance will not create a negative impact to the surround areas and approval will see substantial justice done.

Thank you for taking time to review this application.

Doug Kofford

