PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
October 8, 2025

The Planning Commission 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/86137534714

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3. PUBLIC COMMUNICATIONS

4. CONTINUATIONS

4.A. **Parcel PC-SS-121-X (Clark Ranch) – Zone Change – Ordinance** – The Applicant Proposes a Zone Change from Recreation Open Space to Residential Development Medium for an Affordable Development in the Sensitive Land Overlay. The Planning Commission May Consider Alternative Zone Designations or an Affordable Housing Overlay. PL-25-06656
(A) Public Hearing; (B) Continuation to October 22, 2025

4.B. **Parcel PC-SS-121-X (Clark Ranch) – Subdivision** – The Applicant Proposes to Create a Three-Lot Subdivision to Construct 201 Dwelling Units on No More than 10 Acres Through a Master Planned Development in the Sensitive Land Overlay. PL-25-06655
(A) Public Hearing; (B) Continuation to October 22, 2025

5. REGULAR AGENDA

5.A. **Parcel SS-104-B, Iron Canyon Drive – Subdivision Final Plat** – The Applicant Proposes Creating a 1.74-Acre Lot for Development of a Single-Family Dwelling in the Single-Family Zoning District and the Sensitive Land Overlay Zone with Limits of Disturbance Pursuant to the Robbins Annexation Agreement. PL-23-05882 (30 mins.)
(A) Public Hearing; (B) Action

5.B. **405 Woodside Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a Rear Addition on a Significant Historic Structure on a Steep Slope in the Historic Residential -1 Zoning District. PL-25-06511 (20 mins.)
(A) Public Hearing; (B) Action

5.C. **Ordinance – Complete Application, Noticing Requirements, Annexation References, and Public Meeting Clarification to Comply with Utah Code – Land Management Code Amendments** – The Planning Commission Will Consider Forwarding a Recommendation to the City Council Regarding Amendments to Land Management Code Sections 15-1-8 *Review Procedure Under the Code,* 15-1-12 *Notice,* 15-1-21 Notice Matrix, *15-15-1 Definitions* to Comply With Changes to State Code, and Chapters 15-8 Board of Adjustment, and 15-10 Annexation. PL-25-06686 (30 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on December 11, 2025

6. WORK SESSION

6.A. **2025 General Plan Implementation** - The Planning Commission Will Review the 2025 General Plan Vision, Goals, and Strategies, and Discuss Potential Actions to Recommend to the City Council for Implementation in 2026. *The Staff Report Will Be Published Later.*

7. 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 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.**

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

Planning Commission
Staff Report

Subject:	**Clark Ranch** **Affordable Housing Development**
Application:	**PL-25-06656**
Authors:	**Nan Larsen, Senior Planner** **Lillian Zollinger, Planner III** **Meredith Covey, Planner II**
Date:	**October 8, 2025**
Type of Item:	**Zone Change**

Disclosure

Park City Municipal Corporation owns the Clark Ranch property and authorized The Alexander Company to propose an affordable housing development on ten acres through a public-private partnership.

Summary

On September 4, 2025, the City Council provided input on the unit mix and review schedule for the Clark Ranch affordable housing development. The Alexander Company proposed a recommendation on the rezone to the City Council in November to apply for a Private Activity Bond. The Alexander Company requested review of the Master Planned Development and Conditional Use Permit in the months to follow (Packet, Old Business Item 1, Minutes, p. 12-14).

On September 10, 2025, the Planning Commission conducted a site visit and the Alexander Company presented a project overview (Packet, Item 5.A, Minutes, p. 2-8).

On September 24, 2025, the Planning Commission conducted a work session with public input on the proposed rezone (Packet, Item 6.B, Audio). An initial public hearing was scheduled for October 8, 2025.

The Applicant no longer requests a Planning Commission recommendation on the rezone in November and rather requests the Planning Commission continue the initial public hearing to October 22, 2025.

Pursuant to Land Management Code Section 15-1-12.5 *Continuations*, staff has authority to approve an applicant's request for a continuation for an item scheduled for a public hearing up to two times so long as the request is made in writing and received by staff at least five business days prior to the scheduled public hearing. On September 29, 2025, the applicant requested the public hearing be continued (Exhibit A) and staff approved the continuation to allow the applicant additional time to submit updated materials for review.

Recommendation

(I) Conduct a public hearing and (II) continue the item to October 22, 2025. Please see Exhibit B to review public input submitted to date.

Description

Applicant:	The Alexander Company, Inc. Representative, Chris Day
Location:	A portion of Parcel PC-SS-121-X, owned by Park City Municipal
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Adjacent Land Uses:	Park City Heights, Trails, and Open Space
Reason for Review:	The Planning Commission reviews Zone Changes, conducts a public hearing, and forwards a recommendation to the City Council for Final Action.[1]

[1] LMC § 15-1-7 *Amendments to the Land Management Code and Zoning Map*

Alexander Company

September 29, 2025

Rebbeca Ward
Planning Director
Park City Municipal Corporation

RE: Clark Ranch - Planning Commission / Meeting Continuance Request

Rebecca,

The Alexander Company, Inc. respectfully requests that the Clark Ranch work session agenda item be continued to the October 22, 2025 Planning Commission meeting. This additional time will allow us to compile the reports and materials requested by Commissioners during the September 24, 2025 meeting.

We anticipate seeking a final recommendation from the Planning Commission at the December 10, 2025 meeting.

Sincerely,

The Alexander Company

Chris Day
Development Project Manager

Lillian Zollinger

From: Rebecca Ward <rebecca.ward@parkcity.gov>
Sent: Wednesday, September 10, 2025 10:15 AM
To: Grant Tilson; Christin VanDine; John Frontero; Henry Sigg; Rick Shand; Bill Johnson; Seth Beal
Cc: Mark Harrington; Heather Sneddon; Meredith Covey; Nannette Larsen; Lillian Zollinger
Subject: RE: [External] Clark Ranch Question and Thanks

Thank you for forwarding, Grant. Commissioners, please see the email below submitted for public comment regarding the proposed Clark Ranch project.

From: Grant Tilson <grant.tilson@parkcity.gov>
Sent: Wednesday, September 10, 2025 9:54 AM
To: Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: Fw: [External] Clark Ranch Question and Thanks

Hi Rebecca,

I received this public comment addressed only to me. I'm not sure if the other commissioners received the same comment. Forwarding so it can be included/sent to everyone if it wasn't already.

Grant

From: Jeffrey Iannaccone <[redacted]>
Sent: Tuesday, September 9, 2025 1:23:17 PM
To: Grant Tilson <grant.tilson@parkcity.gov>
Subject: [External] Clark Ranch Question and Thanks

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.

Good afternoon, Grant,

My name is Jeff and I live in Park City Heights ([redacted]).

First off, thank you for your service to Park City. My family and I have had several military moves along the way, and we're unbelievably grateful to finally settle down and raise two young boys in such an amazing town. You and your colleagues play a critical role in making and keeping Park City amazing, thank you for your hard work.

I'm reaching out regarding the construction in Clark Ranch. Admittedly, I am way out of my league on the technicalities involved in getting this apartment complex approved.

Although I disagree with most of the developer's narrative in Exhibit A, and their application as a whole, I'll only address one specific area that greatly affects my family's home. The frontage road. Please forgive me if this is not within your current scope; however, I felt getting my thoughts to you sooner rather than later makes sense.

Based on the applicant's slope analysis, it seems that the frontage road slope exceeds 30 degrees (and most portions greater than 40 degrees) in our backyard. Would LMC 15-2.21-4(D) apply? I know there's mention of a street "crossing" a steep slope in this section, but would it still apply as the road sits directly on top of and actually touches the steep slope?

This frontage road will significantly hamper our view. Additionally, this section of road looks like it will provide a safety hazard for drivers and the occupants of the home that sits on the corner of Stella and Piper. To speak frankly, a car slide off in their backyard could result in the upended car sitting in their living room. I imagine hefty safety measures will take place to mitigate these risks; however, that would also increase the negative visual aspects of this road.

As I'm sure you are aware, construction dirt has already been added to the slopes of the frontage road (it began in June). It greatly concerns me that building preparation and construction has already commenced before you, the decision makers, have had the opportunity to explore this application. I can't be certain of when the slope survey was conducted, but it does seem like the construction happened first, and the slope study was conducted second.

I know that you are extremely busy and I can't begin to tell you how much I appreciate your attention to not only the one specific item that I've pointed out, but the entire Clark Ranch Project as a whole.

Please let me know if there's anyway that I can help as you work towards a decision on Clark Ranch and the frontage road.

Sincerely,

Jeff Iannaccone
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:20 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Concerns

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Concerns

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:07 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Concerns

Sent from my iPad

Begin forwarded message:

> **From:** Sue Gould [redacted]
> **Date:** September 9, 2025 at 2:26:52 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>
> **Subject: [External] Clark Ranch Concerns**

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.

To the members of the the Park City Planning Commission:

I believe you have a meeting scheduled for tomorrow to discuss the Clark Ranch project, as well as conduct a site visit. As a resident of Park City Heights (PCH) I have a

tremendous number of concerns regarding this project. I will just highlight just two of them in this message:

1. First and foremost is safety. The current plan is to have a newly-built road as the main access road for Clark Ranch. This road - which would be a build-out of the current fire access path that runs atop the berm - will be extremely close to many of our houses here in PCH. Due to this close proximity, it can be easily foretold that any sort of accident along that road would lead to vehicles rolling down the steep slope and into our backyards.

2. The width of the newly built road will need to handle two lane traffic - and be wide enough to accommodate the inevitable buses that will be needed for public transit - as well as handle bikes and/or pedestrians. I just don't see how that road can be properly built and still maintain a safe (and legal) distance from the existing homes.

When you do your site visit tomorrow I urge you to evaluate these points. Putting in a road in the currently planned location atop the berm just does not make reasonable sense. I hope you can see that for yourselves during your time here.

Also, keep in mind that the decision to build Clark Ranch was made long before any houses were built here in PCH. As a result, the conditions have changed and the impact on the current PCH homeowners is significant.

Thank you for your attention to this, feel free to reach out with any questions.

Sue Gould
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Public Comment Submission

From: public_comments <Public_Comments@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:44 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Public Comment Submission

From: No Reply <noreply@civicplus.com>
Sent: Wednesday, September 10, 2025 1:50 PM
To: public_comments <Public_Comments@parkcity.gov>
Subject: [External] Public Comment Submission

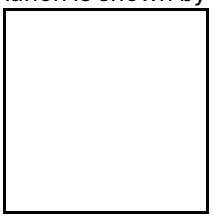
Warning: Replies to this message will go to 010f0199352deae1-b0430354-1563-40a2-88b2-8dfeb894b090-000000@us-east-2.amazonses.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Submitted by: Lance Lucey
Email Address: [redacted]

Commented on event: https://parkcityut.portal.civicclerk.com/event/2350/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: To the Park City Planning Commission, As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests. I. Technical Code Violations and Site Constraints • Disturbance Area Exceeds Code Limits: The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1). • Benching/Terracing Prohibited: If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance. • Roads on Steep Slopes: LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them. • Street Layout and Sensitive Lands Review: At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6). • Frontage Road and Access Issues: The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-

through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)). • Zoning and Use of Public Funds: The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy). II. Cost Analysis and Fiscal Responsibility • Frontage Road and Road Study Costs: The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure. • Topography and Site Challenges: The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site. • Comparison to Studio Crossing: Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done. • Public Transporatation: The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing. • Value for Taxpayers: We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents. III. Design, Density, and Neighborhood Impacts • Unit Mix Not Family-Friendly: The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed. • No Affordable Ownership Opportunities: The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families. • Design Out of Character: The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values. • Parking and Traffic: The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood. • Environmental and Open Space Impacts: The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration. • Isolation from Services and Transit: The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals. IV. Alternatives and Constructive Request • Better Alternatives Ignored – Studio Crossing is the Superior Site: Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs. I respectfully request: • That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing. • Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment. • Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines. • Provide clear answers on the legal, zoning, and funding questions raised above. • Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections. We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City. Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action. We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved. Sincerely, Sophia and Lance Lucey 

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Project Comments

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Project Comments

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:08 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Project Comments

Sent from my iPad

Begin forwarded message:

> **From:** Nicolas Marin <[redacted]>
> **Date:** September 9, 2025 at 4:55:22 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>, Nann Worel <nann.worel@parkcity.gov>, Bill Ciraco <bill.ciraco@parkcity.gov>, Ryan Dickey <ryan.dickey@parkcity.gov>, Ed Parigian <ed.parigian@parkcity.gov>, Jeremy Rubell <jeremy.rubell@parkcity.gov>, Tana Toly <tana.toly@parkcity.gov>
> **Subject: [External] Clark Ranch Project Comments**

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.

To the members of the Park City Planning Commission and City Council members:

My name is Nicolas Marin and I am a full-time resident in the Park City Heights neighborhood. My home is located at the corner of Stella & Ledger.

It's my understanding that the Planning Commission has a site visit and that the Clark Ranch Project is scheduled to be discussed at the Planning Commission meeting on Thursday.

First and foremost, I want to begin by expressing my strong support for Park City's commitment to affordable and workforce housing. Our community needs homes that teachers, service workers, first responders, resort staff and hospitality staff can actually afford, and I appreciate the City's ongoing efforts to meet that goal.

However, I believe that the proposed location of the Clark Ranch project doesn't fulfill this commitment to affordable housing and to the vision of protecting open spaces for multiple reasons.

Following is a list of reasons why the Planning Commission and Park City should rethink this project.

1. **Challenging Topography & Cost Overruns**

- The proposed site features steep slopes—averaging 17° to 25°—which significantly drive up construction costs.
- Feasibility estimates show the new frontage road alone could cost around **$5 million** (compared to the initial estimate 1.3 million**)**, with other infrastructure—streets, utilities, retaining walls—adding another **$8.6 million.**

The project has not started yet and the construction costs are already far above what was initial projected. The West-side hillside parcel is simply not the most cost-effective or fiscally responsible choice given available alternatives.

2. **More Suitable Alternatives Exist on the East Side**

- The feasibility study only evaluated the western hillside and did not assess the **flat, developable east side of U.S. 40**—land that may offer far simpler and cheaper development options.
- Building on the east side could save taxpayer dollars, preserve open space, and deliver more units faster.

The city should explore east-side options or other flatter, less expensive sites before proceeding here. A feasibility study should have been completed for the east side portion of the parcel prior to moving forward with this project.

3. Traffic Concerns & Infrastructure Strain: Without Transit Integration, Clark Ranch Will Increase Traffic Congestion

- A top concern among Park City Heights residents is increased traffic, especially through SR-248 and Richardson Flat Road, both existing chokepoints.

- **During peak commute times, traffic already backs up from the traffic light on 248 to our neighborhood. The right turning lane towards US 40 is too short.**

- As currently proposed, there are **no plans** to add a bus stop near the Clark Ranch site. This means employees and residents would likely drive to town, relying on already congested roads—particularly Richardson Flat Road and SR-248. It's highly doubtful that staff members or employees would walk all the way down from the Clark Project to the bus stop at the entrance of Park City Heights (especially since they will have to walk back up).
- The lack of public transit access directly undermines any potential relief value the Park & Ride improvements might offer, and contributes to increased traffic volume on narrow and overburdened arterial routes.

Without strong mitigation strategies or widening of Richardson flat, and updated analysis, this project risks exacerbating traffic concerns and reducing safety and quality of life for nearby residents.

4. Impact on Open Space & Slippery Slope of Development

- The city acquired the 344-acre Clark Ranch property in 2014 as open space, and much of it is intended to remain so under a conservation easement
- Expanding development or opening new roads could unintentionally pave the way for future growth—on state school land, lands owned by the Larry H. Miller Company, or other areas beyond the current parcel
- This not only contradicts conservation goals but risks eroding public trust in land preservation.
- **You will see during your site visit that Ivory has spread soil everywhere on the open tracts of Park City Heights and destroyed open spaces already without a plan for replanting.**

Approving this project—and its associated road infrastructure—could undermine long-term open-space protection.

5. Lack of a conceptual plan for the proposed front road:

The Clark Ranch document in the Planning Commission packet for the upcoming meeting includes no rendering of the proposed roadway connection from Richardson Flat Road (as seen on the attached pictures). Without a clear depiction of its alignment, grading, or intersections, residents and commissioners cannot fully evaluate traffic, environmental, or financial impacts. This lack of transparency is unacceptable given that the road is estimated to cost millions and will directly affect both Park City Heights and Richardson Flat. Until the public is provided with full design renderings and a circulation plan, any approval of this project is premature

<u>Alternative locations:</u>

1. East side of US 40.

If the Richardson Flat Park & Ride were improved with direct ramp access from U.S. 40 and enhanced public transit service, with additional parking as recently discussed by Park City, placing the Clark Ranch project on the **east side of U.S. 40** would make much more sense—both from transit efficiency and traffic mitigation standpoints.

While we acknowledge the city's efforts to improve transit infrastructure—such as proposals for a direct SR-40 interchange to the Richardson Flat Park & Ride and enhanced bus services—these benefits are significantly undermined by the decision to locate the Clark Ranch project west of U.S. 40. Without a nearby bus stop or transit link, all residents and employees at Clark Ranch must rely on private vehicles, driving additional traffic onto already crowded roads like Richardson Flat Road and SR-248. Instead, siting the project east of U.S. 40—near a future improved Park & Ride facility—would immediately leverage transit investments, reduce vehicle dependency, ease congestion, and align development with the city's long-term transportation goals.

2. Studio crossing:

Placing affordable and workforce housing at Studio Crossing makes practical, economic, and transportation sense. Residents would live steps from the new shops, services, and employers planned for the district, which means everyday needs can be met without long car trips—and the dollars earned and spent would circulate locally to strengthen those businesses. The location also improves transit access: it's significantly easier to reach the existing bus stop at the bottom of Park City Heights from Studio Crossing. In short, Studio Crossing concentrates housing near jobs and retail, reduces vehicle miles traveled, supports small businesses with steady foot traffic, and ties directly into transit that already works—delivering more value per public dollar while aligning with the city's mobility and sustainability goals.

Here's our community's request:

- Commission a feasibility study for parcels **east of U.S. 40**.
- Commission a feasibility study for **Studio Crossing**.
- Publish a **side-by-side comparison** of all three options (including the current Clark Ranch concept), detailing **total cost, per-unit cost, unit yield, timeline, and required infrastructure**.

Thank you for your time and consideration.

Nicolas Marin
Park City Height Resident

No visual concept c

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Tuesday, September 16, 2025 9:26 AM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: planning <planning@parkcity.gov>
Sent: Thursday, September 11, 2025 9:15 AM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

From: Lance Lucey <[redacted]>
Sent: Wednesday, September 10, 2025 5:47 PM
To: planning <planning@parkcity.gov>
Subject: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

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.

To the Park City Planning Commission,

As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests.

I. Technical Code Violations and Site Constraints

- **Disturbance Area Exceeds Code Limits:** The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please

clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1).

- **Benching/Terracing Prohibited:** If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance.
- **Roads on Steep Slopes:** LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them.
- **Street Layout and Sensitive Lands Review:** At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6).
- **Frontage Road and Access Issues:** The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)).
- **Zoning and Use of Public Funds:** The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy).

II. Cost Analysis and Fiscal Responsibility

- **Frontage Road and Road Study Costs:** The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure.
- **Topography and Site Challenges:** The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site.
- **Comparison to Studio Crossing:** Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done.
- **Public Transportation:** The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing.
- **Value for Taxpayers:** We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents.

III. Design, Density, and Neighborhood Impacts

- **Unit Mix Not Family-Friendly:** The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed.
- **No Affordable Ownership Opportunities:** The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families.
- **Design Out of Character:** The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values.
- **Parking and Traffic:** The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood.

- **Environmental and Open Space Impacts:** The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration.
- **Isolation from Services and Transit:** The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals.

IV. Alternatives and Constructive Request

- **Better Alternatives Ignored – Studio Crossing is the Superior Site:** Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs.

I respectfully request:

- **That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing.**
- **Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment.**
- **Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines.**
- **Provide clear answers on the legal, zoning, and funding questions raised above.**
- **Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections.**

We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City.

Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action.

We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved.

Sincerely, Sophia and Lance Lucey

From: Bob Theobald <bob@theoski.com>
Sent: Wednesday, September 24, 2025 12:44 PM
To: Michelle Kellogg <michelle.kellogg@parkcity.gov>
Subject: [External] Public Comment to Planning Commission and City Council - Dynamics of Richardson Flat

Warning: Replies to this message will go to bob@theoski.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Michelle, Please forward this email and the attached public comments to City officials (Commission and Council) to discussions and hearings regarding Clark Ranch and Affordable housing

City Officials
Thank you to those of you that were able to attend the ZOOM presentation and/or site visit. Attached please find the most pertinent aspects of the "Dynamics of the Richardson Flat Area". My unique perspective is based on serving as consultant to Stichting Mayflower from 1980 to 2022 and participating in all Mayflower planning activities and selling the land - including that property annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

Now, with a better understanding of the great opportunities for Park City, along with physical constraints, political/jurisdiction and legal roadblocks, the decision-makers, including VOTERS will see that the focus of mitigating problems is Satellite Parking, Bus Rapid Transit and Aerial Transit, and Affordable/Workforce. These are the issues to which government officials and candidates must speak their position and vision and staff must respond accordingly.

Upon request, I am willing to provide credentials and additional exhibits (or presentations) of the slide deck. I am available for questions

Thanks, for the opportunity to share my experiences and thoughts.
Best regards
Bob

BOB THEOBALD REALTOR®
SENIOR PARTNER

COMMERCIAL DIVISON

(435) 714-0301
Bob@TheoSki.com
BHHSUtah.com
2200 Park Avenue Bldg. B
Park City, Utah 84060

"…And that's the way it is." W Cronkite

This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

From: Bob Theobald
Sent: Monday, September 22, 2025 6:12 AM
To: Michelle Kellogg <michelle.kellogg@parkcity.org>
Subject: Dynamics of Richardson Flat - ZOOM 9-23-2025 - 7:00 AM

Michelle: Could you please forward this meeting notification to Council, Planning Commission, planning staff and others the Mayor might suggest.

Thank you for your assistance
Best Bob

All:

Please excuse duplicate emails --- it is the fault of a renegade quartzum AI.

You are invited to a special Zoom meeting hosted by LSDM regarding the "Dynamics of the Richardson Flat Area" on Tuesday September 23, 2025, at 7 AM. As many of you know, I was a consultant to Stichting Mayflower from about 1980 to 2022 and have a unique perspective in that I participated in all Mayflower planning activities including the 1999 Flagstaff Development Agreement and sold the land including that annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

I will be presenting the pertinent history, status, and reasoning that all of Richardson Flat lands are essential to mitigating Park City's most pressing problems, now and in the future. Richardson Flat is the only area that can facilitate the measures required to meaningfully address the issues - Satellite Parking, BRT and Aerial Transit, and Affordable/Workforce housing. Physical constraints, political positions, and jurisdictional and legal roadblocks will be discussed. This topic may be the heart of the campaign for Park City Council and Mayor, and perhaps Summit County offices. Government officials, candidates and media have been invited and will be provided an opportunity to speak during Q&A.

You may forward this email and links below to those you believe may have interest.

if sufficient interest is expressed, a site tour will be available on the following day - Wednesday, September 24, - meeting at Wasatch Bagel in Snow Creek Center at 8:00 AM departing at 8:15 AM

About LSDM - Zoom Host - https://www.lsdm-parkcity.com/

. September 23, 2025 7:00 AM - You can click HERE to be taken to the meeting, or
Open Zoom..
Meeting ID: 435 640 2222
Meeting Password:: 01012020

Thank you
Bob Theobald

BOB THEOBALD REALTOR®
SENIOR PARTNER

COMMERCIAL DIVISON

(435) 714-0301
Bob@TheoSki.com
BHHSUtah.com
2200 Park Avenue Bldg. B

Park City, Utah 84060

"…And that's the way it is." W Cronkite

This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

DYNAMICS OF RICHARDSON FLAT
KEY ISSUES

Bob Theobald
September 23, 2025

Political/Jurisdictional: There are two diametrically opposed policy positions held by previous, current, and potential decision makers regarding land use in Richardson Flat.

One precludes development of satellite parking and multi-modal transit, as well as hundreds of affordable housing units mitigating the most pressing problems in Park City.

THE "MOATER'S" PROFILE

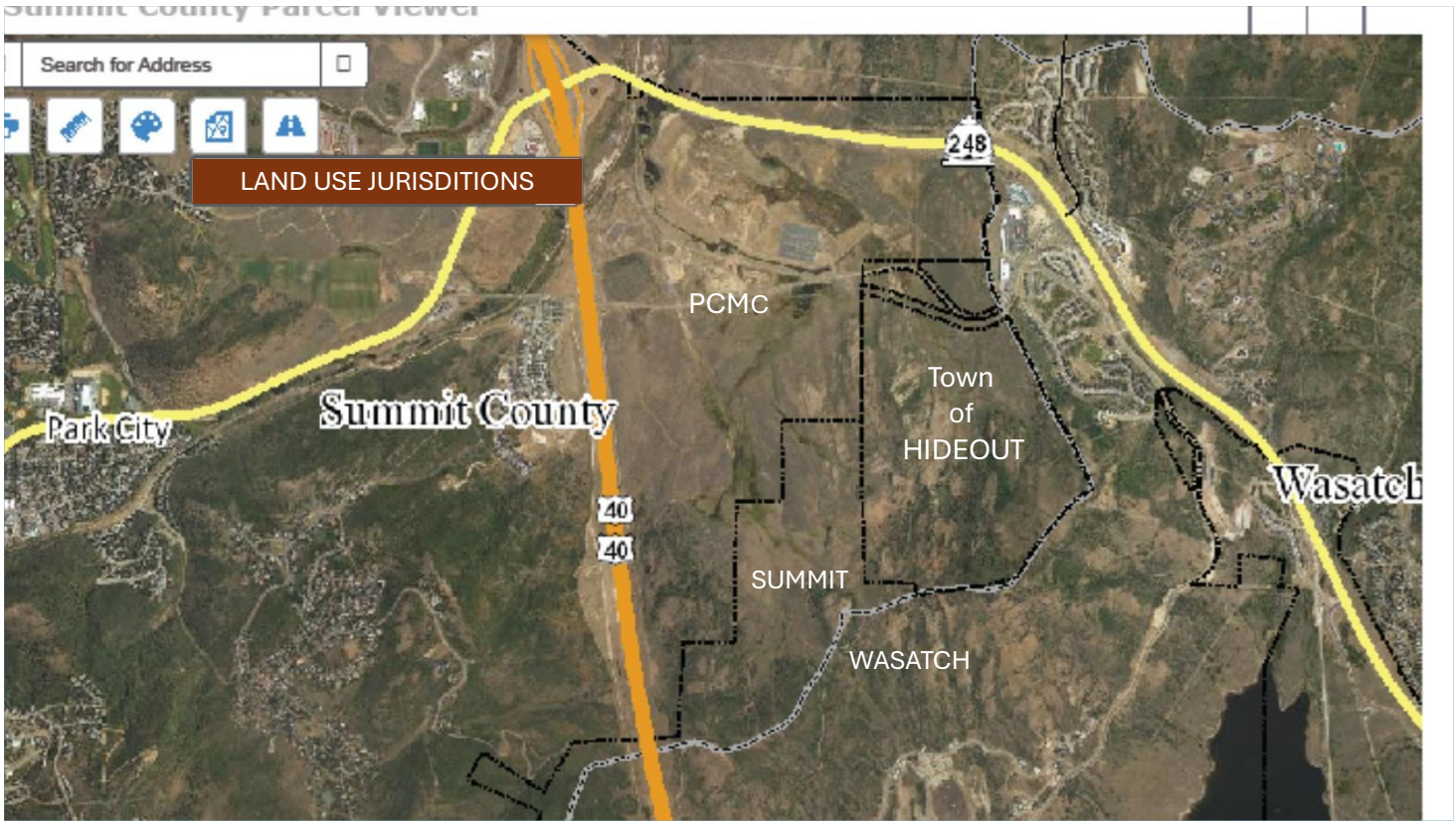
1. Maintain/expand the concept of a MOAT around Park City.

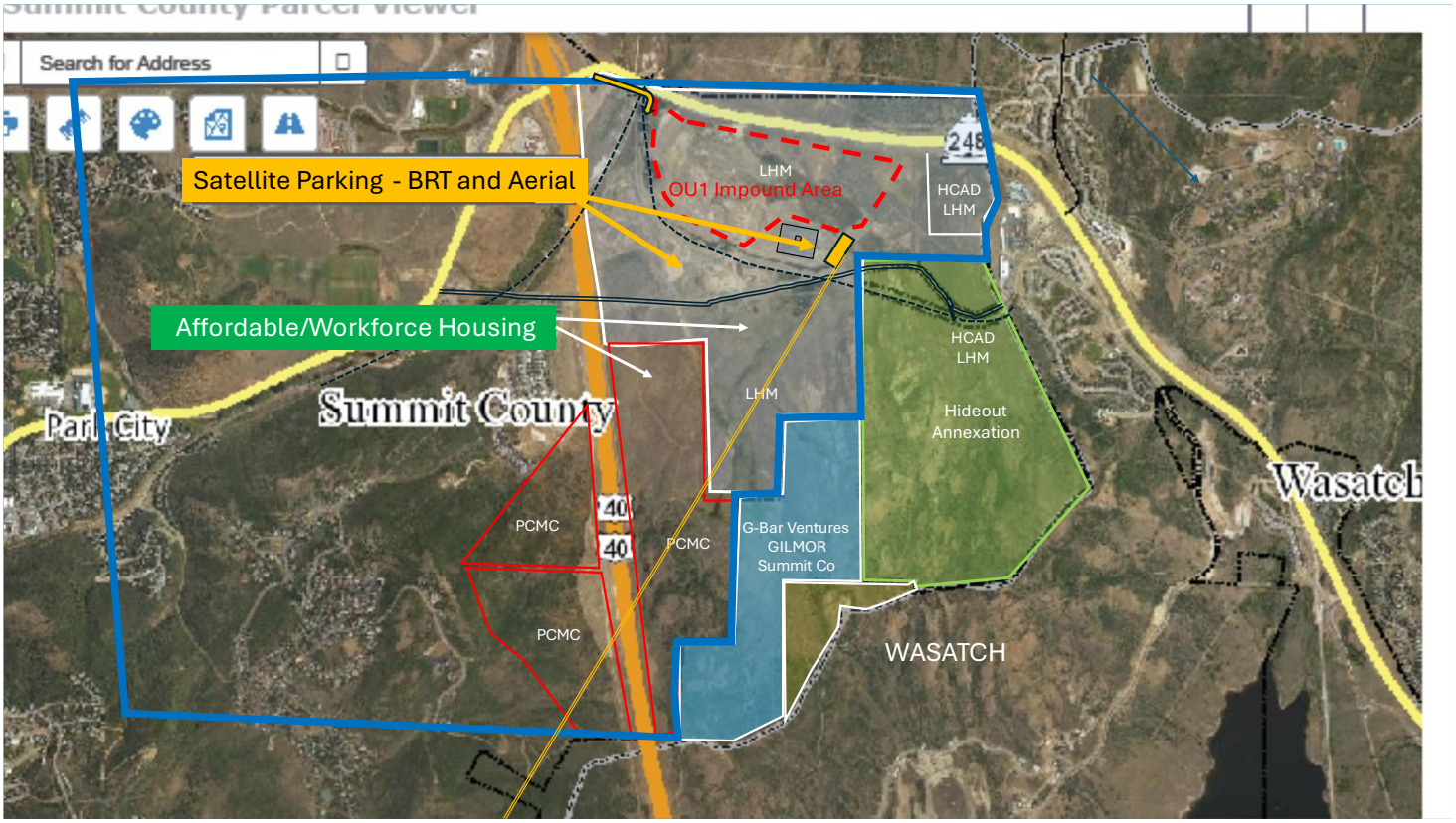
2. Oppose development on land annexed to Hideout currently owned by Larry H. Miller Real Estate entity - HCAD-LHM. The City rejected a proposal from Mountainlands Community Housing Trust for 500 Affordable Housing units on this property.

   Support an affordable housing project on Clark Ranch West with questionable costs, cash flow, and a steep, isolated location simply to avoid crossing the MOAT (Hwy-40) and "breaking the Development Agreement" instead of supporting a better project on City-owned East Clark Ranch or the LHM "Richardson Flat Parcel" Note: Two previous amendments were made to the 1999 Flagstaff DA – one informal without reconciliation disclosed

In the event you are a MOATER VOTER, you have little right to complain about traffic and lack of housing for schoolteachers, first responders and employees that serve you.

Concerned citizens should consider voting for candidates who will commit to effect change and seek real mitigation measures available at Richardson Flat.


Search for Address
LAND USE JURISDITIONS
PCMC
Town
of
HIDEOUT
Park City
Summit County
Wasatch
248
40
40
SUMMIT
WASATCH


Search for Address
Satellite Parking - BRT and Aerial
LHM
OU1 Impound Area
HCAD
LHM
248
Affordable/Workforce Housing
HCAD
LHM
LHM
Hideout
Annexation
Park City
Summit County
Wasatch
PCMC
40
40
PCMC
G-Bar Ventures
GILMOR
Summit Co
PCMC
WASATCH

SUMMIT COUNTY V. BROCKBANK LAWSUIT

HIDEOUT ANNEXATION

T**he case**: 4th District Court Case # 200500346, *Summit County v. Brockbank, et al.*, regarding the annexation of land in Summit County by the Town of Hideout, involved a complex series of legal battles and appeals. Here's a breakdown of the outcomes:

Initial Lawsuit and Preliminary Injunction: Summit County filed a lawsuit seeking to halt Hideout's annexation of land in Richardson Flat, according to the Deseret News. A Fourth District Court judge granted Summit County's motion for a temporary restraining order and later a preliminary injunction, effectively pausing the annexation process.

Hideout's Counterclaim: Hideout filed a counterclaim against Summit County, alleging the county was unlawfully monopolizing the development market.

Repeal of the Enabling Law: The Utah Legislature repealed the law that initially allowed Hideout's annexation attempt without the surrounding counties' consent. However, the repeal was not effective immediately, creating a window for Hideout to proceed.

District Court Ruling and Appeal: A 4th District Court judge sided with Summit County, ruling the annexation invalid due to Hideout's failure to follow proper procedures. Hideout appealed this decision, with the case eventually reaching the Utah Supreme Court.

Utah Supreme Court Decision: The Utah Supreme Court ultimately ruled in favor of Hideout, determining that Summit County lacked standing to challenge the annexation under the relevant statutes. The court found that the annexation code did not grant counties the right to oppose annexations and that the public interest standing doctrine could not be applied in this case, according to Justia Law. The Supreme Court reversed the lower court's decision and remanded the case for dismissal on **June 13, 2024**

4th District Court Docket Entry: 04-09-2025 - Plaintiff Summit County and Defendant Nate Brockbank/LHM stipulated to end case deadlines

The purpose of the last Docket entry after a definitive ruling from the Supreme Court is unknown. Courts do not maintain or disclose agreements between parties.

A remaining issue beyond the Hideout annexation ruling might be Park City's authority to restrict the use of the property for 20+ years without annexation to Park City. In the event Park City embraces and actively reviews LHM's development plans, the issue is moot.

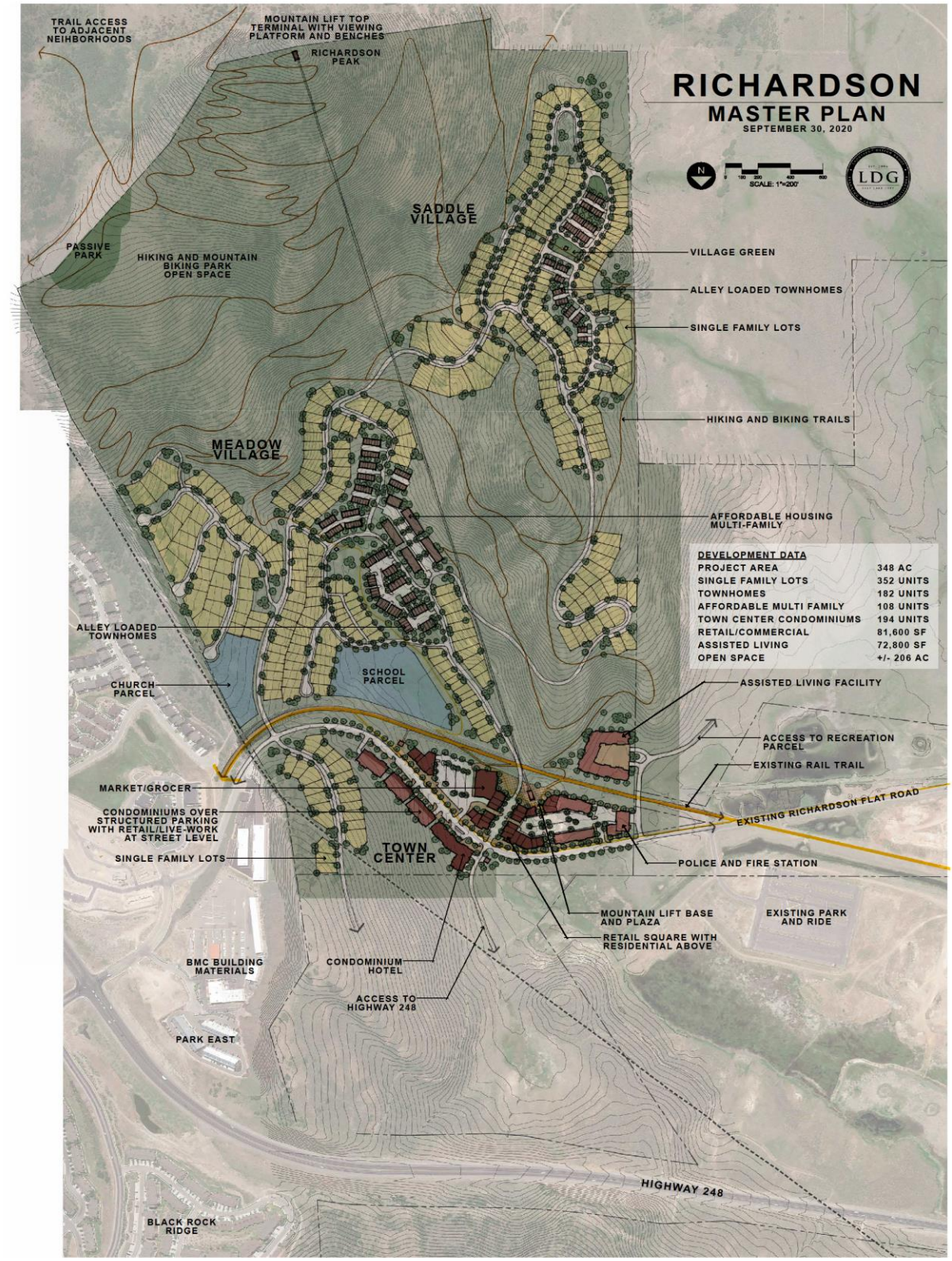
However, if the City prevails and chooses to strictly enforce the Development Agreement and maintains the current MOAT- around- Park City policy of the last few administrations, it will seem highly unlikely that LHM will ever be inclined to respond positively to any of Park City's requests and needs – now, in the short-term future including the Olympics, and perhaps forever.

It should be expected that LHM will simply develop the Hideout plan without a glance to the struggles occurring on the western horizon.

Park City officials must reassess who has the leverage and who has expressed a serious interest in cooperation to help develop satellite parking, transit facilities, and a mix of housing – helping mitigate the pressing needs.

Park City needs intelligent leadership to settle these and other complex matters to the benefit of the citizens..

Approved Hideout Project – Larry H. Miller Group



P

KPCW | By Connor Thomas

Published March 18, 2024 at 3:59 PM MDT

Larry H. Miller Real Estate, which owns nearly 1,000 acres in Richardson Flat, has offered to build affordable housing there.

David Cannon, the president of master planned communities at Larry H. Miller Real Estate, made the offer during a public hearing about affordable housing in upper Deer Valley.

The Park City Council ultimately decided not to pursue housing on the Mine Bench, in part because previous development agreements deemed the area "undeveloped recreational open space."

"I just want to offer up that, as owners of nearly 1,000 acres in Richardson Flat, we'd love to work with the city staff and leaders on options and solutions for bringing affordable housing to the area," Cannon said during the March 14 public hearing, "in perhaps less sensitive areas, as well that are closer to freeway transportation, east of Main Street and the congestion here, and close to a park-and-ride."

Cannon also expressed support for affordable housing generally.

KPCW first reported in March 2022 Larry H. Miller had purchased most of Richardson Flat by way of two separate LLCs.

Park City annexed the western half of the company's land, while Hideout was seeking to annex the eastern half. Both annexations led to lawsuits.

The LLC that owned the eastern half of the land protested Park City's annexation to the west, but Third District Court dismissed the claim. The company appealed but later dropped the case.

When Hideout tried annexing the eastern half of the land, which is within Summit County, the county sued. That case made it to the Utah Supreme Court, which heard oral arguments last March but had not rendered a decision as of Monday.

THIRD FIVE-YEAR REVIEW REPORT FOR
RICHARDSON FLAT TAILINGS SUPERFUND SITE
SUMMIT COUNTY, UTAH
100013917

EPA Richardson Flat

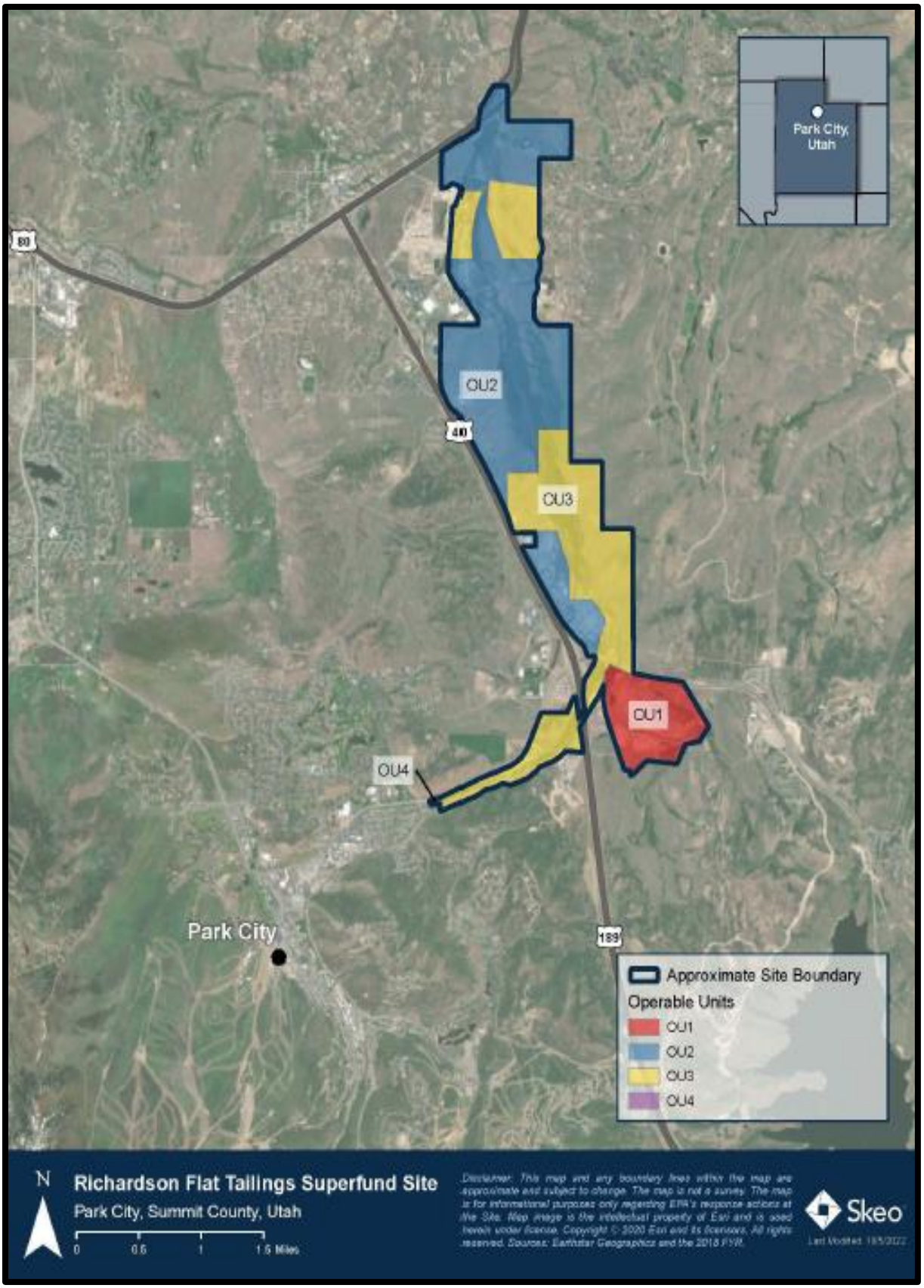
Excerpt: Status of Implementation

UPCM initiated the OU1 remedial design in August 2007 and completed it in October 2007. Remedial action began in February 2008. Remedy construction at OU1 performed by UPCM, with EPA oversight, included consolidating tailings material within the main impoundment, installing a wedge buttress to support the main embankment, and removing sediments in the wetland area. The remedial activities occurred in a phased approach based on the tasks described in the remedial design (Figure C-1 in Appendix C). In 2011, UPCM completed planned construction activities for OU1 except for the additional cover material in certain locations where there is currently only temporary cover…

…The results of all samples were consistently below the surface water standards for the Silver Creek watershed. Since the 2018 FYR, no monitoring or response actions have taken place at OU1, and no Operation and Maintenance (O&M) Plan has been developed.

In 2022, following bankruptcy, UPCM entered into a Consent Decree with the EPA to make a cash payment: (1)to EPA to resolve alleged civil CERCLA liability; and (2) to DOI and the State to resolve alleged natural resource damage liability.

In January 2022, the OU1 property was sold to a third party in a Sheriff's sale. The OU1 property is now owned by LHM DEV RIH LLC (LHM). Subsequently, Park City annexed 1,200 acres, including the OU1 property, from Summit County into Park City on July 14, 2022. The EPA and LHM are in negotiations to finalize a Work Plan and an Administrative Order on Consent for LHM to assume long-term responsibility for stewardship and O&M activities for OU1 areas.


Park City, Utah
80
OU2
40
OU3
OU1
OU4
Park City
189
Approximate Site Boundary
Operable Units
OU1
OU2
OU3
OU4
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
0.5
1
1.5 Miles
Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding EPA's response actions at the Site. Map image is the intellectual property of Esri and is used herein under license. Copyright © 2020 Esri and its licensors. All rights reserved. Sources: Earthstar Geographics and the 2018 FSR.
Skeo
Last Modified: 10/5/2022

Main Embankment
Wetland
248
Silver Creek
Pond
189
40
Park and Ride Lot
Southern Diversion Ditch
Richardson Flat Road
OU1 Boundary
Tailings Impoundment
Union Pacific Rail Trail
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
500
1,000
1,500
2,000 Feet
Skeo
Last Modified: 10/5/2022

Re: Clark Ranch Development Proposal
To: Park City Planning Commission, Park City Council, Planning Staff, and City Manager
From: Keep Clark Ranch Wild
Date: October 3, 2025

This written comment synthesizes public statements delivered on behalf of our citizen initiative, Keep Clark Ranch Wild, now more than one hundred 84060 residents and growing. It is intended to place on the record a complete foundation of facts, process concerns, and code-based requirements for your review of applications related to the Clark Ranch proposal. We support affordable housing when it is sited and designed responsibly and when open space is protected where intended. We believe the current process is advancing on false narratives and incorrect assumptions, and that key technical materials required by the Land Management Code are missing from the record. We ask the Planning Commission and Council to pause, correct the record, require complete submittals, and only then consider whether this location is suitable for any development within the limits contemplated at acquisition.

Summary of principal requests:

1. Correct the COSAC record and stop relying on a false narrative. The public record must reflect what COSAC recommended on August 25, 2015, which did not include housing on the ten acres discussed for potential exclusion from conservation.
2. Separate roles and remove conflicts. The City is a co-developer and co applicant while also directing staff recommendations and scheduling. These roles should be separated to preserve integrity and public trust.
3. Stop combining preliminary and final review. Apply the City's standard two-step process. The current attempt to combine reviews is unjustified and risks error.
4. Require complete, stamped technical submittals before further hearings. Sensitive Lands, grading and slope data, stormwater and hydrology, and accurate open space accounting are incomplete or missing.
5. Enforce the ten-acre limit. The current submittal spans more than fourteen acres across three parcels. Development limits are inclusive of setbacks and limits of disturbance, so the application is out of scale and should not advance until brought within the ten-acre cap.
6. Add the 2021 City feasibility work to the record. Prior analysis suggested the west side was unsuitable for housing for multiple reasons. That work must be disclosed and considered.
7. Evaluate regional transportation realities. Traffic studies must include Studio Crossing and the Highway 40 buildout that UDOT and adjacent jurisdictions are advancing.
8. Pause and refer threshold policy back to Council. As with Snow Park in December 2022, send the matter back to Council to decide whether housing on Steve's Point should even be considered under COSAC's recommendation and the conservation values it aimed to preserve.
9. Fully and publicly vet other alternatives for housing development. Pursue conversations with regional partners and adjacent landowners to understand construction and financial feasibility of housing development on nearby parcels.

The COSAC record has been mischaracterized

Staff reports and public messaging repeatedly state that COSAC recommended affordable or senior housing or a fire station on up to ten acres to be carved off the rest of Clark Ranch, the rest of which would be put under a conservation easement. Some even claim this recommendation was unanimous. This is not accurate.

It was the August 25, 2015 COSAC meeting at which they finalized months of discussion and finalized recommendations later brought to Council. Those August 25, 2015 minutes, which we hereby request you link directly in every forthcoming staff report and on all City and project webpages, state: "Potential development parameters if necessary: Up to 10 acres, located in the northwest corner of the parcel adjacent to Park City Heights, to be excluded from this easement for other City uses TBD by Council."

Those minutes confirm that housing was not discussed as a recommended use. A concept image that included a fire station was shown by Wendy Fisher, but there was no notable discussion of it. Committee discussion focused on recreation related uses, for example equestrian facilities and trailhead bathrooms.

It is also important to review and include minutes from the previous COSAC meeting on August 11, 2015 at which Clark Ranch was discussed extensively. The conversation centered on conservation values, explicitly limiting use so that future councils couldn't reinterpret things, and what "passive recreation" should include. Once again, there is no mention of housing of any kind. The only buildings mentioned are a singular dairy barn, recreational buildings and facilities, and trailhead bathrooms.

Other relevant COSAC meetings:

December 15, 2015 - COSAC is delayed in bringing Clark Ranch to council. They ask for a special January 2016 meeting. No mention of housing.

January 12, 2016 - Confirms August 25, 2015 as the final recommendation meeting for Clark Ranch. At this meeting, there is a mention of affordable housing as a competing interest, NOT a recommended use.

> *Mr. Deters confirmed that Ms. Foster will schedule the presentation on March 10. Ms. Goodman said this means the preface should be really clear.*
>
> *Mr. Calder asked about other competing interests besides fields and dogs. Mr. Dustman identified snow storage, sheds, other municipal interests. Ms. Ryan said also housing: from her perspective, it seems that every open piece of city-owned property is up for grabs for affordable housing. Lastly, Mr. Joyce mentioned drying beds.*
>
> *Ms. Fox suggested to Ms. Ryan that she enumerate all of the things we took off the table. "We recognize there are these interests, and this is our recommendation after reviewing all the competing interests." We should draw a distinction between Mr. Deters' summary and the committee's recommendation.*

February 16, 2016 - Final meeting before presentation to Council where Clark Ranch is discussed.

> *A consultant is looking at county, city, and school-owned properties. On the matrix for Clark Ranch is a dog park and trailhead. NO consideration for anything greater than that. Are looking at UPCM parcels adjacent.*

COSAC members we have personally interviewed and who have offered their own public comment align with our interpretation - housing of any kind was never recommend anywhere on Clark Ranch. As for how this use became part of a long held false narrative, it appears to arise from the March 3, 2016 staff report in which Heinrich Deters wrote:

On August 25th COSAC voted to recommend to City Council the following _values' and physical parameters to the proposed easement. (Exhibit E- Meeting minutes) 1. Aesthetics (primary) and Recreation (secondary) values for the entire area. (Including all of parcel SS-91) 2. Exclude 10 acres as shown on west side for City uses, specifically discussed were senior or affordable housing, and/or essential services such as a fire station.

Deter' summary doesn't say housing was "recommended" as some claim today. It merely says discussed. Yet COSAC's minutes confirm there was no discussion of housing or any large-scale development as an acceptable use anywhere on Clark Ranch, let alone a recommended one. The inaccurate discussion summary over the years has hardened into a false narrative regarding recommended use that is now distorting decision making. The record must be corrected.

Upzoning open space is irreversible in practice

If Council upzones open space and later determines the project is not viable, the upzone remains. This is a one-way door. Rezoning should be removed from consideration until the full development package is evaluated and found suitable under code and policy, and only within the contemplated ten-acre envelope.

Expediency and combined review lack a valid basis

Commissioner Frontero asked at the last work session why staff is combining preliminary and final review and whether this creates risk. We share that concern. Two drivers have been cited informally.

1. City role conflict. The City is a co-developer and co applicant while directing staff recommendations and the hearing calendar. That is an inherent conflict that favors speed over rigor.
2. Private financing cadence. The applicant has linked urgency to bond market timing. Market timing is not a lawful basis to compress City review or to lower technical thresholds.

The Commission has clear authority to control its docket. In December 2022, Commissioner John Kenworthy successfully moved to return Snow Park to Council for threshold policy guidance. Anyone can make a similar motion here.

Incomplete and noncompliant technical submittals

Based on the submittals presented to date, the application is incomplete under multiple Land Management Code provisions. We request that the Commission direct staff to require the following materials before any further hearings or findings.

1. Sensitive Lands Overlay materials
LMC 15 2.21 2 requires a complete Sensitive Lands Analysis at the time of application. The record lacks a full inventory of steep slopes, ridgelines, wetlands, wildlife habitat, and the wildland urban interface. Without this, hillside protections cannot be applied and basic site suitability cannot be determined.

2. Grading, cuts and fills, and road slope controls
LMC 15 2.21 4 sets bright line standards that require clear documentation. The record is missing grading cross sections, cut and fill quantities, and a road slope matrix. Without these, the City cannot enforce limits such as maximum fill slope of 3 to 1, the prohibition on benching that enlarges pads, and restrictions on road crossings where natural slopes exceed 30 percent.

3. Stormwater and hydrology
Preliminary and final subdivision findings under LMC 15 7.1 5 and 15 7.1 6 require stamped stormwater and hydrology plans. The record lacks analysis of runoff routing, downstream capacity through Park City Heights, detention basin design, operations and maintenance commitments, and property line edge sections. These omissions raise unresolved questions of drainage, erosion, and public safety.

4. Open space accounting
The Sensitive Lands Overlay requires that 75 percent of steep slope areas remain natural open space. The current submittal appears to count engineered detention basins toward this requirement. We request a clear open space table that distinguishes natural open space from engineered facilities and utility corridors, and that applies the 75 percent test correctly.

5. Traffic and transportation
Traffic analysis must reflect real world conditions on Richardson Flat Road and the SR 248 corridor, and must include vehicles from Studio Crossing. It must also account for UDOT's planned improvements along both sides of Highway 40 to serve significant new residential and visitor units. As Highway 40 congestion grows, drivers will divert to frontage roads and neighborhood streets, including Park City Heights, unless mitigations are planned now.

6. Clustering
LMC 15-6-5(G)(1) specifies that "units should be clustered on the most developable land." This provision suggests that of all of Clark Ranch's acreage, Steve's Point is some of the least desirable land given its steep slope and demand for significant cuts and grading to support development.

The application exceeds the ten-acre cap
LMC 15-6-5(G) states clearly that a "project should be designed to fit the Site, not the Site modified to fit the project." The intended limit for Clark Ranch development is 10 acres, yet the applicant proposes development across three parcels totaling more than 14 acres. Development limits are inclusive of setbacks and limits of disturbance. By that standard the proposal exceeds the ten-acre constraint by more than forty percent. An application that exceeds the cap should not progress until the total disturbed area, including roads, pads, utilities, and buffers as well as other elements required of an MPD including space for snow storage and removal, waste facilities, etc can all fit within the 10 acres. This is especially critical given Council's intent to place the remainder of Clark Ranch under a conservation easement.

Conflicts of interest and process integrity
Today the City is a co-developer and co-applicant, the City directs staff recommendations, and the City controls hearing schedules. This concentration of roles creates an appearance of self-dealing and undermines public confidence. For maximum transparency, the Council should direct staff to use the standard two stage review at the Commission, and should instruct staff not to return to Council until the plan fits within the ten-acre limit and all technical materials are complete.

Prior City feasibility work and current consultant roles
Staff reports reference a 2023 feasibility study by Stereotomic, which is presented as the applicant's local architect and also the source of feasibility conclusions. The record omits earlier City led feasibility

work from 2021, conducted before annexation under the direction of Jason Glidden with support from Elyse Katz. We ask that Council and Commission direct staff to add the 2021 feasibility work, and any related RFPs, RFQs, and RSOQs, to all future packets, and to explain any differences between 2021 and 2023 findings, including consultant roles and potential conflicts, and discussions around access constraints, high cost, steep slopes, lack of services, isolation from transit and support commercial, sewer limitations, soils issues, and UDOT objections.

Policy context on affordable housing

Members of our group live in affordable housing and support creating more well located, durable, and financially sustainable units. We also acknowledge system stresses that have been raised publicly, including capped resale appreciation, rising HOA and maintenance costs, unoccupied deed restricted units, and project budgets that have required additional public money, as with Engine House. These issues argue for careful siting and lifecycle planning. Clark Ranch is isolated, complex, and likely far more expensive than is presently discussed. Better locations exist that align with transit, services, and the General Plan.

We urge you not to force an ill-fitting project on this community. Ask Alexander Company and others to bring forward concepts on sites that are better suited to housing and better aligned with adopted plans.

Specific actions requested

For the Planning Commission

1. Make a motion to pause and refer back to Council, as you did with Snow Park in December 2022, for threshold policy guidance on whether any housing at Steve's Point should even be considered under COSAC's recommendation.
2. Decline to combine preliminary and final review. Proceed only with the standard sequence.
3. Deem the application incomplete until the applicant submits:
   a. A complete Sensitive Lands Analysis under LMC 15 2.21 2.
   b. Grading cross sections, cut and fill quantities, and a road slope matrix sufficient to apply LMC 15 2.21 4.
   c. Stamped stormwater and hydrology plans that meet LMC 15 7.1 5 and 15 7.1 6, including downstream capacity through Park City Heights, detention O and M, and edge sections at property lines.
   d. A corrected open space table that distinguishes natural open space from engineered facilities and demonstrates compliance with the 75 percent standard on steep slopes.
   e. A traffic study that includes Studio Crossing and the Highway 40 growth now planned by UDOT and adjacent jurisdictions.
4. Require conformance to the ten-acre limit across all three parcels, inclusive of setbacks and all limits of disturbance, before scheduling additional hearings.

For the City Council

1. Direct staff to correct the public record by linking directly to the August 25, 2015 COSAC minutes in every staff report and on City webpages, and by striking references that claim COSAC unanimously recommended affordable or senior housing on the ten acres.
2. Separate City roles by clarifying that staff must apply ordinary process and timing. The City's interest as co-developer or co applicant must not influence the review calendar or the interpretation of code.

3. Direct inclusion of the 2021 feasibility work and all associated solicitations and deliverables in the official record, and require a reconciliation memo that explains divergences between 2021 and 2023 conclusions.
4. Set the policy guardrail that upzoning open space will not proceed until the development proposal is proven viable within the ten-acre envelope and fully compliant with the Land Management Code.
5. Steer the program toward better sited projects near transit and services.

Closing
Keep Clark Ranch Wild is committed to a respectful, fact-based dialogue that aligns with the values of Park City residents, the General Plan, and COSAC's work and recommendations. We are not anti-development and we are not anti-affordable housing. We are pro good planning, pro accurate public record, and pro protection of open space where intended. Please pause this process, correct the record, complete the technical analysis the code requires, and ensure that any proposal at Clark Ranch fits within the ten-acre limit and the conservation values established at acquisition.

Thank you for your thoughtful consideration.

Planning Commission
Staff Report

Subject:	**Clark Ranch** **Affordable Housing Development**
Application:	**PL-25-06655**
Authors:	**Nan Larsen, Senior Planner** **Lillian Zollinger, Planner III** **Meredith Covey, Planner II**
Date:	**October 8, 2025**
Type of Item:	**Subdivision**

Disclosure

Park City Municipal Corporation owns the Clark Ranch property and authorized The Alexander Company to propose an affordable housing development on ten acres through a public-private partnership.

Summary

On September 4, 2025, the City Council provided input on the unit mix and review schedule for the Clark Ranch affordable housing development. The Alexander Company proposed Planning Commission Final Action on the Subdivision in November to apply for a Private Activity Bond. The Alexander Company requested review of the Master Planned Development and Conditional Use Permit in the months to follow (Packet, Old Business Item 1, Minutes, p. 12-14).

On September 10, 2025, the Planning Commission conducted a site visit, the Alexander Company presented a project overview, and the Planning Commission provided input on the Subdivision review process (Packet, Item 5.A, Minutes, p. 2-8). An initial public hearing on the Subdivision was scheduled for October 8, 2025.

The Applicant no longer requests Planning Commission Final Action on the Subdivision in November and rather requests the Planning Commission continue the initial public hearing to October 22, 2025.

Pursuant to Land Management Code Section 15-1-12.5 *Continuations*, staff has authority to approve an applicant's request for a continuation for an item scheduled for a public hearing up to two times so long as the request is made in writing and received by staff at least five business days prior to the scheduled public hearing. On September 29, 2025, the applicant requested the public hearing be continued (Exhibit A) and staff approved the continuation to allow the applicant additional time to submit updated materials for review.

Recommendation

(I) Conduct a public hearing and (II) continue the item to October 22, 2025. Please see Exhibit B for public input submitted to date.

Description

Applicant:	The Alexander Company, Inc. Representative, Chris Day
Location:	A portion of Parcel PC-SS-121-X, owned by Park City Municipal
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Adjacent Land Uses:	Park City Heights, Trails, and Open Space
Reason for Review:	The Planning Commission reviews and conducts a public hearing and takes Final Action on Subdivisions.[1]

[1] LMC § 15-1-8(H) *Review Procedure Under the Code*

Alexander Company

September 29, 2025

Rebbeca Ward
Planning Director
Park City Municipal Corporation

RE: Clark Ranch - Planning Commission / Meeting Continuance Request

Rebecca,

The Alexander Company, Inc. respectfully requests that the Clark Ranch work session agenda item be continued to the October 22, 2025 Planning Commission meeting. This additional time will allow us to compile the reports and materials requested by Commissioners during the September 24, 2025 meeting.

We anticipate seeking a final recommendation from the Planning Commission at the December 10, 2025 meeting.

Sincerely,

The Alexander Company

Chris Day
Development Project Manager

Lillian Zollinger

From: Rebecca Ward <rebecca.ward@parkcity.gov>
Sent: Wednesday, September 10, 2025 10:15 AM
To: Grant Tilson; Christin VanDine; John Frontero; Henry Sigg; Rick Shand; Bill Johnson; Seth Beal
Cc: Mark Harrington; Heather Sneddon; Meredith Covey; Nannette Larsen; Lillian Zollinger
Subject: RE: [External] Clark Ranch Question and Thanks

Thank you for forwarding, Grant. Commissioners, please see the email below submitted for public comment regarding the proposed Clark Ranch project.

From: Grant Tilson <grant.tilson@parkcity.gov>
Sent: Wednesday, September 10, 2025 9:54 AM
To: Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: Fw: [External] Clark Ranch Question and Thanks

Hi Rebecca,

I received this public comment addressed only to me. I'm not sure if the other commissioners received the same comment. Forwarding so it can be included/sent to everyone if it wasn't already.

Grant

From: Jeffrey Iannaccone <[redacted]>
Sent: Tuesday, September 9, 2025 1:23:17 PM
To: Grant Tilson <grant.tilson@parkcity.gov>
Subject: [External] Clark Ranch Question and Thanks

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.

Good afternoon, Grant,

My name is Jeff and I live in Park City Heights ([redacted]).

First off, thank you for your service to Park City. My family and I have had several military moves along the way, and we're unbelievably grateful to finally settle down and raise two young boys in such an amazing town. You and your colleagues play a critical role in making and keeping Park City amazing, thank you for your hard work.

I'm reaching out regarding the construction in Clark Ranch. Admittedly, I am way out of my league on the technicalities involved in getting this apartment complex approved.

Although I disagree with most of the developer's narrative in Exhibit A, and their application as a whole, I'll only address one specific area that greatly affects my family's home. The frontage road. Please forgive me if this is not within your current scope; however, I felt getting my thoughts to you sooner rather than later makes sense.

Based on the applicant's slope analysis, it seems that the frontage road slope exceeds 30 degrees (and most portions greater than 40 degrees) in our backyard. Would LMC 15-2.21-4(D) apply? I know there's mention of a street "crossing" a steep slope in this section, but would it still apply as the road sits directly on top of and actually touches the steep slope?

This frontage road will significantly hamper our view. Additionally, this section of road looks like it will provide a safety hazard for drivers and the occupants of the home that sits on the corner of Stella and Piper. To speak frankly, a car slide off in their backyard could result in the upended car sitting in their living room. I imagine hefty safety measures will take place to mitigate these risks; however, that would also increase the negative visual aspects of this road.

As I'm sure you are aware, construction dirt has already been added to the slopes of the frontage road (it began in June). It greatly concerns me that building preparation and construction has already commenced before you, the decision makers, have had the opportunity to explore this application. I can't be certain of when the slope survey was conducted, but it does seem like the construction happened first, and the slope study was conducted second.

I know that you are extremely busy and I can't begin to tell you how much I appreciate your attention to not only the one specific item that I've pointed out, but the entire Clark Ranch Project as a whole.

Please let me know if there's anyway that I can help as you work towards a decision on Clark Ranch and the frontage road.

Sincerely,

Jeff Iannaccone
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:20 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Concerns

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Concerns

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:07 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Concerns

Sent from my iPad

Begin forwarded message:

> **From:** Sue Gould [redacted]
> **Date:** September 9, 2025 at 2:26:52 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>
> **Subject: [External] Clark Ranch Concerns**
>
> 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.
>
> To the members of the the Park City Planning Commission:
>
> I believe you have a meeting scheduled for tomorrow to discuss the Clark Ranch project, as well as conduct a site visit. As a resident of Park City Heights (PCH) I have a

tremendous number of concerns regarding this project. I will just highlight just two of them in this message:

1. First and foremost is safety. The current plan is to have a newly-built road as the main access road for Clark Ranch. This road - which would be a build-out of the current fire access path that runs atop the berm - will be extremely close to many of our houses here in PCH. Due to this close proximity, it can be easily foretold that any sort of accident along that road would lead to vehicles rolling down the steep slope and into our backyards.

2. The width of the newly built road will need to handle two lane traffic - and be wide enough to accommodate the inevitable buses that will be needed for public transit - as well as handle bikes and/or pedestrians. I just don't see how that road can be properly built and still maintain a safe (and legal) distance from the existing homes.

When you do your site visit tomorrow I urge you to evaluate these points. Putting in a road in the currently planned location atop the berm just does not make reasonable sense. I hope you can see that for yourselves during your time here.

Also, keep in mind that the decision to build Clark Ranch was made long before any houses were built here in PCH. As a result, the conditions have changed and the impact on the current PCH homeowners is significant.

Thank you for your attention to this, feel free to reach out with any questions.

Sue Gould
[redacted]

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Public Comment Submission

From: public_comments <Public_Comments@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:44 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Public Comment Submission

From: No Reply <noreply@civicplus.com>
Sent: Wednesday, September 10, 2025 1:50 PM
To: public_comments <Public_Comments@parkcity.gov>
Subject: [External] Public Comment Submission

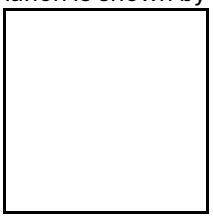
Warning: Replies to this message will go to 010f0199352deae1-b0430354-1563-40a2-88b2-8dfeb894b090-000000@us-east-2.amazonses.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Submitted by: Lance Lucey
Email Address: [redacted]

Commented on event: https://parkcityut.portal.civicclerk.com/event/2350/overview
If you are having trouble viewing the URL above, cut and paste the string into your browser window.

User comment: To the Park City Planning Commission, As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests. I. Technical Code Violations and Site Constraints • Disturbance Area Exceeds Code Limits: The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1). • Benching/Terracing Prohibited: If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance. • Roads on Steep Slopes: LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them. • Street Layout and Sensitive Lands Review: At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6). • Frontage Road and Access Issues: The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-

through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)). • Zoning and Use of Public Funds: The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy). II. Cost Analysis and Fiscal Responsibility • Frontage Road and Road Study Costs: The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure. • Topography and Site Challenges: The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site. • Comparison to Studio Crossing: Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done. • Public Transporatation: The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing. • Value for Taxpayers: We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents. III. Design, Density, and Neighborhood Impacts • Unit Mix Not Family-Friendly: The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed. • No Affordable Ownership Opportunities: The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families. • Design Out of Character: The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values. • Parking and Traffic: The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood. • Environmental and Open Space Impacts: The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration. • Isolation from Services and Transit: The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals. IV. Alternatives and Constructive Request • Better Alternatives Ignored – Studio Crossing is the Superior Site: Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs. I respectfully request: • That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing. • Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment. • Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines. • Provide clear answers on the legal, zoning, and funding questions raised above. • Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections. We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City. Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action. We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved. Sincerely, Sophia and Lance Lucey 

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Wednesday, September 10, 2025 5:21 PM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Project Comments

From: planning <planning@parkcity.gov>
Sent: Wednesday, September 10, 2025 4:21 PM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Project Comments

From: Christin VanDine <christin.VanDine@parkcity.gov>
Sent: Wednesday, September 10, 2025 3:08 PM
To: planning <planning@parkcity.gov>
Subject: Fwd: [External] Clark Ranch Project Comments

Sent from my iPad

Begin forwarded message:

> **From:** Nicolas Marin <[redacted]>
> **Date:** September 9, 2025 at 4:55:22 PM MDT
> **To:** Bill Johnson <bill.johnson@parkcity.gov>, Christin VanDine <christin.VanDine@parkcity.gov>, Grant Tilson <grant.tilson@parkcity.gov>, Henry Sigg <henry.sigg@parkcity.gov>, John Frontero <john.frontero@parkcity.gov>, Rick Shand <rick.shand@parkcity.gov>, Seth Beal <seth.beal@parkcity.gov>, Nann Worel <nann.worel@parkcity.gov>, Bill Ciraco <bill.ciraco@parkcity.gov>, Ryan Dickey <ryan.dickey@parkcity.gov>, Ed Parigian <ed.parigian@parkcity.gov>, Jeremy Rubell <jeremy.rubell@parkcity.gov>, Tana Toly <tana.toly@parkcity.gov>
> **Subject: [External] Clark Ranch Project Comments**

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.

To the members of the Park City Planning Commission and City Council members:

My name is Nicolas Marin and I am a full-time resident in the Park City Heights neighborhood. My home is located at the corner of Stella & Ledger.

It's my understanding that the Planning Commission has a site visit and that the Clark Ranch Project is scheduled to be discussed at the Planning Commission meeting on Thursday.

First and foremost, I want to begin by expressing my strong support for Park City's commitment to affordable and workforce housing. Our community needs homes that teachers, service workers, first responders, resort staff and hospitality staff can actually afford, and I appreciate the City's ongoing efforts to meet that goal.

However, I believe that the proposed location of the Clark Ranch project doesn't fulfill this commitment to affordable housing and to the vision of protecting open spaces for multiple reasons.

Following is a list of reasons why the Planning Commission and Park City should rethink this project.

1. **Challenging Topography & Cost Overruns**

- The proposed site features steep slopes—averaging 17° to 25°—which significantly drive up construction costs.
- Feasibility estimates show the new frontage road alone could cost around **$5 million** (compared to the initial estimate 1.3 million**)**, with other infrastructure—streets, utilities, retaining walls—adding another **$8.6 million.**

The project has not started yet and the construction costs are already far above what was initial projected. The West-side hillside parcel is simply not the most cost-effective or fiscally responsible choice given available alternatives.

2. **More Suitable Alternatives Exist on the East Side**

- The feasibility study only evaluated the western hillside and did not assess the **flat, developable east side of U.S. 40**—land that may offer far simpler and cheaper development options.
- Building on the east side could save taxpayer dollars, preserve open space, and deliver more units faster.

The city should explore east-side options or other flatter, less expensive sites before proceeding here. A feasibility study should have been completed for the east side portion of the parcel prior to moving forward with this project.

3. Traffic Concerns & Infrastructure Strain: Without Transit Integration, Clark Ranch Will Increase Traffic Congestion

- A top concern among Park City Heights residents is increased traffic, especially through SR-248 and Richardson Flat Road, both existing chokepoints.

- **During peak commute times, traffic already backs up from the traffic light on 248 to our neighborhood. The right turning lane towards US 40 is too short.**

- As currently proposed, there are **no plans** to add a bus stop near the Clark Ranch site. This means employees and residents would likely drive to town, relying on already congested roads—particularly Richardson Flat Road and SR-248. It's highly doubtful that staff members or employees would walk all the way down from the Clark Project to the bus stop at the entrance of Park City Heights (especially since they will have to walk back up).
- The lack of public transit access directly undermines any potential relief value the Park & Ride improvements might offer, and contributes to increased traffic volume on narrow and overburdened arterial routes.

Without strong mitigation strategies or widening of Richardson flat, and updated analysis, this project risks exacerbating traffic concerns and reducing safety and quality of life for nearby residents.

4. Impact on Open Space & Slippery Slope of Development

- The city acquired the 344-acre Clark Ranch property in 2014 as open space, and much of it is intended to remain so under a conservation easement
- Expanding development or opening new roads could unintentionally pave the way for future growth—on state school land, lands owned by the Larry H. Miller Company, or other areas beyond the current parcel
- This not only contradicts conservation goals but risks eroding public trust in land preservation.
- **You will see during your site visit that Ivory has spread soil everywhere on the open tracts of Park City Heights and destroyed open spaces already without a plan for replanting.**

Approving this project—and its associated road infrastructure—could undermine long-term open-space protection.

5. Lack of a conceptual plan for the proposed front road:

The Clark Ranch document in the Planning Commission packet for the upcoming meeting includes no rendering of the proposed roadway connection from Richardson Flat Road (as seen on the attached pictures). Without a clear depiction of its alignment, grading, or intersections, residents and commissioners cannot fully evaluate traffic, environmental, or financial impacts. This lack of transparency is unacceptable given that the road is estimated to cost millions and will directly affect both Park City Heights and Richardson Flat. Until the public is provided with full design renderings and a circulation plan, any approval of this project is premature

<u>Alternative locations:</u>

1. East side of US 40.

If the Richardson Flat Park & Ride were improved with direct ramp access from U.S. 40 and enhanced public transit service, with additional parking as recently discussed by Park City, placing the Clark Ranch project on the **east side of U.S. 40** would make much more sense—both from transit efficiency and traffic mitigation standpoints.

While we acknowledge the city's efforts to improve transit infrastructure—such as proposals for a direct SR-40 interchange to the Richardson Flat Park & Ride and enhanced bus services—these benefits are significantly undermined by the decision to locate the Clark Ranch project west of U.S. 40. Without a nearby bus stop or transit link, all residents and employees at Clark Ranch must rely on private vehicles, driving additional traffic onto already crowded roads like Richardson Flat Road and SR-248. Instead, siting the project east of U.S. 40—near a future improved Park & Ride facility—would immediately leverage transit investments, reduce vehicle dependency, ease congestion, and align development with the city's long-term transportation goals.

2. Studio crossing:

Placing affordable and workforce housing at Studio Crossing makes practical, economic, and transportation sense. Residents would live steps from the new shops, services, and employers planned for the district, which means everyday needs can be met without long car trips—and the dollars earned and spent would circulate locally to strengthen those businesses. The location also improves transit access: it's significantly easier to reach the existing bus stop at the bottom of Park City Heights from Studio Crossing. In short, Studio Crossing concentrates housing near jobs and retail, reduces vehicle miles traveled, supports small businesses with steady foot traffic, and ties directly into transit that already works—delivering more value per public dollar while aligning with the city's mobility and sustainability goals.

Here's our community's request:

- Commission a feasibility study for parcels **east of U.S. 40**.
- Commission a feasibility study for **Studio Crossing**.
- Publish a **side-by-side comparison** of all three options (including the current Clark Ranch concept), detailing **total cost, per-unit cost, unit yield, timeline, and required infrastructure**.

Thank you for your time and consideration.

Nicolas Marin
Park City Height Resident

No visual concept c

Lillian Zollinger

From: Meredith Covey <meredith.covey@parkcity.gov>
Sent: Tuesday, September 16, 2025 9:26 AM
To: Lillian Zollinger
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

---

From: planning <planning@parkcity.gov>
Sent: Thursday, September 11, 2025 9:15 AM
To: Meredith Covey <meredith.covey@parkcity.gov>; Nannette Larsen <Nannette.Larsen@parkcity.gov>; Rebecca Ward <rebecca.ward@parkcity.gov>
Subject: FW: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

---

From: Lance Lucey <[redacted]>
Sent: Wednesday, September 10, 2025 5:47 PM
To: planning <planning@parkcity.gov>
Subject: [External] Clark Ranch Development - Formal Objection, Technical Code Violations, Cost Analysis, and Request for Transparent Alternatives Review

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.

To the Park City Planning Commission,

As tax-paying residents of Park City Heights, we are writing to formally object to the Clark Ranch development as currently proposed. While we support affordable housing, the Clark Ranch site and plan violate the Park City Land Management Code (LMC), are fiscally irresponsible, and threaten the viability of our neighborhood and the city's long-term interests.

I. Technical Code Violations and Site Constraints

- **Disturbance Area Exceeds Code Limits:** The staff report for September 10 shows three development lots totaling approximately 14 acres (4.36 + 4.59 + 5.13), even though materials describe "no more than 10 acres." Please

clarify what binding mechanism (plat note/easement) actually caps disturbance to 10 acres and how this complies with SLO clustering/preservation intent (LMC 15-2.21-1).

- **Benching/Terracing Prohibited:** If pads or roads require "stepped" grading to create buildable sites, that conflicts with LMC 15-2.21-4(C): "Benching or terracing to provide additional or larger Building Sites is prohibited." Please publish grading cross-sections and confirm compliance.
- **Roads on Steep Slopes:** LMC 15-2.21-4(D) prohibits streets/roads from crossing slopes ≥30% (except for a short ≤100' crossing, and only if the Planning Director and City Engineer find no significant visual/environmental/safety impacts). Identify any segments that cross ≥30% and the findings supporting them.
- **Street Layout and Sensitive Lands Review:** At Final Subdivision Plat, the Commission must give "particular attention to the arrangement, location, and width of Streets and their relation to drainage, erosion, topography, and natural features," plus the General Plan and any Sensitive Lands Analysis (LMC 15-7.1-6).
- **Frontage Road and Access Issues:** The project's dependency on a costly new frontage road (design: $725,000; construction: $5M+) is not fiscally responsible and creates risk of future cut-through traffic via Park City Heights. If vehicular interconnection is limited, ensure strong bike/ped connections consistent with Complete Streets and the Trails Master Plan (LMC 15-7.1-6, 15-2.21-4(D)).
- **Zoning and Use of Public Funds:** The parcel is not yet rezoned; there are unresolved questions about using public bond funds for private development, which may require a buyback or decoupling (see LMC and city bond policy).

II. Cost Analysis and Fiscal Responsibility

- **Frontage Road and Road Study Costs:** The cost of the frontage road alone is in excess of $5 million, and the road study is $725,000—both before a single unit is built. These costs are multiples higher than what was required for the Engine House project, which had a city subsidy of $100,000 per unit. Clark Ranch's per-unit subsidy will far exceed that, especially when factoring in the steep hillside construction, ongoing maintenance, and lack of existing infrastructure.
- **Topography and Site Challenges:** The site's average slopes are 17–25 degrees, which will drive up construction and long-term maintenance costs. These costs are not present at Studio Crossing, which is on a much more buildable site.
- **Comparison to Studio Crossing:** Studio Crossing (Quinn's Junction) is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. The city's own residents have repeatedly asked for a side-by-side analysis of Studio Crossing and Clark Ranch, but this has not been done.
- **Public Transportation:** The increased cost of providing public transit service to this remote site will run into the hundreds of thousands of dollars per year, adding a significant ongoing financial burden for the city and taxpayers—costs that would be far lower at more centrally located alternatives like Studio Crossing.
- **Value for Taxpayers:** We should maximize units and outcomes per public dollar in places with existing or planned infrastructure. Studio Crossing would deliver more homes, faster, for less money, with safer access and better daily-life outcomes for residents.

III. Design, Density, and Neighborhood Impacts

- **Unit Mix Not Family-Friendly:** The current plan is 63% one-bedroom, 33% two-bedroom, and only 4% three-bedroom units (105 1BR, 56 2BR, 6 3BR out of 167 units), making it unlikely to serve families long-term as claimed.
- **No Affordable Ownership Opportunities:** The original plan called for affordable housing with purchasing opportunities, but now it is all apartments with no path to ownership for working families.
- **Design Out of Character:** The plans show three apartment blocks of three-story buildings with large surface parking lots, which are not compatible with the surrounding neighborhood and will negatively impact property values.
- **Parking and Traffic:** The project provides 1.37 parking spaces per unit for multifamily and 2.12 per townhome, with a total of 349 spaces for 201 units, which will increase congestion on Richardson Flat and 248/Kearns, plus potential future cut-throughs through our neighborhood.

- **Environmental and Open Space Impacts:** The project will destroy open space and wildlife habitat currently used for hiking and biking, with no clear plan for conservation or trail integration.
- **Isolation from Services and Transit:** The site is car-dependent and lacks walkable access to jobs, groceries, schools, and transit, undermining the city's own affordability and sustainability goals.

IV. Alternatives and Constructive Request

- **Better Alternatives Ignored – Studio Crossing is the Superior Site:** Studio Crossing is city-owned, closer to transit, jobs, schools, and services, and already has much of the needed infrastructure in place. It is flatter, less environmentally sensitive, and would avoid the massive costs and neighborhood disruption associated with Clark Ranch. I specifically request that Studio Crossing (Quinn's Junction area) be included as one of the alternative sites in any side-by-side analysis, given its proximity to services, planned transit, and dramatically lower infrastructure costs.

I respectfully request:

- **That the City not push this project through quickly without first providing a transparent, side-by-side analysis of other potential locations, including Studio Crossing.**
- **Pause all further action on the Clark Ranch site until this analysis is completed and made available for public review and comment.**
- **Direct staff to conduct a formal, side-by-side analysis of alternative city-owned parcels—including Studio Crossing—with public engagement, covering cost, access, transit, services, environmental impacts, and delivery timelines.**
- **Provide clear answers on the legal, zoning, and funding questions raised above.**
- **Explain how the current plan complies with LMC 15-2.21-1, 15-2.21-4(C), 15-2.21-4(D), and 15-7.1-6, and publish all required findings and cross-sections.**

We are not asking to reduce the number of affordable homes. We are asking you to keep the homes but move the map to a location that makes sense for residents, taxpayers, and the future of Park City.

Incidentally, and as I'm sure you know, sunk costs should not factor into decisions about the best path forward; only future costs, benefits, and alternatives are relevant when determining the most financially responsible course of action.

We respectfully request that the City pause any further action on the Clark Ranch project until a thorough, side-by-side analysis of other potential locations—such as Studio Crossing—can be completed and reviewed. If, after this transparent process, Clark Ranch is shown by the data to be the best option, that outcome will be clear to all involved.

Sincerely, Sophia and Lance Lucey

From: Bob Theobald <bob@theoski.com>
Sent: Wednesday, September 24, 2025 12:44 PM
To: Michelle Kellogg <michelle.kellogg@parkcity.gov>
Subject: [External] Public Comment to Planning Commission and City Council - Dynamics of Richardson Flat

Warning: Replies to this message will go to bob@theoski.com. If you are unsure this is correct please contact the helpdesk.

[CAUTION] This is an external email.

Michelle, Please forward this email and the attached public comments to City officials (Commission and Council) to discussions and hearings regarding Clark Ranch and Affordable housing

City Officials
Thank you to those of you that were able to attend the ZOOM presentation and/or site visit. Attached please find the most pertinent aspects of the "Dynamics of the Richardson Flat Area". My unique perspective is based on serving as consultant to Stichting Mayflower from 1980 to 2022 and participating in all Mayflower planning activities and selling the land - including that property annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

Now, with a better understanding of the great opportunities for Park City, along with physical constraints, political/jurisdiction and legal roadblocks, the decision-makers, including VOTERS will see that the focus of mitigating problems is Satellite Parking, Bus Rapid Transit and Aerial Transit, and Affordable/Workforce. These are the issues to which government officials and candidates must speak their position and vision and staff must respond accordingly.

Upon request, I am willing to provide credentials and additional exhibits (or presentations) of the slide deck. I am available for questions

Thanks, for the opportunity to share my experiences and thoughts.
Best regards
Bob

BOB THEOBALD REALTOR®
SENIOR PARTNER

COMMERCIAL DIVISON

(435) 714-0301
Bob@TheoSki.com
BHHSUtah.com
2200 Park Avenue Bldg. B
Park City, Utah 84060

"…And that's the way it is." W Cronkite

This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

From: Bob Theobald
Sent: Monday, September 22, 2025 6:12 AM
To: Michelle Kellogg <michelle.kellogg@parkcity.org>
Subject: Dynamics of Richardson Flat - ZOOM 9-23-2025 - 7:00 AM

Michelle: Could you please forward this meeting notification to Council, Planning Commission, planning staff and others the Mayor might suggest.

Thank you for your assistance
Best Bob

All:

Please excuse duplicate emails --- it is the fault of a renegade quartzum AI.

You are invited to a special Zoom meeting hosted by LSDM regarding the "Dynamics of the Richardson Flat Area" on Tuesday September 23, 2025, at 7 AM. As many of you know, I was a consultant to Stichting Mayflower from about 1980 to 2022 and have a unique perspective in that I participated in all Mayflower planning activities including the 1999 Flagstaff Development Agreement and sold the land including that annexed to Hideout - now owned by a Larry H. Miller Real Estate entity.

I will be presenting the pertinent history, status, and reasoning that all of Richardson Flat lands are essential to mitigating Park City's most pressing problems, now and in the future. Richardson Flat is the only area that can facilitate the measures required to meaningfully address the issues - Satellite Parking, BRT and Aerial Transit, and Affordable/Workforce housing. Physical constraints, political positions, and jurisdictional and legal roadblocks will be discussed. This topic may be the heart of the campaign for Park City Council and Mayor, and perhaps Summit County offices. Government officials, candidates and media have been invited and will be provided an opportunity to speak during Q&A.

You may forward this email and links below to those you believe may have interest.

if sufficient interest is expressed, a site tour will be available on the following day - Wednesday, September 24, - meeting at Wasatch Bagel in Snow Creek Center at 8:00 AM departing at 8:15 AM

About LSDM - Zoom Host - https://www.lsdm-parkcity.com/

. September 23, 2025 7:00 AM - You can click HERE to be taken to the meeting, or
Open Zoom..
Meeting ID: 435 640 2222
Meeting Password:: 01012020

Thank you
Bob Theobald

BOB THEOBALD REALTOR®
SENIOR PARTNER

COMMERCIAL DIVISON

(435) 714-0301
Bob@TheoSki.com
BHHSUtah.com
2200 Park Avenue Bldg. B

Park City, Utah 84060

"…And that's the way it is." W Cronkite

This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

DYNAMICS OF RICHARDSON FLAT
KEY ISSUES

Bob Theobald
September 23, 2025

Political/Jurisdictional: There are two diametrically opposed policy positions held by previous, current, and potential decision makers regarding land use in Richardson Flat.

One precludes development of satellite parking and multi-modal transit, as well as hundreds of affordable housing units mitigating the most pressing problems in Park City.

THE "MOATER'S" PROFILE

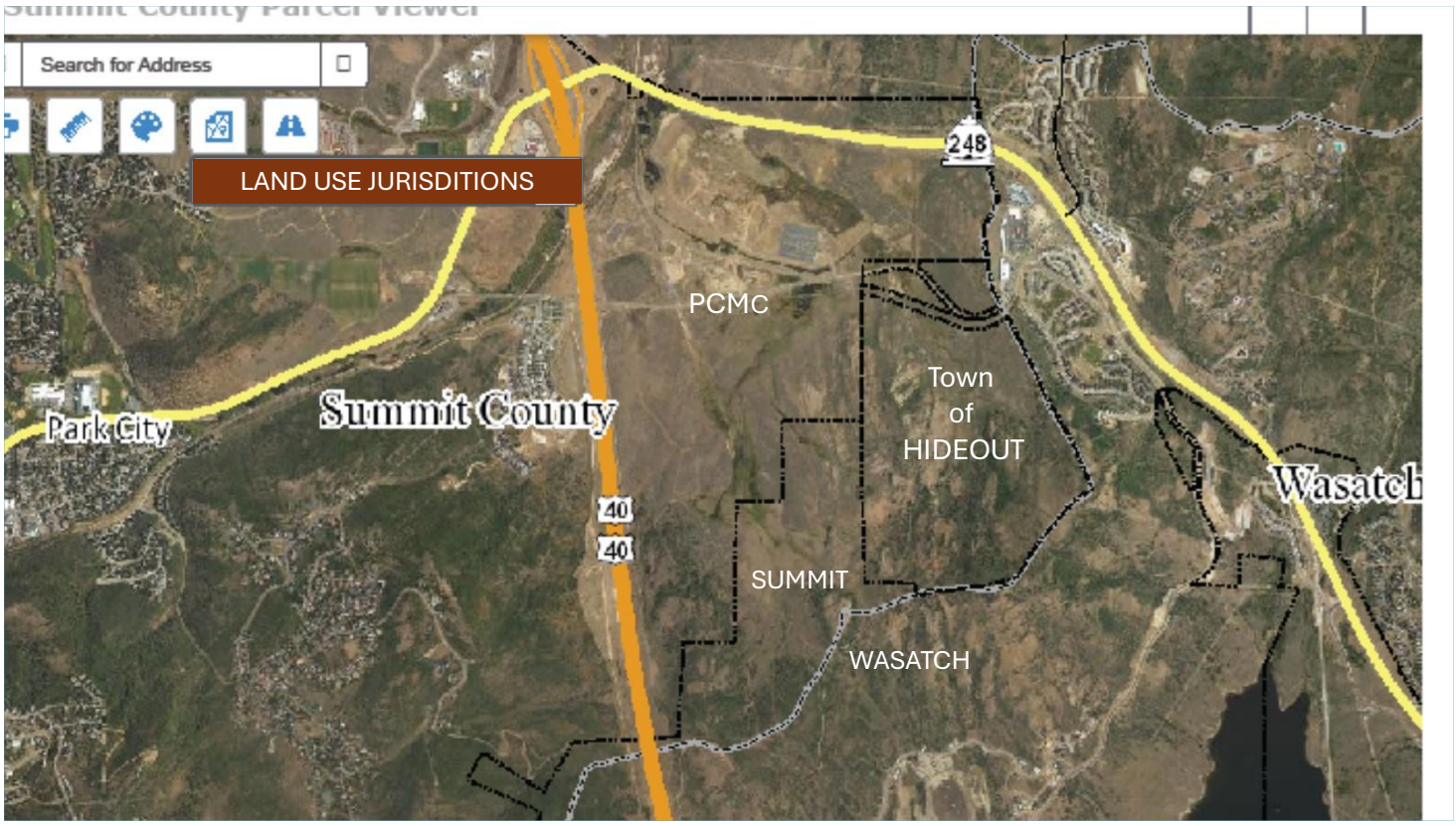
1. Maintain/expand the concept of a MOAT around Park City.

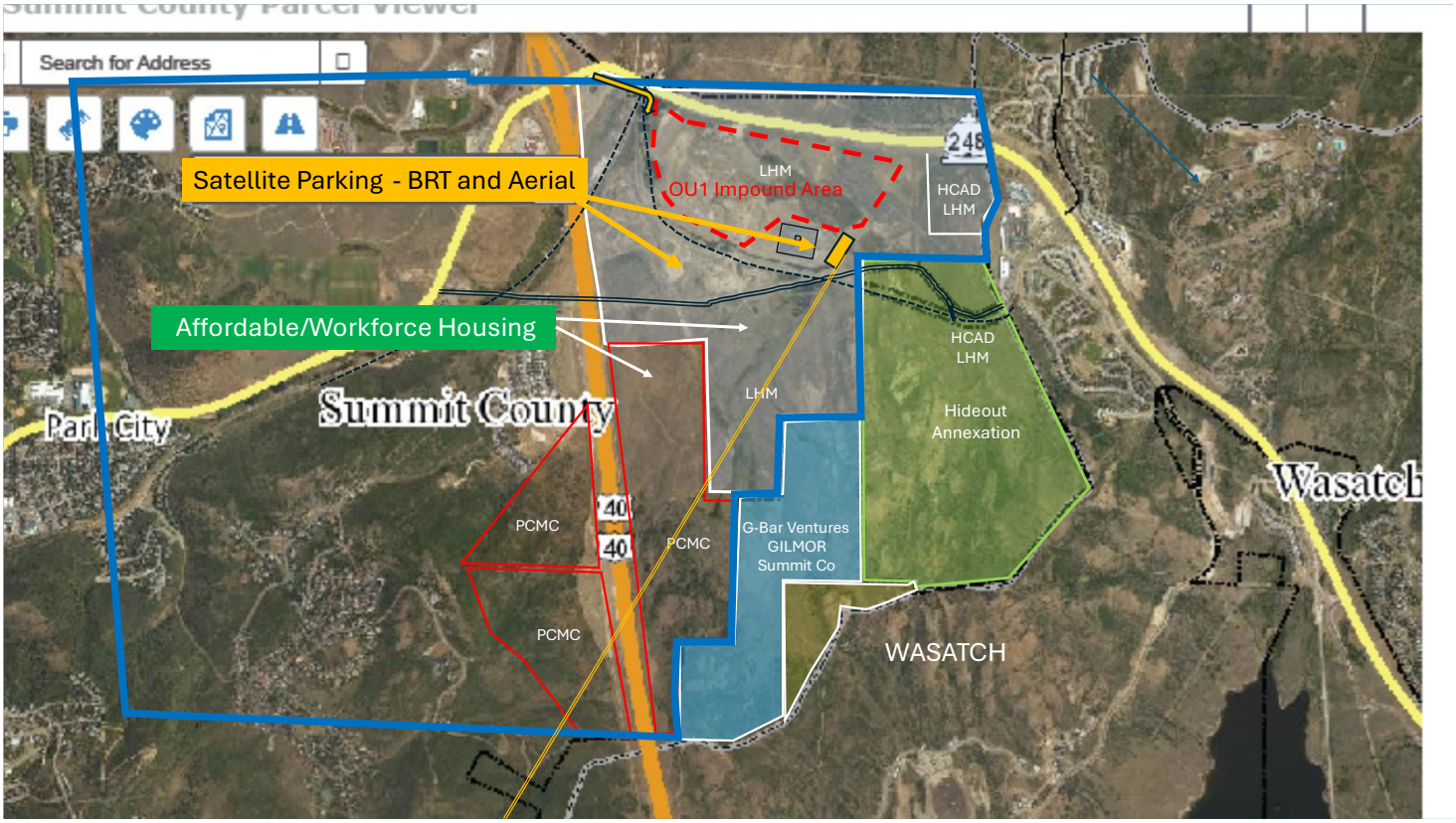
2. Oppose development on land annexed to Hideout currently owned by Larry H. Miller Real Estate entity - HCAD-LHM. The City rejected a proposal from Mountainlands Community Housing Trust for 500 Affordable Housing units on this property.

   Support an affordable housing project on Clark Ranch West with questionable costs, cash flow, and a steep, isolated location simply to avoid crossing the MOAT (Hwy-40) and "breaking the Development Agreement" instead of supporting a better project on City-owned East Clark Ranch or the LHM "Richardson Flat Parcel" Note: Two previous amendments were made to the 1999 Flagstaff DA – one informal without reconciliation disclosed

In the event you are a MOATER VOTER, you have little right to complain about traffic and lack of housing for schoolteachers, first responders and employees that serve you.

Concerned citizens should consider voting for candidates who will commit to effect change and seek real mitigation measures available at Richardson Flat.


Search for Address
LAND USE JURISDITIONS
PCMC
Town
of
HIDEOUT
Park City
Summit County
Wasatch
248
40
40
SUMMIT
WASATCH


Search for Address
Satellite Parking - BRT and Aerial
Affordable/Workforce Housing
LHM
OU1 Impound Area
HCAD
LHM
HCAD
LHM
Hideout
Annexation
LHM
Park City
Summit County
Wasatch
PCMC
PCMC
PCMC
40
40
G-Bar Ventures
GILMOR
Summit Co
WASATCH
248

SUMMIT COUNTY V. BROCKBANK LAWSUIT

HIDEOUT ANNEXATION

T**he case**: 4th District Court Case # 200500346, *Summit County v. Brockbank, et al.*, regarding the annexation of land in Summit County by the Town of Hideout, involved a complex series of legal battles and appeals. Here's a breakdown of the outcomes:

Initial Lawsuit and Preliminary Injunction: Summit County filed a lawsuit seeking to halt Hideout's annexation of land in Richardson Flat, according to the Deseret News. A Fourth District Court judge granted Summit County's motion for a temporary restraining order and later a preliminary injunction, effectively pausing the annexation process.

Hideout's Counterclaim: Hideout filed a counterclaim against Summit County, alleging the county was unlawfully monopolizing the development market.

Repeal of the Enabling Law: The Utah Legislature repealed the law that initially allowed Hideout's annexation attempt without the surrounding counties' consent. However, the repeal was not effective immediately, creating a window for Hideout to proceed.

District Court Ruling and Appeal: A 4th District Court judge sided with Summit County, ruling the annexation invalid due to Hideout's failure to follow proper procedures. Hideout appealed this decision, with the case eventually reaching the Utah Supreme Court.

Utah Supreme Court Decision: The Utah Supreme Court ultimately ruled in favor of Hideout, determining that Summit County lacked standing to challenge the annexation under the relevant statutes. The court found that the annexation code did not grant counties the right to oppose annexations and that the public interest standing doctrine could not be applied in this case, according to Justia Law. The Supreme Court reversed the lower court's decision and remanded the case for dismissal on **June 13, 2024**

4th District Court Docket Entry: 04-09-2025 - Plaintiff Summit County and Defendant Nate Brockbank/LHM stipulated to end case deadlines

The purpose of the last Docket entry after a definitive ruling from the Supreme Court is unknown. Courts do not maintain or disclose agreements between parties.

A remaining issue beyond the Hideout annexation ruling might be Park City's authority to restrict the use of the property for 20+ years without annexation to Park City. In the event Park City embraces and actively reviews LHM's development plans, the issue is moot.

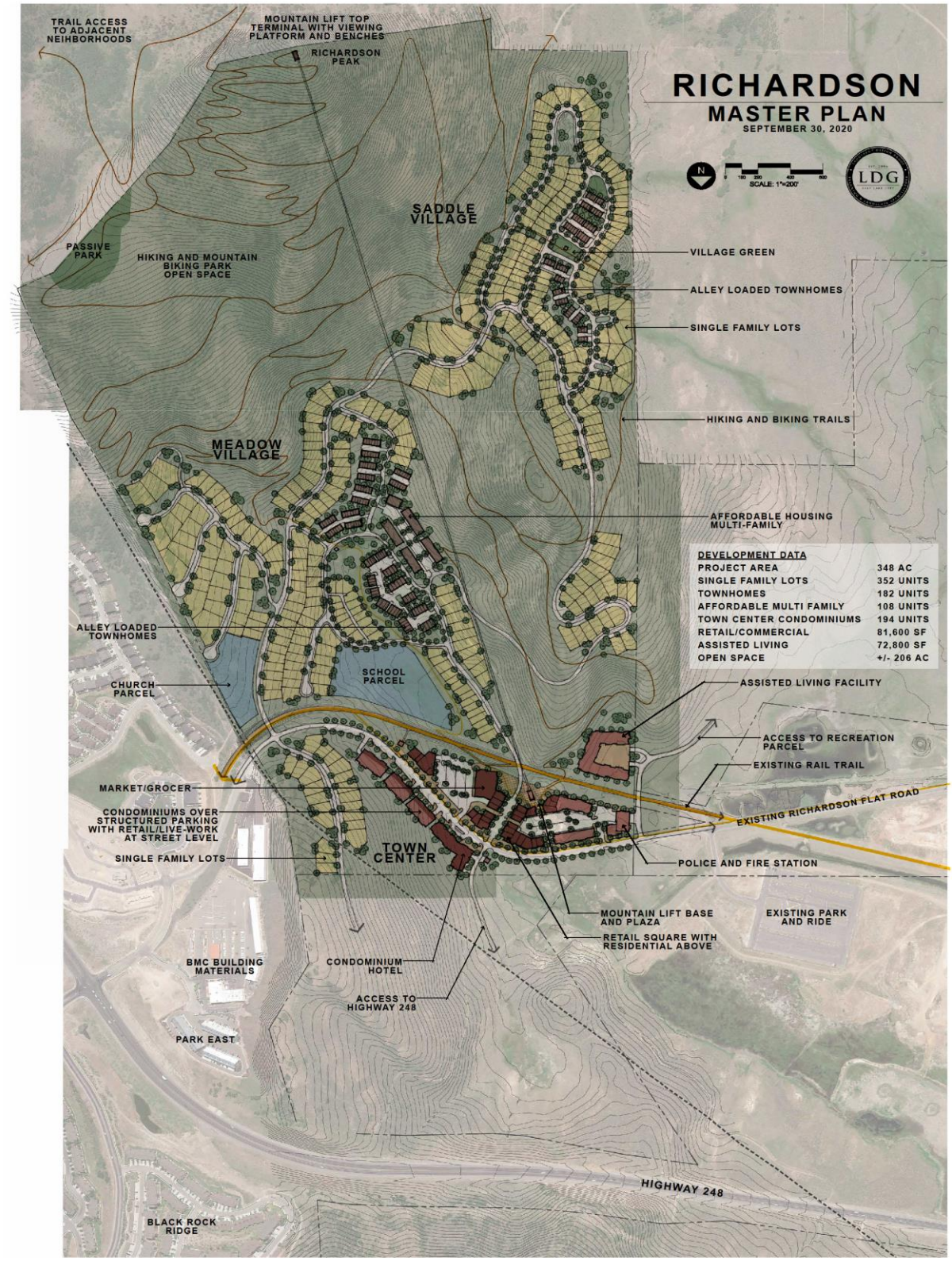
However, if the City prevails and chooses to strictly enforce the Development Agreement and maintains the current MOAT- around- Park City policy of the last few administrations, it will seem highly unlikely that LHM will ever be inclined to respond positively to any of Park City's requests and needs – now, in the short-term future including the Olympics, and perhaps forever.

It should be expected that LHM will simply develop the Hideout plan without a glance to the struggles occurring on the western horizon.

Park City officials must reassess who has the leverage and who has expressed a serious interest in cooperation to help develop satellite parking, transit facilities, and a mix of housing – helping mitigate the pressing needs.

Park City needs intelligent leadership to settle these and other complex matters to the benefit of the citizens..

Approved Hideout Project – Larry H. Miller Group



P

KPCW | By Connor Thomas

Published March 18, 2024 at 3:59 PM MDT

Larry H. Miller Real Estate, which owns nearly 1,000 acres in Richardson Flat, has offered to build affordable housing there.

David Cannon, the president of master planned communities at Larry H. Miller Real Estate, made the offer during a public hearing about affordable housing in upper Deer Valley.

The Park City Council ultimately decided not to pursue housing on the Mine Bench, in part because previous development agreements deemed the area "undeveloped recreational open space."

"I just want to offer up that, as owners of nearly 1,000 acres in Richardson Flat, we'd love to work with the city staff and leaders on options and solutions for bringing affordable housing to the area," Cannon said during the March 14 public hearing, "in perhaps less sensitive areas, as well that are closer to freeway transportation, east of Main Street and the congestion here, and close to a park-and-ride."

Cannon also expressed support for affordable housing generally.

KPCW first reported in March 2022 Larry H. Miller had purchased most of Richardson Flat by way of two separate LLCs.

Park City annexed the western half of the company's land, while Hideout was seeking to annex the eastern half. Both annexations led to lawsuits.

The LLC that owned the eastern half of the land protested Park City's annexation to the west, but Third District Court dismissed the claim. The company appealed but later dropped the case.

When Hideout tried annexing the eastern half of the land, which is within Summit County, the county sued. That case made it to the Utah Supreme Court, which heard oral arguments last March but had not rendered a decision as of Monday.

THIRD FIVE-YEAR REVIEW REPORT FOR
RICHARDSON FLAT TAILINGS SUPERFUND SITE
SUMMIT COUNTY, UTAH
100013917

EPA Richardson Flat

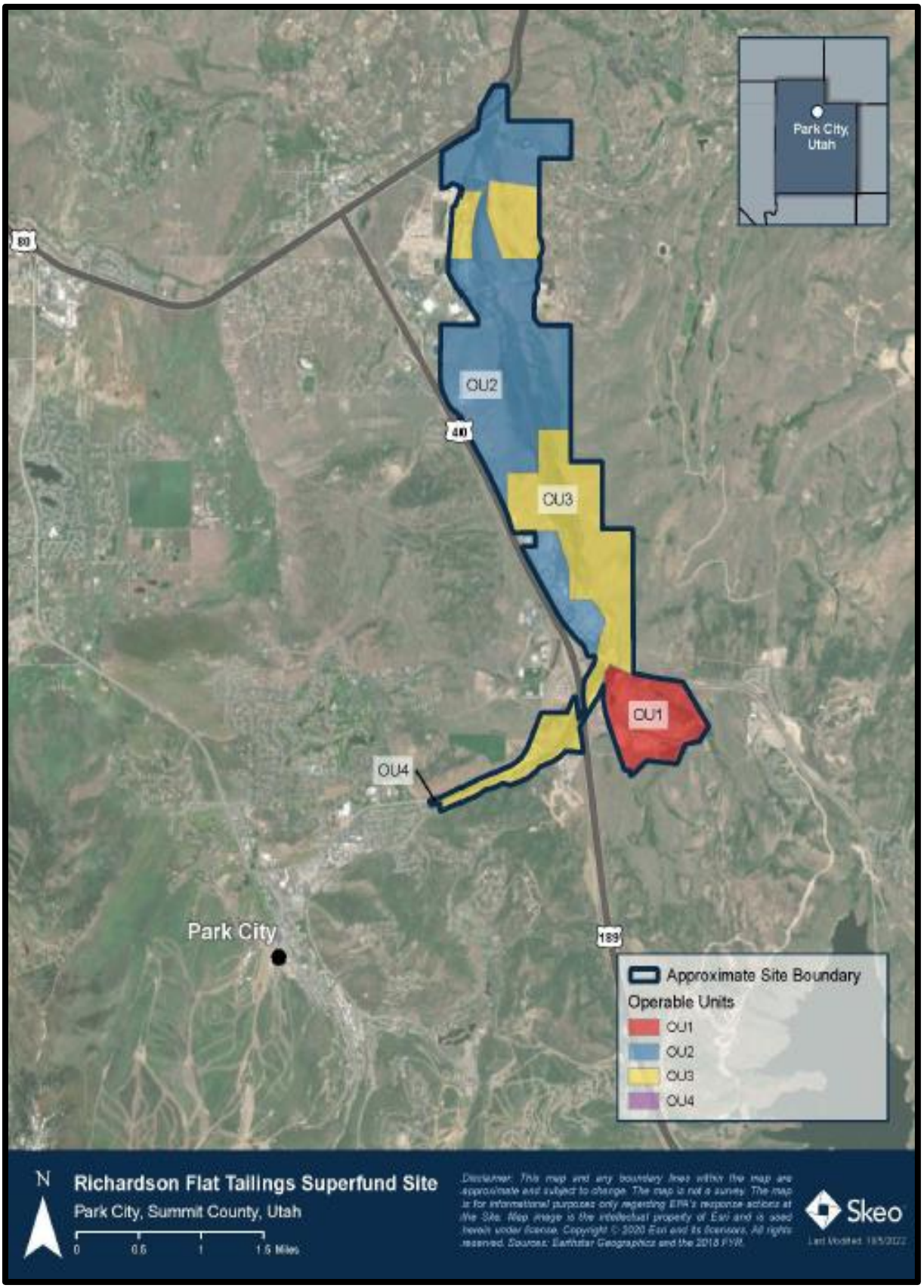
Excerpt: Status of Implementation

UPCM initiated the OU1 remedial design in August 2007 and completed it in October 2007. Remedial action began in February 2008. Remedy construction at OU1 performed by UPCM, with EPA oversight, included consolidating tailings material within the main impoundment, installing a wedge buttress to support the main embankment, and removing sediments in the wetland area. The remedial activities occurred in a phased approach based on the tasks described in the remedial design (Figure C-1 in Appendix C). In 2011, UPCM completed planned construction activities for OU1 except for the additional cover material in certain locations where there is currently only temporary cover…

…The results of all samples were consistently below the surface water standards for the Silver Creek watershed. Since the 2018 FYR, no monitoring or response actions have taken place at OU1, and no Operation and Maintenance (O&M) Plan has been developed.

In 2022, following bankruptcy, UPCM entered into a Consent Decree with the EPA to make a cash payment: (1)to EPA to resolve alleged civil CERCLA liability; and (2) to DOI and the State to resolve alleged natural resource damage liability.

In January 2022, the OU1 property was sold to a third party in a Sheriff's sale. The OU1 property is now owned by LHM DEV RIH LLC (LHM). Subsequently, Park City annexed 1,200 acres, including the OU1 property, from Summit County into Park City on July 14, 2022. The EPA and LHM are in negotiations to finalize a Work Plan and an Administrative Order on Consent for LHM to assume long-term responsibility for stewardship and O&M activities for OU1 areas.


Park City, Utah
80
OU2
40
OU3
OU1
OU4
Park City
189
Approximate Site Boundary
Operable Units
OU1
OU2
OU3
OU4
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
0.5
1
1.5 Miles
Disclaimer: This map and any boundary lines within the map are approximate and subject to change. The map is not a survey. The map is for informational purposes only regarding EPA's response actions at the Site. Map image is the intellectual property of Esri and is used herein under license. Copyright © 2020 Esri and its licensors. All rights reserved. Sources: Earthstar Geographics and the 2018 FSR.
Skeo
Last Modified: 10/5/2022

Main Embankment
Wetland
248
Silver Creek
Pond
Park and Ride Lot
Southern Diversion Ditch
Richardson Flat Road
OU1 Boundary
Tailings Impoundment
Union Pacific Rail Trail
N
Richardson Flat Tailings Superfund Site
Park City, Summit County, Utah
0
500
1,000
1,500
2,000 Feet
Skeo
Last Modified: 10/5/2022

Re: Clark Ranch Development Proposal
To: Park City Planning Commission, Park City Council, Planning Staff, and City Manager
From: Keep Clark Ranch Wild
Date: October 3, 2025

This written comment synthesizes public statements delivered on behalf of our citizen initiative, Keep Clark Ranch Wild, now more than one hundred 84060 residents and growing. It is intended to place on the record a complete foundation of facts, process concerns, and code-based requirements for your review of applications related to the Clark Ranch proposal. We support affordable housing when it is sited and designed responsibly and when open space is protected where intended. We believe the current process is advancing on false narratives and incorrect assumptions, and that key technical materials required by the Land Management Code are missing from the record. We ask the Planning Commission and Council to pause, correct the record, require complete submittals, and only then consider whether this location is suitable for any development within the limits contemplated at acquisition.

Summary of principal requests:

1. Correct the COSAC record and stop relying on a false narrative. The public record must reflect what COSAC recommended on August 25, 2015, which did not include housing on the ten acres discussed for potential exclusion from conservation.
2. Separate roles and remove conflicts. The City is a co-developer and co applicant while also directing staff recommendations and scheduling. These roles should be separated to preserve integrity and public trust.
3. Stop combining preliminary and final review. Apply the City's standard two-step process. The current attempt to combine reviews is unjustified and risks error.
4. Require complete, stamped technical submittals before further hearings. Sensitive Lands, grading and slope data, stormwater and hydrology, and accurate open space accounting are incomplete or missing.
5. Enforce the ten-acre limit. The current submittal spans more than fourteen acres across three parcels. Development limits are inclusive of setbacks and limits of disturbance, so the application is out of scale and should not advance until brought within the ten-acre cap.
6. Add the 2021 City feasibility work to the record. Prior analysis suggested the west side was unsuitable for housing for multiple reasons. That work must be disclosed and considered.
7. Evaluate regional transportation realities. Traffic studies must include Studio Crossing and the Highway 40 buildout that UDOT and adjacent jurisdictions are advancing.
8. Pause and refer threshold policy back to Council. As with Snow Park in December 2022, send the matter back to Council to decide whether housing on Steve's Point should even be considered under COSAC's recommendation and the conservation values it aimed to preserve.
9. Fully and publicly vet other alternatives for housing development. Pursue conversations with regional partners and adjacent landowners to understand construction and financial feasibility of housing development on nearby parcels.

The COSAC record has been mischaracterized

Staff reports and public messaging repeatedly state that COSAC recommended affordable or senior housing or a fire station on up to ten acres to be carved off the rest of Clark Ranch, the rest of which would be put under a conservation easement. Some even claim this recommendation was unanimous. This is not accurate.

It was the August 25, 2015 COSAC meeting at which they finalized months of discussion and finalized recommendations later brought to Council. Those August 25, 2015 minutes, which we hereby request you link directly in every forthcoming staff report and on all City and project webpages, state: "Potential development parameters if necessary: Up to 10 acres, located in the northwest corner of the parcel adjacent to Park City Heights, to be excluded from this easement for other City uses TBD by Council."

Those minutes confirm that housing was not discussed as a recommended use. A concept image that included a fire station was shown by Wendy Fisher, but there was no notable discussion of it. Committee discussion focused on recreation related uses, for example equestrian facilities and trailhead bathrooms.

It is also important to review and include minutes from the previous COSAC meeting on August 11, 2015 at which Clark Ranch was discussed extensively. The conversation centered on conservation values, explicitly limiting use so that future councils couldn't reinterpret things, and what "passive recreation" should include. Once again, there is no mention of housing of any kind. The only buildings mentioned are a singular dairy barn, recreational buildings and facilities, and trailhead bathrooms.

Other relevant COSAC meetings:

December 15, 2015 - COSAC is delayed in bringing Clark Ranch to council. They ask for a special January 2016 meeting. No mention of housing.

January 12, 2016 - Confirms August 25, 2015 as the final recommendation meeting for Clark Ranch. At this meeting, there is a mention of affordable housing as a competing interest, NOT a recommended use.

> *Mr. Deters confirmed that Ms. Foster will schedule the presentation on March 10. Ms. Goodman said this means the preface should be really clear.*
>
> *Mr. Calder asked about other competing interests besides fields and dogs. Mr. Dustman identified snow storage, sheds, other municipal interests. Ms. Ryan said also housing: from her perspective, it seems that every open piece of city-owned property is up for grabs for affordable housing. Lastly, Mr. Joyce mentioned drying beds.*
>
> *Ms. Fox suggested to Ms. Ryan that she enumerate all of the things we took off the table. "We recognize there are these interests, and this is our recommendation after reviewing all the competing interests." We should draw a distinction between Mr. Deters' summary and the committee's recommendation.*

February 16, 2016 - Final meeting before presentation to Council where Clark Ranch is discussed.

> *A consultant is looking at county, city, and school-owned properties. On the matrix for Clark Ranch is a dog park and trailhead. NO consideration for anything greater than that. Are looking at UPCM parcels adjacent.*

COSAC members we have personally interviewed and who have offered their own public comment align with our interpretation - housing of any kind was never recommend anywhere on Clark Ranch. As for how this use became part of a long held false narrative, it appears to arise from the March 3, 2016 staff report in which Heinrich Deters wrote:

On August 25th COSAC voted to recommend to City Council the following _values' and physical parameters to the proposed easement. (Exhibit E- Meeting minutes) 1. Aesthetics (primary) and Recreation (secondary) values for the entire area. (Including all of parcel SS-91) 2. Exclude 10 acres as shown on west side for City uses, specifically discussed were senior or affordable housing, and/or essential services such as a fire station.

Deter' summary doesn't say housing was "recommended" as some claim today. It merely says discussed. Yet COSAC's minutes confirm there was no discussion of housing or any large-scale development as an acceptable use anywhere on Clark Ranch, let alone a recommended one. The inaccurate discussion summary over the years has hardened into a false narrative regarding recommended use that is now distorting decision making. The record must be corrected.

Upzoning open space is irreversible in practice

If Council upzones open space and later determines the project is not viable, the upzone remains. This is a one-way door. Rezoning should be removed from consideration until the full development package is evaluated and found suitable under code and policy, and only within the contemplated ten-acre envelope.

Expediency and combined review lack a valid basis

Commissioner Frontero asked at the last work session why staff is combining preliminary and final review and whether this creates risk. We share that concern. Two drivers have been cited informally.

1. City role conflict. The City is a co-developer and co applicant while directing staff recommendations and the hearing calendar. That is an inherent conflict that favors speed over rigor.
2. Private financing cadence. The applicant has linked urgency to bond market timing. Market timing is not a lawful basis to compress City review or to lower technical thresholds.

The Commission has clear authority to control its docket. In December 2022, Commissioner John Kenworthy successfully moved to return Snow Park to Council for threshold policy guidance. Anyone can make a similar motion here.

Incomplete and noncompliant technical submittals

Based on the submittals presented to date, the application is incomplete under multiple Land Management Code provisions. We request that the Commission direct staff to require the following materials before any further hearings or findings.

1. Sensitive Lands Overlay materials
LMC 15 2.21 2 requires a complete Sensitive Lands Analysis at the time of application. The record lacks a full inventory of steep slopes, ridgelines, wetlands, wildlife habitat, and the wildland urban interface. Without this, hillside protections cannot be applied and basic site suitability cannot be determined.

2. Grading, cuts and fills, and road slope controls
LMC 15 2.21 4 sets bright line standards that require clear documentation. The record is missing grading cross sections, cut and fill quantities, and a road slope matrix. Without these, the City cannot enforce limits such as maximum fill slope of 3 to 1, the prohibition on benching that enlarges pads, and restrictions on road crossings where natural slopes exceed 30 percent.

3. Stormwater and hydrology
Preliminary and final subdivision findings under LMC 15 7.1 5 and 15 7.1 6 require stamped stormwater and hydrology plans. The record lacks analysis of runoff routing, downstream capacity through Park City Heights, detention basin design, operations and maintenance commitments, and property line edge sections. These omissions raise unresolved questions of drainage, erosion, and public safety.

4. Open space accounting
The Sensitive Lands Overlay requires that 75 percent of steep slope areas remain natural open space. The current submittal appears to count engineered detention basins toward this requirement. We request a clear open space table that distinguishes natural open space from engineered facilities and utility corridors, and that applies the 75 percent test correctly.

5. Traffic and transportation
Traffic analysis must reflect real world conditions on Richardson Flat Road and the SR 248 corridor, and must include vehicles from Studio Crossing. It must also account for UDOT's planned improvements along both sides of Highway 40 to serve significant new residential and visitor units. As Highway 40 congestion grows, drivers will divert to frontage roads and neighborhood streets, including Park City Heights, unless mitigations are planned now.

6. Clustering
LMC 15-6-5(G)(1) specifies that "units should be clustered on the most developable land." This provision suggests that of all of Clark Ranch's acreage, Steve's Point is some of the least desirable land given its steep slope and demand for significant cuts and grading to support development.

The application exceeds the ten-acre cap
LMC 15-6-5(G) states clearly that a "project should be designed to fit the Site, not the Site modified to fit the project." The intended limit for Clark Ranch development is 10 acres, yet the applicant proposes development across three parcels totaling more than 14 acres. Development limits are inclusive of setbacks and limits of disturbance. By that standard the proposal exceeds the ten-acre constraint by more than forty percent. An application that exceeds the cap should not progress until the total disturbed area, including roads, pads, utilities, and buffers as well as other elements required of an MPD including space for snow storage and removal, waste facilities, etc can all fit within the 10 acres. This is especially critical given Council's intent to place the remainder of Clark Ranch under a conservation easement.

Conflicts of interest and process integrity
Today the City is a co-developer and co-applicant, the City directs staff recommendations, and the City controls hearing schedules. This concentration of roles creates an appearance of self-dealing and undermines public confidence. For maximum transparency, the Council should direct staff to use the standard two stage review at the Commission, and should instruct staff not to return to Council until the plan fits within the ten-acre limit and all technical materials are complete.

Prior City feasibility work and current consultant roles
Staff reports reference a 2023 feasibility study by Stereotomic, which is presented as the applicant's local architect and also the source of feasibility conclusions. The record omits earlier City led feasibility

work from 2021, conducted before annexation under the direction of Jason Glidden with support from Elyse Katz. We ask that Council and Commission direct staff to add the 2021 feasibility work, and any related RFPs, RFQs, and RSOQs, to all future packets, and to explain any differences between 2021 and 2023 findings, including consultant roles and potential conflicts, and discussions around access constraints, high cost, steep slopes, lack of services, isolation from transit and support commercial, sewer limitations, soils issues, and UDOT objections.

Policy context on affordable housing

Members of our group live in affordable housing and support creating more well located, durable, and financially sustainable units. We also acknowledge system stresses that have been raised publicly, including capped resale appreciation, rising HOA and maintenance costs, unoccupied deed restricted units, and project budgets that have required additional public money, as with Engine House. These issues argue for careful siting and lifecycle planning. Clark Ranch is isolated, complex, and likely far more expensive than is presently discussed. Better locations exist that align with transit, services, and the General Plan.

We urge you not to force an ill-fitting project on this community. Ask Alexander Company and others to bring forward concepts on sites that are better suited to housing and better aligned with adopted plans.

Specific actions requested

For the Planning Commission

1. Make a motion to pause and refer back to Council, as you did with Snow Park in December 2022, for threshold policy guidance on whether any housing at Steve's Point should even be considered under COSAC's recommendation.
2. Decline to combine preliminary and final review. Proceed only with the standard sequence.
3. Deem the application incomplete until the applicant submits:
   a. A complete Sensitive Lands Analysis under LMC 15 2.21 2.
   b. Grading cross sections, cut and fill quantities, and a road slope matrix sufficient to apply LMC 15 2.21 4.
   c. Stamped stormwater and hydrology plans that meet LMC 15 7.1 5 and 15 7.1 6, including downstream capacity through Park City Heights, detention O and M, and edge sections at property lines.
   d. A corrected open space table that distinguishes natural open space from engineered facilities and demonstrates compliance with the 75 percent standard on steep slopes.
   e. A traffic study that includes Studio Crossing and the Highway 40 growth now planned by UDOT and adjacent jurisdictions.
4. Require conformance to the ten-acre limit across all three parcels, inclusive of setbacks and all limits of disturbance, before scheduling additional hearings.

For the City Council

1. Direct staff to correct the public record by linking directly to the August 25, 2015 COSAC minutes in every staff report and on City webpages, and by striking references that claim COSAC unanimously recommended affordable or senior housing on the ten acres.
2. Separate City roles by clarifying that staff must apply ordinary process and timing. The City's interest as co-developer or co applicant must not influence the review calendar or the interpretation of code.

3. Direct inclusion of the 2021 feasibility work and all associated solicitations and deliverables in the official record, and require a reconciliation memo that explains divergences between 2021 and 2023 conclusions.
4. Set the policy guardrail that upzoning open space will not proceed until the development proposal is proven viable within the ten-acre envelope and fully compliant with the Land Management Code.
5. Steer the program toward better sited projects near transit and services.

Closing
Keep Clark Ranch Wild is committed to a respectful, fact-based dialogue that aligns with the values of Park City residents, the General Plan, and COSAC's work and recommendations. We are not anti-development and we are not anti-affordable housing. We are pro good planning, pro accurate public record, and pro protection of open space where intended. Please pause this process, correct the record, complete the technical analysis the code requires, and ensure that any proposal at Clark Ranch fits within the ten-acre limit and the conservation values established at acquisition.

Thank you for your thoughtful consideration.

Planning Commission
Staff Report

Subject:	**Final Plat Combining Parcels SS-104-B, PCA-105, and pieces of IC-MISC to Create One Single-Family Dwelling Lot**
Application:	**PL-25-06708 (Final Plat)**
Author:	**Elissa Martin, Planning Project Manager**
Date:	**October 8, 2025**
Type of Item:	**Subdivision Final Plat**

Recommendation

(I) Review the proposed Iron Canyon Subdivision Phase 2 Final Plat to create a 1.73-acre Lot for one Single-Family Dwelling and affordable Accessory Apartment in the Single-Family Zoning District and Sensitive Land Overlay, (II) conduct a public hearing, and (III) consider approving the Final Plat based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant:	Brad Mackay, Ivory Development LLC
Location:	Parcels SS-104-B, PCA-105, and portions of IC-MISC Iron Canyon Drive
Zoning District:	Single Family (SF) Sensitive Land Overlay (SLO)
Adjacent Land Uses:	Single-Family Residential, Open Space
Reason for Review:	The Annexation Agreement (Exhibit B of Ordinance No. 2024-22 Approving Annexation of Approximately 0.94 Acres Known as the Robbins Parcel Located in the Thaynes Neighborhood, Park City, Utah, and Amending the Official Zoning Map of Park City to Zone the Robbins Parcel Single Family and Sensitive Lands Overlay), requires Planning Commission review and Final Action of the Iron Canyon Subdivision Phase 2 Final Plat.[1]

DRC	Development Review Committee
LOD	Limits of Disturbance
LMC	Land Management Code
ROW	Right-of-Way
SF	Single-Family (zone)

[1] Ordinance No. 2024-22

SFD Single-Family Dwelling
SLO Sensitive Land Overlay

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

Summary

The Applicant proposes combining Parcel SS-104-B (recently annexed into Park City), PCA-105, and portions of adjacent Parcel IC-MISC to create one 1.73-acre Lot for the development of one Single-Family Dwelling (SFD) and affordable Accessory Apartment. The subject property is near the base of Iron Mountain, with proximity to the northern entry corridor and the McPolin Farm. The area is predominantly Single Family (SF) Zoning within the Sensitive Land Overlay (SLO).

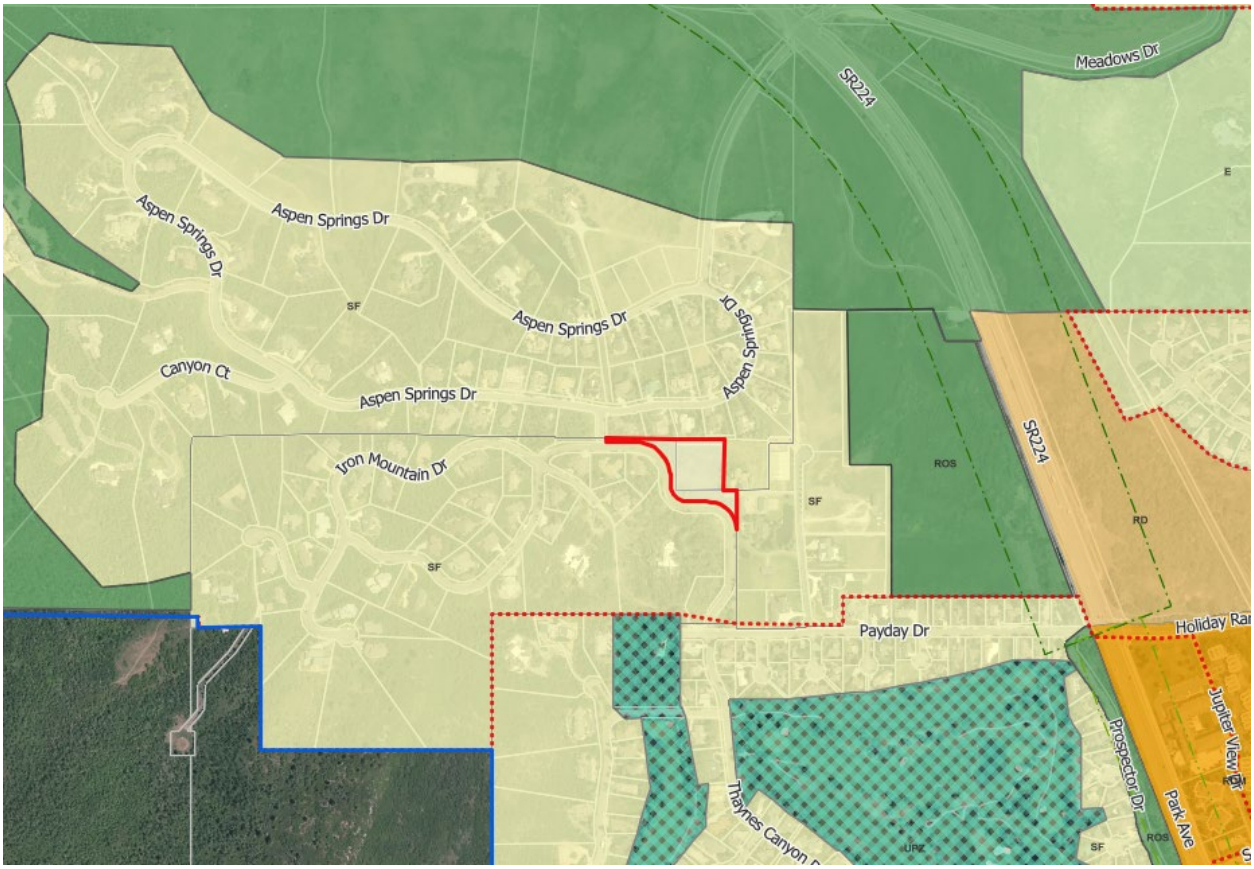


Figure 1: An excerpt from the City's Zoning Map showing the proposed 1.73-acre Lot (outlined in red) on Iron Canyon Drive within the Single Family Zoning District.

Background

Please see the Planning Commission work session staff report from August 27, 2025 for the full background of this project.

The Planning Commission reviewed the proposed Final Plat and LOD at an August 27, 2025 work session (Agenda Packet, Item 5.D; Minutes, p.16). The Applicant proposed a 10,888-square-foot hard surface paved area and driveway, a 6,400-square-foot SFD Building Footprint and 731-square-foot Accessory Building Footprint with a total LOD of

18,019 square feet, which is 24% of the 75,669-square-foot Lot.

Figure 2: Applicant's proposed driveway and hard-surfaced paved areas with additional parking stalls reviewed at the August 27, 2025 Planning Commission work session.

Staff recommended revisions to the LOD to reduce the hard surface paved area to comply with the driveway standards in the LMC and to be compatible with the surrounding adjacent properties to mitigate impacts of development in the SLO. The Applicant has submitted a revised LOD with reduced paved surface and circular driveway.

Analysis

(I) As conditioned, the proposed Plat complies with Annexation Agreement term 4, *Required Plat Notes*.

Condition of approval 4 requires the following Plat Notes on the Iron Canyon Subdivision Phase 2 plat, which include those listed in the Annexation Agreement:

Plat Note 1: Nightly Rentals are prohibited.

Plat Note 2: Development of the Lot is limited to one Single-Family Dwelling and one affordable External Accessory Apartment.

Plat Note 3: The Lot shall not be subdivided further.

Plat Note 4: The Single-Family Dwelling shall be limited in size with a maximum Gross Residential Floor Area of 7,500 square feet with the second level Floor Area not to exceed 35% of the overall Gross Residential Floor Area. The External Accessory Apartment shall not exceed 1,000 square feet in Gross Residential Floor Area.

Plat Note 4: Building height of the Single-Family Dwelling shall be limited to 25 feet from Existing Grade. Building height of the Accessory Apartment shall be limited to 18 feet from Existing Grade. Building Height exceptions outlined in LMC § 15-2.11-4 apply to the Single-Family Dwelling, and do not apply to the External Accessory Apartment. Additional External Accessory Structures are prohibited.

Plat Note 5: All Structures and hard surface paved areas shall be contained within the platted Limits of Disturbance. The total Limits of Disturbance of the home, the External Accessory Apartment and hard surface paved areas, including the driveway, shall not exceed 18.2% of the total area of Lot 1.

Plat Note 6: Temporary construction disturbance shall be limited to 20 feet beyond the platted Limits of Disturbance, and such disturbed area shall be revegetated with landscaping.

Plat Note 7: The affordable External Accessory Apartment is subject to the approved Housing Mitigation Plan and deed restriction recorded with the Summit County Recorder in accordance with requirements of Ordinance No. 2024-22.

Plat Note 8: Parcels A, B, C, and D are hereby dedicated to Park City Municipal Corporation as public Right-of-Way.

See Condition of Approval 7 in Final Action Letter (Exhibit A) requiring a Housing Mitigation Plan to be approved by the Housing Authority and deed restriction to be recorded prior to Certificate of Occupancy.

(II) As conditioned, the proposed plat complies with the Annexation Agreement requirement that dedication of the remnant portions of Parcel IC-MISC to the City as public Right-of-Way and open space shall be addressed at the time of Final Plat.

During the August 27, 2025 work session the Applicant explained that the property owner is willing to deed, or dedicate on the plat, the remnant portions of Parcel IC-MISC (highlighted in orange below) to the City as public Right-of-Way (ROW). The Applicant's updated Final Plat includes the remnant portions of Parcel IC-MISC as Parcel A, B, C, and D, dedicated to the City. Condition of Approval 4 in the Final Action Letter requires a plat note that dedicates the remnant portions of IC-MISC to the City as public ROW.

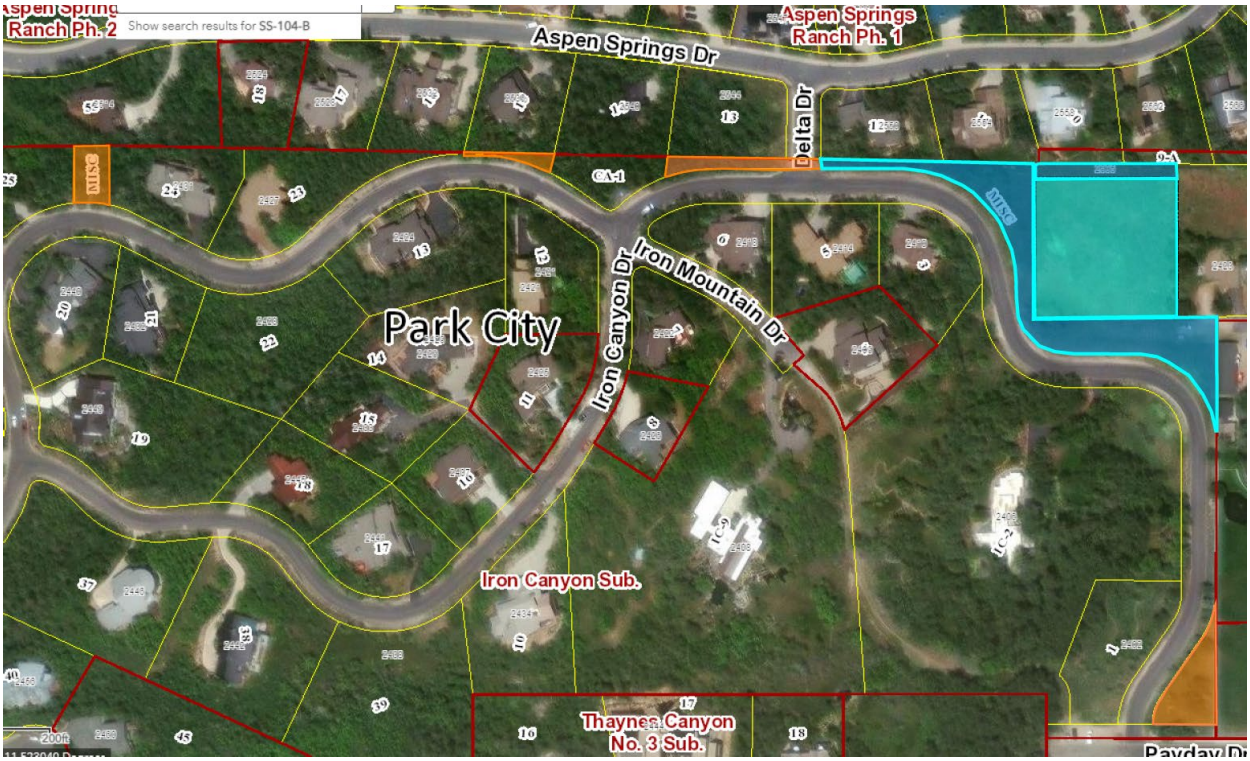


Figure 3: The portions of Parcel IC-MISC shaded dark blue are proposed as part of the Iron Canyon. Subdivision Phase 2, Lot 1; the portions of IC-MISC shaded orange are the remnant pieces of Parcel IC-MISC.

(III) Pursuant to Condition of Approval 4 in Ordinance 2024-22, approving the Annexation and preliminary plat, a comprehensive SLO Analysis was completed to establish platted Limits of Disturbance for the Single-Family Dwelling, Accessory Apartment, driveway, and hard surface areas, for neighborhood compatibility and to protect viewsheds and the northern entry corridor.

Pursuant to LMC § 15-2.21 Sensitive Lands Overlay Zone Ordinance Provisions the following must be submitted for properties within the SLO boundary:

VISUAL ASSESSMENT. A visual assessment of the Property from Vantage Points designated by the Planning Department was submitted by the Applicant, for the proposed SFD and Accessory Apartment. The visual assessment includes a conceptual rendering of the proposed Structure's volume and massing, superimposed on the subject property, as viewed from Vantage Points in the northern entry corridor and from the Street (Exhibit B).

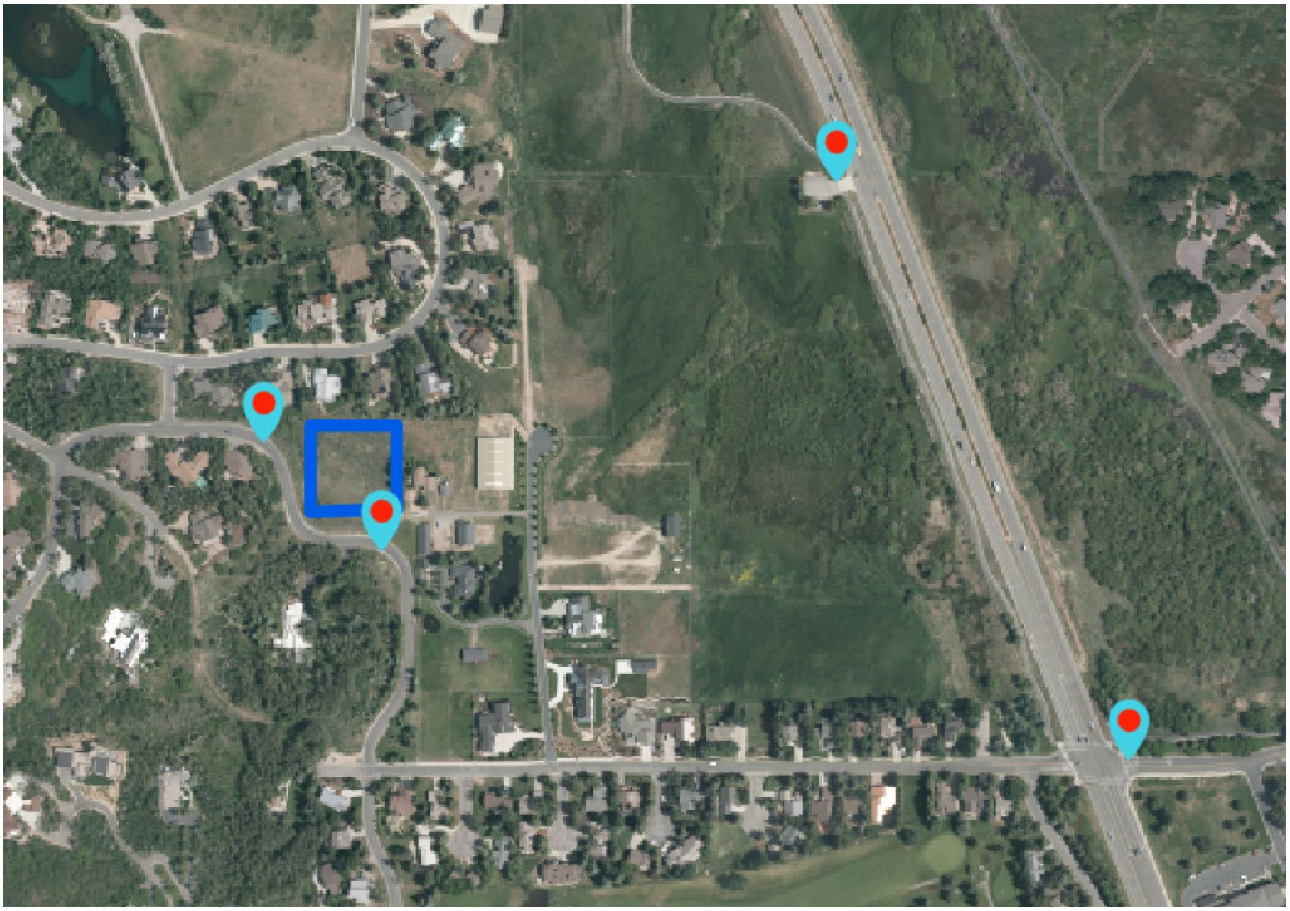


Figure 4: Vantage Points from SR 248 and from Iron Canyon Drive.

Figure 5: View of proposed SFD and Accessory Apartment from Iron Canyon Drive.

Figure 6: View of proposed SFD and Accessory Apartment from Iron Canyon Drive.

The Annexation Agreement limits the total Gross Residential Floor area to 7,500 square feet and the second level (above grade) to no more than 35% of the total Gross Residential Floor Area. The preliminary design of the SFD includes a lower-level basement with an area of approximately 2,250 square feet and a main level with approximately 5,250 square feet of Gross Residential Floor Area, which meets the maximum allowed Gross Residential Floor Area; a second above-grade level is not proposed. The Accessory Apartment does not count toward the required maximum Gross Residential Floor Area but the Building Footprint is included in the LOD. The final square footage of the basement and main levels may change slightly in the final design of the home; planning staff will review the proposed SFD for compliance with the maximum 7,500 Gross Floor Area requirement at the Building Permit stage.

Figure 7: View from the intersection of Iron Canyon Drive and SSR 224.

The proposed SFD and Accessory Apartment is sited on the 1.73-acre Lot in the area behind a stand of large evergreens and is not visible from SR 224.

SLOPE/TOPOGRAPHIC MAP. The Applicant's Slope Analysis indicates the subject property slopes downward to the east and contains slopes between 0%-12%.

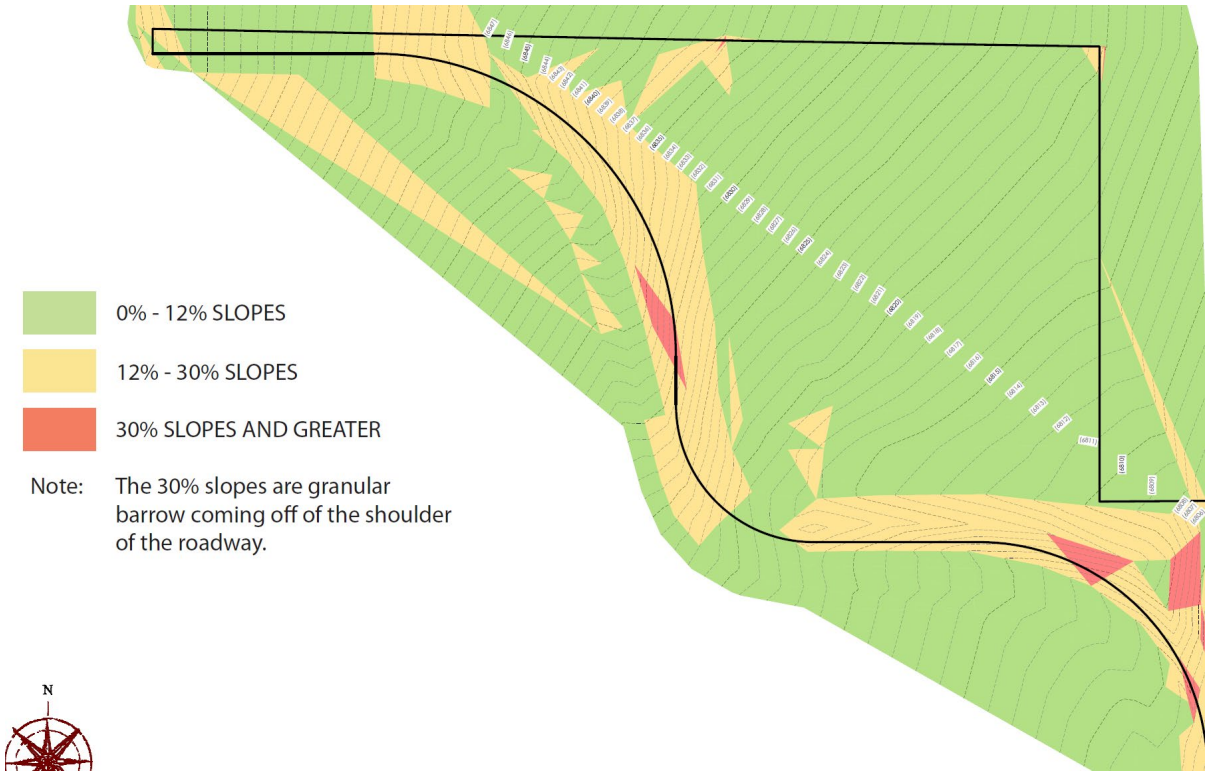


Figure 8: Applicant's slope analysis.

RIDGE LINE AREAS. The Park City Sensitive Lands Overlay Ridgeline Area Map indicates there are no Ridge Line Areas on the subject property.[2]

[2] Park City Sensitive Lands Overlay Ridgeline Area Map

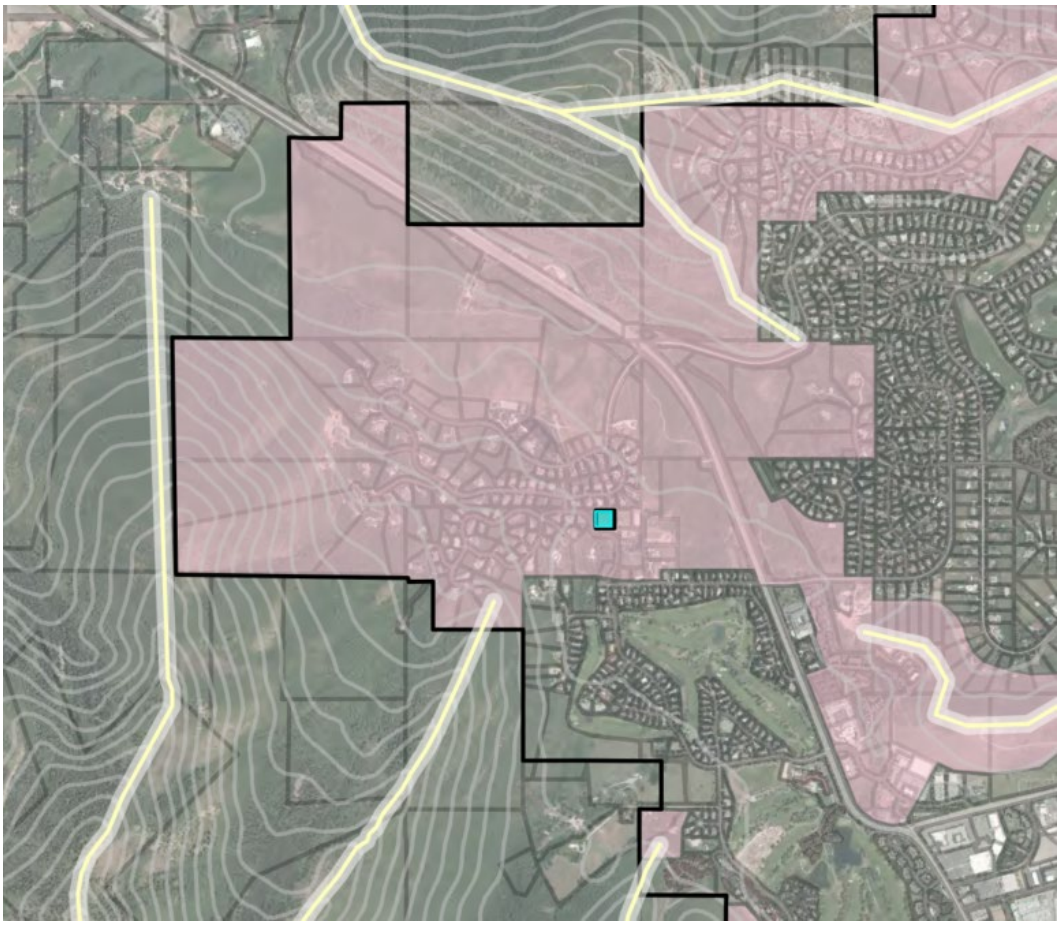


Figure 9: Excerpt from the Park City Sensitive Lands Overlay Ridge Line Area Map

VEGETATIVE COVER. Vegetation on the property includes Aspen trees, sagebrush, and grass. Condition of Approval 8 requires the Applicant to submit a Landscape Plan with the SFD Building Permit, in accordance with the standards outlined in the Municipal Code of Park City Chapter 11-21, *Utah Wildland-Urban Interface Code and* LMC § 15-5-5(N) *Landscaping*. All Significant Vegetation must be replaced with equivalency and all disturbed vegetation shall be replaced to existing or improved conditions; seeded areas must be at least 80% or more germinated prior to Site Completion; bark mulched areas must have 50% or more plants installed.

Figure 10: Photo of property looking east.

WETLANDS; **STREAM CORRIDORS, CANALS, AND IRRIGATION DITCHES**; **WILDLIFE HABITAT AREAS**:

The Applicant submitted an Environmental Site Assessment that indicates there are no wetlands, stream corridors, canals, irrigation ditches, or wildlife habitat areas on the subject property.

The reduced LOD is compatible with the surrounding neighborhood and reasonably mitigates impacts to the viewshed, existing vegetation and habitat within the SLO.

During the August 27, 2025 Planning Commission work session, staff provided an

analysis of the LOD of the surrounding Lots. Based on the discussion and feedback from the Planning Commission, staff refined the data to more accurately evaluate the proposed LOD on the 1.73-acre Lot by removing Lots that are less than 0.5-acre in size and highlighting those Lots that are within one acre of the 1.73-acre Lot.

Lot Size (Acres)	Building Footprint (SF)	Driveway/ Hard Surface (SF)	TOTAL LOD (SF)	Lot SIZE (SF)	LOD % of Lot
0.50	3395	994	4389	21876	20%
0.51	5272	1279	6551	22312	29%
0.58	3378	1294	4672	25141	19%
0.58	5270	1907	7177	25403	28%
0.61	5415	2465	7880	26643	30%
0.71	3885	2430	6315	30722	21%
0.82	4498	2368	6866	35588	19%
1.32	6586	2141	8727	57669	15%
2.70	12277	7490	19767	117488	17%
3.21	8734	5937	14671	139927	10%
4.53	6356	6493	12849	197140	7%
AVERAGE	5604	3034	8638	61983	19%
COMPARABLE AVG	6812	3607	10419	60367	**18%**
Proposed LOD	7400	6400	13800	75669	18%

Table 1: Compares average LOD of surrounding SFD Lots to the Applicant's proposed LOD.

The average LOD for comparable SFD Lots with an average size of 1.38-acre in the surrounding neighborhood, is approximately 10,419 square feet. The comparable average LOD percentage of Lot size is 18%.

The Applicant’s updated proposed LOD includes a 6,500-square-foot SFD Building Footprint, a 900-square-foot Accessory Apartment Building Footprint, and a 6,400-square-foot driveway. The total LOD originally proposed was 18,019 square feet; the updated total LOD proposed is 13,800 square feet. The proposed LOD is 18.2% of the 1.73-acre Lot.

The Applicant is working to finalize the design of the SFD which may result in slight changes to the footprint; however, the general location of the SFD, Accessory Apartment, and driveway on the Lot will not change. Condition of Approval 5 requires Planning Department approval of minor modifications to the LOD, based on the final design of the SFD, prior to recording the plat. The square footage of the building footprints and hard surface paved areas may be adjusted within a threshold of no more than 1,000 square feet and the final total LOD of the SFD, Accessory Dwelling and driveway shall not exceed 18.2% or 13,800 square feet of the area of the 1.73-acre Lot.

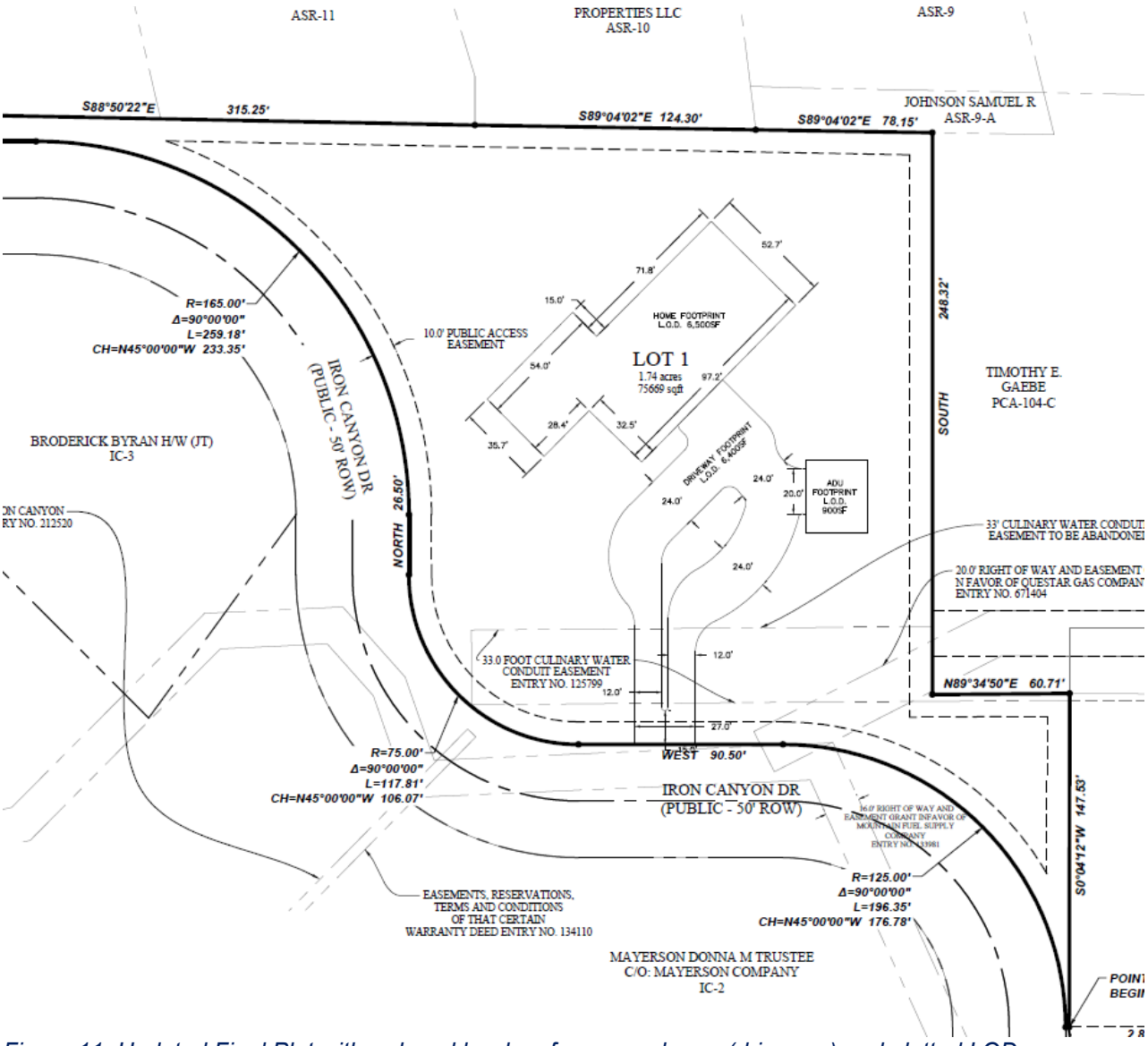


Figure 11: Updated Final Plat with reduced hard surface paved area (driveway) and platted LOD boundary.

Pursuant to LMC §15-3-6(A) *Parking Ratio Requirements for Specific Land Use Categories, Residential Uses*, two parking spaces are required for a SFD and one parking space per room for the Accessory Apartment. The Applicant's original plans included a four-car garage in the SFD, a large circular driveway, and an expanded Parking Area with 15 additional parking spaces. The updated plans removed the 15 parking spaces and reduced the width of the driveway from 40 feet to a maximum 27 feet in width at the curb and between 12-24 feet in width along the length of the circular drive. The two required parking spaces are provided in the four-car garage. Additional Off-Street parking can be accommodated along the circular driveway.

The proposed driveway LOD meets the standards outlined in LMC § 15-3-3(H) Driveway Widths and Spacing, which requires a maximum total width of 27 feet at the curb, through the length of the driveway, with the exception of circular driveways which

must meet the following standards:

> *Circular driveways are permitted for Single Family and Duplex Dwellings provided one leg leads directly to and from a legally located garage or carport, subject to the following conditions:*
>
> 1. *Such drives shall be paved with a hard surface.*
> 2. *Such drives shall be a minimum of twelve feet (12') and a maximum of twenty-four feet (24') in width.*
> 3. *There shall be a Landscaped Area at least fifteen feet (15') in depth from the Front Property Line to the inside of the drive.*

Pursuant to LMC § 15-3-3(H), an exception to the 27-foot width requirement allows **the driveway to increase in width to access the garage**. The exception language specifically states:

> *The expanded hard-surfaced driveway is limited to a width and depth necessary for safe ingress/egress to the garage as approved by the Planning Department. An additional hard-surfaced turn-around area is prohibited, unless the Applicant can demonstrate site-specific conditions that deem it necessary for safe egress to the public Right-of-Way and Engineering Department approval is granted.*

COMPLIES: The proposed hard surface paved area LOD is a circular driveway that is 27 feet in width at the curb, then splits into two 12-foot-wide drives with a landscaped Area in the center that begins 15 feet from the Front Property Line and extends to the inside of the drive. The circular drives widen to 24 feet and the area directly in front of the garage widens to approximately 44 feet to access the four-car garage.

(IV) The Final Plat shall include dedication to the City of a ten-foot-wide, non-exclusive, public easement across the Petitioner's Property along the frontage of Iron Canyon Drive, for the purposes of public access, utilities, irrigation, storm water drainage, and snow storage.

The proposed plat provides the required 10-foot-wide public access easement along the property's frontage of Iron Canyon Drive in which the required sidewalk will be constructed, in accordance with Conditions of Approval 8 and 9 of Ordinance No. 2024-22 (Exhibit D) that require the sidewalk be installed prior to Certificate of Occupancy for the SFD.

See also Condition of Approval 6 of the Final Action Letter for the Subdivision Final Plat (Exhibit A).

(V) The proposed Final Subdivision Plat complies with the Subdivision Procedures pursuant to LMC § 15-7.1-6 *Final Subdivision Plat*, including the requirement for the Planning Commission to make a finding of Good Cause.

Pursuant to LMC § 15-7.1-6(C), "the Planning Commission shall make a finding of Good Cause prior to taking Final Action." Good Cause is defined as "providing positive benefits and mitigating negative impacts, determined on a case-by-case basis to include

such things as: providing public amenities and benefits, resolving existing issues and non-conformities, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community."[3]

There is Good Cause for the proposed Subdivision, as conditioned, based on the following conclusions:

- The proposed Lot meets the requirements of the SF Zoning District.
- The plat dedicates a ten-foot-wide public access easement for a sidewalk that connects the neighborhood with the existing sidewalk along Payday Drive.
- The Plat dedicates remnant portions of Parcel IC-MISC to the City as public ROW, ensuring that the Subdivision does not create remnant parcels.
- The plat includes Limits of Disturbance, compatible with the surrounding neighborhood, that mitigate impacts of development within the Sensitive Lands Overlay.

(VI) The Development Review Committee requires Conditions of Approval.[4]

The Development Review Committee evaluated the proposed plat as part of the Staff Review Team process of the Annexation. See Conditions of Approval 9 through 13 in the Draft Final Action Letter (Exhibit A).

Public Input

See Exhibit E.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 24, 2025. Staff mailed courtesy notice to property owners within 300 feet on September 24, 2025. The *Park Record* published courtesy notice on September 24, 2025.[5]

Exhibits

A: Draft Final Action Letter
B: Proposed Iron Canyon Subdivision Phase 2 Final Plat
C: Visual Assessment
D: Ordinance No. 2024-22
E: Geotech Report
F: Public Comment

---

[3]LMC § 15-15-1
[4] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[5] LMC § 15-1-21

Planning Department

October 8, 2025

Brad Mackay, Ivory Development LLC

CC: BOYER ROBBINS JV LC

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	SS-104-B, PCA-105, and IC-MISC Iron Canyon Drive
Zoning District:	Single Family Sensitive Land Overlay
Application:	Final Subdivision Plat
Project Number:	PL-25-06708
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 8, 2025
Project Summary:	The Applicant Proposes a Final Subdivision Plat to Create One Lot from Parcels SS-104-B, PCA-105, and portions of Parcel IC-MISC for development of a Single-Family Dwelling (SFD) and an affordable Accessory Dwelling on a 1.73-acre Lot.

Action Taken

On October 8, 2025, the Planning Commission conducted a public hearing and approved the Iron Canyon Phase 2 Subdivision according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The Applicant submitted an Annexation petition application on September 28, 2023, for Parcel SS-104-B, a 0.94-acre vacant parcel that was an island of unincorporated Summit County, surrounded by land previously annexed into the Park City Municipal Boundary.
2. The Applicant submitted a Subdivision application on January 9, 2024, to create three Lots from Parcels SS-104-B, PCA-105, and portions of adjacent Parcel IC-MISC, in accordance with Land Management Code (LMC) § 15-8-3, which

requires review and final action of a Preliminary Plat if the Annexation petition includes property intended for future development.

3. The City Council considered the Annexation petition and Subdivision preliminary plat for three Lots on May 7, 2024, and voted to accept the Annexation petition for continued processing, advising the Applicant that they would consider approving the Annexation and preliminary plat for creation of one Single-Family Dwelling (SFD) Lot.
4. The Applicant amended their Subdivision application with a preliminary plat to create one 1.73-acre Lot.
5. On October 23, 2024, the Planning Commission recommended approval to the City Council, of the Subdivision preliminary plat, Zoning Map Amendment, and Annexation Agreement, which included terms for the future development of the property to comply with the goals of the General Plan, the stated Annexation Purpose in the LMC § 15-8-1, and the zoning requirements of the Single Family (SF) Zoning District and the Sensitive Land Overlay (SLO).
6. On December 19, 2024, the City Council adopted Ordinance No. 2024-22, approving the annexation of Parcel SS-104-B and a zoning map amendment to zone the property SF within the SLO.
7. On August 14, 2025 the City Council adopted Ordinance No. 2025-18, approving an amendment to Ordinance No. 2024-22 to correct the legal description and implement an effective date of August 14, 2025.
8. As conditioned, the proposed Final Subdivision Plat meets the requirements outlined in the Robbins Annexation Agreement:
    a. Condition of Approval 4 requires plat notes be added to the Final Plat, which include all required plat notes in the Annexation Agreement.
    b. A Final Subdivision Plat to create a Lot was submitted to the Planning Department and reviewed by the Planning Commission for Final Action.
    c. The remnant portions of Parcel IC-MISC have been addressed as part of the Final Plat application; the proposed Iron Canyon Subdivision Phase 2 plat includes remnant portions of Parcel IC-MISC as Parcels A, B, C, and D for dedication to the City as public right-of-way.
    d. A comprehensive SLO Analysis was completed at the time of Final Plat that establishes the platted LOD for the SFD, Accessory Dwelling, driveway and hard surface areas, for neighborhood compatibility and to protect viewsheds and the northern entry corridor.
    e. A plat note is included on the proposed plat that states: all Structures and hard surface paved areas shall be contained within the platted Limits of Disturbance.
    f. The Final Plat dedicates a ten-foot-wide, non-exclusive, public easement across the Petitioner's Property along the frontage of Iron Canyon Drive, for the purposes of public access, utilities, irrigation, storm water drainage, and snow storage.

9. The proposed driveway LOD meets the standards outlined in LMC § 15-3-3(H) Driveway Widths and Spacing, which requires a maximum total width of 27 feet at the curb, through the length of the driveway, with the exception of circular driveways, which must provide one leg leading directly to and from a legally located garage or carport, be paved with a hard surface, have a minimum width of twelve feet (12') and a maximum width of twenty-four feet 24", and provide a Landscaped Area at least fifteen feet (15') in depth from the Front Property Line to the inside of the drive.
    a. The proposed circular driveway is 27 feet in width at the curb, then splits into two 12-foot-wide drives with a landscaped Area in the center that begins 15 feet from the Front Property Line and extends to the inside of the drive. The circular drives widen to 24 feet and the area directly in front of the garage widens to approximately 44 feet to access the four-car garage, in accordance with the driveway width exception stated in LMC § 15-3-3(H), which allows driveways to widen beyond 27-feet in front of an approved garage to allow safe ingress and egress to the garage.
10. As conditioned, the proposed Final Plat meets the requirements of the SF Zoning District and the Sensitive Lands Overlay by:
    a. The proposed plat will create one Lot for development of an SFD and affordable Accessory Apartment, which meets the maximum density of the SF Zoning District of three units per acre.
    b. The proposed plat includes Limits of Disturbance to minimize impacts of development on environmentally sensitive land within the Sensitive Lands Overlay, in accordance with LMC § 15-2.21. As conditioned, impacts to existing vegetation are mitigated by requiring any Significant Vegetation that is approved for removal to be replaced with equivalency and all disturbed vegetation to be replaced to existing or improved conditions.
11. As conditioned, there is Good Cause for the proposed Subdivision, in accordance with the requirements of LMC § 15-7.1-6 *Final Subdivision Plat*, based on the following:
    a. The proposed Lot meets the requirements of the SF Zoning District by platting a 1.73-acre Lot for development of one SFD and Accessory Dwelling, which meets the maximum Density for Subdivisions of three units per acre.
    b. The plat dedicates a ten-foot-wide public access easement for a sidewalk that connects the neighborhood with the existing sidewalk along Payday Drive.
    c. The Plat dedicates remnant pieces of Parcel IC-MISC to the City as public ROW, ensuring that the Subdivision does not create remnant parcels.
    d. The plat includes Limits of Disturbance compatible with the

surrounding neighborhood, that mitigate impacts of development within the Sensitive Lands Overlay.

Conclusions of Law

1. The Final Subdivision Plat to create one 1.73-acre Lot for development of a Single-Family Dwelling and Affordable Accessory Apartment complies with the SF Zoning District and the Sensitive Land Overlay.
2. There is Good Cause for the Subdivision Final Plat, consistent with Land Management Code Section 15-7.1-6, *Final Subdivision Plat;*
3. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The applicant shall record the Final Plat within one year from the date of this approval. If the Final Plat is not recorded within one years' time, this approval for the Final Subdivision Plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. The Applicant shall either deed the remnant pieces of IC-MISC to the City prior to recording the Final Plat or include the remnant pieces of IC-MISC on the plat and dedicate the property to the City as Public ROW.
4. The following plat notes shall be included on the Final Plat:

   Plat Note 1: Nightly Rentals are prohibited.

   Plat Note 2: Development of the Lot is limited to one Single-Family Dwelling and one affordable External Accessory Apartment.

   Plat Note 3: The Lot shall not be subdivided further.

   Plat Note 4: The Single-Family Dwelling shall be limited in size with a maximum Gross Residential Floor Area of 7,500 square feet with the second level Floor Area not to exceed 35% of the overall Gross Residential Floor Area. The External Accessory Apartment shall not exceed 1,000 square feet in Gross Residential Floor Area.

   Plat Note 4: Building height of the Single-Family Dwelling shall be limited to 25 feet from Existing Grade. Building height of the Accessory Apartment shall be limited to 18 feet from Existing Grade. Building Height exceptions outlined in Land Management Code § 15-2.11-4 apply to the Single-Family Dwelling, and do not apply to the External Accessory Apartment. Additional External Accessory Structures are prohibited.

Plat Note 5: All Structures and hard surface paved areas shall be contained within the platted Limits of Disturbance. The total Limits of Disturbance of the home, the External Accessory Apartment and hard surface paved areas, including the driveway, shall not exceed 18.2% of the total area of Lot 1, or 13,800 square feet.

Plat Note 6: Temporary construction disturbance shall be limited to 20 feet beyond the platted Limits of Disturbance, and such disturbed area shall be revegetated with landscaping.

Plat Note 7: The affordable External Accessory Apartment is subject to the approved Housing Mitigation Plan and deed restriction recorded with the Summit County Recorder in accordance with requirements of Ordinance No. 2024-22.

Plat Note 8: Parcels A, B, C, and D are hereby dedicated to Park City Municipal Corporation as public Right-of-Way.

5. Any minor modifications to the LOD, based on the final design of the SFD, require Planning Department review and approval prior to recording the plat; the square footage of the building footprints and hard surface paved areas may be adjusted within a threshold of no more than 1,000 square feet and the final total LOD of the SFD, Accessory Dwelling and driveway shall not exceed 18.2% or 13,800 square feet of the area of the 1.73-acre Lot and the general location of the buildings and driveway, sited on the Lot shall be maintained. Major modifications to the LOD require Planning Commission review and approval.
6. In accordance with Ordinance No. 2024-22, a condition precedent to Certificate of Occupancy for the SFD on the 1.73-acre lot is construction of a non-vehicular public pedestrian sidewalk, to be located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive, constructed to City Standards and Specifications as required by the City Engineer. Any obligations or guarantees with respect to the construction of such sidewalk shall be governed by the terms and conditions of the Final Subdivision for the Property.
7. In Accordance with Ordinance No. 2024-22, a Housing Mitigation Plan shall be reviewed and approved by the Housing Authority and a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms shall be recorded with the Summit County Recorder prior to issuance of Certificate of Occupancy for the Single-Family Dwelling.
8. A Landscape Plan shall be submitted with the SFD Building Permit that complies with standards outlined in the Municipal Code of Park City Chapter 11-21, *Utah Wildland-Urban Interface Code*, as amended, and Land Management Code § 15-5-5(N) *Landscaping*. All Significant Vegetation must be replaced with equivalency; all disturbed vegetation shall be replaced to existing or improved conditions; seeded areas must be at least 80% or more

germinated prior to Site Completion; bark mulched areas must have 50% or more plants installed.

9. The Public Works Department requires the protection of existing snow storage easements adjacent to Iron Canyon Drive and shall review stormwater impacts of proposed development at building permit stage.
10. Park City Fire District requires that adequate water supply is available to meet fire flow requirements; emergency access roads are provided and installed throughout the project to meet the requirements of the Fire Code; and that impact fees are paid as each building is submitted for review and approval as part of the building permit process.
11. Per the City Engineer, all proposed improvements that tie into City rights-of-way shall be constructed per the Park City Municipal Code and the most current version of the Park City Supplemental Standards and Specifications.
12. An extension of the wastewater main line system is required, with the main lines being extended to the proposed Lot; a Line Extension Agreement and additional off-site easements will be required, per Snyderville Basin Water Reclamation District requirements
13. Per the Park City Water Department, there is no existing water service in Iron Canyon Drive along the frontage of the proposed Lot. The Developer is responsible for installing water infrastructure to serve the Lot, as follows:
    - Design Drawings must conform to Park City Water Standard Plans and Specifications.
    - Design must include a looped water system showing connection points to existing Park City water infrastructure.
    - Fire Hydrants may be needed to meet Park City Water and Park City Fire Department requirements.
    - All designs will be subject to the review and approval of the Public Utilities Department.

    There are existing water-related easements in the project area which include but are not limited to the following: Entry No. 125799 & 134110. Details as to the grantee, purpose and future use and/or abandonment need to be provided to the Public Utilities Team for review. A one-inch waterline is shown on the site plan of the annexation petition drawing package. Details as to the owner, purpose and future use of this water line need to be provided to the Public Utilities Team for review.
14. Prior to Final Plat recordation the Applicant shall ensure adequate public utilities are provided to service new development at the site and dedicate utility easements on the Final Subdivision Plat per Public Utilities (for water) and Snyderville Basin Reclamation District (for sewer) specifications.

If you have questions or concerns regarding this Final Action Letter, please call Elissa Martin, at 435-699-7741, or email elissa.martin@parkcity.gov.

Sincerely,

Christin Van Dine, Chair
Planning Commission

CC: Elissa Martin, Planning Project Manager

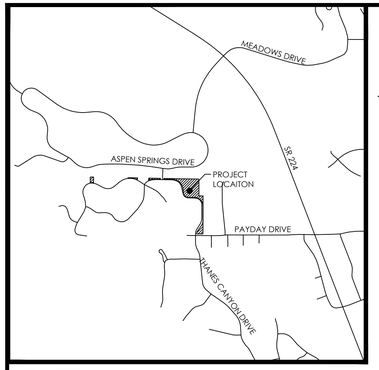
Attachment 1: Iron Canyon Subdivision Phase 2 Final Plat

Planning Department

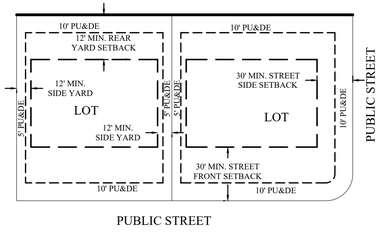
IRON CANYON PHASE 2

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 5
AND THE NW1/4 OF SECTION 8, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



VICINITY MAP
N.T.S



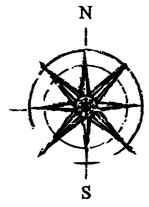
TYPICAL BUILDING SETBACKS
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES

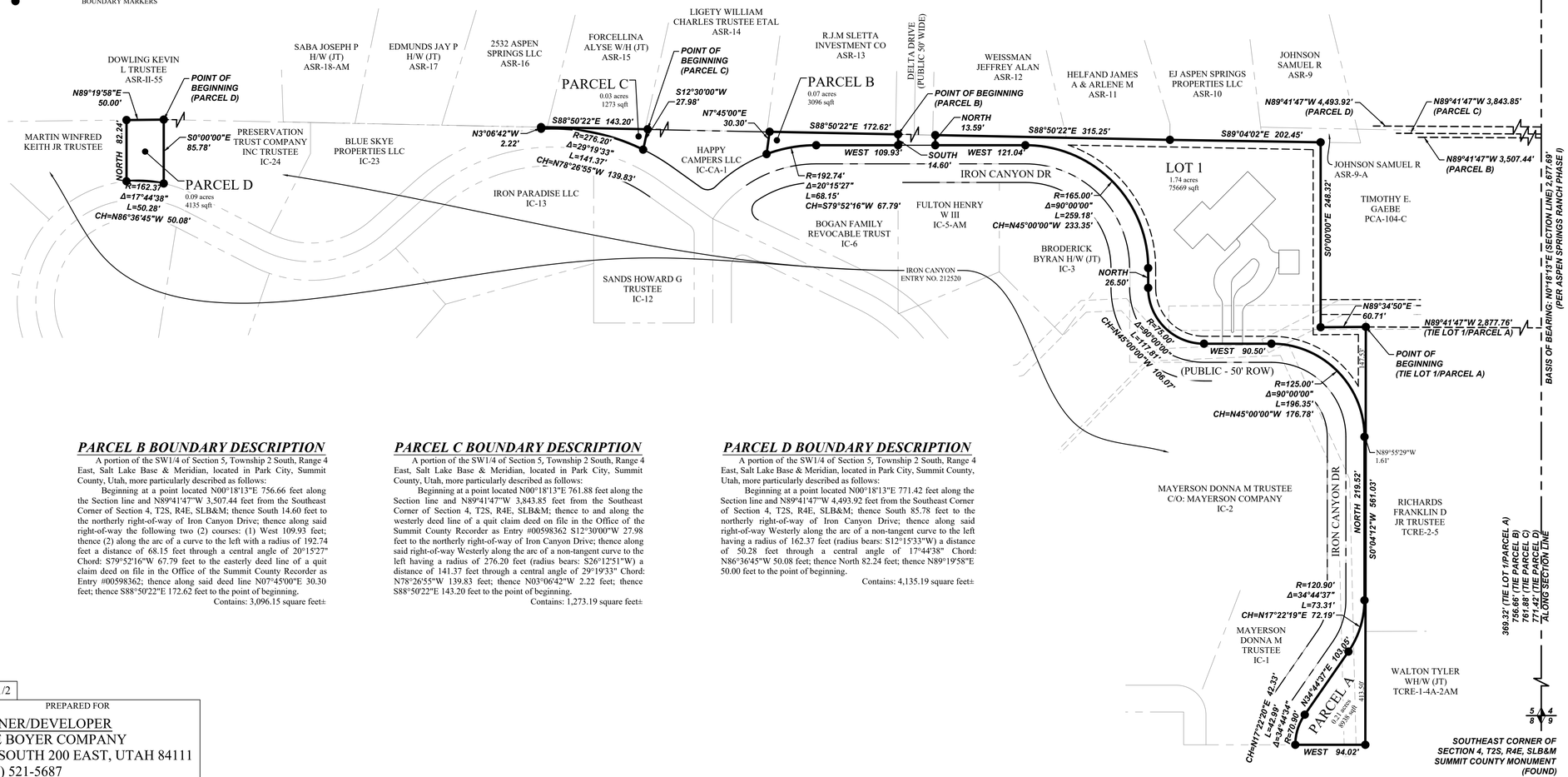
1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. NIGHTLY RENTALS ARE PROHIBITED AT THE PROPERTY.
3. DEVELOPMENT OF THE LOT IS LIMITED TO ONE SINGLE-FAMILY DWELLING AND ONE AFFORDABLE EXTERNAL ACCESSORY STRUCTURE; THE LOT SHALL NOT BE SUBDIVIDED FURTHER.
4. THE SINGLE-FAMILY DWELLING SHALL BE LIMITED IN SIZE WITH A MAXIMUM GROSS RESIDENTIAL FLOOR AREA OF 7500 SQUARE FEET WITH THE SECOND LEVEL FLOOR AREA NOT TO EXCEED 35% OF THE OVERALL GROSS RESIDENTIAL FLOOR AREA.
5. BUILDING HEIGHT OF THE SINGLE-FAMILY DWELLING SHALL BE LIMITED TO 25 FEET FROM EXISTING GRADE. BUILDING HEIGHT OF THE EXTERNAL ACCESSORY STRUCTURE SHALL BE LIMITED TO 18 FEET FROM EXISTING GRADE. BUILDING HEIGHT EXCEPTIONS PER LMC § 15-2.11-4 APPLY TO THE SINGLE-FAMILY DWELLING, AND DO NOT APPLY TO THE EXTERNAL ACCESSORY STRUCTURE. ADDITIONAL EXTERNAL ACCESSORY STRUCTURES ARE PROHIBITED.
6. ALL CONSTRUCTION ACTIVITY AND STRUCTURES SHALL BE CONTAINED WITHIN THE LIMITS OF DISTURBANCE, AS APPROVED BY THE CITY ENGINEER AND THE PLANNING COMMISSION.
7. THERE IS A 10' PUBLIC ACCESS EASEMENT ALONG THE FRONTAGE OF IRON CANYON DRIVE FOR PURPOSES OF PUBLIC ACCESS, UTILITIES, IRRIGATION, STORM WATER DRAINAGE, AND SNOW STORAGE.
8. THE TOTAL LIMITS OF DISTURBANCE (LOD) OF THE HOME AND DRIVEWAY ON THIS LOT ARE NOT TO EXCEED 18% OF THE TOTAL AREA OF THE PROPERTY. ALL STRUCTURES AND HARD SURFACE PAVED AREAS SHALL BE WITHIN THE LIMITS OF DISTURBANCE BOUNDARY.
9. PARCELS A, B, C & D ARE HEREBY DEDICATED TO PARK CITY.



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



PARCEL B BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point located N00°18'13"E 756.66 feet along the Section line and N89°41'47"W 3,507.44 feet from the Southeast Corner of Section 4, T2S, R4E, SLB&M; thence South 14.60 feet to the northerly right-of-way of Iron Canyon Drive; thence along said right-of-way the following two (2) courses: (1) West 109.93 feet; thence (2) along the arc of a curve to the left with a radius of 192.74 feet a distance of 68.15 feet through a central angle of 20°15'27" Chord: S79°52'16"W 67.79 feet to the easterly deed line of a quit claim deed on file in the Office of the Summit County Recorder as Entry #00598362; thence along said deed line N07°45'00"E 30.30 feet; thence S88°50'22"E 172.62 feet to the point of beginning.

Contains: 3,096.15 square feet±

PARCEL C BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point located N00°18'13"E 761.88 feet along the Section line and N89°41'47"W 3,843.85 feet from the Southeast Corner of Section 4, T2S, R4E, SLB&M; thence to and along the westerly deed line of a quit claim deed on file in the Office of the Summit County Recorder as Entry #00598362 S12°30'00"W 27.98 feet to the northerly right-of-way of Iron Canyon Drive; thence along said right-of-way Westerly along the arc of a non-tangent curve to the left having a radius of 276.20 feet (radius bears: S26°12'51"W) a distance of 141.37 feet through a central angle of 29°19'33" Chord: N78°26'55"W 139.83 feet; thence N03°06'42"W 2.22 feet; thence S88°50'22"E 143.20 feet to the point of beginning.

Contains: 1,273.19 square feet±

PARCEL D BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point located N00°18'13"E 771.42 feet along the Section line and N89°41'47"W 4,493.92 feet from the Southeast Corner of Section 4, T2S, R4E, SLB&M; thence South 85.78 feet to the northerly right-of-way of Iron Canyon Drive; thence along said right-of-way Westerly along the arc of a non-tangent curve to the left having a radius of 162.37 feet (radius bears: S12°15'33"W) a distance of 50.28 feet through a central angle of 17°44'38" Chord: N86°36'45"W 50.08 feet; thence North 82.24 feet; thence N89°19'58"E 50.00 feet to the point of beginning.

Contains: 4,135.19 square feet±

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

PROFESSIONAL LAND SURVEYOR
09/30/25
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

09/30/25
Date

LOT 1 AND PARCEL A BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, and the NW1/4 of Section 8, Township 2 South, Range 4 East, Salt Lake Base & Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point on an Easterly corner of IRON CANYON Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 212520, said point located N00°18'13"E 369.32 feet along the Section line and N89°41'47"W 2,877.76 feet from the Southeast Corner of Section 4, T2S, R4E, SLB&M; thence S00°04'12"W 561.03 feet; thence West 94.02 feet to the easterly Right-of-way line of Iron Canyon Drive; thence along said Right-of-way the following (10) courses: (1) Northerly along the arc of a non-tangent curve to the right having a radius of 70.90 feet (radius bears: S89°59'57"E) a distance of 42.99 feet through a central angle of 34°44'34" Chord: N17°22'20"E 42.33 feet; thence (2) N34°44'37"E 103.05 feet; thence (3) along the arc of a curve to the left with a radius of 120.90 feet a distance of 73.31 feet through a central angle of 34°44'37" Chord: N17°22'19"E 72.19 feet; thence (4) North 219.52 feet; thence (5) along the arc of a curve to the left with a radius of 125.00 feet a distance of 196.35 feet through a central angle of 90°00'00" Chord: N45°00'00"W 176.78 feet; thence (6) West 90.50 feet; thence (7) along the arc of a curve to the right with a radius of 75.00 feet a distance of 117.81 feet through a central angle of 90°00'00" Chord: N45°00'00"W 106.07 feet; thence (8) North 26.50 feet; thence (9) along the arc of a curve to the left with a radius of 165.00 feet a distance of 259.18 feet through a central angle of 90°00'00" Chord: N45°00'00"W 233.35 feet; thence (3) West 121.04 feet; thence North 13.59 feet to the Southerly line of ASPEN SPRINGS RANCH PHASE I Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 349163; thence S88°50'22"E 315.25 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 993024 in Book 2235 at Page 175; thence along said deed S89°04'02"E 124.30 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 1073622 in Book 2419 at Page 667; thence along said deed S89°04'02"E 78.15 feet to a point on the Northerly extension of the Easterly line of said IRON CANYON Subdivision; thence along said extension and said plat the following three (2) courses: (1) South 248.32 feet; (2) N89°34'50"E 60.71 feet to the point of beginning.

Contains: 84,606.62 square feet or 1.9423 acres±

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

IRON CANYON PHASE 2
SUBDIVISION

DO HEREBY DEDICATE TO SUMMIT COUNTY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ____ DAY OF _____ A.D. 20____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No._____ _____
PRINTED FULL NAME OF NOTARY

IRON CANYON PHASE 2
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 5
AND THE NW1/4 OF SECTION 8, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____

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

_____

DATE_____ TIME_____ BOOK_____ PAGE_____

_____ _____
FEE SUMMIT COUNTY RECORDER

SHEET 1/2

PREPARED FOR
OWNER/DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST, UTAH 84111
(801) 521-5687
CONTACT: RICHARD MOFFAT

PREPARED BY
FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
THIS _____ DAY OF _____ 20__

BY:_____

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF_____ A.D. 20__

_____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF_____ A.D. 20__

_____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

_____
PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

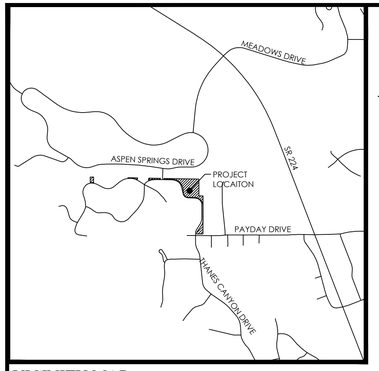
_____
SUMMIT COUNTY GIS COORDINATOR

Z:\2020\20-0230 2 Lot Split on Iron Canyon Subdivision\design 20-0230\dwg\sheets\C2= final plot.dwg

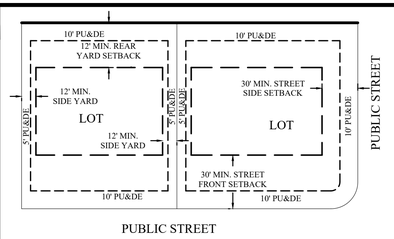
IRON CANYON PHASE 2

SUBDIVISION

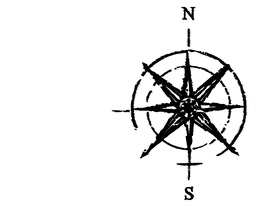
LOCATED IN THE SW 1/4 OF SECTION 5
AND THE NW1/4 OF SECTION 8, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S.



GRAPHIC SCALE

40 0 20 40 80 160

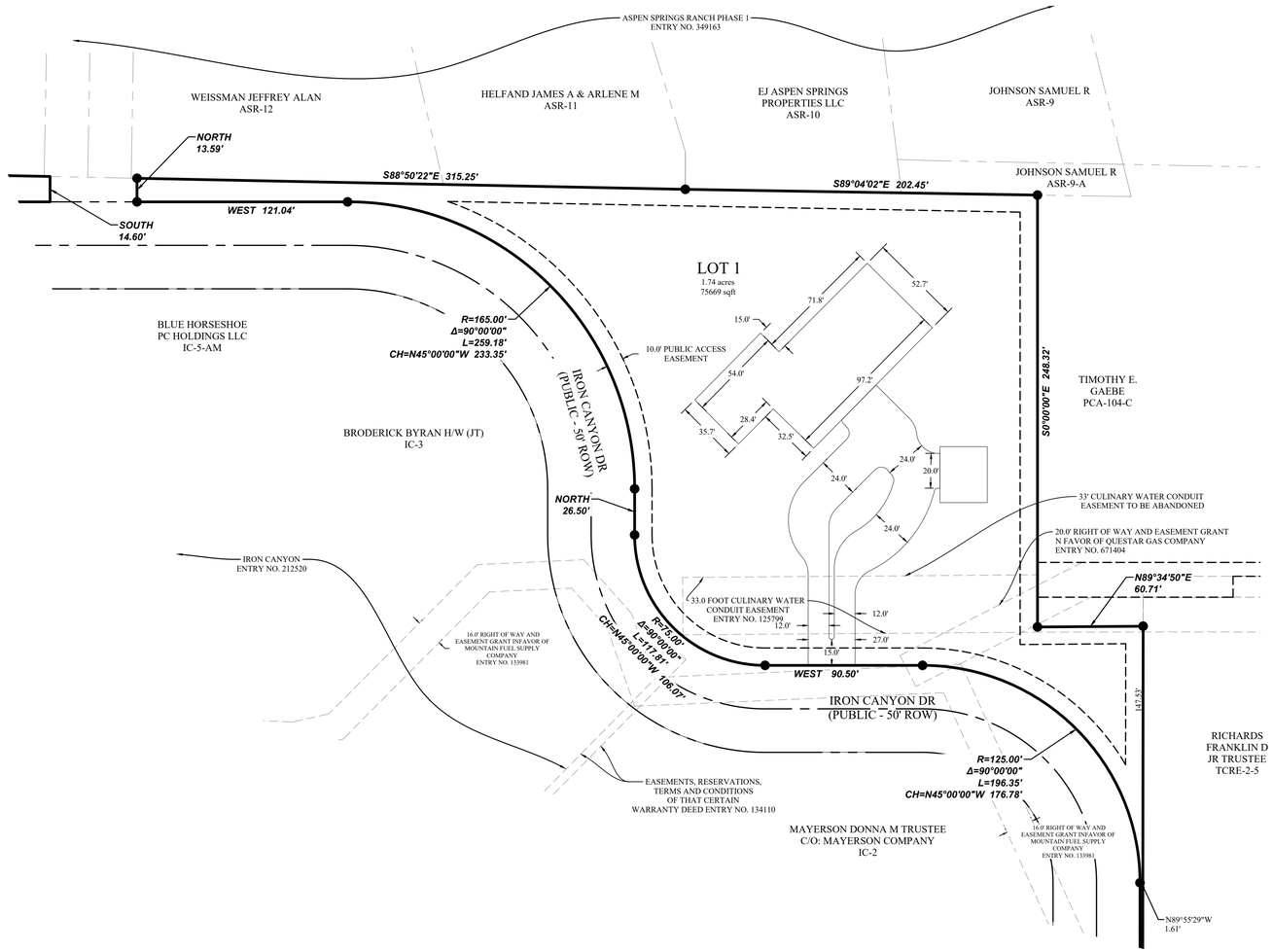
(IN FEET)
1 inch = 40 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
2. NIGHTLY RENTALS ARE PROHIBITED AT THE PROPERTY.
3. DEVELOPMENT OF THE LOT IS LIMITED TO ONE SINGLE-FAMILY DWELLING AND ONE AFFORDABLE EXTERNAL ACCESSORY STRUCTURE; THE LOT SHALL NOT BE SUBDIVIDED FURTHER.
4. THE SINGLE-FAMILY DWELLING SHALL BE LIMITED IN SIZE WITH A MAXIMUM GROSS RESIDENTIAL FLOOR AREA OF 7500 SQUARE FEET WITH THE SECOND LEVEL FLOOR AREA NOT TO EXCEED 35% OF THE OVERALL GROSS RESIDENTIAL FLOOR AREA.
5. BUILDING HEIGHT OF THE SINGLE-FAMILY DWELLING SHALL BE LIMITED TO 25 FEET FROM EXISTING GRADE. BUILDING HEIGHT OF THE EXTERNAL ACCESSORY STRUCTURE SHALL BE LIMITED TO 18 FEET FROM EXISTING GRADE. BUILDING HEIGHT EXCEPTIONS PER LMC § 15-2.11-4 APPLY TO THE SINGLE-FAMILY DWELLING, AND DO NOT APPLY TO THE EXTERNAL ACCESSORY STRUCTURE. ADDITIONAL EXTERNAL ACCESSORY STRUCTURES ARE PROHIBITED.
6. ALL CONSTRUCTION ACTIVITY AND STRUCTURES SHALL BE CONTAINED WITHIN THE LIMITS OF DISTURBANCE, AS APPROVED BY THE CITY ENGINEER AND THE PLANNING COMMISSION.
7. THERE IS A 10' PUBLIC ACCESS EASEMENT ALONG THE FRONTAGE OF IRON CANYON DRIVE FOR PURPOSES OF PUBLIC ACCESS, UTILITIES, IRRIGATION, STORM WATER DRAINAGE, AND SNOW STORAGE.
8. THE TOTAL LIMITS OF DISTURBANCE (LOD) OF THE HOME AND DRIVEWAY ON THIS LOT ARE NOT TO EXCEED 18% OF THE TOTAL AREA OF THE PROPERTY. ALL STRUCTURES AND HARD SURFACE PAVED AREAS SHALL BE WITHIN THE LIMITS OF DISTURBANCE BOUNDARY.
9. PARCELS A, B, C & D ARE HEREBY DEDICATED TO PARK CITY.



SHEET 2/2

PREPARED FOR

OWNER/DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST, UTAH 84111
(801) 521-5687
CONTACT: RICHARD MOFFAT

PREPARED BY

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

IRON CANYON PHASE 2
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 5
AND THE NW1/4 OF SECTION 8, T2S, R4E,
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____

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

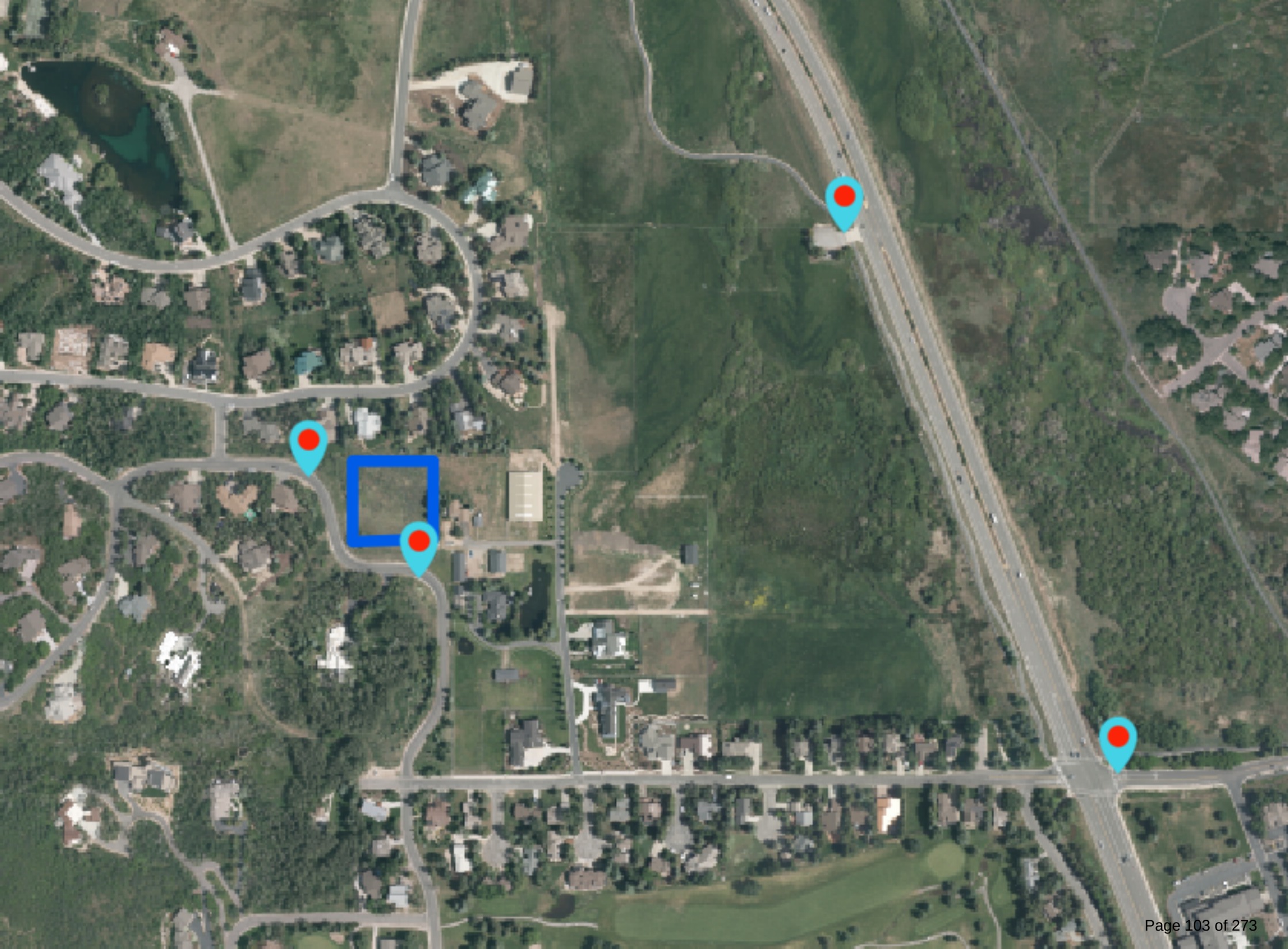
_____

DATE_____ TIME_____ BOOK_____ PAGE_____

_____ _____

FEE SUMMIT COUNTY RECORDER

Z:\2020\20-0230 2 Lot Split on Iron Canyon Subdivision\design 20-0230\dwg\sheets\C2- final plat.dwg



Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

ORDINANCE NO. 2024-22

ORDINANCE APPROVING AN ANNEXATION OF APPROXIMATELY 0.94 ACRES KNOWN AS THE ROBBINS PARCEL LOCATED IN THE THAYNES NEIGHBORHOOD, PARK CITY, UTAH, AND AMENDING THE OFFICIAL ZONING MAP OF PARK CITY TO ZONE THE ROBBINS PARCEL SINGLE FAMILY AND SENSITIVE LAND OVERLAY

WHEREAS, on August 22, 2023, the Petitioners Ivory Homes, LLC and Boyer and Robbins JV, L.C. ("Petitioners") filed an annexation petition with the City Recorder for annexation of one metes and bounds Parcel SS-104-B ("Property"), currently within the jurisdiction of Summit County and surrounded by properties that are within the Park City municipal boundary;

WHEREAS, the Property is 0.94 acres and is located west of SR 224 and north of Iron Canyon Drive, more specifically described in Legal Description Exhibit A;

WHEREAS, the Property is within the Park City Annexation Expansion Area and is not included within any other municipal Annexation Expansion Area;

WHEREAS, the City reviewed the petition for compliance with the criteria in Utah Code Sections 10-2-403 et seq.;

WHEREAS, on March 7, 2024, the City Council accepted the petition for further consideration;

WHEREAS, on April 4, 2024, the City Recorder certified the annexation petition and delivered notice to the affected entities required by Utah Code Section 10-2-406, and provided legal notice that the petition had been certified, beginning the required 30-day protest period;

WHEREAS, no protests were filed by affected entities or other jurisdictions within the 30-day protest period;

WHEREAS, the Planning Commission, after proper notice, conducted public hearings on the Annexation Petition on September 25 and October 23, 2024;

WHEREAS, on October 23, 2024, the Planning Commission unanimously forwarded a recommendation to City Council to approve the proposed annexation and zoning of the Robbins Parcel, with conditions set forth in the Annexation Agreement (Exhibit B);

WHEREAS, on December 19, 2024, the City Council conducted a public

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

hearing and considered the annexation and zoning map amendment;

WHEREAS, the City Council finds the annexation of Summit County Parcel SS-104-B and requested zoning map amendment (Exhibit C) are consistent with the Park City General Plan and Land Management Code;

WHEREAS, terms of the Annexation Agreement stipulate a comprehensive Sensitive Land Overlay Analysis to be conducted at the time of final plat review to establish Limits of Disturbance including building site, driveway access, and other site planning requirements to enhance rather than detract from the aesthetic quality of the northern entry corridor and ensuring that the final plat will result in development compatible with the surrounding neighborhood; and

WHEREAS, the Annexation Agreement, between the City and Boyer Robbins JV, L.C., pursuant to Land Management Code Section 15-8-5(C), setting forth further terms and conditions of the Annexation and final subdivision plat, is herein attached as Exhibit B.

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

SECTION 1. ANNEXATION APPROVAL. The Property is hereby annexed into the corporate limits of Park City, Utah, according to the Annexation Plat executed in substantially the same form as is attached to the Annexation Agreement and according to the Findings of Fact, Conclusions of Law, and Conditions of Approval stated below and within the Annexation Agreement.

The Property so annexed shall enjoy the privileges of Park City as described in the Annexation Agreement and shall be subject to all City levies and assessments, conditions, and restrictions as described in the terms of said Annexation Agreement.

The Property shall be subject to all City laws, rules, and regulations upon the effective date of this Ordinance.

SECTION 2. ANNEXATION AGREEMENT. The City Council hereby authorizes the Mayor to execute the Annexation Agreement in substantially the same form as is attached hereto and as approved to form by the City Attorney.

SECTION 3. COMPLIANCE WITH STATE LAW, GENERAL PLAN, AND ANNEXATION POLICY PLAN. This annexation and the proposed zoning meets the standards for annexation set forth in Utah Code Section 10-2-401 et seq., the Park City General Plan, and Park City Annexation Policy Plan - Land Management Code Chapter 8 *Annexation*.

SECTION 4. OFFICIAL PARK CITY ZONING MAP AMENDMENT. The Official Park City Zoning Map is hereby amended to include Parcel SS-104-B in

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

the Single Family Zoning District and Sensitive Land Overlay as shown in Exhibit C.

SECTION 5. FINDINGS OF FACT, CONCLUSIONS OF LAW, AND CONDITIONS OF APPROVAL.

Findings of Fact

1. On August 22, 2023, the applicants filed an annexation petition with the City Recorder for annexation of Parcel SS-104-B, currently within the jurisdiction of Summit County and completely surrounded by properties within the Park City municipal boundary.
2. The applicant requests annexation and zoning approval of a 0.94-acre parcel owned by the Boyer Robbins JV, L.C., ("Robbins Parcel") and the requested zoning is Single Family.
3. The property is within the Park City Municipal Corporation Annexation Expansion Area in the adopted Annexation Policy Plan (Land Management Code (LMC) Chapter 8) and is contiguous with the current Park City Municipal Boundary along the south and west property lines with the Iron Canyon Annexation (1983), along the north property line with Aspen Springs (formerly Smith Ranch) Annexation (1988), and along the west property line with the Ross annexation (1993). The property is an island of unincorporated land.
4. The applicant submitted an annexation plat for the 0.94-acre parcel, prepared by a licensed surveyor, and additional annexation petition materials according to provisions of the City's Annexation Policy Plan and Utah Code.
5. On February 24, 2024, the Summit County Council considered the annexation petition and declined to protest the annexation pursuant to Utah Code Section 10-2-407.
6. The petition was accepted by the City Council on March 7, 2024 and certified by the City Recorder on April 4, 2024. Legal notice was published in the Park Record and the Utah Public Notice Website as required by Utah Code. Notice of certification was mailed to affected entities as required by Utah Code. No protests to the petition were filed.
7. The proposed annexation parcel is the only non-annexed property owned by the Petitioner in the surrounding area.
8. A Preliminary Subdivision Plat was submitted with the annexation petition, which proposes combining the 0.94-acre parcel with adjacent Parcels IC-MISC and PCA-105 (already within City limits) to increase the developable acreage to 1.73 and create three lots for development of three Single-Family Dwellings.
9. On September 19, 2024, the applicant submitted a revised Preliminary Plat for creation of one 1.73-acre lot for development of one Single-Family Dwelling (SFD) and one affordable Accessory Apartment.
10. Pursuant to LMC § 15-7.1-6(A)(2), a final plat application shall include remnant pieces of Parcel IC-MISC. Dedication of such parcels to the City

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

as public right-of-way and open space shall be addressed at the time of final plat subdivision. (Meeting Audio, 2:34)

11. The annexation parcel is surrounded by lands that are within the Sensitive Land Overlay (SLO), near the base of Iron Mountain, with proximity to the McPolin Farm and Highway 224, the City's northern entry corridor, and therefore annexing the 0.94-acre property into the SLO is a natural extension of the SLO boundary.
12. The proposed 1.73-acre lot with one SFD and affordable Accessory Apartment is compatible with the density of the surrounding subdivisions, Iron Canyon and Aspen Springs, which have an average net density of one dwelling unit per 1.6 acres (average between the two subdivisions).
13. The average lot size of properties adjacent to the Robbins Parcel is 1.33 acres.
14. Single-Family Dwellings directly adjacent to the Robbins Parcel have an average Gross Residential Floor Area of 5,779 square feet and in the adjacent Aspen Springs Phase II Subdivision, plat notes allow up to 8,250 square feet of Gross Residential Floor Area for SFDs on lots 1.7 acres in area or greater.
15. Pursuant to LMC § 15-8-1, purpose of annexation requirements, including to protect community character, assure orderly growth and protect entry corridors and viewsheds, the Planning Commission, at the October 23, 2024 public hearing recommended a maximum Gross Residential Floor Area for the SFD of 7,500 square feet, based on a compromise between the average square footage of existing adjacent SFDs (5,779 square feet) and the comparable maximum Gross Residential Floor Area and relative lot size of neighboring lots in the Aspen Springs Phase II subdivision, which has a plat note allowing a maximum Floor Area of 8,250 square feet on lots 1.7 acres or larger.
16. The Planning Commission also recommended, at the October 23 public hearing, the second level of the SFD be limited to 35% of total Floor Area of the SFD.
17. The annexation parcel and surrounding property proposed for subdivision and development is visible from Highway 224 along the northern entry corridor.
18. To protect view sheds and the northern entry corridor, the Planning Commission recommends limiting the SFD building height to 25 feet from Existing Grade.
19. LMC § 15-8-5(C)(6) requires compliance with the Affordable Housing Resolution in effect at the time of annexation petition. Resolution 05-2021 Affordable Housing Guidelines Section (8)(A) requires a developer to provide Affordable Unit Equivalents (AUEs) for 20% of the total Residential Unit Equivalents (RUEs) in the annexation.
20. As conditioned, the annexation petition complies with the Affordable Housing requirements pursuant to LMC § 15-8-5(C)(6).
21. The Staff Review Team, including the Planning Director, City Engineer, Public Works Director, Fire Marshal, Police Chief, utility providers, and Park City School District, reviewed the annexation petition and confirmed

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

City services have sufficient capacity to support the SFD and affordable Accessory Apartment.

22. Park City Public Utilities Department requires the Developer install water infrastructure to serve development on the lot according to the specifications outlined in the Annexation Agreement.
23. Construction and alignment of the sanitary sewer shall be established as part of the Final Subdivision Plat for the Property; the preferred alignment of the sanitary sewer shall be that alignment which results in the least visual impact and site disturbance while meeting the site design and construction requirements of the Snyderville Basin Water Reclamation District.
24. In connection with the Final Subdivision Plat review process, on-site storm water detention facilities, or alternatives, as approved by the Park City Engineer, may be required; the timing for the construction of such storm water detention facilities shall be determined by the City Engineer; maintenance of on-site storm water detention facilities will be the responsibility of the Petitioner or future homeowner.

Conclusions of Law

1. The Annexation and Zoning Map amendment, as conditioned, are consistent with Utah Code, the Annexation Policy Plan, the Park City General Plan, and the Land Management Code.
2. Approval of the Annexation and Zoning Map amendment, as conditioned, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The Official Zoning Map shall be amended to zone the property Single Family and Sensitive Land Overlay.
2. The Annexation Agreement approved by City Council shall be fully executed and recorded at Summit County
3. A final subdivision plat to create a legal lot of record, in compliance with the terms of the Annexation Agreement, shall be submitted to the Planning Department to be reviewed by the Planning Commission for Final Action and, upon approval, recorded at Summit County
4. A comprehensive Sensitive Land Analysis shall be completed at the time of Final Plat submittal to establish platted Limits of Disturbance for the Single-Family Dwelling and affordable Accessory Apartment, driveway, and hard surface areas, for neighborhood compatibility and to protect viewsheds and the northern entry corridor.
5. The Final Plat shall be in substantial compliance with the Preliminary Subdivision Plat (Attachment 2 of the Annexation Agreement), except to incorporate the terms of the Annexation Agreement, including public improvements, easements and plat notes.
6. The Final Plat shall include plat notes as outlined in the Annexation Agreement.

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

7. The Final Plat shall dedicate a ten-foot-wide utility, public access, drainage, and snow storage easement along the property's frontage on Iron Canyon Drive.
8. A non-vehicular public pedestrian sidewalk located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive shall be constructed to City Standards and Specifications as required by the City Engineer.
9. The sidewalk and all required public improvements shall be completed prior to issuance of a certificate of occupancy for the SFD.
10. All exterior lighting shall be reviewed with the building permit application for compliance with the dark sky requirements of the LMC.
11. The annexation is subject to the City's Affordable Housing Resolution 05-2021 and as further described in the Annexation Agreement. The affordable housing obligation shall be provided through an affordable Accessory Apartment not to exceed 1,000 square feet on the property, unless otherwise approved by the Park City Housing Authority. The unit will not count against the maximum allowed Gross Residential Floor Area for the SFD.
12. All conditions and restrictions of the Annexation Agreement shall apply to the Final Plat.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon publication of this Ordinance, recordation of the Annexation Plat and Annexation Agreement, and in compliance with state annexation filing requirements, pursuant to Utah Code Section 10-2-425.

PASSED AND ADOPTED this 19th day of December 2024.

PARK CITY MUNICIPAL CORPORATION

Signed by:
Nann Worel
57775BCB46414F6...

Nann Worel, MAYOR

ATTEST:

DS

DocuSigned by:
Michelle Kellogg
E5F905BB533F431...

Michelle Kellogg, CITY RECORDER

APPROVED AS TO FORM:

Signed by:
Mark Harrington
B7478B7734C7490...

City Attorney's Office

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

Exhibit A: Legal Description
Exhibit B: Annexation Agreement and Attachments
Exhibit C: Zoning Map Amendment

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

[Exhibit A]

LEGAL DESCRIPTION
PREPARED FOR
THE BOYER COMPANY
PARK CITY, UTAH
(June 10, 2020)
20-0230

ROBBINS ADDITION BOUNDARY

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point on the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR IRON CANYON, according to the Official Plat thereof recorded October 28, 1983 as Entry No. 212517 in the Office of the Summit County Recorder, located N00°18'13"E along the Section line 546.41 feet and West 2,938.66 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence along said corporate limits the following four (4) courses: 1) S89°34'50"W 204.00 feet; 2) North 200.92 (Record: 200.00) feet to the Southerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR SMITH RANCH, according to the Official Plat thereof recorded July 14, 1988 as Entry No. 292902 in the Office of the Summit County Recorder; 3) S89°59'10"E (Record: West) 204.00 feet to the Westerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR THE ROSS PROPERTY, according to the Official Plat thereof recorded March 17, 1994 as Entry No. 400284 in the Office of the Summit County Recorder; 4) South 199.38 (Record: 200.00) feet to the point of beginning.

Contains: 40,830 +/- Square Feet

FEE EXEMPT
UTAH CODE ANNOTATED § 63J-1-505

ENTRY NO. 01234817
04/28/2025 10:08:03 AM B: 2857 P: 1722
Agreement PAGE 1/9
GREGORY R. WOLBACH, PLS, COUNTY RECORDER-SURVEYOR
FEE 0.00 BY PARK CITY MUNICIPAL

[Exhibit B]

When recorded, please return to:
PARK CITY MUNICIPAL CORPORATION
City Recorder
PO Box 1480
Park City UT 84060

ROBBINS PARCEL ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (this "**Agreement**") is made by and between Park City Municipal Corporation (hereinafter, "**PCMC**" or the "**City**") and property owner, Boyer Robbins JV, LLC, a Utah limited liability company and annexation sponsor and applicant, Ivory Homes, LLC[1] (hereinafter, "**Petitioner**") to set forth the terms and conditions under which Park City will annex certain land owned by Petitioner (hereinafter, **"Robbins Parcel"** or "**Petitioner's Property**"), consisting of approximately 0.94 acres and located in unincorporated Summit County, Utah, within the Thaynes Neighborhood on Iron Canyon Drive. The Robbins Parcel is surrounded on all sides by Park City Municipal and is proposed to be annexed into Park City Municipal. The petition includes a Preliminary Subdivision Plat that proposes combining two adjacent parcels within the City boundary to create a 1.73- acre lot for future development of one Single-Family Dwelling and affordable Accessory Apartment; the proposed annexation of the 0.94-acre parcel, together with the proposed preliminary plat to create one lot, shall be referred to as the "Annexation Petition." The Annexation Petition requests annexation into the corporate limits of Park City and extension of municipal services to the Robbins Parcel. The Robbins Parcel is subject to the terms of this Annexation Agreement. The City and Petitioner are sometimes collectively referred to in this Agreement as the "Parties" or individually as a "Party". This Agreement is made under authority of Utah Code § 10-2-401 et seq.;

WHEREAS, the Robbins Annexation includes the Robbins Parcel, with tax identification number SS-104-B, owned by Petitioner and consisting of 0.94 acres in the Thaynes Neighborhood, more specifically described as,

> Beginning at a point on a Easterly line of IRON CANYON SUBDIVISION, according to the Official Plat thereof onfile in the Office of the Summit County Recorder as Entry No. 212520, said point located N00°18'13"E 369.32 feet along the Section line and West 2,877.20 feet from the Southeast Corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian; thence N89°55'48"W 1.61 feet to the Easterly Right-of-Way line of Iron Canyon Drive; thence along said street the following six (6) courses: 1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 125.00 feet (radius bears: West) a distance of 196.35 feet through a central angle of 90°00'00" Chord: N45°00'00"W 176.78 feet; 2) West 90.50 feet; 3) along the arc of a curve to the right with a radius of 75.00 feet a distance of 117.81 feet through a central angle of 90°00'00" Chord: N45°00'00"W 106.07 feet; 4) North 26.50 feet; 5) along the arc of a curve to the left with a radius of 165.00 feet a distance of 259.18 feet through a central angle of

[1] Ivory Homes, LLC submitted the annexation petition on behalf of property owner, Boyer Robbins JV, LLC

90°00'00" Chord: N45°00'00"W 233.35 feet; 6) West 121.04 feet; thence North 13.59 feet to the Southerly line of ASPEN SPRINGS RANCH PHASE 1 SUBDIVISION, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 349163; thence S88°50'22"E 315.25 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 993024 in Book 2235 at Page 175; thence along said deed S89°04'02"E' 124.30 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 1073622 in Book 2419 at Page 667; thence along said deed S89°04'02"E 78.15 feet to a point on the Northerly extension of the Easterly line of said IRON CANYON SUBDIVISION; thence along said extension and said plat the following three (3) courses: 1) South 248.32 feet; 2) N89°34'50"E 60.71 feet; 3) S00°04'12"W 147.53 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land:

A part of the Southwest Quarter of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point located on a Westerly line of THAYNES CREEK RANCH ESTATES, PHASE 2, according to the Official Plat thereof recorded February 3, 2015 as Entry No. 1012100 of the Official Records of the Summit County Recorder, said point located N00°18'13"E 501.61 feet along the Section Line and N89°41'47"W 2,877.76 feet from the Southeast Corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along said plat S00°04'12"W 28.59 feet; thence S89°34'50"W 60.71 feet; thence North 29.00 feet to the Southwesterly corner of a parcel of land as determined by Survey filed November 4, 2016 as File No. S0008857 in the Office of the Summit County Surveyor; thence along said parcel N89°58'03"E 60.75 feet to the point of beginning;

WHEREAS, in furtherance of the foregoing, the Petitioner desires to annex the Robbins Parcel into the corporate limits of the City and, to that end, a complete Annexation Petition for the Annexation Property was filed with the City on August 22, 2023. The Annexation Petition was accepted by the City Council on March 7, 2024, and certified by the City Recorder on April 4, 2024. The Planning Commission reviewed the Annexation Petition on September 25, 2024 and October 23, 2024;

WHEREAS, the City Council considered and adopted Ordinance No. 2024-22, approving the Annexation Petition at a public hearing on December 19, 2024;

WHEREAS, in connection with the Robbins Annexation, the Annexation Property is proposed to be zoned Single Family (SF Zone). The SF Zone is a City zoning district allowing for low density, single family home development that maintains existing predominately single family detached residential neighborhoods, maintains the character of mountain resort neighborhoods with compatible design, and requires a streetscape that minimizes impacts on existing residents and reduces the architectural impacts of the automobile. The SF zoning district is more fully described in the City's Land Management Code. The Annexation Property will also be zoned with the Sensitive Land Overlay;

NOW, THEREFORE, in furtherance of the Annexation Petition, in consideration of City's action to annex Petitioner's property, and in consideration of the mutual promises contained herein, as well as the mutual benefits to be derived here from, the Parties agree that the terms and conditions of the Robbins Annexation shall be as follows:

1. **Property**. The Robbins Parcel to be annexed is approximately 0.94-acres in area, as depicted on the annexation plat attached as Attachment 1 (the "**Annexation Plat**") and as more fully described in Ordinance No. 2024-22.

2. **Zoning**. Upon Annexation, the Petitioner's Parcel will be zoned Single Family (SF) and Sensitive Land Overlay (SLO). The official zoning map of Park City shall be amended to include this property and zoning designations, as approved in Ordinance No. 2024-22.

3. **Nightly Rentals Prohibited in Perpetuity**. In approving the Annexation, the City Council and Planning Commission materially relied upon the Petitioner's stipulation to prohibit Nightly Rentals. The Final Plat shall include a plat note prohibiting Nightly Rentals as defined by the Land Management Code at the Petitioner's Property.

4. **Subdivision Plat and Required Plat Notes**. Pursuant to Land Management Code Section 15-8-3, on August 22, 2023, a Preliminary Subdivision Plat was submitted for the Robbin's Parcel, which proposed combining the 0.94-acre parcel with adjacent Parcel PCA-105 and portions of Parcel IC-MISC (already within City limits) to increase the developable acreage to 1.73 acres and create three lots for development of three Single-Family Dwellings. On September 19, 2024, the applicant submitted a revised Preliminary Plat (Attachment 2) for creation of one 1.73-acre lot for development of one Single-Family Dwelling.

A final subdivision plat to create a legal lot of record shall be submitted to the Planning Department to be reviewed by the Planning Commission for Final Action and, upon approval, recorded at Summit County. Pursuant to LMC § 15-7.1-6(A)(2), a final plat application shall include remnant pieces of Parcel IC-MISC. Dedication of such parcels to the City as public right-of-way and open space shall be addressed at the time of final plat subdivision. The following notes shall be included on the final plat:

4a. **Plat Note 1**: Nightly Rentals are prohibited at the Property.

4b. **Plat Note 2:** Development of the Lot is limited to one Single-Family Dwelling and one affordable External Accessory Structure; the Lot shall not be subdivided further.

4c. **Plat Note 3:** the Single-Family Dwelling shall be limited in size with a maximum Gross Residential Floor Area of 7,500 square feet with the second level Floor Area not to exceed 35% of the overall Gross Residential Floor Area.

4d. **Plat Note 4:** Building height of the Single-Family Dwelling shall be limited to 25 feet from Existing Grade. Building height of the Accessory Apartment shall be limited to 18 feet from Existing Grade. Building Height exceptions per LMC § 15-2.11-4 apply to the Single-Family Dwelling, and do not apply to the External Accessory Structure. Additional External Accessory Structures are prohibited.

4e. **Plat Note 5:** All construction activity and Structures shall be contained within the Limits of Disturbance, as approved by the City Engineer and the Planning Commission.

The maximum Gross Residential Floor Area requirement for the Robbins Parcel does not include the required affordable Accessory Apartment as specified in Paragraph 10 below. The land use development of the Property shall be governed by the maximum density stipulated in this Agreement, and by the Final Subdivision Plat.

Further, as part of the Final Subdivision Plat approval process, the Planning Commission shall review the Final Plat for compliance with the Sensitive Land Overlay and to ensure an appropriate Limits of Disturbance is established. The Planning Commission shall be the land use authority to review the Final Plat and issue a Final Action letter.

5. **Sensitive Land Overlay**. The subject property is surrounded by lands that are within the Sensitive Land Overlay, near the base of Iron Mountain, with proximity to the McPolin Farm and Highway 224, the City's northern entry corridor. The Petitioner's Property shall be annexed into the Sensitive Land Overlay and a comprehensive Sensitive Land Analysis will be required at the time of Final Plat processing, to evaluate the impact of development on sensitive environmental and aesthetic areas.

6. **Public Access, Utility, Drainage and Snow Storage Easement, and Sidewalk**. The Final Plat shall include dedication to the City of a ten-foot-wide, non-exclusive, public easement across the Petitioner's Property along the frontage of Iron Canyon Drive, for the purposes of public access, utilities, irrigation, storm water drainage, and snow storage. A condition precedent to Certificate of Occupancy for the Single-Family Dwelling on the 1.73-acre lot is construction of a non-vehicular public pedestrian sidewalk, to be located within the ten-foot-wide public easement along the property's frontage on Iron Canyon Drive, constructed to City Standards and Specifications as required by the City Engineer. Any obligations or guarantees with respect to the construction of such sidewalk shall be governed by the terms and conditions of the Final Subdivision for the Property.

7. **Sanitary Sewer, Line Extensions and Storm Water Detention Facilities.** Construction and alignment of the sanitary sewer shall be established as part of the Final Subdivision Plat for the Property (as accepted by the City and filed in the official real estate records of Summit County, Utah, the "**Subdivision Plat**"). The preferred alignment of the sanitary sewer shall be that alignment which results in the least visual impact and site disturbance while meeting the site design and construction requirements of the Snyderville Basin Water Reclamation District.

In connection with the Final Subdivision Plat review process, on-site storm water detention facilities, or alternatives, as approved by the City Engineer, may be required. The timing for the construction of such storm water detention facilities shall be determined by the City Engineer, at the time of Subdivision Plat review (the "**Storm Detention Facilities**"). Maintenance of on-site storm water detention facilities will be the responsibility of the Petitioner or of a future Lot owner.

8. **Water Rights.** No water rights are associated with the property; the Petitioner does not own any water rights.

9. **Water Facilities and Infrastructure.** Certain water facilities and systems to serve future development of Petitioner's Property shall be required to be constructed by the Developer/Owner and, to

the extent they are dedicated to the City, easements therefore granted to the City, all of which shall be determined, and agreed to, by the affected parties and the City during the Final Subdivision review process (the "**Water Facilities**"). Petitioner acknowledges that water impact fees will be collected by City in the same manner and in the same amount as with other development within municipal boundaries and that impact fees so collected will not be refunded to Petitioner or to individual building permit applicants developing within the proposed annexation area.

Developer/Owner agrees to the following terms pertaining to Water Facilities:

9a. Design Drawings conforming to Park City Water Standard Plans and Specifications (Engineering & Construction Division | Park City, UT).

9b. Design must include connection points to existing Park City water infrastructure.

9.c Fire Hydrants may be needed to meet Park City Water and Park City Fire District requirements.

9d. All designs will be subject to the review and approval of the Public Utilities Department pursuant to the September 13, 2024 Public Utilities Department review letter.

There are existing water related easements in the project area which include but are not limited to the following: Summit County Recorder Entry No. 125799 and 134110. Details as to the grantee, purpose and future use and/or abandonment must be provided to the Public Utilities Team for review prior to Final Subdivision Plat approval.

A one-inch waterline is shown on the site plan of the annexation petition drawing package. Details as to the owner, purpose, and future use of this water line must be provided to the Public Utilities Team for review prior to Final Subdivision Plat approval.

The Final Subdivision Plat and building permit submittal shall meet all requirements to conform to the standards of the Public Utilities Department.

10. **Affordable Housing Requirement**. Affordable housing shall be provided in a manner consistent with the City's Affordable Housing Resolution 05-2021. An annexation requires Affordable Unit Equivalents (AUEs) for 20% of Residential Unit Equivalents (RUEs) to be constructed. One RUE is equivalent to 2,000 square feet of Floor Area. One AUE is defined as having a minimum of 900 square feet of Net Livable Space, which Resolution 05-2021 defines as the calculated interior living area measured interior wall to interior wall, including all interior partitions, and including but not limited to habitable basements and interior storage areas, closets, and laundry areas, and excluding uninhabitable basements, mechanical areas, exterior storage, stairwells, garages, patios, decks, and porches.

Based on the maximum Gross Residential Floor Area of 7,500 square feet for the Single-Family Dwelling, the annexation requires 0.75 AUE to be constructed, which is a minimum of 675 square feet of Net Livable Space. The affordable housing obligation shall be provided through the following:

- Construction of an Accessory Apartment on site

The affordable Accessory Apartment shall not exceed 1,000 square feet in Floor Area or 18 feet in

Building Height from Existing Grade and shall provide no more than one Parking Space for the Accessory Apartment tenant. The Accessory Apartment does not count against the Gross Residential Floor Area limitation of 7,500 square feet. Parking on Iron Canyon Drive for the SFD and Accessory Apartment is prohibited. The Applicant shall include the proposed affordable Accessory Apartment location in the SLO analysis required at the Final Subdivision phase and shall locate such affordable Accessory Apartment within the area least visible from designated Vantage Points.

Developer is responsible for the following steps to be completed to comply with the affordable housing requirement.

- Submit a Housing Mitigation Plan to the Housing Authority for approval.
- Recordation of a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms, prior to issuance of Certificate of Occupancy for the Single-Family Dwelling.
- Submit Annual compliance reporting to the Housing Authority

Prior to issuance of a building permit for the SFD, a deed restriction that complies with the City's Affordable Housing Resolution regarding tenants, rent charged, and rental terms in a form approved by the City Attorney's Office shall be recorded with Summit County. The affordable Accessory Apartment shall be completed prior to or concurrently with issuance of Certificate of Occupancy for the SFD.

The property owner of the SFD shall submit an annual compliance report to the Housing Authority.

12. **Planning Review Fees**. Lot owner of the platted lot within the proposed subdivision shall be responsible for all standard and customary, and generally-applicable planning, building, subdivision and construction inspection fees imposed by the City in accordance with the Park City Land Management Code and the Park City Municipal Code.

13. **Impact and Building Fees**. Lot owner(s) within the proposed subdivision shall be responsible for all standard and customary, and generally-applicable, fees, such as development, impact, park and recreation land acquisition, building permit and plan check fees due and payable for construction on the Property at the time of application for any building permits. Ownership of water rights shall not change the application of the Impact Fee Ordinance to the Property.

14. **Acceptance of Public Improvements**. Subject to fulfillment of all the conditions of the Subdivision Final Action Letter and, further, Park City's final approval of the construction of any such public improvements, those water facilities, utilities, fire hydrants, and easements as may be agreed by Parties in connection with the Final Subdivision Plat review and approval process (the "**Public Improvements**"), shall be conveyed and dedicated to the City, for public purposes.

15. **Snow Removal and Storage**. Park City shall not be obligated to remove snow from private sidewalks unless the sidewalks are classified as part of a community trail system and incorporated into the City wide snow removal program. A public snow storage easement shall be provided along Iron Canyon Drive and identified on the Final Subdivision plat to be located within the ten-foot-wide public easement described in section 6.

16. **Fiscal Impact Analysis**. Compared to large annexations that may result in significant commercial and/or residential development, this annexation would create one lot and up to two households. The City's property tax for a primary residence is 0.55%. The impact to the City in terms of service costs is negligible.

17. **Traffic Mitigation**. A review and analysis of impacts of the development on neighboring streets and major intersections was conducted by staff. No mitigation measures are proposed due to the low density and low level of impact of the proposed development on local streets and at major intersections.

19. **Effective Date**. This Annexation Agreement is effective upon recordation of the annexation plat and the filing and recordation of the annexation ordinance, and further, the City provides notice of the recordation to the parties of this Annexation Agreement.

20. **Governing Law; Jurisdiction and Venue**. The laws of the State of Utah shall govern this Annexation Agreement. The City and Petitioner agree that jurisdiction and venue are proper in Summit County.

21. **Real Covenant, Equitable Servitude**. This Annexation Agreement constitutes a real covenant and an equitable servitude on the Property. The terms of this Agreement touch and concern and both benefit and burden the Property. The benefits and burdens of this Agreement run with the land, and are intended to bind all successors in interest to any portion of the Property. This Agreement, a certified copy of the ordinance approving the Annexation **(the "Annexation Ordinance")**, and the Annexation Plat shall be recorded in the County Recorder's Office of Summit County, Utah.

22. **Assignment**. Neither this Agreement nor any of the provisions, terms or conditions hereof may be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be evidenced by letter from the City to Petitioner or its successors or assigns; provided that, notwithstanding the foregoing, the City hereby consents to the assignment of the rights and responsibilities, and the benefits, of this Agreement, in whole or in part, upon written notice to the City; and provided that, in connection with and to the extent of any such assignment, Petitioner shall not have any further rights or responsibilities under this Agreement as and to the extent accruing from and after the date of any such assignment.

23. **Compliance with City Code**. Notwithstanding section 19 of this Agreement, from the time the Park City Council (the "**City Council**") approves of this Agreement and upon completion of the Annexation by recordation of the annexation plat with the County Recorder's Office of Summit County, Utah, the Property shall be subject to compliance with any and all City Codes and Regulations pertaining to the Property.

24. **Full Agreement**. This Agreement, together with the recitals and attachments to this Agreement (which are incorporated in and made a part of this Agreement by this reference), the approving Ordinance for the Annexation (Ordinance No.2024-22) and the written agreements expressly referenced herein, contain the full and complete agreement of the Parties regarding the Annexation of the Property

into the City. Only a written instrument signed by all Parties, or their successors or assigns, may amend this Annexation Agreement.

25. **Amendments**. Any substantive amendments to this Annexation Agreement shall be processed in accordance with the Park City Land Management Code and Utah Code in effect at the time an application for amendment is filed with the City Planning Department.

25. **No Joint Venture, Partnership or Third Party Rights**. This Agreement does not create any joint venture, partnership, undertaking or business arrangement among the Parties. Except as otherwise specified herein, this Agreement, the rights and benefits under this Agreement, and the terms or conditions hereof, shall not inure to the benefit of any third party.

26. **Vested Rights**. Subject to the provisions of this Agreement, Petitioner (or its assigns) shall have the right to develop and construct the proposed Subdivision in accordance with the uses, density, and configuration of development approved in the Final Subdivision plat when approved, subject to and in compliance with other applicable ordinances and regulations of Park City.

27. **Nature of Obligations of Petitioner**. Applicant is liable for performance of the obligations imposed under this Agreement only with respect to the portion of property which it owns and shall not have any liability with respect to the portion of the property owned by the City.

28. **Severability**. If any part or provision of this Annexation Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Annexation Agreement except that specific provision determined to be unconstitutional, invalid, or enforceable. If any condition, covenant or other provision of the Annexation Agreement shall be deemed invalid due to its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by the law.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement as of the 24th day of April, 2025.

(Signatures begin on following page)

PARK CITY MUNICIPAL CORPORATION,
A political subdivision of the State of Utah

By: _____
Nann Worel, Mayor

Dated this 24 day of April, 2025

ATTEST: City Recorder

By: _____
Michelle Kellogg, City Recorder

Dated this 24th day of April, 2025

APPROVED AS TO FORM:

_____
City Attorney's Office

Dated this 24 day of April, 2025.

BOYER ROBBINS JV, L.C., a Utah limited liability company, Petitioner

By: _____

Name: Brian Gochnour
Manager

Dated this 17th day of APRIL, 2025

Acknowledgement (notary)

BEVERLY BOTT
Notary Public State of Utah
My Commission Expires on:
January 25, 2026
Comm. Number: 722639

Beverly Bott 4/17/2025

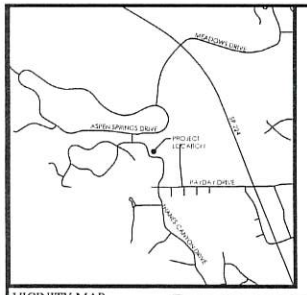
Notary Public for the State of Utah
County of Salt Lake

Attachments:
1. Annexation Plat
2. Preliminary Subdivision Plat

Docusign Envelope ID: 412F7403-BBD4-4A60-8088-C44A1C69CAC4

ROBBINS ADDITION ANNEXATION TO PARK CITY

LOCATED IN THE SW1/4 OF SECTION 5,
T2S, R4E, SLB&M
PARK CITY, UTAH COUNTY, STATE OF UTAH



VICINITY MAP
N.T.S

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EAST 1/4 CORNER OF SECTION 5, T2S, R4E, SLB&M
SUMMIT COUNTY MONUMENT
(PER ASPEN SPRINGS RANCH PHASE I)

S 0°01'04" E 2677.89' (MEASURED) 2677.89' (RECORD)
BASIS OF BEARING: N0°18'11"E (SECTION LINE)
(PER ASPEN SPRINGS RANCH PHASE I)

ASPEN SPRINGS RANCH PHASE I SUBDIVISION ENTRY No. 349161

PARCEL # ASR-11
JAMES A. & ARLENE M. HEELAND (TR)

PARCEL # ASR-10
EJ ASPEN SPRINGS PROPERTIES LLC
ENTRY No. 393924
BK 2235 PG 173

PARCEL # ASR-9
SAMUEL K. JOHNSON (TR)

PARCEL # ASR-9-A SAMUEL R. JOHNSON (TR)
ENTRY No. 1073622 BK 2419 PG 667

PARCEL # ASR-12
WEISSMAN JEFFREY ALAN (TR)

PARCEL 2
(PCA-105)

S89°49'10"E
204.00

ANNEXATION PLAT ENTRY No. 393502

IRON CANYON DRIVE
(PUBLIC ROAD - 50' WIDE)

PARCEL # IC-5-AM
FULTON HENRY W III

PARCEL # IC-4-1
BROEDERICK BYRAM HW (TE)

PARCEL # IC-4-REM
BOYER COMPANY

BOYER ROBBINS JV, L.C
AREA: 40,830 SQ FT
OR 0.94ACRES ±

PARCEL 1
(SS-104-B)

NORTH 200.92

SOUTH 199.38

ANNEXATION PLAT ROSS PROPERTY ENTRY No. 486264

PARCEL # POA-104-C
TIMOTHY E. GAEBE (TR)

ANNEXATION TO PARK CITY ENTRY No. 212517

POINT OF BEGINNING

WEST 1938.88' (TIE)

546.41' (TIE)

S45°34'56"W
204.00

PARCEL # IC-4-REM
BOYER COMPANY

N46°25'04"E 101.04'(RD)

S0°01'04"E 100.04'

PARCEL # IC-2
MAYERSON DONNA M (TR)

IRON CANYON SUBDIVISION ENTRY No. 393520

SOUTHEAST CORNER OF SECTION 5, T2S, R4E, SLB&M
SUMMIT COUNTY MONUMENT
(FOUND)

LEGEND

- ANNEXATION AREA
- SECTION LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (FOUND)
- CURRENT CORPORATE LIMITS OF PARK CITY, UTAH

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12514439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify that this Plat is a true and accurate map of the tract of land to be annexed into Park City, County of Summit, State of Utah.

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian. Summit County, Utah, more particularly described as follows:

Beginning at a point on the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR IRON CANYON, according to the Official Plat thereof recorded October 28, 1983 as Entry No. 212517 in the Office of the Summit County Recorder, located S0°01'04"E 1938.88 feet and West 546.41 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence along said corporate limits the following four (4) courses: 1) S89°34'56"W 204.00 feet; 2) North 200.92 (Record 200.00) feet to the Southerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR SMITH RANCH according to the Official Plat thereof recorded July 14, 1988 as Entry No. 297502 in the Office of the Summit County Recorder, 3) S89°39'10"E (Record West) 204.00 feet to the Westerly line of the Current Corporate City Limits of Park City, Utah as defined by the PARK CITY ANNEXATION FOR THE ROSS PROPERTY, according to the Official Plat thereof recorded March 17, 1994 as Entry No. 406264 in the Office of the Summit County Recorder, 4) South 199.38 (Record 200.00) feet to the point of beginning.

Contains 40,830 +/- Square Feet

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12514439

05/10/25
DATE

SURVEYOR'S SEAL

FINAL FOCAL ENTITY PLAT APPROVAL

APPROVED IN COMPLIANCE WITH SECTION 17-23-20 OF THE UTAH CODE ON THIS _____ DAY OF_____ A.D. 20__

BY ACTING SUMMIT COUNTY SURVEYOR
(SUMMIT COUNTY SURVEY MANAGER)

DATE

SURVEYOR'S SEAL

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

FEE RECORDER

DATE_____ TIME_____

ENTRY NO _____

PUBLIC SAFETY
ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20__

BY _____
SUMMIT COUNTY ATTORNEY

PLAT PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC

ENGINEER'S CERTIFICATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__

BY _____
SUMMIT COUNTY ATTORNEY

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE PARK CITY ENGINEER

CERTIFICATE TO ATTEST

I CERTIFY THAT THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS ___ DAY OF _____ A.D. 20__

BY _____
PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS __ DAY OF _____ A.D. 20__

BY _____
MAYOR

PLANNING COMMISSION

RECOMMENDED BY BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF_____ A.D. 20__

BY _____
CHAIRPERSON

FINAL LOCAL ENTITY PLAT

ROBBINS ADDITION ANNEXATION TO PARK CITY

LOCATED IN THE SW1 4 OF SECTION 5,
T2S, R4E, SLB&M
PARK CITY, UTAH COUNTY, STATE OF UTAH

SCALE 1" = 30'

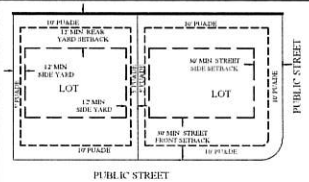
Docusign Envelope ID: 412F7405-BBD4-4A06-918B-C44A1C08CAC4

IRON CANYON PHASE 2

SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E.
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS

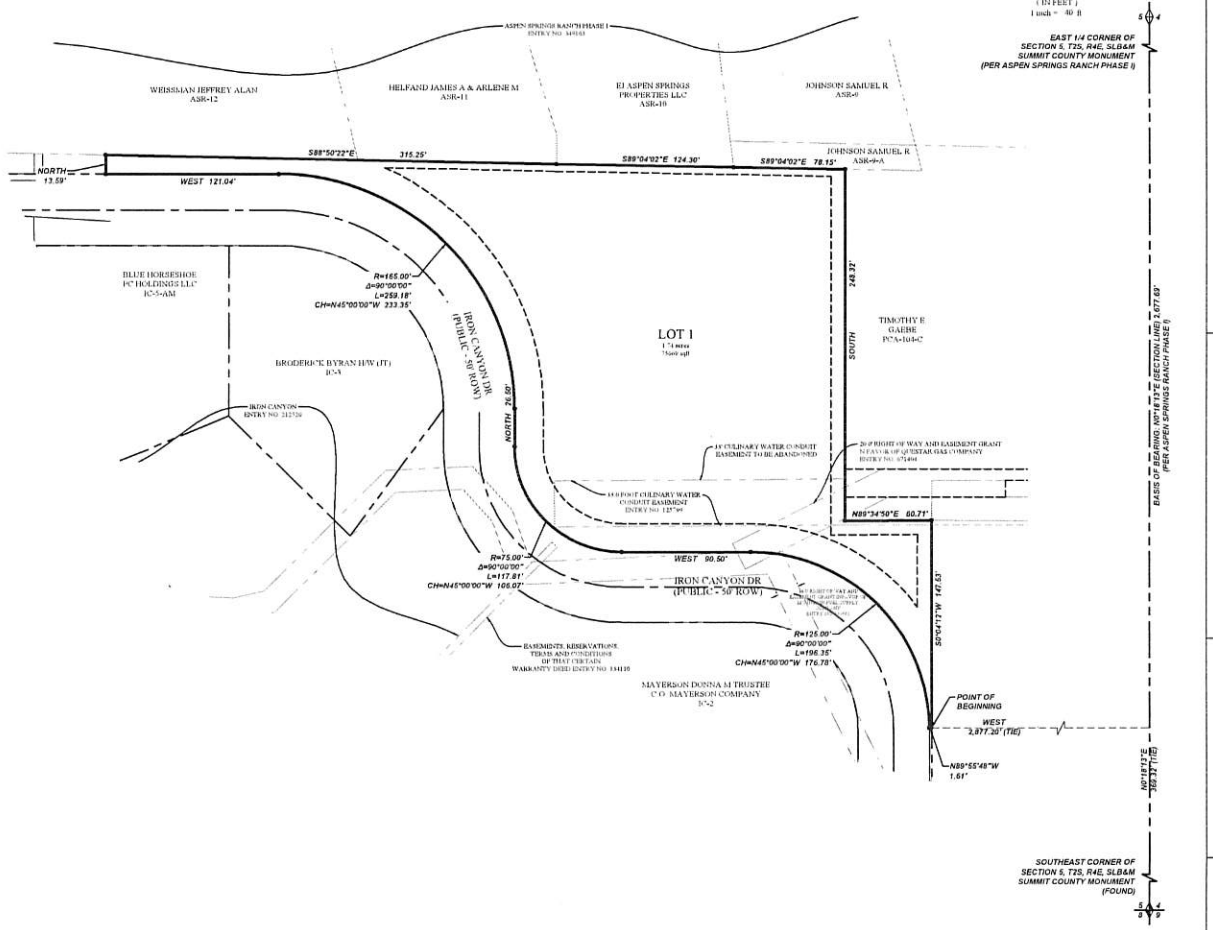
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES

1. #5 X 24" REBAR & CAP (FOCUS ENG.) TO BE SET AT ALL LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH



N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold Licence No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

FOR REVIEW ONLY

Justin Lundberg
Professional Land Surveyor
Licence No. 12554439

Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian, located in Park City, Summit County, Utah, more particularly described as follows:

Beginning at a point on a Easterly line of IRON CANYON Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 212520, said point located S00°18'15"E 369.32 feet along the Section line and West 2,877.20 feet from the Southeast Corner of Section 5, T2S, R4E, SLB&M; thence S86°55'48"W 1.61 feet to the Easterly Right-of-Way line of Iron Canyon Drive; thence along said street the following six (6) courses: 1) Northwesterly along the arc of a non-tangent curve to the left having a radius of 125.00 feet (radius bears: West) a distance of 196.35 feet through a central angle of 90°00'00" Chord: N45°00'00"W 176.78 feet, 2) West 90.50 feet, 3) along the arc of a curve to the right with a radius of 75.00 feet a distance of 117.81 feet through a central angle of 90°00'00" Chord: N45°00'00"W 106.07 feet, 4) North 76.59 feet, 5) along the arc of a curve to the left with a radius of 165.00 feet a distance of 259.18 feet through a central angle of 90°00'00" Chord: N45°00'00"W 233.35 feet, 6) West 121.04 feet, thence North 13.59 feet to the Southerly line of ASPEN SPRINGS RANCH PHASE I Subdivision, according to the Official Plat thereof on file in the Office of the Summit County Recorder as Entry No. 349163, thence S89°50'22"E 315.25 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 993024 in Book 2285 at Page 175; thence along said deed S89°04'02"E 124.30 feet to the Southwesterly corner of that Real Property as described by that Special Warranty Deed on file in the Office of the Summit County Recorder as Entry No. 1078622 in Book 2410 at Page 967; thence along said deed S89°04'02"E 78.15 feet to a point on the Northerly extension of the Easterly line of said IRON CANYON Subdivision, thence along said extension and said plat the following three (3) courses: 1) South 248.32 feet, 2) N89°34'50"E 60.71 feet, 3) S00°04'12"W 147.53 feet to the point of beginning.

Containing 75,669 square feet or 1.74 acres+/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS TO BE HEREAFTER KNOWN AS

IRON CANYON PHASE 2
SUBDIVISION

DO HEREBY DEDICATE TO SUMMIT COUNTY ALL THESE TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO CONVEY TO SUMMIT COUNTY, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, AND TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ HAND THIS ___ DAY OF _____ A.D. 20___

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ___ DAY OF _____ A.D. 20___ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

MY COMMISSION No. _____

PRINTED FULL NAME OF NOTARY

PREPARED FOR:
OWNER/DEVELOPER
THE BOYER COMPANY
101 SOUTH 200 EAST, UTAH 84111
(801) 521-5687
CONTACT: RICHARD MOFFAT

PREPARED BY:
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT THIS _____ DAY OF _____ 20__ BY _____	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 20__	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____ A.D. 20__	APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20__	I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 20__	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 20__
	CHAIRMAN	PARK CITY ENGINEER	PARK CITY ATTORNEY	PARK CITY RECORDER	PARK CITY MAYOR

IRON CANYON PHASE 2
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 5, T2S, R4E.
SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

RECORDED # _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____ SUMMIT COUNTY RECORDER

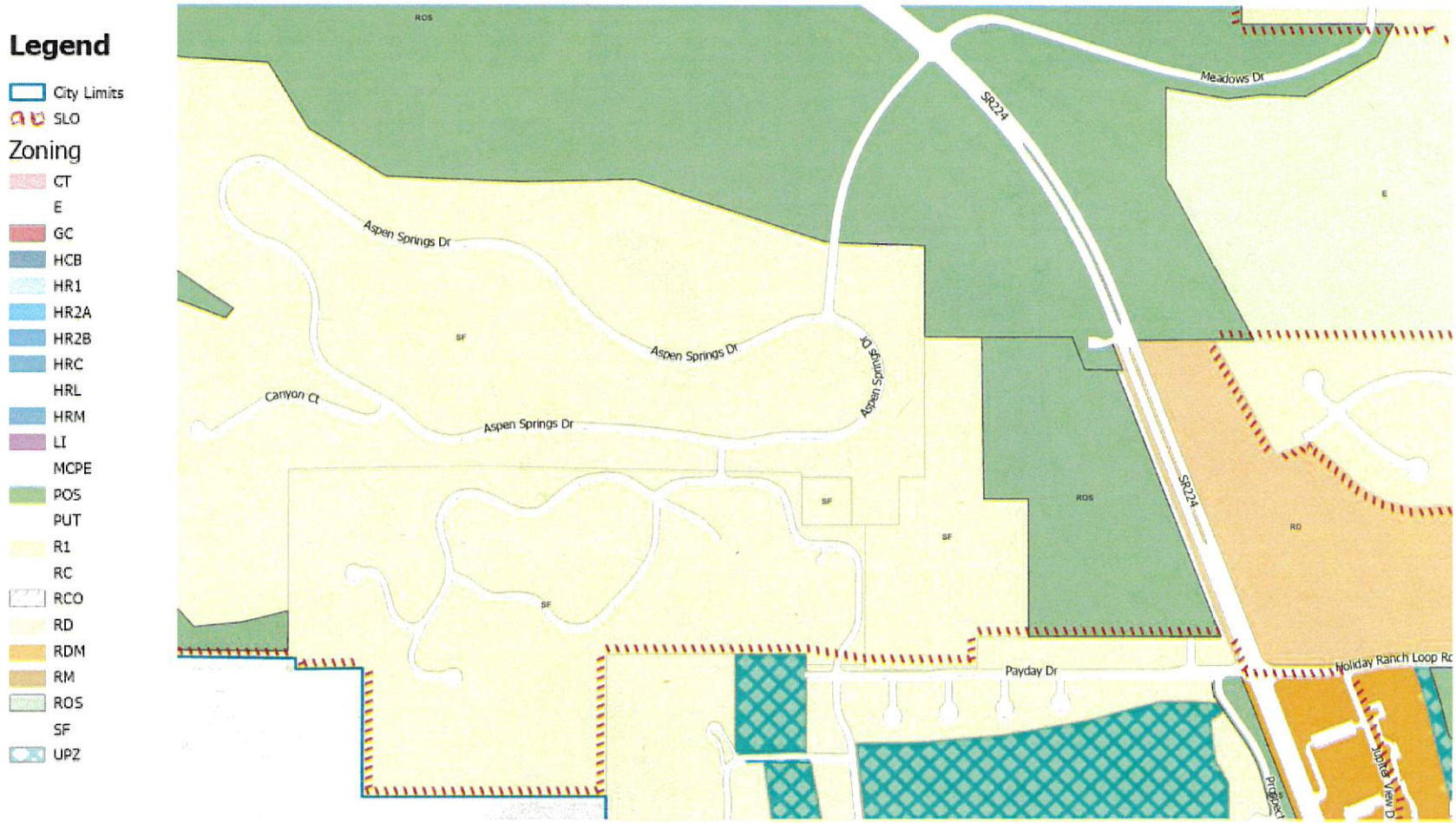
MEC 09/18/21

Docusign Envelope ID: 412F7403-BBD4-4A60-868B-C44A1C68CAC4

[Exhibit C]

Zoning Map Amendment

Excerpt from the Official Park City Coning Map



Intermountain GeoEnvironmental Services, Inc.
12429 South 300 East, Suite 100, Draper, Utah, 84020
Phone (801) 748-4044 | Fax (801) 748-4045
www.igesinc.com

Geotechnical Investigation
Iron Canyon Development
Iron Canyon Drive
Park City, Utah

IGES Project No. 02058-212

June 20, 2023

Prepared for:
Ivory Development
978 Woodoak Lane
Salt Lake City, Utah 84117
Attn: Brad Mackay

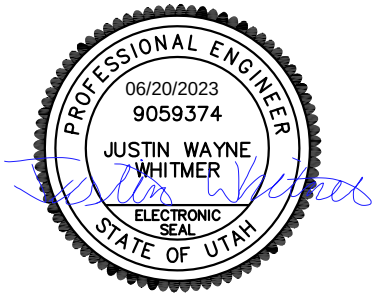
Copyright © 2023 IGES, Inc.

Geotechnical Investigation
Iron Canyon Development
Iron Canyon Drive
Park City, Utah

IGES Project No. 02058-212

June 20, 2023

Prepared by:



Justin W. Whitmer, P.E.
Project Engineer

Reviewed by:

David A. Petersen, P.E.
Project Engineer

Copyright © 2023 IGES, Inc.

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY 1

2.0 INTRODUCTION 2
2.1 PURPOSE AND SCOPE OF WORK 2
2.2 PROJECT DESCRIPTION 2

3.0 METHODS OF STUDY 3
3.1 FIELD INVESTIGATION 3
3.2 LABORATORY INVESTIGATION 3
3.3 ENGINEERING ANALYSIS 3

4.0 GENERALIZED SITE CONDITIONS 5
4.1 SURFACE CONDITIONS 5
4.2 SUBSURFACE CONDITIONS 5
4.2.1 Earth Materials 5
4.2.2 Groundwater 5
4.2.3 Chemical Testing 5

5.0 GEOLOGIC CONDITIONS 7
5.1 GEOLOGIC SETTING 7
5.1.1 Regional Geology 7
5.2 SEISMICITY AND FAULTING 8
5.3 OTHER GEOLOGIC HAZARDS 10
5.3.1 Liquefaction 10

6.0 ENGINEERING CONCLUSIONS AND RECoMMENDATIONS 11
6.1 GENERAL CONCLUSIONS 11
6.2 EARTHWORK 11
6.2.1 General Site Preparation 11
6.2.2 Excavations 12
6.2.3 Excavation Stability 12
6.2.4 Structural Fill and Compaction 12
6.3 FOUNDATIONS 13
6.4 SETTLEMENT 14
6.5 EARTH PRESSURES AND LATERAL RESISTANCE 14
6.6 CONCRETE SLAB-ON-GRADE CONSTRUCTION 15
6.7 MOISTURE PROTECTION AND SURFACE DRAINAGE 16
6.8 PRELIMINARY SOIL CORROSION POTENTIAL 16

7.0 CLOSURE 17
7.1 LIMITATIONS 17

Copyright © 2023 IGES, Inc.

8.0 REFERENCES CITED..... 18

APPENDICES

Appendix A	Figure A-1	Site Vicinity Map
	Figure A-2	Geotechnical Map
	Figure A-3	Site Photos
	Figures A-4 through A-6	Test Pit Logs
	Figure A-7	Key to Soil Symbols and Terminology
Appendix B		Laboratory Test Results
Appendix C		Spectral Analysis Summary

Copyright © 2023 IGES, Inc.

1.0 EXECUTIVE SUMMARY

This report presents the results of a geotechnical investigation conducted for the proposed Iron Canyon Development located on Iron Canyon Drive in Park City, Utah. Based on the subsurface conditions encountered, the subject site is suitable for the proposed construction provided that the recommendations presented in this report are complied with. A brief summary of the critical recommendations is included below:

- Based on our observations the site is covered by 12 to 18 inches of topsoil comprised of Sandy Lean CLAY (CL) with gravel. The topsoil was underlain by native Clayey GRAVEL (GC) in test pits TP-1, TP-2 and TP-3, in test pit TP-3 a layer of Lean CLAY (CL) was observed underlying the gravel.
- Groundwater was observed in test pits TP-2 and TP-3 excavated at the time of our investigation with depths ranging from 7.5 to 12 feet in depth below existing site grade. This water appeared to be perched from the winter snowmelt.
- Shallow spread or continuous wall footings should be established on undisturbed native soils, or on structural fill founded on undisturbed native soils.
- Shallow spread or continuous wall footings constructed as described above may be proportioned utilizing a maximum net allowable bearing pressure of **2,500 pounds per square foot (psf)** for dead load plus live load conditions.

Recommendations for general site grading, design of foundations, slabs-on-grade, moisture protection and soil corrosivity as well as other aspects of construction are included in this report.

NOTE: The scope of services provided within this report is limited to the assessment of the subsurface conditions at the subject site. The executive summary is provided solely for purposes of overview and is not intended to replace the report of which it is part and should not be used separately from the report.

Copyright © 2023 IGES, Inc.

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical investigation conducted for the proposed Iron Canyon Development located on Iron Canyon Drive in Park City, Utah. The purposes of this investigation were to assess the nature and engineering properties of the subsurface soils, and to provide recommendations for design and construction of foundations and slabs-on-grade. As well as assess settlement, lateral earth pressures, and identify any geotechnical issues such as fill, collapsible soils and groundwater.

The scope of work completed for this study included a site reconnaissance, subsurface exploration, soil sampling, laboratory testing, engineering analyses, and preparation of this report. Our services were performed in accordance with our proposal and signed authorization.

The recommendations presented in this report are subject to the limitations presented in the **Limitations** section of this report (Section 7.1).

2.2 PROJECT DESCRIPTION

The subject property is located at approximately 2420 Iron Canyon Drive in Park City, Utah. (See Figure A-1, *Site Vicinity Map*). Our understanding of the project is based on information provided by the Client. The property has a total area of approximately 1.74 acres. It is our understanding that the proposed construction will consist of residential development comprised of 3 single-family homes as currently conceived. The homes will use the existing Iron Canyon Drive to access the lots; construction of roadways is not planned for this development. Construction plans were not available for our review at the time this report was prepared; however, we assume that the buildings will be multi-story wood-framed structures with basements, founded on conventional strip and spread footings. It is our understanding that cut and fill sections at this site will not exceed 3 feet.

Copyright © 2023 IGES, Inc.

3.0 METHODS OF STUDY

3.1 FIELD INVESTIGATION

As a part of this investigation, subsurface soil conditions were explored by completing 3 exploratory test pits 9.5 to 12.5 feet below the existing site grade. The approximate locations of the explorations are shown on Figure A-2 (*Geotechnical Map*) in Appendix A. Photos of our test pits taken at the time of our field investigation are included on Figure A-3. Exploration points were placed to provide optimum coverage of the site. Logs of the subsurface conditions encountered in the explorations were recorded at the time of excavation by a member of our technical staff and are presented as Figures A-4 through A-6 in Appendix A. A *Key to Soil Symbols and Terminology* is included as Figure A-7.

The test pits were completed using a JCB-4CX backhoe with an extend-a-hoe. Soil sampling was completed to collect representative samples of the various layers observed at the site. Disturbed samples were placed in plastic baggies and relatively undisturbed soil samples were collected with the use of a 6-inch-long brass tube attached to a hand sampler driven with a 2-lb sledgehammer. All samples were transported to our laboratory to evaluate the engineering properties of the various earth materials observed. The soils were classified in accordance with the *Unified Soil Classification System* (USCS) by our field personnel. Classifications for the individual soil units are shown on the attached test pit logs (Figures A-4 through A-6).

3.2 LABORATORY INVESTIGATION

Geotechnical laboratory tests were conducted on selected relatively undisturbed and bulk soil samples obtained during our field investigation. The laboratory testing program was designed to evaluate the engineering characteristics of onsite earth materials. Laboratory tests conducted during this investigation include:

- Particle Size Distribution (ASTM D6913)
- Atterberg (ASTM D4318)
- Corrosion Testing-sulfate and chloride concentrations, pH and resistivity (ASTM D4972, D4327, D4327, C1580 and EPA 300.0)

The results of the laboratory tests are presented on the test pit logs in Appendix A (Figures A-4 through A-6) and the laboratory test results presented in Appendix B.

3.3 ENGINEERING ANALYSIS

Engineering analyses were performed using soil data obtained from the laboratory test results and empirical correlations from material density, depositional characteristics and classifications. Analyses were performed using formulas, calculations and software that

Copyright © 2023 IGES, Inc.

represent methods currently accepted by the geotechnical industry. These methods include settlement, bearing capacity, lateral earth pressures and trench stability. Appropriate factors of safety were applied to the results consistent with industry standards and the accepted standard of care.

Copyright © 2023 IGES, Inc.

4.0 GENERALIZED SITE CONDITIONS

4.1 SURFACE CONDITIONS

At the time of our field investigation the property was open land covered with native trees, sagebrush, grass and native soil. The subject site is located at an elevation of approximately 6,810 to 6,870 feet above mean sea level. The site has a maximum topographic relief of approximately 60 feet vertical over approximately 450 feet horizontally.

4.2 SUBSURFACE CONDITIONS

4.2.1 Earth Materials

Based on our observations the site is covered by 12 to 18 inches of topsoil comprised of Sandy Lean CLAY (CL) with gravel. The topsoil was underlain by native Clayey GRAVEL (GC) in test pits TP-1, TP-2 and TP-3, in test pit TP-3 the gravel was underlain by a layer of Lean CLAY (CL).

The gravel was generally dense and moist. The clay was generally very stiff and moist.

The stratification lines shown on the enclosed exploratory logs represent the approximate boundary between soil types (Figures A-4 to A-6). The actual in-situ transition may be gradual. Due to the nature and depositional characteristics of the native soils, care should be taken in interpolating subsurface conditions between and beyond the exploration locations. Additional descriptions of these soil units are presented on the exploratory logs (Figures A-4 through A-6 in Appendix A).

4.2.2 Groundwater

Groundwater was observed in test pits TP-2 and TP-3 excavated at the time of our investigation with depths ranging from 7.5 to 12 feet in depth below existing site grade. Due to the season of our investigation, we anticipate groundwater levels to be near the seasonal high. The groundwater appears to be perched from the heavy winter and recent snow melt. Seasonal fluctuations in precipitation, irrigation, surface runoff from adjacent properties, or other on or offsite sources may increase the groundwater elevation several feet. Groundwater conditions can be expected to rise or fall several feet seasonally depending on irrigation and the time of year.

4.2.3 Chemical Testing

Chemical testing was completed as a part of this investigation on a representative sample of the near-surface soils. The test results indicated that the sample tested has a minimum

Copyright © 2023 IGES, Inc.

resistivity of 3,424 OHM-cm, soluble chloride content of 85.4 ppm, soluble sulfate content of 60 ppm and a pH of approximately 7.3.

Copyright © 2023 IGES, Inc.

5.0 GEOLOGIC CONDITIONS

5.1 GEOLOGIC SETTING

5.1.1 Regional Geology

The site is located at an elevation between 6,810 and 6,870 feet in the western part of Summit County, Utah just northwest of downtown Park City. Kimball Junction is next to Parleys Park in the Snyderville Basin. The Snyderville Basin has terrain ranging from steep mountains cut by deep canyons in the south to broad valley bottoms in the center and low hills in the north. Pleistocene glaciation in areas at higher elevation deposited alluvium and glacial outwash by streams flowing out of the Wasatch Range. Erosion-resistant sedimentary and igneous rock form the steep mountain ridges while the gentle slopes of the low hills in the north are due to being underlain by less-resistant shale, mudstone, and siltstone (Ashland et al., 2001). The Syderville Basin is part of a larger area that represents a transition between the dissimilar Wasatch Range and Uintah Mountains.

Much of the area north and east of the basin is dominated by the Keetley Volcanics, extrusive rocks erupted during the Oligocene Epoch in an area of considerable paleotopographic relief. As such, the rocks, consisting of rhyodacite and andesite flows, volcanic breccia, and tuffs lie unconformably over the older mostly Paleozoic and Mesozoic units (Hintze, 1993, Stokes, 1987, Biek, 2019, and Biek et al., 2022). The Keetley Volcanics were intruded by various porphyries and plugs. In some drainages Quaternary-aged alluvium and colluvium overly the Keetley Units.

The site is located on the west side of the basin, which is the east side of the Wasatch Range. The Wasatch Mountains contain a broad depositional history of thick Precambrian and Paleozoic sediments that have been subsequently modified by various tectonic episodes that have included thrusting, folding, intrusion, and volcanic activity, as well as scouring by glacial and fluvial processes (Stokes, 1987). The uplift of the Wasatch Mountains occurred relatively recently during the Late Tertiary Period (Miocene Epoch) between 12 and 17 million years ago (Milligan, 2000). Since uplift, the Wasatch Range has seen substantial modification due to such occurrences as movement along the Wasatch Fault and associated spurs (Hintze, 1993). The site is in the Central Wasatch segment at its intersection with the Uinta Mountains trend. The central segment is the widest section of the Wasatch Range due, in large part, to great intrusions of igneous rock not found elsewhere in the range (Stokes, 1987). The site is located in an area dominated primarily by Mesozoic sedimentary units overlying the Paleozoic and Precambrian units that are exposed elsewhere along the Wasatch Range.

Surface sediments on the site are mapped as Landslide deposits (Qms). Qms is described as unsorted, locally derived material deposited by rotational and translational movement;

Copyright © 2023 IGES, Inc.

composed of clay- to boulder-size debris as well as large bedrock blocks; characterized by hummocky topography, numerous internal scarps, chaotic bedding attitudes, and common small ponds, marshy depressions, and meadows (Biek, et al., 2022).

5.2 SEISMICITY AND FAULTING

There are no known active faults that pass under or immediately adjacent to the site (Hecker, 1993; Black et al, 2003). An active fault is defined as a fault displaying evidence of movement during Holocene time (eleven thousand years ago to the present). The closest mapped fault is the Salt Lake City section of the of the Wasatch Fault Zone, which is mapped approximately 13.6 miles west of the site. The Wasatch Fault Zone is mapped along the western flank of the Wasatch Mountains. The Salt Lake City section, which has an overall length of 27 miles, was reportedly last active approximately 1,100 years ago and has a recurrence interval of approximately 1,300 years. Analyses of ground shaking hazard along the Wasatch Front suggest that the Wasatch fault zone is the single greatest contributor to the seismic hazard in the region.

Following the criteria outlined in the 2018 International Building Code (IBC, 2018), spectral response at the site was evaluated for the risk-targeted *Maximum Considered Earthquake* (MCE_R), which represents the spectral response accelerations in the direction of maximum horizontal response represented by a 5% damped acceleration response spectrum that equates to a 1% probability of building collapse within a 50-year period. The MCE_R spectral accelerations were determined based on the location of the site using the *ASCE-7 Hazard Tool*; this software incorporates seismic hazard maps depicting probabilistic ground motions and spectral response data developed for the United States by the U. S. Geological Survey. These maps have been incorporated into the *International Building Code* (IBC) (International Code Council, 2018).

To account for site effects, site coefficients that vary with the magnitude of spectral acceleration and *Site Class* are used. Site Class is a parameter that accounts for site amplification effects of soft soils and is based on the average shear wave velocity of the upper 100 feet (30 meters, Vs_{30}); site classifications are identified in Table 5.2.1A.

Table 5.2.1A
Site Class Categories

Site Class	Earth Materials	Shear Wave Velocity Range (Vs_{30}) m/s
A	Hard Rock	>1,500
B	Rock	760-1,500
C	Very Dense Soil/Soft Rock	360-760
D	Stiff Soil	180-360

Copyright © 2023 IGES, Inc.

Site Class	Earth Materials	Shear Wave Velocity Range (Vs_{30}) m/s
E	Soft Soil	<180
F	Special Soils Requiring Site-Specific Evaluation (e.g. liquefiable)	n/a

Based on our field exploration and our understanding of the geology in this area, native soils at the site are best represented as Site Class D. However, lacking site-specific shear wave velocity measurements, IBC requires a conservative approach, thus default values for Site Class D must be used. Based on the assumed Site Class D site coefficients, the short- and long-period *Design Spectral Response Accelerations* are presented in Table 5.2.1B. For geotechnical practice, the geo-mean peak ground acceleration (PGA_M)[1] is presented in Table 5.2.1C.

It should be noted that, for certain structures, particularly those with a longer fundamental natural period, a site-specific *ground motion hazard analysis* (GMHA) may be required; the Structural Engineer should review ASCE-7-16 11.4.8 to assess whether Exception #2 is applicable for their structure. If the simplified approach and mapped spectral accelerations as allowed by Exception #2 are not applicable to this project, IGES should be contacted regarding the completion of a site-specific GMHA, which would necessarily include on-site shear wave velocity measurements.

Table 5.2.1B
Spectral Accelerations for MCE_R, Risk-Targeted Values (Structural)

Mapped B/C Boundary S_a (g)		Site Coefficient (Site Class D*)		Design Sa (g)		
Ss	S_1	F_a	F_v	PGA	S_{DS}	S_{D1}
0.595	0.213	1.324	2.174	0.210	0.525	0.309

*assumed
1) T_L=8
2) Exception #2 taken, see ASCE-7-16 11.4.8-2, a site-specific ground-motion hazard analysis may be required for some structures

[1] The PGA_M is based on a uniform hazard approach and represents the probabilistic PGA with a 2% probability of exceedance in a 50-year period (2PE50) (as opposed to the risk-targeted MCE_R, which is based on a uniform risk approach).

Copyright © 2023 IGES, Inc.

Table 5.2.1C
Spectral Accelerations for MCE, Geo-Mean (2PE50) Values (Geotechnical)

Mapped B/C Boundary PGA (g)	Site Coefficient F_{PGA} (Site Class D*)	PGA_M (g)
0.261	1.339	0.35

*assumed

5.3 OTHER GEOLOGIC HAZARDS

Geologic hazards and conditions can be defined as naturally occurring geologic conditions or processes that could present a danger to human life and property or result in impacts to conventional construction procedures. These hazards and conditions must be considered before development of the site. There are several hazards and conditions in addition to seismicity and faulting that if present at a site, should be considered in the design of critical and essential facilities. The hazards considered for this site include liquefaction.

5.3.1 Liquefaction

Certain areas within the Intermountain region possess a potential for liquefaction during seismic events. Liquefaction is a phenomenon whereby loose, saturated, granular soil deposits lose a significant portion of their shear strength due to excess pore water pressure buildup resulting from dynamic loading, such as that caused by an earthquake. Among other effects, liquefaction can result in densification of such deposits causing settlement of overlying layers after an earthquake as excess pore water pressures are dissipated. The primary factors affecting liquefaction potential of a soil deposit are: (1) level and duration of seismic ground motions; (2) soil type and consistency; and (3) depth to groundwater.

Referring to the *Liquefaction Special Study Areas, Wasatch Front and Nearby Areas, Utah* published by the Utah Geological Survey, the site is located within an area currently designated as "very low" to "low" for liquefaction potential. The upper 12.5 feet are not considered liquefiable based on our field observations and laboratory testing; however, deeper deposits may be more susceptible. A full liquefaction study was not part of the scope of work and is beyond the standard of care for the project.

Copyright © 2023 IGES, Inc.

6.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS

6.1 GENERAL CONCLUSIONS

Based on the subsurface conditions encountered at the site, the subject site is suitable for the proposed development provided that the recommendations presented in this report are incorporated into the design and construction of the project. We recommend that as part of the site grading process any undocumented fill, topsoil or otherwise unsuitable soils currently present at the site be removed from beneath proposed footings, or that footings be deepened to extend below the unsuitable soils. We also recommend that IGES be on site at key points during construction to see that the recommendations in this report are implemented. Shallow spread or continuous wall footings should be established on undisturbed native soils, or on structural fill founded on undisturbed native soils. The client should follow the moisture protection and surface drainage recommendations contained in Section 6.7 of this report to minimize the potential for water to infiltrate underlying soils.

The following sub-sections present our recommendations for general site grading, design of foundations, slabs-on-grade, lateral earth pressures, moisture protection and preliminary soil corrosion.

6.2 EARTHWORK

Prior to the placement of foundations, general site grading is recommended to provide proper support for foundations, exterior concrete flatwork, and concrete slabs-on-grade. Site grading is also recommended to provide proper drainage and moisture control on the subject property and to aid in minimizing the risk of differential settlement of foundations as a result of variations in subgrade conditions.

6.2.1 General Site Preparation

Within the areas to be graded (below proposed structures, fill sections, and concrete flatwork), any existing surface vegetation, debris, asphalt, or undocumented fill (if any) should be removed and the upper 8 to 12 inches should be grubbed to remove the majority of the roots and organic matter. Any existing utilities should be re-routed or protected in-place. The exposed native soils should then be proof-rolled with heavy rubber-tired equipment such as a loader. Any soft/loose areas identified during proof-rolling should be removed and replaced with structural fill. An IGES representative should observe the site preparation and grading operations to assess whether the recommendations presented in this report have been complied with.

Copyright © 2023 IGES, Inc.

6.2.2 Excavations

Undocumented fill, soft, porous, or otherwise unsuitable soils beneath foundations or concrete flatwork may need to be reworked to remove the collapse potential or over-excavated and replaced with structural fill. The excavations should extend a minimum of 1-foot laterally for every foot of depth of over-excavation. Excavations should extend laterally at least two feet beyond slabs-on-grade. Structural fill recommendations are presented in this report (Section 6.2.4).

6.2.3 Excavation Stability

The contractor is responsible for site safety, including all temporary slopes and trenches excavated at the site and design of any required temporary shoring. The contractor is responsible for providing the "competent person" required by OSHA standards to evaluate soil conditions. Soil types are expected to consist of mainly of *Type C* soils (granular soil) in the top 10 feet. Close coordination between the competent person and IGES should be maintained to facilitate construction while providing safe excavations.

Based on Occupational Safety and Health (OSHA) guidelines for excavation safety, trenches with vertical walls up to 5 feet in depth may be occupied. Where very moist soil conditions or groundwater is encountered, or when the trench is deeper than 5 feet, we recommend a trench-shield or shoring be used as a protective system to workers in the trench. Sloping of the sides at 1.5H:1V (34 degrees) in *Type C* soils may be used as an alternative to shoring or shielding.

6.2.4 Structural Fill and Compaction

All fill placed for the support of structures or flatwork should consist of structural fill. Structural fill may consist of the on-site native granular soils or an approved imported material. Structural fill should be free of vegetation and debris and contain no rocks larger than 4 inches in nominal size (6 inches in greatest dimension). Topsoil may not be used as structural fill; this material must be kept segregated from other soils intended to be used as structural fill.

All structural fill should be placed in maximum 6-inch loose lifts if compacted by small hand-operated compaction equipment, maximum 8-inch loose lifts if compacted by light-duty rollers, and maximum 12-inch loose lifts if compacted by heavy duty compaction equipment that is capable of efficiently compacting the entire thickness of the lift. These values are *maximums*; the Contractor should be aware that thinner lifts may be necessary to achieve the required compaction criteria. We recommend that all structural fill be compacted on a horizontal plane, unless otherwise approved by IGES. Structural fill placed beneath footings and pavements should be compacted to at least 95 percent of the maximum dry density (MDD) as determined by ASTM D-1557. The moisture content

Copyright © 2023 IGES, Inc.

should be at or slightly above the optimum moisture content (OMC) for all structural fill – compacting dry of optimum is discouraged. Any imported fill materials should be approved by IGES prior to importing. Also, prior to placing any fill, the excavations should be observed by IGES to confirm that unsuitable materials have been removed. In addition, proper grading should precede placement of fill, as described in the General Site Preparation and Grading subsection of this report.

All utility trenches backfilled below pavement sections, curb and gutter and concrete flatwork, should be backfilled with structural fill compacted to at least 95 percent of the MDD as determined by ASTM D-1557. All other trenches, including landscape areas, should be backfilled and compacted to a minimum of 90 percent of the MDD (ASTM D-1557).

Backfill around foundation walls should be placed in 12-inch loose lifts or thinner and compacted to 90 percent of the MDD at or slightly above the OMC as determined by ASTM D1557. Failure to properly moisture-condition and compact foundation wall backfill may result in settlements of up to several inches.

Specifications from governing authorities having their own precedence for backfill and compaction should be followed where applicable.

6.3 FOUNDATIONS

Shallow spread or continuous wall footings should be established on undisturbed native soils, or on structural fill founded on undisturbed native soils. Finished floor elevations should be a minimum of 3 feet above high groundwater. All footing excavations should be observed by IGES or other qualified geotechnical engineer prior to constructing footings.

Shallow spread or continuous wall footings constructed on undisturbed native soils or on structural fill founded on native soil may be proportioned utilizing a maximum net allowable bearing pressure of **2,500 pounds per square foot (psf)** for dead load plus live load conditions. Native soils may need to be stabilized before constructing footings or placing structural fill for the support of footings.

A one-third increase may be used for transient wind and seismic loads. If required, all fill beneath the foundations should consist of structural fill/reworked native soils and should be placed and compacted in accordance with our recommendations presented in Section 6.2.4 of this report.

Copyright © 2023 IGES, Inc.

All foundations exposed to the full effects of frost should be established at a minimum depth of 42 inches below the lowest adjacent final grade. Interior footings, not subjected to the full effects of frost (i.e., a continuously heated structure), may be established at higher elevations, however, a minimum depth of embedment of 12 inches is recommended for confinement purposes. The minimum recommended footing width is 20 inches for continuous wall footings and 30 inches for isolated spread footings.

6.4 SETTLEMENT

Static settlement of properly designed and constructed conventional foundations, founded as described above, are anticipated to be on the order of 1 inch or less. Differential settlement is expected to be half of total settlement over a distance of 30 feet.

6.5 EARTH PRESSURES AND LATERAL RESISTANCE

Lateral forces imposed upon conventional foundations due to wind or seismic forces may be resisted by the development of passive earth pressures and friction between the base of the footing and the supporting soils. In determining the frictional resistance, a coefficient of friction of 0.45 should be used for concrete in contact with native granular soil and imported granular structural fill.

Ultimate lateral earth pressures from backfill acting against footings and foundation walls may be computed from lateral pressure coefficients or equivalent fluid densities. In general, foundation and other walls that are fixed at the top should be designed using at-rest lateral earth pressures. However, in accordance with the International Building Code (IBC, 2018), foundation walls for buried or partially buried structures may be designed for active pressures if no more than 8 feet of the wall extends below grade and is laterally supported by flexible diaphragms.

Based on an assumed internal angle of friction of 36 degrees for the native granular soil, the ultimate lateral earth pressures for native fine-grained soils acting against buried structures may be computed from the lateral pressure coefficients or equivalent fluid densities presented in Table 6.5A:

Table 6.5A – Recommended Lateral Earth Pressure Coefficients for Static Conditions

Condition	Lateral Pressure Coefficient	Equivalent Fluid Density (pounds per cubic foot)
Active*	0.26	32
At-rest**	0.41	52
Passive*	3.85	480

* Based on Coulomb's equation

Copyright © 2023 IGES, Inc.

** Based on Jaky

These values should be used with an appropriate factor of safety against overturning and sliding. A value of 1.5 is typically used. Additionally, if passive resistance is calculated in conjunction with frictional resistance, the passive resistance should be reduced by ½.

The coefficients and densities presented in the table above for static conditions assume no buildup of hydrostatic pressures, a vertical wall face and flat back slope. The force of the water should be added to the presented values if hydrostatic pressures are anticipated. Proper grading and other drainage recommendations provided previously in this report will help to reduce the potential for buildup of hydrostatic pressures if implemented.

6.6 CONCRETE SLAB-ON-GRADE CONSTRUCTION

To minimize settlement and cracking of slabs, and to provide a capillary break beneath the concrete floor slabs, all concrete slabs should be founded on a minimum 4-inch layer of compacted gravel. The upper 12-inches of the exposed soils should be reworked by scarifying and adding the required moisture to bring the soil to within ±2% of optimum and compacting to at least 95% of the MDD as determined by ASTM D-1557. The gravel should consist of free draining gravel with a 3/4-inch maximum particle size and no more than 5 percent passing the No. 200 mesh sieve. The slab may be designed with a Modulus of Subgrade Reaction of **250 psi/inch**.

All concrete slabs should be designed to minimize cracking as a result of shrinkage. Consideration should be given to reinforcing the slab with a welded wire fabric, re-bar, or fiber mesh. Slab reinforcement should be designed by the structural engineer. We recommend that concrete be tested to assess that the slump and/or air content is in compliance with the plans and specifications. If slump and/or air content are measured above the recommendations contained in the plans and specifications, the concrete may not perform as desired. We recommend that concrete be placed in general accordance with the requirements of the American Concrete Institute (ACI).

Our experience indicates that use of reinforcement in slabs and foundations can generally reduce the potential for drying and shrinkage cracking. However, some cracking can be expected as the concrete cures. Minor cracking is considered normal; however, it is often aggravated by a high water/cement ratio, high concrete temperature at the time of placement, small nominal aggregate size, and rapid moisture loss due to hot, dry, and/or windy weather conditions during placement and curing. Cracking due to temperature and moisture fluctuations can also be expected. The use of low slump concrete can reduce

Copyright © 2023 IGES, Inc.

the potential for shrinkage cracking; saw cuts in the concrete at strategic locations can help to control and reduce undesirable shrinkage cracks.

6.7 MOISTURE PROTECTION AND SURFACE DRAINAGE

As part of good construction practices, moisture should not be allowed to infiltrate into the soils in the vicinity of the foundations. As such, design strategies to minimize ponding and infiltration near the structure should be implemented as follows:

1. Backfill around foundations should consist of native soils placed in maximum 12-inch loose lifts. The backfill material should be moisture conditioned to at or above optimum moisture content and compacted to approximately 90 percent of the maximum dry density as established by the Modified Proctor (ASTM D1557) in landscaped areas and a minimum of 95 percent beneath concrete slabs or other structural elements. Compacting by means of injecting water or "jetting" is not recommended.
2. Rain gutters should be installed and maintained to collect and discharge all roof runoff a minimum of 10-feet from foundation elements or as far away as is practically possible. If 10-feet cannot be achieved then a pipe, swale or some other conveyance feature should be installed to carry the water away from the foundation.
3. The ground surface within 10-feet of the foundations should be sloped to drain away from structure with a minimum fall of 6 inches (5%). If 10-feet cannot be achieved, then the ground surface should be sloped to the property line or as far as practical and a conveyance feature used to carry the water to the front or rear of the property.
4. All pressurized irrigation lines and valves should be placed outside the limits of the foundation backfill. It is recommended that Desert landscaping or xeriscape be used in this zone.

Good landscaping and irrigation practices are provided on the localscapes website (http://localscapes.com).

6.8 PRELIMINARY SOIL CORROSION POTENTIAL

Chemical testing was completed as a part of this investigation on a representative sample of the near-surface soils. The test results are presented in Section 4.2.4 of this report. Based on the results, the onsite native soil is considered to be *Corrosive* when in contact with ferrous metal and are expected to exhibit a *negligible* potential for sulfate attack on concrete. A conventional Type I/II cement can be used for all concrete in contact with native soils at this project site.

Copyright © 2023 IGES, Inc.

7.0 CLOSURE

7.1 LIMITATIONS

The concept of risk is a significant consideration of geotechnical analyses. The analytical means and methods used in performing geotechnical analyses and development of resulting recommendations do not constitute an exact science. Analytical tools used by geotechnical engineers are based on limited data, empirical correlations, engineering judgment and experience. As such the solutions and resulting recommendations presented in this report cannot be considered risk-free and constitute IGES's best professional opinions and recommendations based on the available data and design information available at the time they were developed. IGES has developed the preceding analyses, recommendations and designs, at a minimum, in accordance with generally accepted professional geotechnical engineering practices and care being exercised in the project area at the time our services were performed. No warrantees or guarantees are made.

The information contained in this report is based on limited field testing and understanding of the project. The subsurface data used in the preparation of this report were obtained from the explorations made for this project. It is likely that variations in the soil, rock, and groundwater conditions exist between and beyond the points explored. The nature and extent of the variations may not be evident until construction occurs and additional explorations are completed. If any conditions are encountered at this site that are different from those described in this report, IGES must be immediately notified so that we may make any necessary revisions to recommendations contained in this report. In addition, if the scope of the proposed construction or grading changes from those described in this report, our firm must also be notified.

This report was prepared for our client's exclusive use on the project identified in the foregoing. Use of the data, recommendations or design information contained herein for any other project or development of the site not as specifically described in this report is at the user's sole risk and without the approval of IGES, Inc. It is the client's responsibility to see that all parties to the project including the designer, contractor, subcontractors, etc. are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk.

We recommend that IGES be retained to review the final design plans, grading plans and specifications to determine if our engineering recommendations have been properly incorporated in the project development documents. We also recommend that IGES be retained to evaluate, construction performance and other geotechnical aspects of the projects as construction initiates and progresses through its completion.

Copyright © 2023 IGES, Inc.

8.0 REFERENCES CITED

Ashland, F.X., 2003, Characteristics, causes, and implications of the 1998 Wasatch Front landslides, Utah: Utah Geological Survey Special Study 105, 49 p.

Ashland, F.X., Bishop, C.E., Lowe, M., and Mayes, B.H., 2001, The Geology of the Snyderville Basin, Western Summit County, Utah, and its relation to ground-water conditions: Utah Geological Survey Water Resource Bulletin 28.

Biek, R.F., 2019, Interim Geologic Map of the Heber City Quadrangle, Summit and Wasatch Counties, Utah: Utah Geological Survey Open-File Report 712DM, Scale 1:24,000.

Biek, R.F., Yonkee, W.A., and Loughlin, W.D., 2022, Geologic Map of the Park City West Quadrangle, Summit and Salt Lake Counties, Utah: Utah Geological Survey Map 297DM, Scale 1:24,000.

Black, B.D., Hecker, S., Hylland M.D., Christenson, G.E, and McDonald, G.N., 2003, Quaternary fault and fold database and map of Utah: Utah Geological Survey Map 193 DM.

Christenson, G.E. and Shaw, L.M., 2008, Liquefaction Special Study Areas, Wasatch Front and Nearby Areas, Utah: Utah Geological Survey Supplemental Map to Circular 106, Scale 1:250,000.

Elliot, A.H. and Harty, K.M., 2010, Landslide Maps of Utah, Salt Lake City 30' X 60' Quadrangle: Utah Geological Survey Map 246DM, Scale 1:100,000.

Hecker, S., 1993, Quaternary Tectonics of Utah with Emphasis on Earthquake-Hazard Characterization: Utah Geological Survey Bulletin 127.

Hintze, L.F., 1993, Geologic History of Utah: Brigham Young University Geology Studies Special Publication 7, 202 p.

International Building Code [IBC], 2018, International Code Council, Inc.

Milligan, M.R., 2000, How was Utah's topography formed? Utah Geological Survey, Survey Notes, v. 32, no.1, pp. 10-11.

Copyright © 2023 IGES, Inc.

Stokes, W.L., 1987, Geology of Utah: Utah Museum of Natural History and Utah Geological and Mineral Survey Department of Natural Resources, Salt Lake City, UT, Utah Museum of Natural History Occasional Paper 6, 280 p.

United States Geological Survey, Park City West, Utah, Quadrangle Map 7.5 Minute Series.

Copyright © 2023 IGES, Inc.

APPENDIX A

BASE MAP: PARK CITY WEST, UTAH - U.S.G.S. 7.5 MINUTE QUADRANGLES, 2020

0 1,000 2,000

SCALE 1" = 2,000'
(8½"x11" ONLY)

N

PROJECT NUMBER: 02058-212

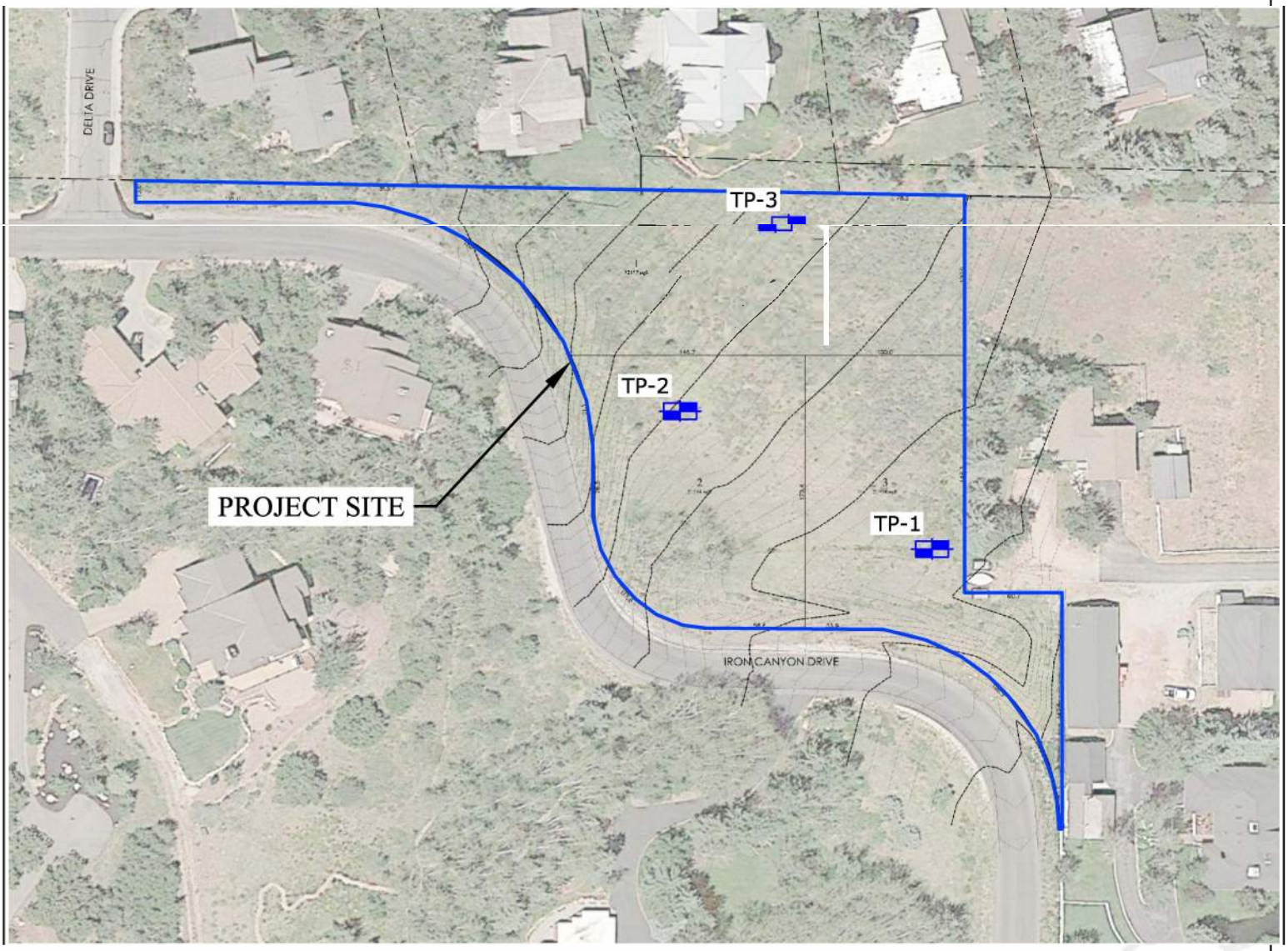
SITE VICINITY MAP

GEOTECHNICAL INVESTIGATION
IRON CANYON DEVELOPMENT
IRON CANYON DRIVE
PARK CITY, UTAH

UT

FIGURE

A-1



oncept plan C

Note. This plan is for illustrative purposes only. Boundaries may be based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts

FOCUS ENGINEERING AND SURVEYING, LLC

THIS PLAN VIEW IS FOR REFERENCE ONLY AND DOES NOT REPRESENT A BOUNDARY OR TOPO SURVEY. BOUNDARY BACKGROUND. ALL FEATURES AND PROPERTY LINES ARE APPROXIMATE. IMAGE PROVIDED BY CLIENT.

LEGEND:

APPROXIMATE TEST PIT LOCATION

N

IGES EST. 1998

PROJECT NUMBER: 02058-212

GEOTECHNICAL MAP

GEOTECHNICAL INVESTIGATION
IRON CANYON DEVELOPMENT
IRON CANYON DRIVE
PARK CITY, UTAH

0 120 240

SCALE 1" = 120'
(8½"x11" ONLY)

FIGURE

A-2

PHOTOS TAKEN ON MAY 11, 2023

PROJECT NUMBER: 02058-212

SITE PHOTOS

GEOTECHNICAL INVESTIGATION
IRON CANYON DEVELOPMENT
IRON CANYON DRIVE
PARK CITY, UTAH

FIGURE

A-3

IGES

Project: Geotechnical Investigation Iron Canyon Development
Location: 2410 Iron Canyon Dr, Park City, UT
Project Number: 02058-212

Test Pit: TP-1

Date Started: 05/11/2023	Date Completed: 05/11/2023	Lat/Long: 40.669897 / -111.521612
Logged By: JGS		

Rig Type: JCB-4CX
Tooling:
Surface Elevation: 6810.1'

Depth (Feet)	USCS	Visual Classifications and...	Remarks	Depth of Sample	Sample Number	Sampler	% Fines	Atterberg Limits	Moisture Content (%)	Dry Density
0	CL	Topsoil, **Lean Clay** with **Sand** (CL)								
1.5										
	GC	Dense, reddish brown, moist, **Clayey Gravel** with **Sand** (GC), with cobbles and boulders up to 1.5 feet in diameter, clasts angular to subround		3'		■	21.6		9.32	
5				7'		■	17.1		8.59	
10				11'		■				
12.5		Bottom of test pit at 12.5 feet, no groundwater was observed								

Plastic Limit ▲ 0 50 100
Liquid Limit ■ 0 50 100
Moisture Content ● 0 50 100

CL	■ Grab Sample
GC	-

Depth	Comment
-	-
-	-

IGES

Project: Geotechnical Investigation Iron Canyon Development
Location: 2410 Iron Canyon Dr, Park City, UT
Project Number: 02058-212

Test Pit: TP-2

Date Started: 05/11/2023	Date Completed: 05/11/2023	Lat/Long: 40.670015 / -111.522256
Logged By: JGS		

Rig Type: JCB-4CX
Tooling:
Surface Elevation: 6822.0'

Depth (Feet)	Graphic Log	USCS	Visual Classifications and Remarks	Remarks	Depth of Sample	Sampler	% Fines	Moisture Content (%)
		CL	Topsoil, **Lean Clay** with **Gravel** (CL) 1.0					
		GC	Dense, reddish brown, moist, **Clayey Gravel** with **Sand** (GC), with cobbles and boulders up to 2 feet in diameter, clasts angular to subround		4'	■	15.5	9.16
5								
▽					8'	■	28.4	10.58
			9.5					
10			Bottom of test pit at 9.5 due to practical refusal on boulders, water observed seeping at 7.5 feet					

Plastic Limit 0 50 100
Liquid Limit 0 50 100
Moisture Content 0 50 100

▽ 1st Encounter	GC
CL	■ Grab Sample

Depth	Comment
7.5	Water encountered @ 7.5' on 05/11
-	-

IGES

Project: Geotechnical Investigation Iron Canyon Development
Location: 2410 Iron Canyon Dr, Park City, UT
Project Number: 02058-212

Soil Boring: TP-3

Date Started: 05/11/2023	Date Completed: 05/11/2023	Lat/Long: 40.670375 / -111.521975
Logged By: JGS		

Rig Type: JCB-4CX
Tooling:
Surface Elevation: 6824.3'

Depth (Feet)	USCS	Visual Classifications and Re...	Remarks	Depth of Sample	Sampler	Atterberg Limits	Moisture Content (%)
	CL	Topsoil, **Lean Clay** with **Sand** (CL) 1.0					
	GC	Dense, reddish brown, moist, **Clayey Gravel** with **Sand** (GC), with cobbles and boulders up to 2 feet in diameter, clasts angular to subround 8.0		5'	■		11.4
	CL	Stiff, reddish brown, moist, **Sandy Lean Clay** (CL) 9.0					
	CL	Stiff, reddish brown, moist, **Lean Clay** (CL) 12.5		11'	■	47-16-31	
		Bottom of test pit at 12.5 feet, water observed in bottom of test pit					

Plastic Limit 0 50 100
Liquid Limit 0 50 100
Moisture Content 0 50 100

1st Encounter	GC
CL	CL

Depth	Comment
12	Water encountered @ 12' on 05/11
-	-

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			USCS SYMBOL	TYPICAL DESCRIPTIONS
COARSE GRAINED SOILS (More than half of material is larger than the #200 sieve)	GRAVELS (More than half coarse fraction is larger than the #4 sieve)	CLEAN GRAVELS WITH LITTLE OR NO FINES	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
			GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES WITH LITTLE OR NO FINES
		GRAVELS WITH OVER 12% FINES	GM	SILTY GRAVELS, GRAVEL-SILT-SAND MIXTURES
			GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
	SANDS (More than half coarse fraction is smaller than the #4 sieve)	CLEAN SANDS WITH LITTLE OR NO FINES	SW	WELL-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
			SP	POORLY-GRADED SANDS, SAND-GRAVEL MIXTURES WITH LITTLE OR NO FINES
		SANDS WITH OVER 12% FINES	SM	SILTY SANDS, SAND-GRAVEL-SILT MIXTURES
			SC	CLAYEY SANDS SAND-GRAVEL-CLAY MIXTURES
FINE GRAINED SOILS (More than half of material is smaller than the #200 sieve)	SILTS AND CLAYS (Liquid limit less than 50)		ML	INORGANIC SILTS & VERY FINE SANDS, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY
			CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			OL	ORGANIC SILTS & ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS (Liquid limit greater than 50)		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILT
			CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS
			OH	ORGANIC CLAYS & ORGANIC SILTS OF MEDIUM-TO-HIGH PLASTICITY
HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

LOG KEY SYMBOLS

BORING SAMPLE LOCATION

TEST-PIT SAMPLE LOCATION

WATER LEVEL (level after completion)

WATER LEVEL (level where first encountered)

CEMENTATION

DESCRIPTION	DESCRIPTION
WEAKELY	CRUMBLES OR BREAKS WITH HANDLING OR SLIGHT FINGER PRESSURE
MODERATELY	CRUMBLES OR BREAKS WITH CONSIDERABLE FINGER PRESSURE
STRONGLY	WILL NOT CRUMBLE OR BREAK WITH FINGER PRESSURE

OTHER TESTS KEY

C	CONSOLIDATION	SA	SIEVE ANALYSIS
AL	ATTERBERG LIMITS	DS	DIRECT SHEAR
UC	UNCONFINED COMPRESSION	T	TRIAXIAL
S	SOLUBILITY	R	RESISTIVITY
O	ORGANIC CONTENT	RV	R-VALUE
CBR	CALIFORNIA BEARING RATIO	SU	SOLUBLE SULFATES
COMP	MOISTURE/DENSITY RELATIONSHIP	PM	PERMEABILITY
CI	CALIFORNIA IMPACT	-200	% FINER THAN #200
COL	COLLAPSE POTENTIAL	Gs	SPECIFIC GRAVITY
SS	SHRINK SWELL	SL	SWELL LOAD

MODIFIERS

DESCRIPTION	%
TRACE	<5
SOME	5 - 12
WITH	>12

MOISTURE CONTENT

DESCRIPTION	FIELD TEST
DRY	ABSENCE OF MOISTURE, DUSTY, DRY TO THE TOUCH
MOIST	DAMP BUT NO VISIBLE WATER
WET	VISIBLE FREE WATER, USUALLY SOIL BELOW WATER TABLE

STRATIFICATION

DESCRIPTION	THICKNESS
SEAM	1/16-1/2"
LAYER	1/2-12"

DESCRIPTION	THICKNESS
OCCASIONAL	ONE OR LESS PER FOOT OF THICKNESS
FREQUENT	MORE THAN ONE PER FOOT OF THICKNESS

GENERAL NOTES

1. Lines separating strata on the logs represent approximate boundaries only. Actual transitions may be gradual.
2. No warranty is provided as to the continuity of soil conditions between individual sample locations.
3. Logs represent general soil conditions observed at the point of exploration on the date indicated.
4. In general, Unified Soil Classification designations presented on the logs were evaluated by visual methods only. Therefore, actual designations (based on laboratory tests) may vary.

APPARENT / RELATIVE DENSITY - COARSE-GRAINED SOIL

APPARENT DENSITY	SPT (blows/ft)	MODIFIED CA. SAMPLER (blows/ft)	CALIFORNIA SAMPLER (blows/ft)	RELATIVE DENSITY (%)	FIELD TEST
VERY LOOSE	<4	<4	<5	0 - 15	EASILY PENETRATED WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
LOOSE	4 - 10	5 - 12	5 - 15	15 - 35	DIFFICULT TO PENETRATE WITH 1/2-INCH REINFORCING ROD PUSHED BY HAND
MEDIUM DENSE	10 - 30	12 - 35	15 - 40	35 - 65	EASILY PENETRATED A FOOT WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
DENSE	30 - 50	35 - 60	40 - 70	65 - 85	DIFFICULT TO PENETRATE 12" WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER
VERY DENSE	>50	>60	>70	85 - 100	PENETRATED ONLY FEW INCHES WITH 1/2-INCH REINFORCING ROD DRIVEN WITH 5-LB HAMMER

CONSISTENCY - FINE-GRAINED SOIL		TORVANE	POCKET PENETROMETER	FIELD TEST
CONSISTENCY	SPT (blows/ft)	UNTRAINED SHEAR STRENGTH (tsf)	UNCONFINED COMPRESSIVE STRENGTH (tsf)	
VERY SOFT	<2	<0.125	<0.25	EASILY PENETRATED SEVERAL INCHES BY THUMB. EXUDES BETWEEN THUMB AND FINGERS WHEN SQUEEZED BY HAND.
SOFT	2 - 4	0.125 - 0.25	0.25 - 0.5	EASILY PENETRATED ONE INCH BY THUMB. MOLDED BY LIGHT FINGER PRESSURE.
MEDIUM STIFF	4 - 8	0.25 - 0.5	0.5 - 1.0	PENETRATED OVER 1/2 INCH BY THUMB WITH MODERATE EFFORT. MOLDED BY STRONG FINGER PRESSURE.
STIFF	8 - 15	0.5 - 1.0	1.0 - 2.0	INDENTED ABOUT 1/2 INCH BY THUMB BUT PENETRATED ONLY WITH GREAT EFFORT.
VERY STIFF	15 - 30	1.0 - 2.0	2.0 - 4.0	READILY INDENTED BY THUMBNAIL.
HARD	>30	>2.0	>4.0	INDENTED WITH DIFFICULTY BY THUMBNAIL.

IGES EST. 1998

KEY TO SOIL SYMBOLS AND TERMINOLOGY

FIGURE

A-7

APPENDIX B

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(ASTM D4318)

© IGES 2004, 2023

Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: BRR
Grooving tool type: Plastic
Liquid limit device: Mechanical
Rolling method: Hand

Boring No.: TP-3
Sample:
Depth: 11.0'
Description: Reddish brown lean clay

Preparation method: Air Dry
Liquid limit test method: Multipoint
Screened over No.40: Yes
Larger particles removed: Dry sieved

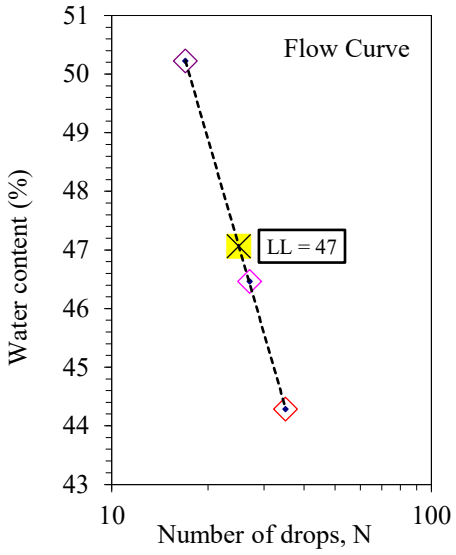
Plastic Limit

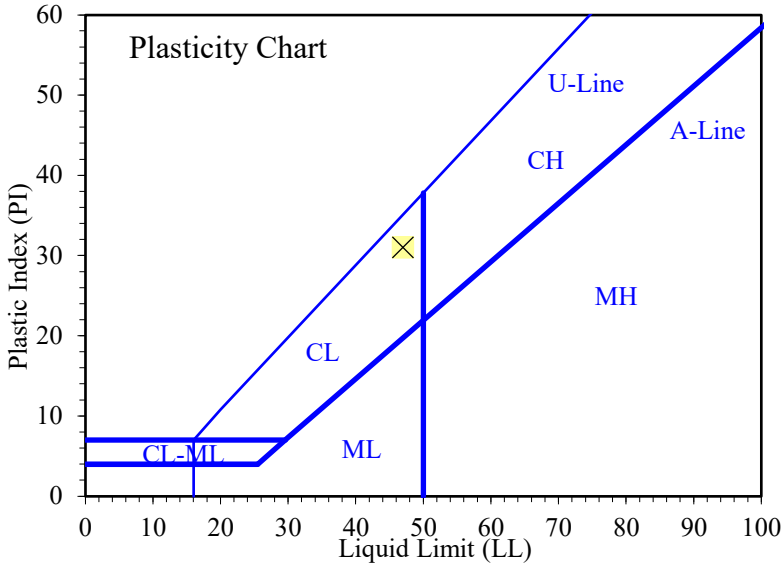
Determination No	1	2				
Wet Soil + Tare (g)	14.01	15.27				
Dry Soil + Tare (g)	13.06	14.24				
Water Loss (g)	0.95	1.03				
Tare (g)	7.03	7.63				
Dry Soil (g)	6.03	6.61				
Water Content, w (%)	15.75	15.58				

Liquid Limit

Determination No	1	2	3			
Number of Drops, N	35	27	17			
Wet Soil + Tare (g)	14.13	13.64	13.90			
Dry Soil + Tare (g)	11.96	11.54	11.64			
Water Loss (g)	2.17	2.10	2.26			
Tare (g)	7.06	7.02	7.14			
Dry Soil (g)	4.90	4.52	4.50			
Water Content, w (%)	44.29	46.46	50.22			
One-Point LL (%)		47				

Liquid Limit, LL (%)	**47**
Plastic Limit, PL (%)	**16**
Plasticity Index, PI (%)	**31**





Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[ALv2.xlsm]1

Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)

© IGES 2004, 2023

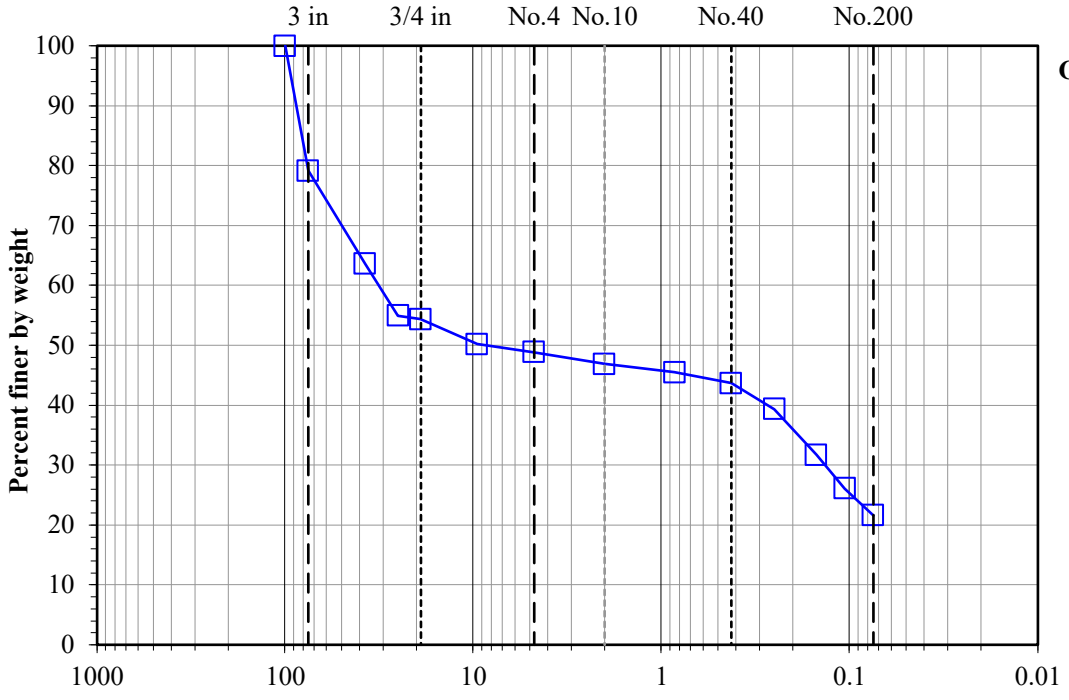
Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: LM

Boring No.: TP-1
Sample:
Depth: 3.0'
Description: Brown clayey gravel with sand

	Moist	Dry
Split:	Yes	
Split sieve:	3/8"	
Total sample wt. (g):	4851.57	4437.27
+3/8" Coarse fraction (g):	2296.40	2211.43
-3/8" Split fraction (g):	231.98	202.08
Split fraction:	0.502	

Water content data	C.F.(+3/8")	S.F.(-3/8")
Moist soil + tare (g):	2705.80	358.82
Dry soil + tare (g):	2620.85	328.92
Tare (g):	409.81	126.84
Water content (%):	3.8	14.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	
6"	-	150	-	
4"	-	100	100.0	
3"	926.56	75	79.1	
1.5"	1616.10	37.5	63.6	
1"	1999.32	25	54.9	
3/4"	2024.40	19	54.4	
3/8"	2211.43	9.5	50.2	←Split
No.4	5.28	4.75	48.9	
No.10	13.14	2	46.9	
No.20	18.83	0.85	45.5	
No.40	26.24	0.425	43.6	
No.60	43.64	0.25	39.3	
No.100	74.26	0.15	31.7	
No.140	96.93	0.106	26.1	
No.200	114.99	0.075	21.6	



Gravel (%): 51.1
Sand (%): 27.2
Fines (%): 21.6

Comments:
These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[GSDv2.xlsm]1

Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)

© IGES 2004, 2023

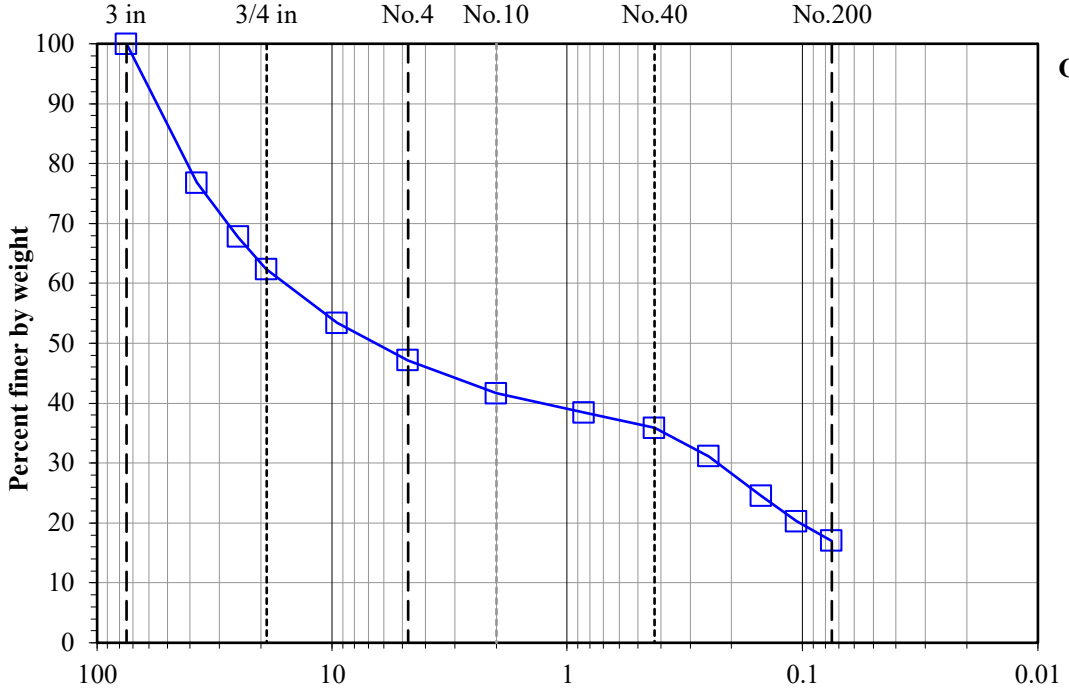
Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: LM

Boring No.: TP-1
Sample:
Depth: 7.0'
Description: Brown clayey gravel with sand

Split:	Yes	
Split sieve:	3/8"	
	Moist	Dry
Total sample wt. (g):	4826.70	4444.82
+3/8" Coarse fraction (g):	2154.27	2071.23
-3/8" Split fraction (g):	200.94	178.47
Split fraction:	0.534	

Water content data	C.F.(+3/8")	S.F.(-3/8")
Moist soil + tare (g):	2369.26	328.23
Dry soil + tare (g):	2286.22	305.76
Tare (g):	215.02	127.29
Water content (%):	4.0	12.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	
6"	-	150	-	
4"	-	100	-	
3"	-	75	100.0	
1.5"	1030.57	37.5	76.8	
1"	1433.39	25	67.8	
3/4"	1673.67	19	62.3	
3/8"	2071.23	9.5	53.4	←Split
No.4	20.83	4.75	47.2	
No.10	39.33	2	41.6	
No.20	49.98	0.85	38.4	
No.40	58.58	0.425	35.9	
No.60	74.50	0.25	31.1	
No.100	96.51	0.15	24.5	
No.140	110.80	0.106	20.2	
No.200	121.43	0.075	17.1	



Gravel (%): 52.8
Sand (%): 30.1
Fines (%): 17.1

Comments:
These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[GSDv2.xlsm]2

Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)

© IGES 2004, 2023

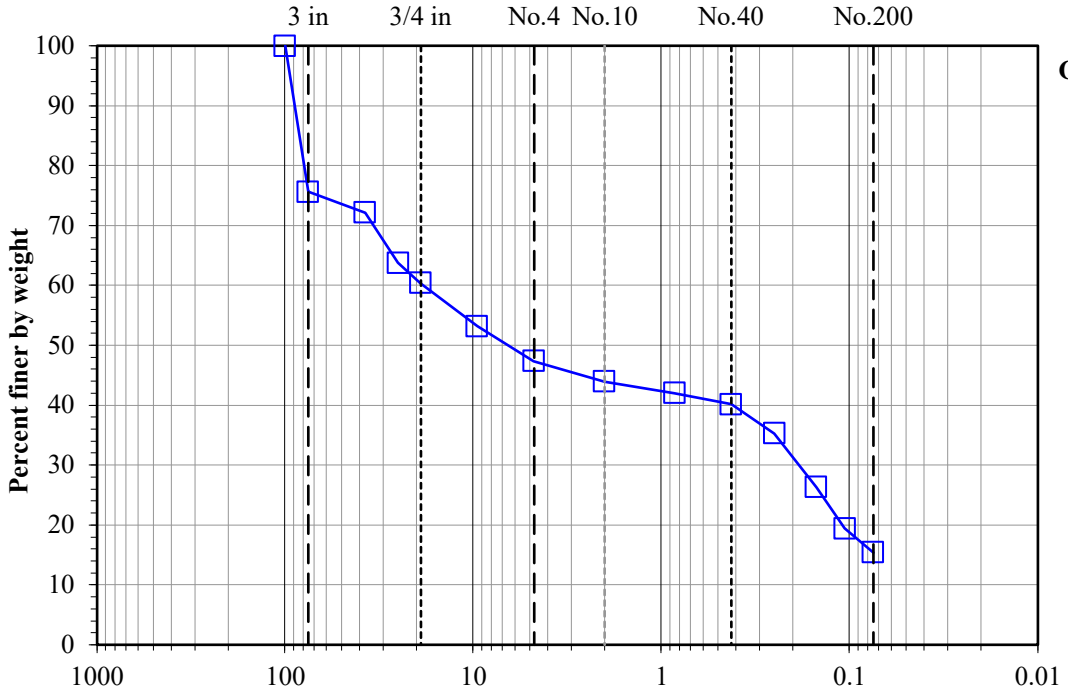
Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: JJ

Boring No.: TP-2
Sample:
Depth: 4.0'
Description: Reddish brown clayey gravel with sand

	Moist	Dry
Split:	Yes	
Split sieve:	3/8"	
Total sample wt. (g):	4309.27	3947.79
+3/8" Coarse fraction (g):	1936.90	1848.56
-3/8" Split fraction (g):	200.81	177.69
Split fraction:	0.532	

Water content data	C.F.(+3/8")	S.F.(-3/8")
Moist soil + tare (g):	2355.60	322.71
Dry soil + tare (g):	2258.17	299.59
Tare (g):	219.38	121.90
Water content (%):	4.8	13.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	
6"	-	150	-	
4"	-	100	100.0	
3"	962.30	75	75.6	
1.5"	1100.53	37.5	72.1	
1"	1431.63	25	63.7	
3/4"	1564.13	19	60.4	
3/8"	1848.56	9.5	53.2	←Split
No.4	19.48	4.75	47.3	
No.10	30.84	2	43.9	
No.20	37.32	0.85	42.0	
No.40	43.62	0.425	40.1	
No.60	59.70	0.25	35.3	
No.100	89.71	0.15	26.3	
No.140	112.81	0.106	19.4	
No.200	126.05	0.075	15.5	



Gravel (%): 52.7
Sand (%): 31.9
Fines (%): 15.5

Comments:
These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[GSDv2.xlsm]3

Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis

(ASTM D6913)

© IGES 2004, 2023

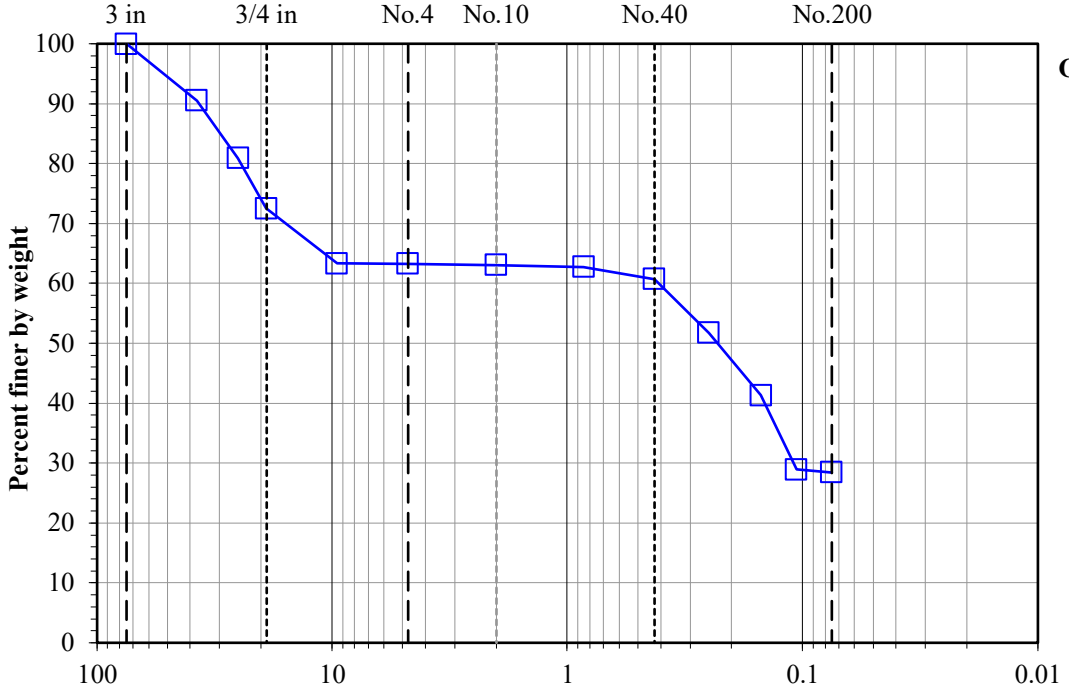
Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/17/2023
By: RH

Boring No.: TP-2
Sample:
Depth: 8.0'
Description: Red clayey gravel with sand

	Moist	Dry
Split:	Yes	
Split sieve:	3/8"	
Total sample wt. (g):	4479.62	4052.04
+3/8" Coarse fraction (g):	1551.65	1485.31
-3/8" Split fraction (g):	228.25	200.09
Split fraction:	0.633	

Water content data	C.F.(+3/8")	S.F.(-3/8")
Moist soil + tare (g):	2001.91	348.98
Dry soil + tare (g):	1930.28	320.82
Tare (g):	326.60	120.73
Water content (%):	4.5	14.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer	
6"	-	150	-	
4"	-	100	-	
3"	-	75	100.0	
1.5"	383.74	37.5	90.5	
1"	774.45	25	80.9	
3/4"	1114.60	19	72.5	
3/8"	1485.31	9.5	63.3	←Split
No.4	0.21	4.75	63.3	
No.10	0.84	2	63.1	
No.20	1.89	0.85	62.7	
No.40	8.34	0.425	60.7	
No.60	36.64	0.25	51.7	
No.100	69.55	0.15	41.3	
No.140	108.72	0.106	28.9	
No.200	110.32	0.075	28.4	



Gravel (%): 36.7
Sand (%): 34.9
Fines (%): 28.4

Comments:
These results are in nonconformance with Method D6913 because the minimum dry mass was not met.

Entered by:_____
Reviewed:_____

Z:\PROJECTS\02058_Ivory\212_GTI_Iron_Canyon_Development\[GSDv2.xlsm]4

Minimum Laboratory Soil Resistivity, pH of Soil for Use in Corrosion Testing, and Ions in Water by Chemically Suppressed Ion Chromatography *(AASHTO T 288, T 289, ASTM D4327, and C1580)*

© IGES 2014, 2023

Project: GTI Iron Canyon Development
No: 02058-212
Location: Park City
Date: 5/19/2023
By: LM

Sample info.	Boring No.	TP-03							
	Sample								
	Depth	5.0'							
Water content data	Wet soil + tare (g)	67.20							
	Dry soil + tare (g)	63.44							
	Tare (g)	30.38							
	Water content (%)	11.4							
Chem. data	pH	7.3							
	Soluble chloride (ppm)	85.4							
	Soluble sulfate (ppm)	60							
Resistivity data	Pin method	2							
	Soil box	Miller Small							
		Approximate Soil condition (%)	Resistance Reading (Ω)	Soil Box Multiplier (cm)	Resistivity (Ω-cm)	Approximate Soil condition (%)	Resistance Reading (Ω)	Soil Box Multiplier (cm)	Resistivity (Ω-cm)
		As is	10300	0.67	6901				
		+3	6340	0.67	4248				
		+6	5110	0.67	3424				
		+9	5350	0.67	3585				
	Minimum resistivity (Ω-cm)	**3424**							

Entered by:_____
Reviewed:_____

APPENDIX C

ASCE 7 Hazards Report

Address:
No Address at This Location

Standard:	ASCE/SEI 7-16	**Latitude:**	40.67017
Risk Category:	II	**Longitude:**	-111.521936
Soil Class:	D - Default (see Section 11.4.3)	**Elevation:**	6817.371656649981 ft (NAVD 88)

Seismic

Site Soil Class: D - Default (see Section 11.4.3)

Results:

S_S :	0.595	S_{D1} :	N/A
S_1 :	0.213	T_L :	8
F_a :	1.324	PGA :	0.261
F_v :	N/A	PGA_M :	0.35
S_{MS} :	0.788	F_{PGA} :	1.339
S_{M1} :	N/A	I_e :	1
S_{DS} :	0.525	C_v :	1.097

Ground motion hazard analysis may be required. See ASCE/SEI 7-16 Section 11.4.8.

Data Accessed: Wed Jun 07 2023

Date Source: USGS Seismic Design Maps

The ASCE 7 Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE 7 standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

ASCE does not intend, nor should anyone interpret, the results provided by this Tool to replace the sound judgment of a competent professional, having knowledge and experience in the appropriate field(s) of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the contents of this Tool or the ASCE 7 standard.

In using this Tool, you expressly assume all risks associated with your use. Under no circumstances shall ASCE or its officers, directors, employees, members, affiliates, or agents be liable to you or any other person for any direct, indirect, special, incidental, or consequential damages arising from or related to your use of, or reliance on, the Tool or any information obtained therein. To the fullest extent permitted by law, you agree to release and hold harmless ASCE from any and all liability of any nature arising out of or resulting from any use of data provided by the ASCE 7 Hazard Tool.

August 25, 2025
Planning Commission:

Subject: Working Session August 27, 2025
SS-104-B Iron Canyon Drive Proposed Final Plat

Dear Commission Members,

My home is situated north of and overlooks the 1.73 acre property which is the subject of your review. Naturally, we have an interest in what is being developed.

In looking at the proposed plat documents we are at first reminded of the lyrics in that Joni Mitchell song, "They paved paradise and put up a parking lot." We are grateful that the Planning Department and its staff have addressed this aspect of the proposed plat head-on. Even with the revised driveway suggested in the Staff Report the almost 250-foot long driveway could accommodate over a dozen parked cars and still leave room for a fire truck to gain access to the residence.

Secondly, virtually all of the homes in the Aspen Springs and Iron Canyon neighborhood are situated in the center of their lots. A center-of-the-lot location has been depicted for the residence location in previous drawings prepared by the Planning Department, however, the applicant proposes to place the residence further to the north, apparently to add an extra 2-3 feet of elevation on a lot which is already elevated above the road. Is it really necessary to squeeze out a couple more feet of elevation?

Third, even with the elimination of the proposed parking lot on the property, the extended driveway and sprawling layout of the proposed residence exceed the customary LOD area for homes in the neighborhood. And, apart from the actual areas of development, shouldn't there be LOD boundaries shown on the plat more restrictive than merely the outer boundaries of the parcel as are currently shown?

Fourth, the proposed driveway entry onto Iron Canyon Drive would probably be more safely located further east of the proposed location rather than in the proximity of the sharp curve on Iron Canyon Drive.

Fifth, the visual renderings of the residence as shown on Exhibit B look like a self-storage facility or industrial structure rather than a residence. This is apparently due to both the sprawling layout and flat- or shed-roof design. This is not consistent with the design features of other homes in the neighborhood.

In summary, as adjoining property owners we've long known that this parcel was destined for development and that the view from our windows would include the results of that development. We hope the applicant will be a good steward of the land while also giving some consideration to neighbors' perspectives.

Planning Commission
August 25, 2025

We realize you've got much bigger projects than this to deal with in Park City. That makes us particularly grateful for the consideration you are giving, and particularly the Planning Department and its staff for the diligence involved in picking up on the shortcomings of this proposed plat, including its failure to address the remnant parcels relating to the property, failure to mention the sidewalk obligation, and the overreach regarding the actual area proposed to be disturbed.

Thank you,

James Helfand
2554 Aspen Springs Drive

Planning Commission
Staff Report

Subject: **405 Woodside Avenue**
Application: **PL-25-06511**
Author: **Lillian Zollinger, Planner III**
Date: **October 8, 2025**
Type of Item: **Steep Slope Conditional Use Permit**

Recommendation
(I) Review the Steep Slope Conditional Use Permit (SSCUP) at 405 Woodside Avenue, a Significant Historic Structure, (II) conduct a public hearing, and (III) consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	405 Woodfield Ave, LLC, represented by Jonathan DeGray
Location:	405 Woodside Avenue, a Significant Historic Structure
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential, Open Space
Reason for Review:	The Planning Commission reviews and takes Final Action on Steep Slope Conditional Use Permits.[1]

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

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

Summary
405 Woodside Avenue is a Significant Historic Site in the Historic Residential – 1 Zoning District. The Applicant proposes constructing a 5,680-square-foot addition to the Significant Historic Structure.

Background
On July 21, 2022, the City Council approved Ordinance No. 2022-27, which created the 405 Woodside Avenue Subdivision Plat. 405 Woodside Avenue is a 7,500-square-foot Lot in the HR-1 Zoning District. The Significant Historic Structure is a T/L cottage that

[1] LMC § 15-2.2-6(C)

was constructed circa 1901.

Figure 1: 405 Woodside Avenue Significant Historic Structure, image provided by the Applicant.

Figure 2: 405 Woodside Avenue highlighted in red by Staff on an excerpt from the Zoning map. The HR-1 Zoning District is indicated in light blue.

405 Woodside Avenue currently contains the Significant Historic Structure, a guest house (to the south), and two sheds. The guest house and sheds must be removed to

construct the proposed addition (see Condition of Approval 20).

Figure 3: 405 Woodside Avenue, viewed from Woodside Avenue; image from Google Maps.

On October 1, 2025, the Historic Preservation Board reviewed the request to restore the front façade windows and trim, restore the front porch shed roof, replace non-historic siding, and remove a rear addition, lift the Significant Historic Structure to construct a new foundation, and remove a portion of the rear to construct an addition (Staff Report; Audio).

In conjunction with the Steep Slope Conditional Use Permit (SSCUP), Staff is reviewing a Historic District Design Review (HDDR) application (PL-25-06510) for compliance with LMC § 15-13-2, *Regulations for Historic Residential Sites*.

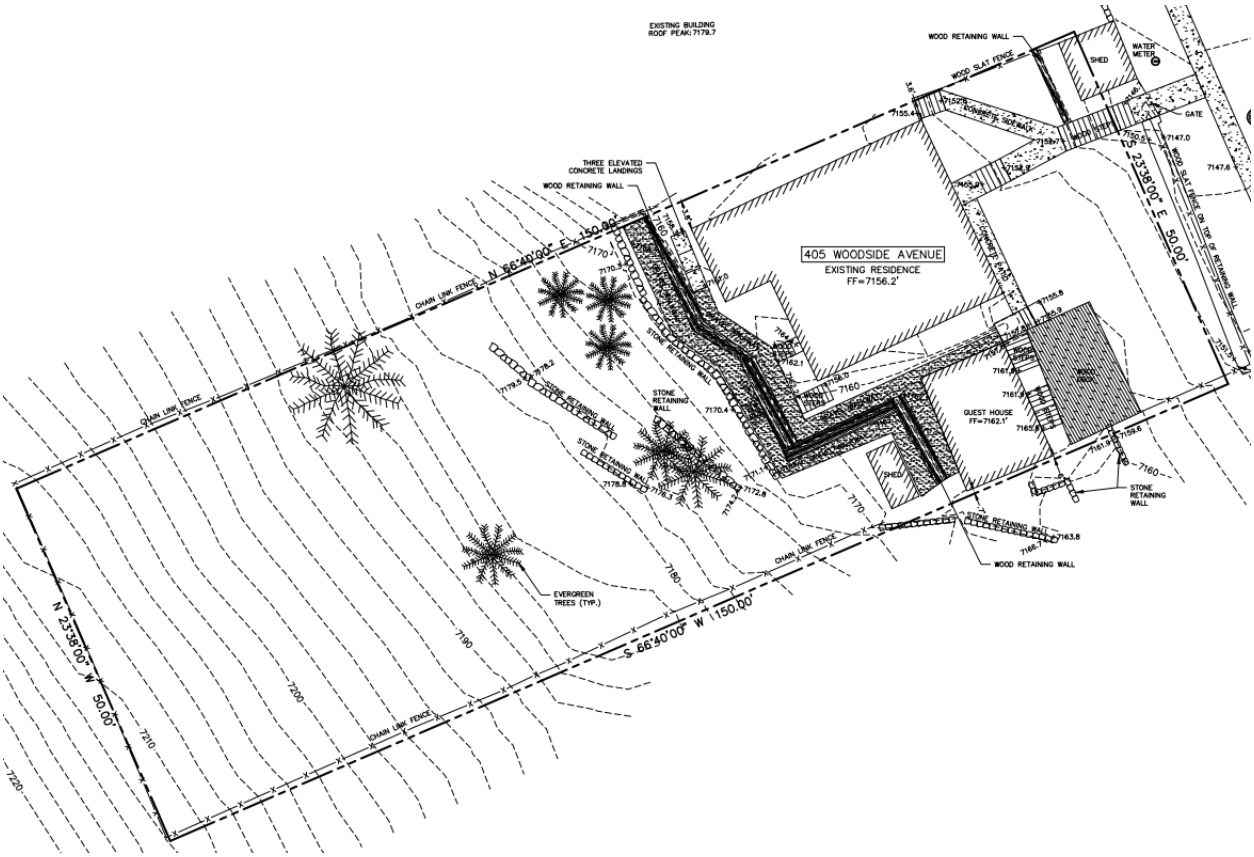


Figure 4: Existing conditions survey provided by the Applicant.

LMC § 15-15-1(A) defines a Steep Slope as "Slope greater than fifteen percent (15%)." LMC § 15-2.2-6 requires the Planning Commission review SSCUPs for construction of any Structure with a Building Footprint in excess of 200 square feet if said Building Footprint is located on or projecting over an existing Slope of 30% or greater within the HR-1 Zoning District. The Historic Structure is located on a relatively flat (15% slope) portion of the Lot. The Lot at the rear increases up to a 50% slope. The Applicant proposes to construct the addition with a footprint greater than 200 square feet on the uphill portion of the Lot, which has an average slope of 45% (Exhibit D). Therefore SSCUP review is required.

Analysis

(I) The proposal to construct an addition complies with HR-1 Zoning District requirements outlined in LMC Chapter 15-2.2.

The Applicant proposes constructing an addition to the Significant Historic Structure to be used as a Single-Family Dwelling (SFD), which is an Allowed Use in the HR-1 Zoning District.[2]

LMC § 15-2.2-3 outlines lot and site requirements for the HR-1 Zoning District, shown in

[2] LMC § 15-2.2-2(A)(1)

the table below:

Zoning Requirement	Analysis
Minimum Lot Size - 1,875 square feet	**Complies:** 7,500 square feet
Maximum Lot Size – 3,750 square feet	**Complies:** 7,500 square feet The 405 Woodside Avenue Subdivision Plat was approved on July 21, 2022, prior to the Maximum Lot Size being established in the HR-1 Zoning District on October 26, 2023 (Ordinance No. 2023-50). Additionally, pursuant to LMC § 15-2.2-4, Historic Buildings that exceed the maximum Lot Area are valid Non-Complying Structures.
Minimum Lot Width - 25 feet	**Complies**: 50 feet
Maximum Building Footprint – 2,460 square feet [3]	**Complies**: 2,460 square feet
Front and Rear Setbacks - 15 feet each for Lots greater than 100' in depth	**See Condition of Approval 22:** 15 feet each LMC § 15-2.2-3(G)(1) allows for walls and retaining walls to extend into the Front Setback up to four feet. The Applicant proposes four concrete retaining walls, all four feet or less, in the Front Setback, which is compliant. LMC § 15-2.2-3(G)(2) allows for uncovered steps leading to the Main Building, not more than four feet in height from Final Grade in the Front Setback. The Applicant proposes uncovered steps less than four feet from Final Grade in the Front Setback, which is compliant. LMC § 15-2.2-3(G)(5) allows for sidewalks and pathways in the Front Setback. The Applicant proposes several sidewalks and pathways in the Front Setback, which is allowed. LMC § 15-2.2-3(G)(6) allows for driveways leading to a Garage in the Front Setback. The Applicant proposes driveway in the Front Setback, which is compliant. The Applicant shall update the driveway width to 10 feet prior to HDDR review to comply with LMC § 15-13-2(B)(2)(g)(6). There are no structures proposed in the Rear Setback.
Side Setbacks – 5 feet each for Lots up to 50' in width	**See Condition of Approval 23:** 5 feet each The Significant Historic Structure encroaches into the north Side Setback by three feet, four inches. Pursuant to LMC § 15-2.2-4, Historic Buildings that do not comply with Building Setbacks are valid Non-Complying Structures.

[3] MAXIMUM FP = (A/2) x $0.9^{A/1875}$ where FP = maximum Building Footprint and A = Lot Area.

	LMC § 15-2.2-3(J)(2) allows for chimneys not more than five feet wide and not projecting more than two feet into the Side Setback. The Applicant proposes a six-foot wide chimney projecting one-and-a-half feet into the north Side Setback. The Applicant shall update the plans prior to HDDR review to comply with the HR-1 requirements. LMC § 15-2.2-3(J)(3) allows for the window wells not exceeding IBC requirements extending not more than four feet into the Side Setback. The Applicant proposes three window wells extending three-and-a-half feet into the Side Setback, which are compliant. LMC § 15-2.2-3(J)(4) allows for roof overhangs to extend into the Side Setback two feet. The Applicant proposes a one-foot roof overhang in the north Side Setback, which is compliant and a three-foot roof overhang in the south Side Setback which shall be updated prior to HDDR review to comply with the HR-1 requirements. LMC § 15-2.2-3(J)(7) allows for walls and retaining walls to extend into the Side Setbacks up to six feet. The Applicant proposes a series of concrete retaining walls in the Side Setbacks, all four feet or less, and compliant.

LMC § 15-2.2-5 outlines the structure's height requirements, shown in the table below:

Zoning Requirement	**Analysis**
Building Height- 27 feet above Existing Grade	**Complies:** 20 feet, 1 5/8 inches
Maximum interior height of 35 feet, measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	**Complies:** 34 feet, 10 inches maximum interior height

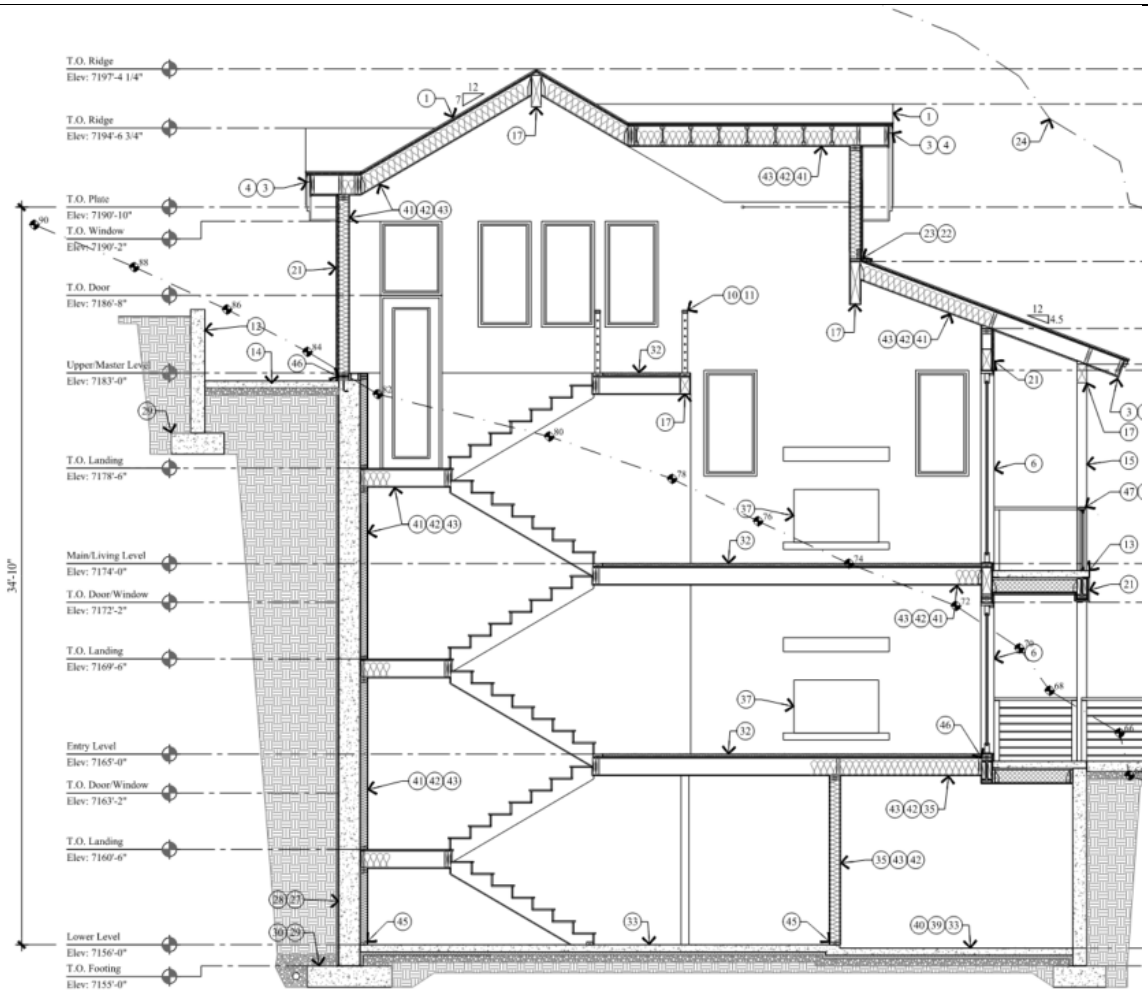
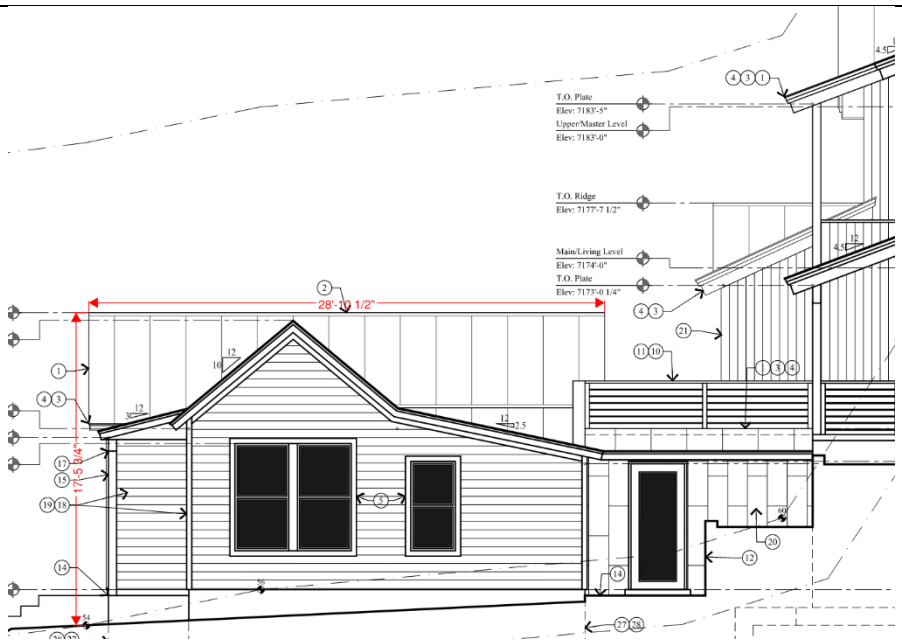
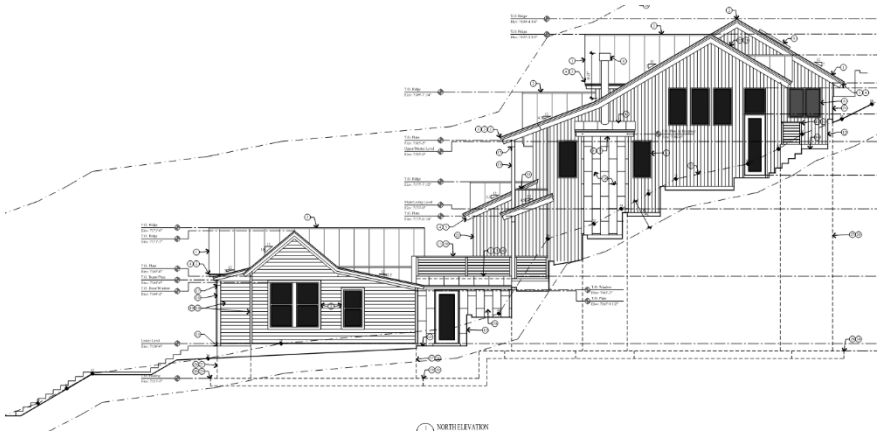


Figure 5: Interior section of the proposed addition showing a 34', 10" interior height, provided by the Applicant.

A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade.	**Complies:** The Significant Historic Structure is 17 feet, five inches above Existing Grade and measures 28 feet, 10 inches back. The Significant Historic Structure acts as the step back for the proposed addition.

	 *Figure 6: Step back elevation, provided by the Applicant; measurements added by Staff.*
Roof Pitch- 7:12 -12:12	**Complies:** LMC § 15-2.2-5(C) states, "The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way." The Significant Historic Structure has a roof pitch of 10:12 that measures 26 feet back as viewed from Woodside Avenue. The proposed addition has a contributing roof form of 7:12 that measures 27 feet back, as viewed from Woodside Avenue.
Final Grade within 4 feet of Existing Grade	**Complies:** The proposed Final Grade is within four feet of Existing Grade as shown below on the elevation sheets.  *Figure 7: North elevation provided by the Applicant showing the grade changing four feet.*

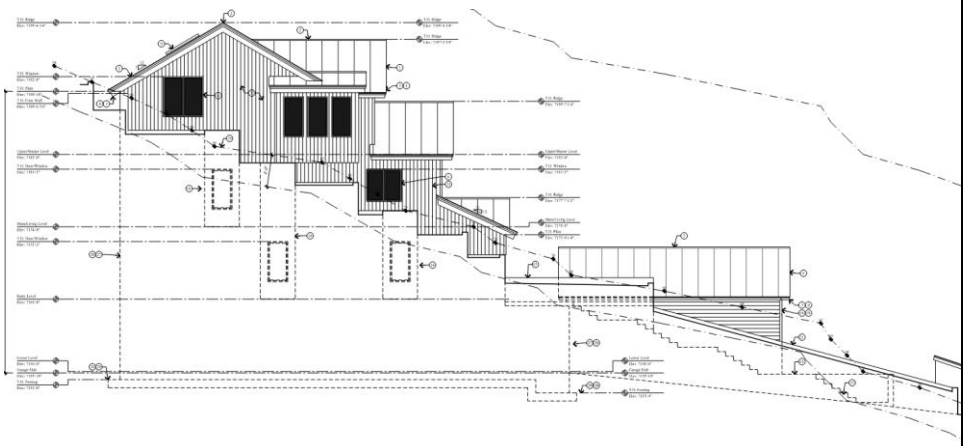


Figure 8: South elevation provided by the Applicant showing the grade changing four feet.

(II) The proposal to construct an addition complies with criteria outlined in LMC § 15-2.2-6 *Development on Steep Slopes*.

One of the purposes of the HR -1 Zoning District is to establish review criteria for new Development on Steep Slopes to mitigate impacts to mass and scale and the environment.[4]

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

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

Since the proposed addition has a footprint greater than 200 square feet and located on an existing Slope of thirty percent (30%) or greater, the SSCUP application is required, pursuant to § 15.2-2.6(A)(1). Additionally, the HDDR Application's approval is subject to the approval of this SSCUP.

Per LMC § 15-2.2-6, SSCUP applications are subject to the following criteria:

1. ***LOCATION OF DEVELOPMENT*** *– Development is located and designed to reduce visual and environmental impacts of the Structure.*

   The slope of the Site increases to above a 30% slope near the middle of the Lot. The proposed structures are set at least 40 feet away from the rear of the Lot to

[4] LMC § 15-2.2-1
[5] LMC § 15-2.2-6

avoid additional disturbance of Steep Slopes.

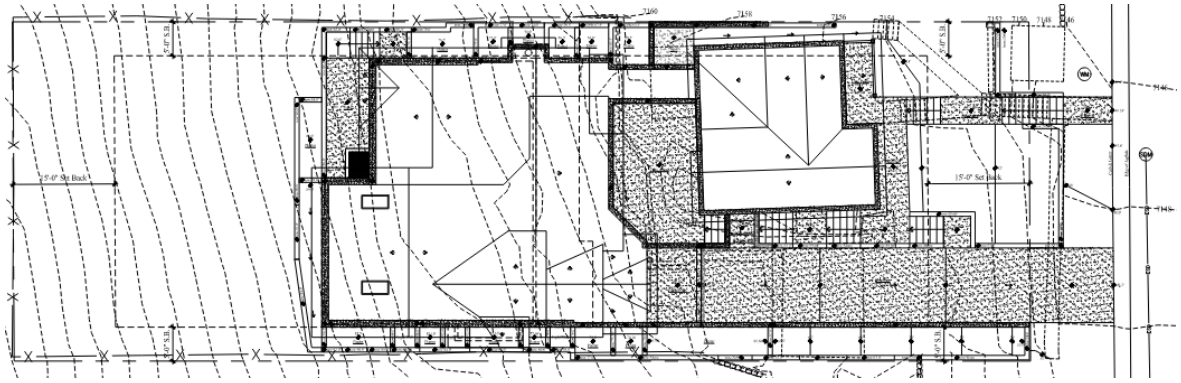


Figure 9: Proposed site plan provided by the Applicant.

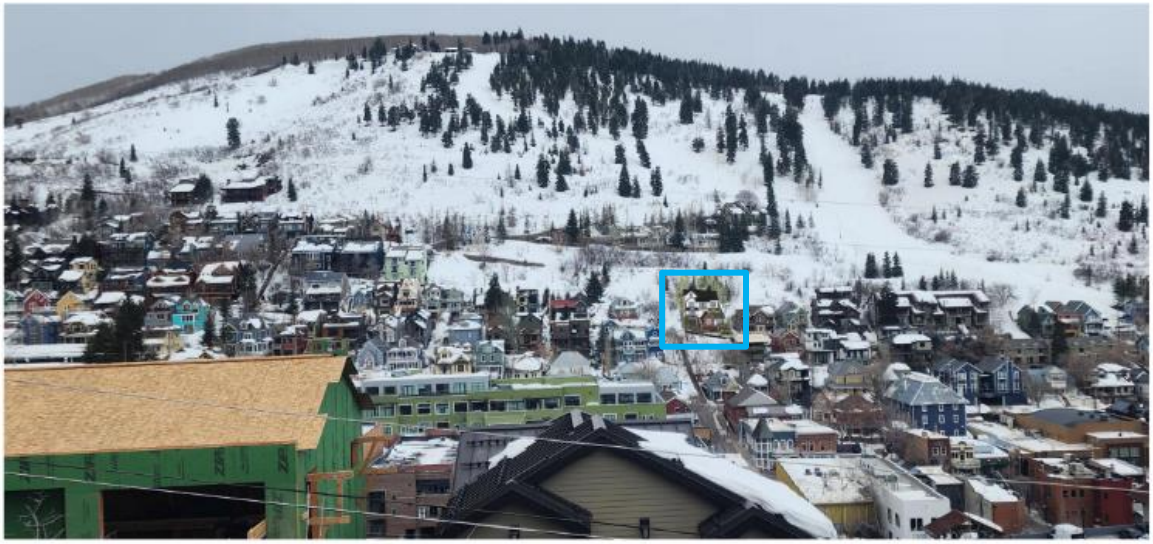
2. ***VISUAL ANALYSIS*** *– To determine potential impacts of the proposed Access, and Building mass and design and to identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities, a visual analysis of the project from key Vantage Points is required.*

   The Applicant provided panoramic views, streetscape elevations, 3D model from Vantage Points, and renderings shown below.

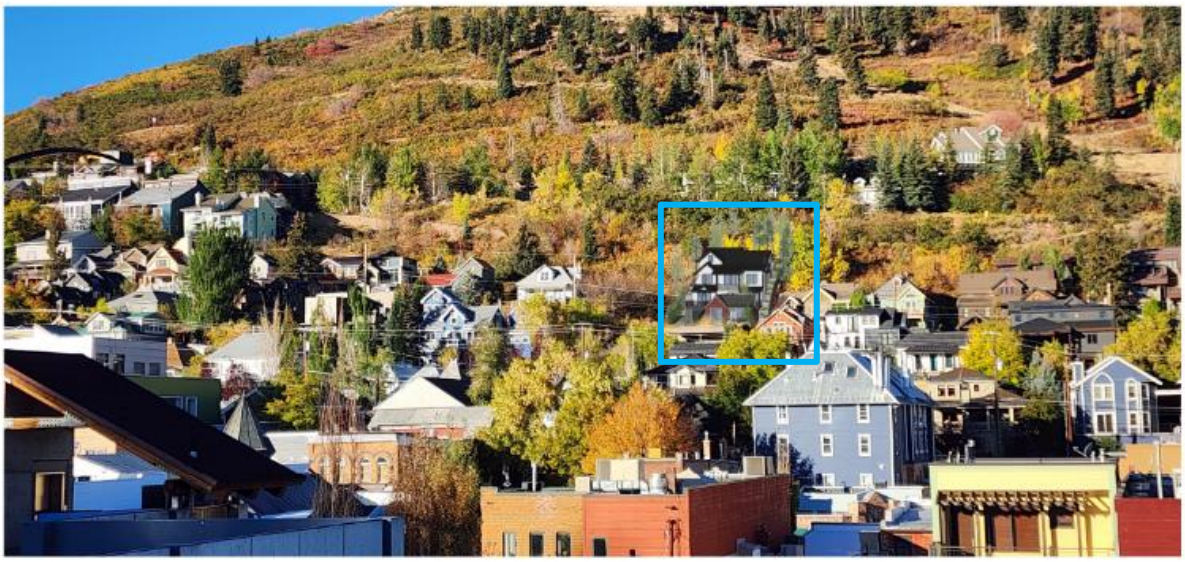
Cross Canyon View 1 Before

Cross Canyon View 2 Before

Figure 10: Panoramic images without the proposed structure, provided by the Applicant.



Cross Canyon View 1 After



Cross Canyon View 2 After

Figure 11: Panoramic images with the proposed structure, provided by the Applicant, outlined in blue by staff.

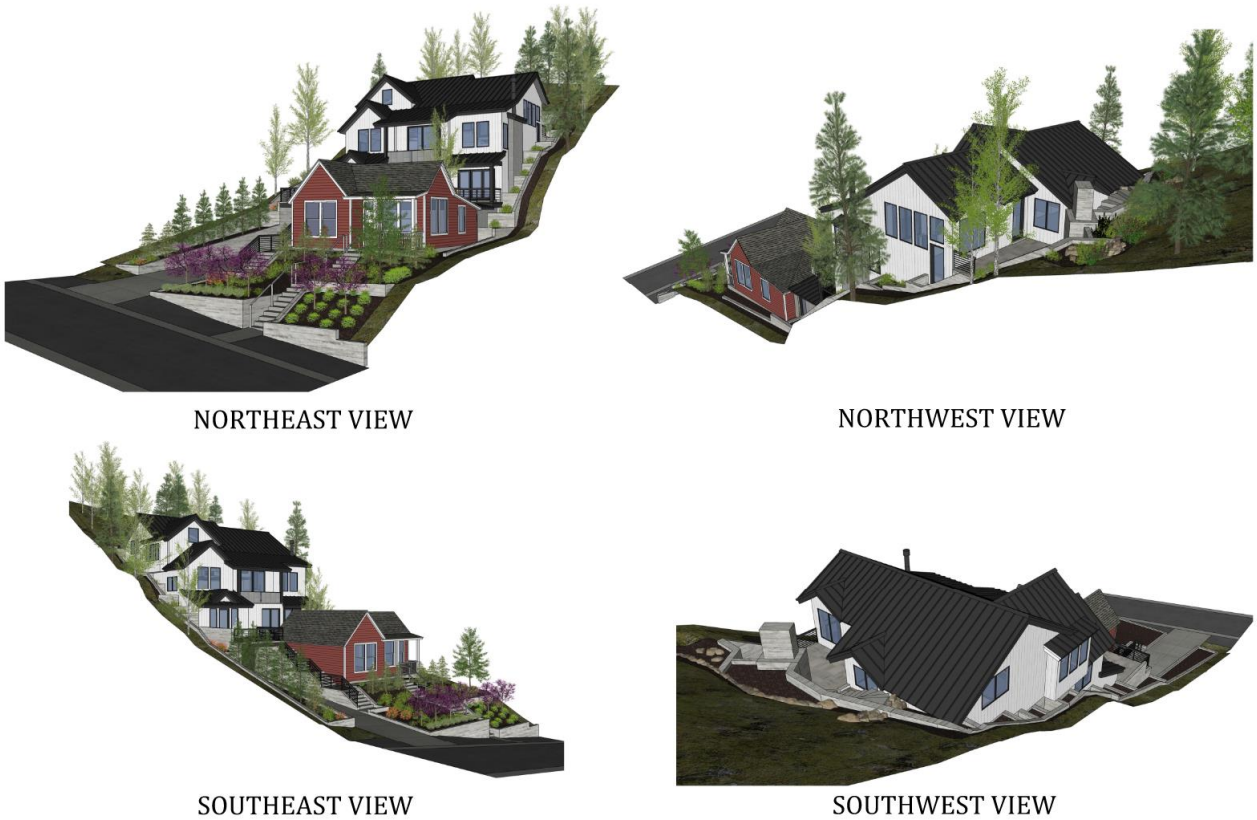


Figure 12: Renderings provided by the Applicant.

Streetscape 1

Streetscape 2

Figure 13: The proposed structure as viewed from Woodside Avenue, provided by the Applicant.

3. ***ACCESS*** *– Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.*

   The addition will be accessed to the south side of the Historic Structure, off Woodside Avenue. The driveway will be built on a flatter portion of the Lot and limited to ten feet in width. See Figure 13 above.

4. ***TERRACING*** *– The proposed plans shall include detailed information, including height from Existing Grade, width, and length of all proposed retaining walls. The Applicant shall terrace retaining walls to return to Natural Grade. A Building Permit, including drawings stamped by a licensed engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height. A combination retaining wall is defined as any series of retaining walls in which the horizontal separation between subsequent walls is closer than 1.5:1 compared to the height of the individual walls. If the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, the Applicant shall file a modification application with the Planning Department and return to the Planning Commission for review and Final Action. Additionally, modifications of pervious material to impervious material or changes to excavation depths require a modification application and Planning Commission review and Final Action.*

   The Applicant proposes a series of concrete walls around the site. All proposed walls are four feet or less from Final Grade to break up the impact of the walls and to help create a Final Grade that is closer to Existing Grade. There is one wall on the southern end of the site that is proposed to slope instead of terrace.

   The Planning Commission may discuss whether the Applicant should break up this wall into smaller terraced walls to reduce the overall impact of the retaining wall.

Such a plan amendment could be reflected as a condition of approval if determined necessary to comply with this section.

5. ***BUILDING LOCATION*** *– Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard*.

   The Applicant proposes an addition to the rear of the Significant Historic Structure and that complies with Setbacks, Footprint, and Height as outlined above. The proposed addition is set back behind the Historic Structure approximately seven feet to distinguish the Historic Structure and the new construction, but close enough up front on the Lot that less Steep Slopes are impacted. The furthest proposed retaining wall is at least 40 feet from the rear of the Lot and a portion of the rear of the Lot will be left untouched (see Figure 9).

6. ***BUILDING FORM AND SCALE*** *– Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage.*

   The proposed addition steps down with the grade of the Lot.

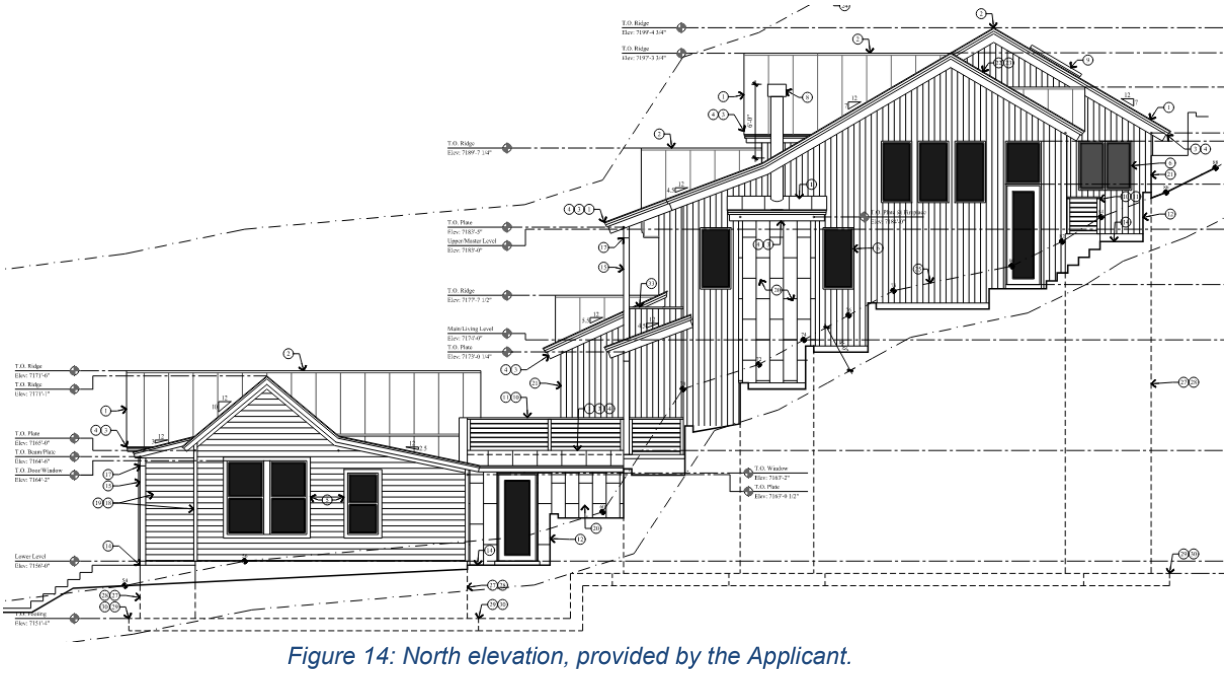


Figure 14: North elevation, provided by the Applicant.

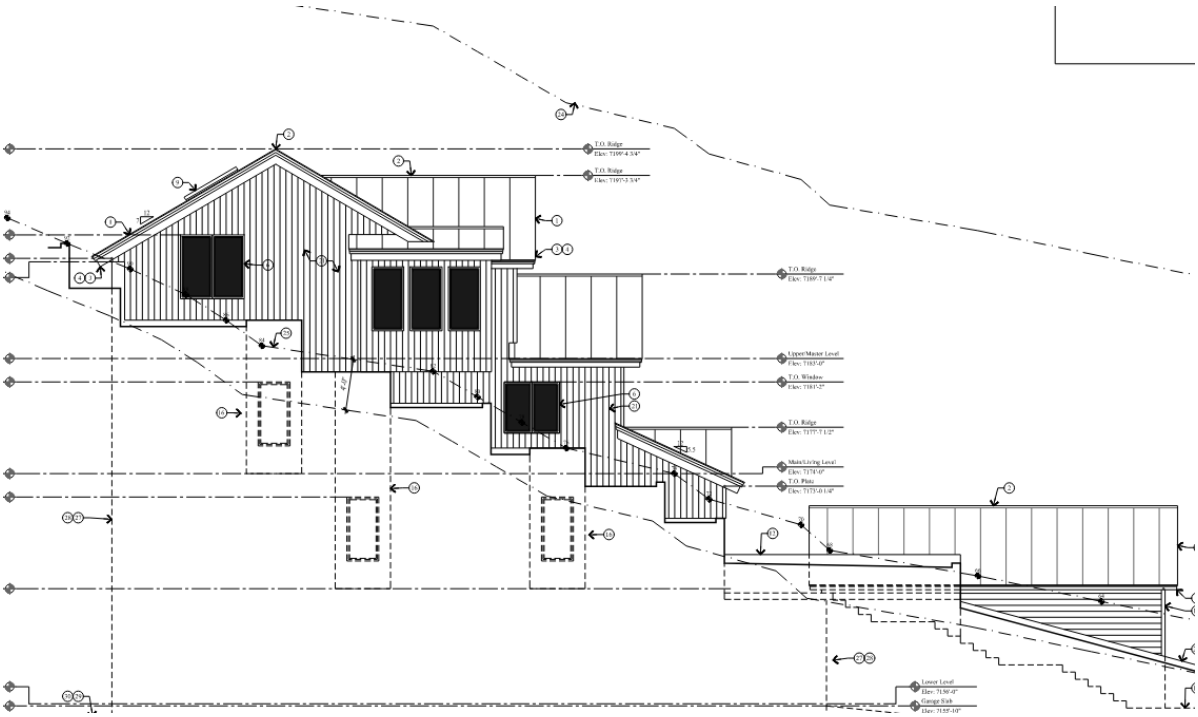


Figure 15: South elevation, provided by the Applicant.

The mass of the structure has also been broken up to reflect the massing of the Significant Historic Structure.

Figure 16: East elevation, provided by the Applicant.

7. ***SETBACKS –*** *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*

   The proposed addition is compliant with Setbacks. Because of the Significant Historic Structure, the addition is set back 55 feet from the Front Lot line and 40 feet from the Rear Lot line.

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

   The proposed addition complies with Building Height, Setbacks, and other HR-1 requirements as outlined above. The proposed addition does not reach the maximum building height allowed on the site. The mass of the structure has also been broken up to reflect the massing of the Significant Historic Structure, as outlined above and show in Figures 12, 14, 15, and 16.

9. ***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.*

   The proposed addition does not extend to the maximum building height of 27 feet allowed on the site (as shown in Figures 14 and 15). The addition is also placed in the middle of the Lot to avoid stepping up more of the steep portion of the Lot at the rear of the site and to reduce the visual impact on the hill. The proposed addition massing, to the rear of the Historic Structure, follows the slope of the hillside through the use of structural steps, similar to the adjacent neighborhood structures while maintaining the Significant Historic Structure mass and scale as it is experienced from the street.

Figure 17: Streetscape rendering, provided by the Applicant.

(III) The proposal to construct an addition complies with criteria outlined in LMC Chapter 15-3, *Off-Street Parking.*

Pursuant to LMC § 15-2.2-4, "Additions to Historic Buildings and/or Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment." The Applicant does not propose a Lockout Unit or Accessory Apartment but does propose two parking spaces.

LMC § 15-3-6(A) requires two parking spaces for a SFD. LMC § 15-3-4(A)(1) requires a parking space in a single garage of 11 feet wide by 20 feet deep.

The proposed addition will have two tandem parking spaces within the garage. Both spaces are 11 feet wide by 20 feet deep and compliant.

The Applicant currently proposes a 11-foot-wide driveway shall update the driveway width to 10 feet prior to HDDR review to comply with LMC § 15-13-2(B)(2)(g)(6) (see Condition of Approval 22).

(IV) The Development Review Committee reviewed the proposal on August 19, 2025, and requires the following Conditions of Approval.[6]

The Engineering Department requires Condition of Approval 20, which states: "New

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

structures must be reconstructed entirely on the property and out of the Right-of-Way."

The Water Department requires Condition of Approval 21, which states: "Any modification of the area to the rear of the site, near the transmission line, requires a permit to ensure the water line is not undermined."

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 24, 2025. Staff mailed courtesy notice to property owners within 300 feet on September 24, 2025. The *Park Record* published courtesy notice on September 24, 2025.[7]

Public Input

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

Alternatives

The Planning Commission may:

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

Exhibits

A: Draft Final Action Letter
B: Proposed Plans
C: Geotechnical Report
D: Slope Analysis

[7] LMC § 15-1-21

Planning Department

October 8, 2025

J.K. Nicholas
405 Woodside Avenue
Park City, UT 84060

CC: Jonathan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	405 Woodside Avenue
Zoning District:	Historic Residential - 1
Application:	Steep Slope Conditional Use Permit
Project Number:	PL-25-06511
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	October 8, 2025
Project Summary:	The Applicant Proposes to Lift a Significant Historic Structure to Construct a New Foundation and Rear Addition in the Historic Residential-1 Zoning District.

Action Taken

On October 8, 2025, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use Permit (SSCUP) for a rear addition on a Significant Historic Structure in the Historic Residential-1 Zoning District according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 405 Woodside Avenue is a Significant Historic Structure and part of the 405 Woodside Avenue Subdivision Plat.
2. 405 Woodside Avenue is a 7,500-square-foot Lot in the Historic Residential-1 (HR-1) Zoning District.
3. The Applicant proposes to Lift the Significant Historic Structure to construct a new foundation and rear addition on a Steep Slope.

DRAFT

4. The addition is proposed on an existing Slope of 45% over an excess of 200 square feet located, therefore, a SSCUP application is required.
5. In conjunction with the SSCUP, the Applicant submitted a Historic District Design Review (HDDR) Application (PL-25-06510). 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. The Lot is 7,500 square feet.
7. The maximum Lot size in the HR-1 Zoning District is 3,750 square feet. The Lot is 7,500 square feet. The 405 Woodside Avenue Subdivision Plat was approved on July 21, 2022, prior to the Maximum Lot Size being established in the HR-1 Zoning District on October 26, 2023 (Ordinance No. 2023-50). Pursuant to Land Management Code (LMC) Section 15-2.2-4, Significant Historic Sites that exceed the maximum Lot size are valid Non-Complying.
8. The minimum Lot width in the HR-1 Zoning District is 25 feet. The Lot is 50 feet in width.
9. The maximum building footprint in the HR-1 Zoning District for a Lot that is 7,500 square feet is 2,460 square feet. The total Building Footprint including the Significant Historic Structure and proposed addition is 2,460 square feet.
10. Minimum Front and Rear setbacks for Lots greater than 100 feet in depth in the HR-1 Zoning District are 15 feet each. The Applicant proposes a 15-foot Front Setback and 15-foot Rear Setback.
11. Minimum Side Setbacks for Lots up to 50 feet in width are five feet each in the HR-1 Zoning District. The proposed addition meets a five-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 20 feet, 1-5/8 inches from Existing Grade.
13. The HR-1 Zoning District requires a ten-foot minimum horizontal step in the downhill façade. The Significant Historic Structure is 17 feet, five inches above Existing Grade and measures 28 feet, 10 inches back. The Significant Historic Structure acts as the step back for the proposed addition.
14. Structures cannot exceed 35 feet from the lowest 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 34 feet, 10 inches.
15. The roof pitch for the Contributing Roof Form must be between 7:12 and 12:12 in the HR-1 Zoning District and occupy a minimum horizontal distance of 20 feet

DRAFT

measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. The Significant Historic Structure has a roof pitch of 10:12 that measures 26 feet back as viewed from Woodside Avenue. The proposed addition has a contributing roof form of 7:12 that measures 27 feet back, as viewed from Woodside Avenue.

16. The application complies with the criteria in Land Management Code (LMC) § 15-2.2-6:
    1. The slope of the Site increases to above a 30% slope near the middle of the Lot. The proposed structures are set at least 40 feet away from the rear of the Lot to avoid additional disturbance of Steep Slopes.
    2. The Applicant provided panoramic views, streetscape elevations, 3D model from Vantage Points, and renderings.
    3. The addition will be accessed to the south side of the Historic Structure, off Woodside Avenue. The driveway will be built on a flatter portion of the Lot and limited to ten feet in width.
    4. The Applicant proposes many concrete walls around the site. All proposed walls are four feet or less from Final Grade to break up the impact of the walls and to help create a Final Grade that is closer to Existing Grade. There is one wall on the southern end of the site that is proposed to slope instead of terrace.
    5. The Applicant proposes an addition to the rear of the Significant Historic Structure and that complies with Setbacks, Footprint, and Height as outlined above. The proposed addition is set back behind the Historic Structure approximately seven feet to distinguish the Historic Structure and the new construction, but close enough up front on the Lot that less Steep Slopes are impacted. The furthest proposed retaining wall is at least 40 feet from the rear of the Lot and a portion of the rear of the Lot will be left untouched.
    6. The proposed addition steps down with the grade of the Lot. The mass of the structure has also been broken up to reflect the massing of the Significant Historic Structure.
    7. The proposed addition is compliant with Setbacks. Because of the Significant Historic Structure, the addition is set back 55 feet from the Front Lot line and 40 feet from the Rear Lot line.
    8. The proposed addition complies with Building Height, Setbacks, and other HR-1 requirements as outlined above. The proposed addition does not reach the maximum building height allowed on the site. The mass of the structure

DRAFT

has also been broken up to reflect the massing of the Significant Historic Structure, as outlined above.

9. The proposed addition does not extend to the maximum building height of 27 feet allowed on the site. The addition is also placed in the middle of the Lot to avoid stepping up more of the steep portion of the Lot at the rear of the site and to reduce the visual impact on the hill. The proposed addition massing, to the rear of the Historic Structure, follows the slope of the hillside through the use of structural steps, similar to the adjacent neighborhood structures while maintaining the Significant Historic Structure mass and scale as it is experienced from the street.

17. The proposed addition has two parking spaces, in tandem, in the garage. Both spaces are 11 feet wide by 20 feet deep and compliant.

Conclusions of Law

1. The proposal, as conditioned, complies with the LMC requirements pursuant to Chapter 15-2.2 *Historic Residential – 1 (HR-1) District*.
2. The proposal, as conditioned, 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 compliance with the plans reviewed October 8, 2025, by the Planning Commission, pending design modifications required for Historic District Design Review compliance. 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.
4. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.

DRAFT

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. The Final Grade shall be within four feet of Existing Grade.
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 final geotechnical report and 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. 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 as part of this SSCUP without modifying the SSCUP. Additional retaining walls, not approved under this SSCUP, require Planning Commission review and approval prior to construction.

DRAFT

17. The Applicant shall obtain an Encroachment Agreement for driveway access with the Engineering Department.
18. Additional design modifications may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to applying for a Building Permit.
19. The Applicant will be required to provide intermediary shoring plans at the building permit phase.
20. The guest house and sheds on the northeastern side must be removed. New structures must be reconstructed entirely on the property and out of the Right-of-Way.
21. Any modification of the area to the rear of the site, near the transmission line, requires a permit to ensure the water line is not undermined.
22. The Applicant shall update the driveway width to 10 feet prior to HDDR review to comply with LMC § 15-13-2(B)(2)(g)(6).
23. The Applicant shall update the chimney to not exceed five feet in width in the north Side Setback and reduce the roof overhang in the south Side Setback to not exceed two feet, prior to HDDR review to comply with LMC § 15-2.2-3(J).

Final Action by the Planning Commission may be appealed pursuant to LMC 15-1-18.

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

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Lillian Zollinger, Planner III

DRAFT

NICHOLAS RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

CIVIL ENGINEERING
ALLIANCE ENGINEERING, INC.
323 MAIN STREET, P.O. BOX 2664
PARK CITY, UTAH 84032
TEL. 435-649-9467
MICHAEL DEMKOWICZ
EMAIL: michael@alliance-engr.com
CONNOR DINSMORE

LANDSCAPE ARCHITECT
BOCKHOLT
750 KEARNS BOULEVARD, STE. 230
PARK CITY, UTAH 84060
TEL. 435-233-6853
EMAIL: sethbockholtla.com

LEGEND

- BRICK & STONE
- EARTH
- CONCRETE
- CONCRETE MASONRY UNIT
- STEEL (LARGE SCALE)
- RIGID INSULATION
- ROUGH WOOD
- BLOCKING
- ALUMINUM (LARGE SCALE)
- GRAVEL
- FINISHED WOOD
- BATT OR BLOWN INSULATION
- PLASTER, SAND, GROUT, MORTAR
- STEEL (SMALL SCALE)
- BITUMINOUS PAVING
- PLYWOOD
- GYPSUM BOARD

OFFICE 103 — ROOM NAME / ROOM NUMBER

- FLOOR, POINT ELEV.
- CENTER LINE
- ROUND, DIA.
- CHANNEL
- ANGLE
- DETAIL (X / X)
- SECTION CUT, DETAIL (X / X)
- BUILDING SECTION (X / X)
- KEYED NOTES (X)
- WINDOW TYPE (X)
- DOOR NUMBER (X)
- REVISION (3)
- INTERIOR WALL ELEV. (A, B, C, D)
- WALL TYPE (A)

CODE ANALYSIS

APPLICABLE CODES

2021 IRC	2021 IBC
2021 IPC	2021 IMC
2020 NEC	2021 IFGC
2021 IECC RES.	2021 IFC
2021 IECC COM.	2021 IEBC

OCCUPANCY: R2

CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR TO PROVIDE APPROVALS PRIOR TO INSTALLATION

AREA CALCULATIONS (S/F)

FLOOR AREA	Existing Footprint	Historic Footprint	NEW	TOTAL
LOWER LEVEL			576	576
GUEST HOUSE	735	611	-124	611
ENTRY LEVEL			1597	1597
MAIN LEVEL			1421	1421
UPPER LEVEL			834	834
TOTAL				5039
GARAGE	1252			
LOT AREA	7499.8			
ALLOWABLE FOOTPRINT	2460			
PROPOSED FOOTPRINT	2460			

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	1 of 1	BOUNDRY SURVEY / TOPO
3	1 of 1	TREE SURVEY
4	1 of 1	SLOPE ANALYSIS
		LANDSCAPE ARCHITECT
5	L-01	OVERALL PLANTING PLAN
6	L-02	FRONTYARD ENLARGED PLANTING PLAN
7	L-03	BACKYARD ENLARGED PLANTING PLAN
8	L-04	LANDSCAPE NOTES AND DETAILS
		ARCHITECTURAL
9	3D 1	3D MODEL VIEWS
10	3D 2	3D MODEL VIEWS
11	3D 3	STREET SCAPES AND CROSS CANYON VIEW
12	3D 4	CROSS CANYON VIEWS
13	AB.1	AS-BUILTS
14	A0.1	ARCHITECTURAL SITE PLAN - SCALE: 1/8" = 1'-0"
15	A0.2	ARCHITECTURAL SITE PLAN - SCALE: 1/4" = 1'-0"
16	A1.1	LOWER LEVEL / GARAGE LEVEL PLAN
17	A1.2	ENTRY LEVEL PLAN, LOW ROOF PLAN
18	A1.3	MAIN / LIVING LEVEL PLAN, MID ROOF PLAN
19	A1.4	UPPER / MASTER LEVEL PLAN, UPPER ROOF PLAN
20	A1.5	HIGH ROOF PLAN
21	A2.1	NORTH ELEVATION
22	A2.2	SOUTH ELEVATION
23	A2.3	EAST AND WEST ELEVATIONS
24	A3.1	BUILDING SECTION
25	A3.2	BUILDING SECTION
26	A4.1	ARCHITECTURAL NOTES AND DETAILS
27	A4.2	ROOF FLASHING DETAILS
28	A5.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REQ'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	JOINT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANF'R	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OF.D.	OVERFLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OPN'G	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.

6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2021 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.

11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
Aa

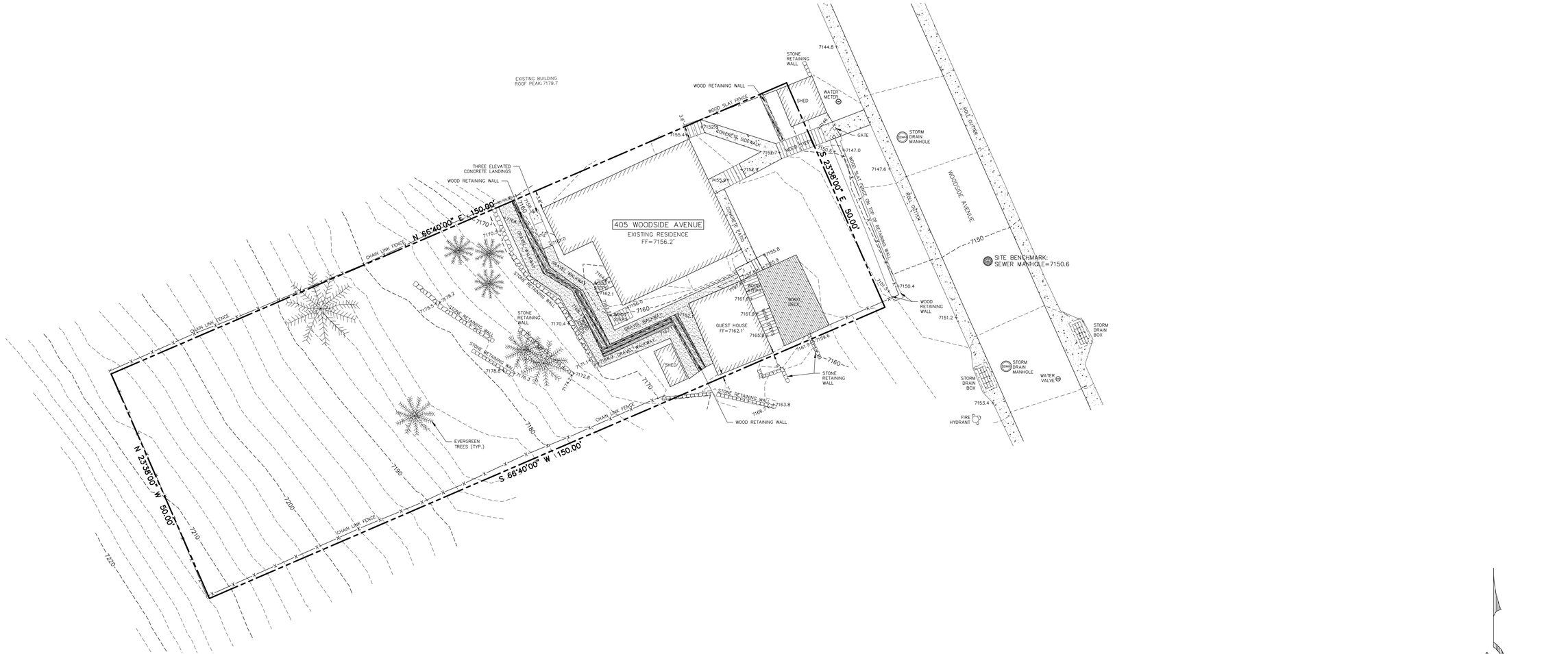
REGISTERED PROFESSIONAL ENGINEER
No. 4857264
MICHAEL DEMKOWICZ
02/10/2022
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

NOTES

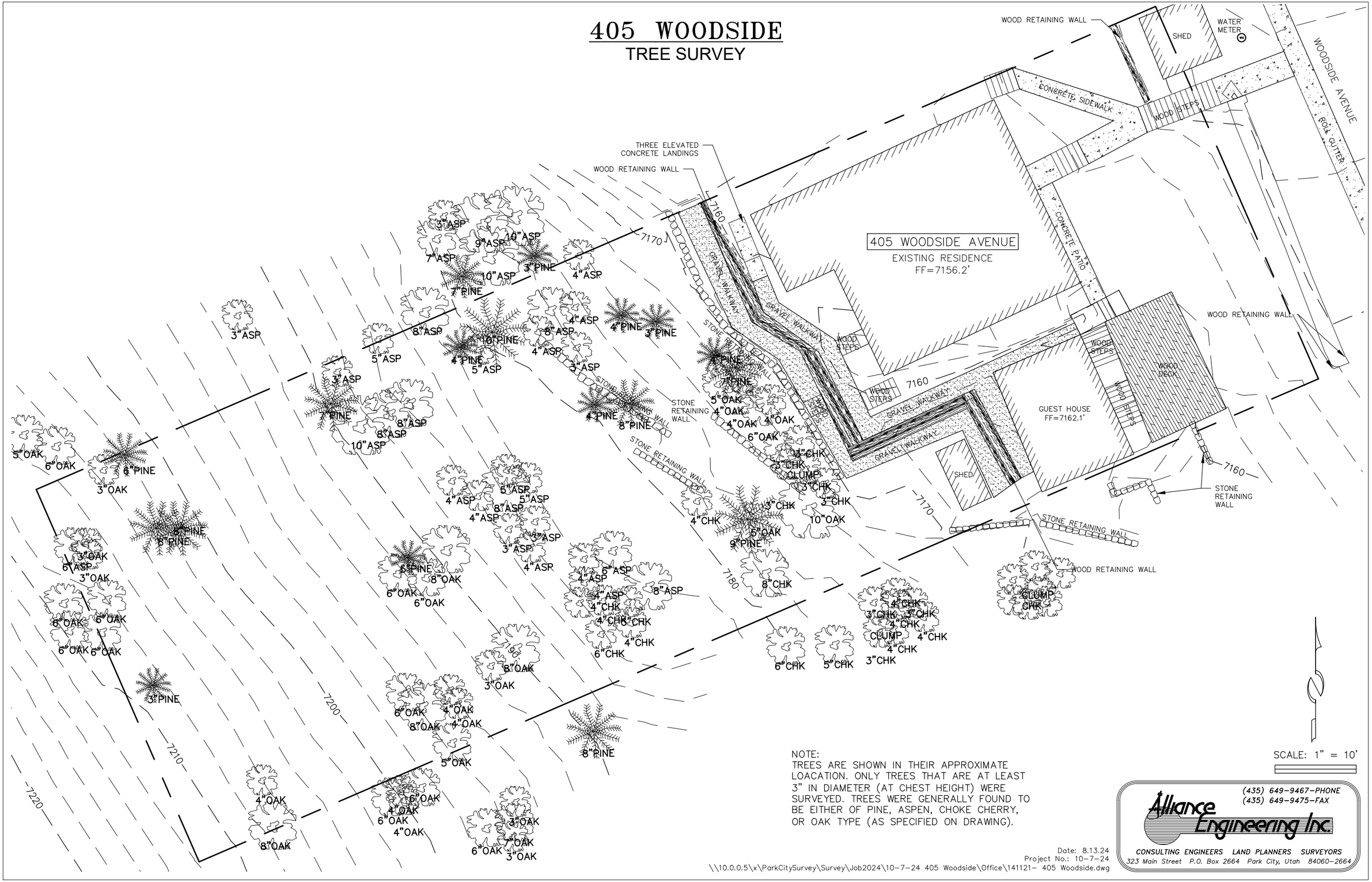
1. Site Benchmark: Sewer Manhole=7150.6'
2. Date of survey: January 19, 2022
3. Property location: Section 16, T2S, R4E, Salt Lake Base & Meridian
4. The architect is responsible for verifying building setbacks, zoning requirements and building heights.



10' 0 10' 20'

(435) 649-9467 Alliance Engineering Inc. CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	**STAFF:** MICHAEL DEMKOWICZ BRAYLON ROSE **DATE:** 2/10/22	EXISTING CONDITIONS & TOPOGRAPHIC MAP 405 WOODSIDE AVENUE ADJACENT TO BLK 30, PARK CITY SURVEY **FOR:** CHUCK BERRIOCHOA **JOB NO.:** 14-11-21 **FILE:** X:\ParkCitySurvey\dwg\srv\srvy2021\141121- 405 Woodside.dwg	**SHEET** 1 **OF** 1

405 WOODSIDE
TREE SURVEY



NOTE:
TREES ARE SHOWN IN THEIR APPROXIMATE LOACATION. ONLY TREES THAT ARE AT LEAST 3" IN DIAMETER (AT CHEST HEIGHT) WERE SURVEYED. TREES WERE GENERALLY FOUND TO BE EITHER OF PINE, ASPEN, CHOKE CHERRY, OR OAK TYPE (AS SPECIFIED ON DRAWING).

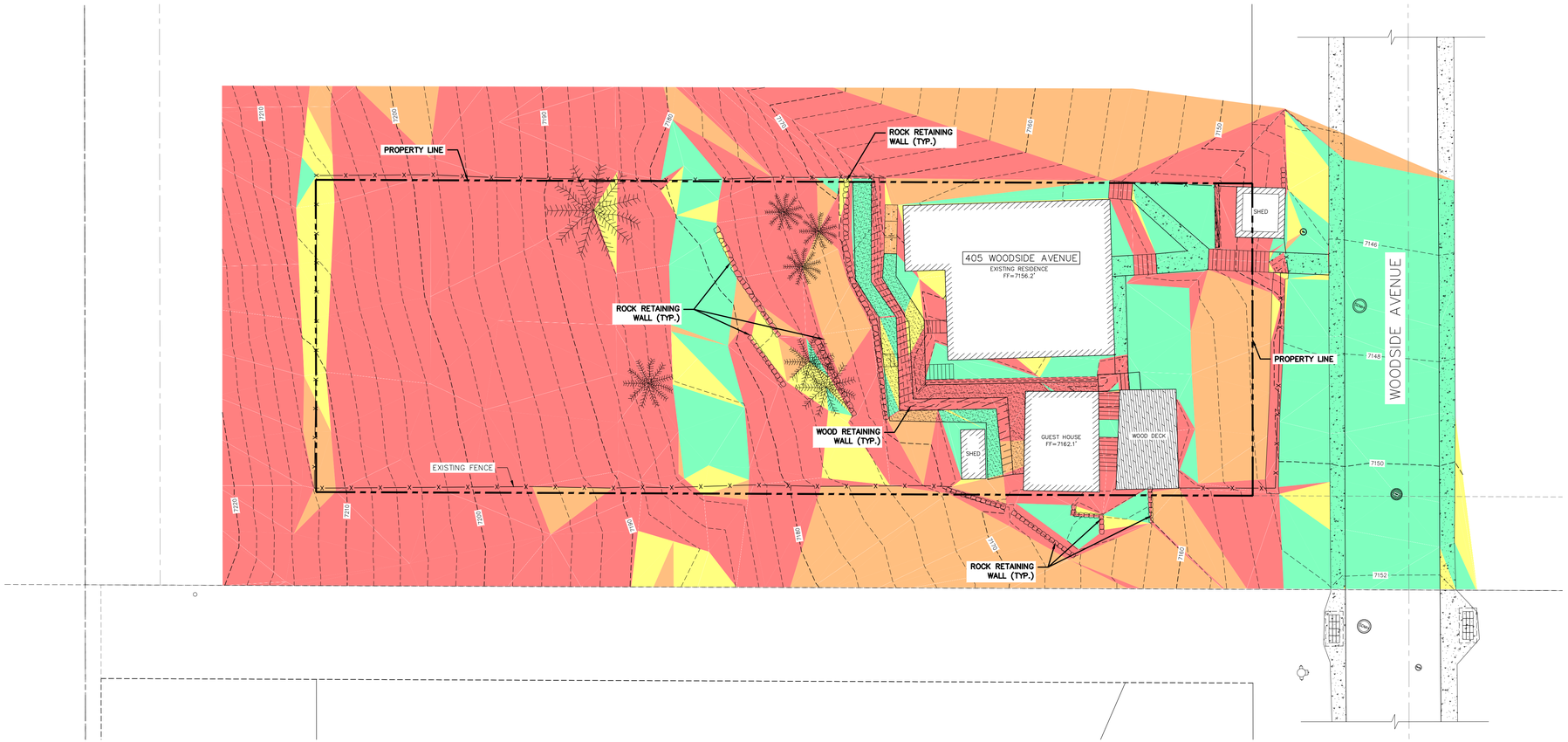
SCALE: 1" = 10'

Date: 8.13.24
Project No.: 10-7-24
\\10.0.0.5\x\ParkCitySurvey\Survey\Job2024\10-7-24 405 Woodside\Office\141121- 405 Woodside.dwg

Alliance Engineering Inc.
(435) 649-9467-PHONE
(435) 649-9475-FAX
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

LEGEND

- ESS — EXISTING SEWER
- EW — EXISTING WATER
- ESD — EXISTING STORM DRAIN
- EOHP — EXISTING OVERHEAD POWER
- EG — EXISTING GAS
- ET — EXISTING TELECOMM
- EP — EXISTING POWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN GRATES
- EXISTING ELECTRICAL BOXES
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE



KEY

- SLOPE = AVERAGE (0%–15% MAX)
- SLOPE = MODERATELY STEEP (15%–30% MAX)
- SLOPE = STEEP (30%–40% MAX)
- SLOPE = VERY STEEP (40% AND MORE)

NOTES:

1. TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED BY ALLIANCE ENGINEERING.
2. EXISTING BUILDINGS, VEGETATION AND NATURAL SLOPE PATTERNS HAVE BEEN PRESERVED IN THE SLOPE ANALYSIS.
3. CONTRACTOR TO CONTACT GEOTECHNIAL ENGINEER FOR SOIL ANALYSIS TESTING.

NORTH

10' 0 10' 20'

SCALE: 1"=10'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DATE	DESCRIPTION
1		

SLOPE ANALYSIS

405 WOODSIDE AVENUE
PARK CITY, UTAH

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY:	JEVAUGHN RICHARDSON 09/19/25
DESIGNED BY:	CONNOR DINSMORE 09/19/25
CHECKED BY:	CONNOR DINSMORE 09/19/25
PROJECT No.:	14-11-21

SEAL

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
09/19/25
STATE OF UTAH

SHEET
1 OF 1

X:\ParkCitySurvey\dwg\srv\srvy2021\141121- 405 Woodside\141121- Slope Analysis 405 Woodside.dwg

The graphics and designs on this sheet are instruments of service and remain at all times the property of Bockholt Inc. Reproduction or reuse of the material and design contained herein is prohibited without the written consent of Bockholt Inc.© 2025 Bockholt Inc. ALL RIGHTS RESERVED

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
	5	ABIES LASIOCARPA / SUBALPINE FIR	B & B
	1	ACER GRANDIDENTATUM JFS KW13AGRA / HIGH PEAKS BIGTOOTH MAPLE	B & B
	5	MALUS X ADSTRINGENS 'DURLAWRENCE' COURAGEOUS / ROSY BLOOM FLOWERING CRABAPPLE	B & B
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	8,540 SF	NATIVE SEED MIX / GREAT BASIN CABIN SEED MIX	SEED

WILDLAND URBAN INTERFACE CODE COMPLIANCE

THIS PROJECT SHALL CONFORM TO THE UTAH WILDLAND-URBAN INTERFACE CODE AS ADOPTED BY PARK CITY MUNICIPAL AND SET FORTH IN SECTION 11-21

SEE ARCHITECTS STATEMENT AND DRAWINGS FOR INFORMATION ON HOW THIS PROJECTS COMPLIES WITH 603.4.3 REQUIREMENTS

THIS PROJECT COMPLIES WITH 1-3 OF IMMEDIATE ZONE AS SET FORTH IN 603.5.2.1

THIS PROJECT COMPLIES WITH 1-8 OF INTERMEDIATE ZONE AS SET FORTH IN 603.5.2.2

THIS PROJECT COMPLIES WITH 1-2 OF EXTENDED IGNITION ZONE AS SET FORTH IN 603.5.2.3

EXISTING TREE INVENTORY

EXISTING CONIFER EXISTING CONIFER TO REMAIN PROTECT IN PLACE (PIP)	5
EXISTING DECIDUOUS EXISTING DECIDUOUS TREE TO REMAIN PROTECT IN PLACE (PIP)	10

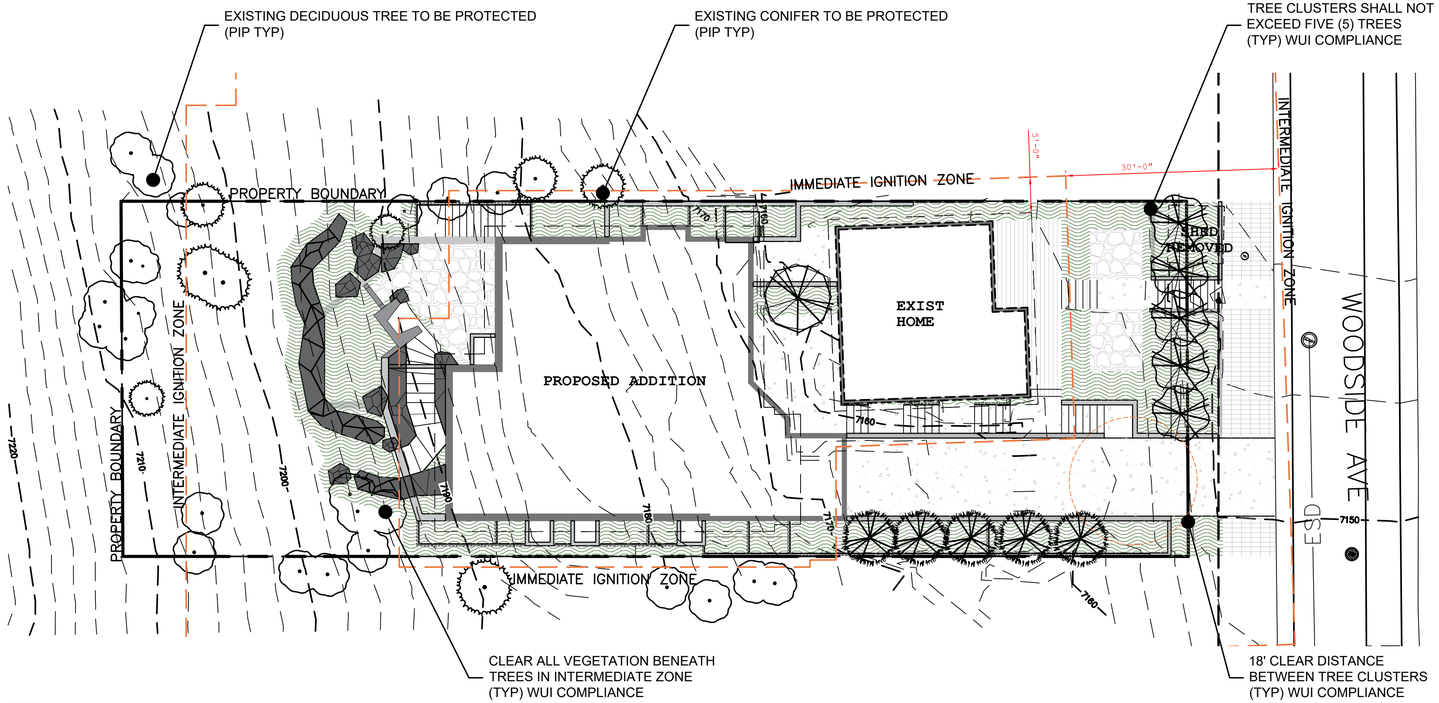
PLANTING NOTES

1. All planting areas shall receive a minimum of four (4) inches of imported topsoil in seeded areas and twelve (12) inches in planters/planting beds. All topsoil used on this project shall meet the following criteria:
   A. pH 5.5 - 8.0
   B. EC (electrical conductivity) <2.0 mmhos/cm
   C. SAR (sodium absorption ratio)<3.0
   D. % OM (percent organic matter) 5%
   E. Texture (particle size per USDA classification):
   I. Sand:<70%
   II. Silt:<70%
   III. Clay:<30%
   IV. Stone Fragments (gravels or any soil particle Greater than two (2) mm in size):<5% (by volume)
   V. Rocks > 1.5" None

In addition, the topsoil shall be fertile, friable, natural loam and shall be capable of sustaining vigorous plant growth. It shall be free of stones, lumps, clods of hard earth, plants or their roots, sticks, and other extraneous matter. The topsoil shall contain neither noxious weeds nor their seeds. It shall not be used for planting operations while in a frozen or muddy condition. An appropriate fertilizer may be used to provide needed nutrients for healthy and vigorous plant growth. Follow recommendation of topsoil report.

2. This project includes hydroseeding which shall conform to the following general standards:
   A. Wood fiber mulch shall be Echofiber or Conwed or equal, that is virgin wood fiber, free of growth--or germination--inhibiting substances. The mulch shall be air dried with not more than fifteen (15) percent moisture by weight. The total organic weight shall be a minimum of ninety eight (98) percent. Inorganic ash content shall be 0.7±0.2 percent. Water holding capacity shall be 1000G/100G (oven dried weight). The pH range shall be 4.0 - 6.0. The fiber length shall meet the following:
      I. Fifty percent shall be at least 0.15 inches in length or longer.
      II. Fifty percent shall be retained on the twenty eight (28) mesh.
   B. The seed mix shall be as specified on the plans. Provide written certification that the seed conforms to state seed law and is in compliance with State Department of Agriculture regulations.
   C. The tackifier shall be M-Binder or Plantego or equal.
   D. Application rates shall be as follows:
   I. Wood fiber:50 pounds (min.)/1,000 SF
   II. Seed mix (see plans): 7 pounds/1,000 SF typ.)
   III. Tackifier: 100 pounds/Acre
   IV. Fertilizer: 7 - 8 pounds/1,000 SF
   V. Water : 92 gallons/1,000 SF

3. Throughout the course of planting, excess and waste materials as well as excavated subsoil shall be continuously and promptly removed. All areas shall be kept clear and all reasonable precautions taken to avoid damage to existing structures, plants, and grass. When planting has been completed in an area, it shall be thoroughly cleaned of all debris, rubbish, subsoil, and waste materials. These shall be removed from the property and disposed of legally. All planting tools shall also be put away.



OVERALL PLANTING PLAN

0 8 16 24 feet
1/8" = 1'-0"

NORTH

405 WOODSIDE AVE
PARK CITY UT 84060
JK & ALLI

BOCKHOLT INC.

FILE:
PROJ. # :2404
DRAWN BY: SB
DESIGN BY: SETH BOCKHOLT
CHECKED BY: SB
LAST UPDATED: 3/27/25

ONE INCH

AT FULL SIZE IF NOT ONE INCH, SCALE ACCORDINGLY

Bockholt™

PLANTING PLAN

LANDSCAPE ARCHITECT
750 KEARNS BLVD STE 230
PARK CITY UT. 84060
OFFICE: 435.233.6853
EMAIL: SETH@BOCKHOLTLA.C(

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

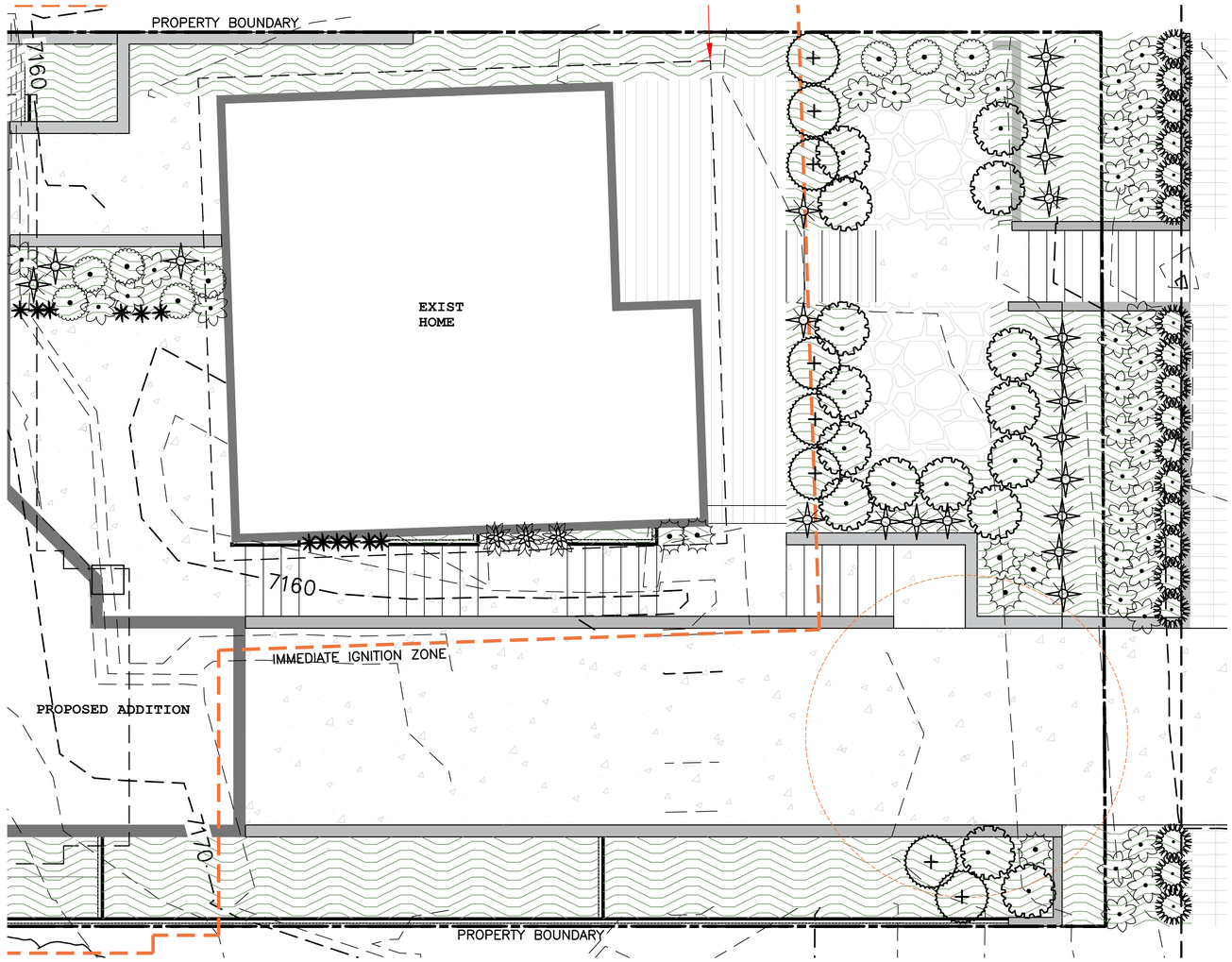
L-01

The graphics and designs on this sheet are instruments of service and remain at all times the property of Bockholt Inc. Reproduction or reuse of the material and design contained herein is prohibited without the written consent of Bockholt Inc.© 2025 Bockholt Inc. ALL RIGHTS RESERVED

PLANT SCHEDULE FRONT YARD

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	8	PINUS MUGO `ENCI` / SWISS MOUNTAIN PINE	5 GAL
	20	PINUS MUGO PUMILIO / DWARF MUGO PINE	5 GAL
	16	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	5 GAL
PERENNIALS			
	8	ALCHEMILLA MOLLIS / LADY'S MANTLE	2 GAL
	35	MELAMPODIUM LEUCANTHUM / BLACKFOOT DAISY	2 GAL
	6	PENSTEMON BARBATUS / BEARDLIP PENSTEMON	2 GAL
	22	RATIBIDA COLUMNIFERA 'MEXICAN HAT' / PRAIRIE CONEFLOWER	2 GAL
	12	SEMPERVIVUM TECTORUM / HEN-AND-CHICKS	4" POT
	3	VERBASCUM THAPSUS / COMMON MULLEIN	2 GAL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	970 SF	NATIVE SEED MIX / GREAT BASIN CABIN SEED MIX	SEED



FRONTYARD ENLARGED PLANTING PLAN

0 4 8 12 feet
1/4" = 1'-0"

NORTH

JK & ALLI

405 WOODSIDE AVE
PARK CITY UT 84060

BOCKHOLT INC.

FILE:
PROJ. # :2404
DRAWN BY: SB
DESIGN BY: SETH BOCKHOLT
CHECKED BY: SB
LAST UPDATED: 3/27/25

ONE INCH

AT FULL SIZE IF NOT ONE INCH, SCALE ACCORDINGLY

PLANTING PLAN

Bockholt™

LANDSCAPE ARCHITECT
750 KEARNS BLVD STE 230
PARK CITY UT. 84060
OFFICE: 435.233.6853
EMAIL: SETH@BOCKHOLTLA.C(

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

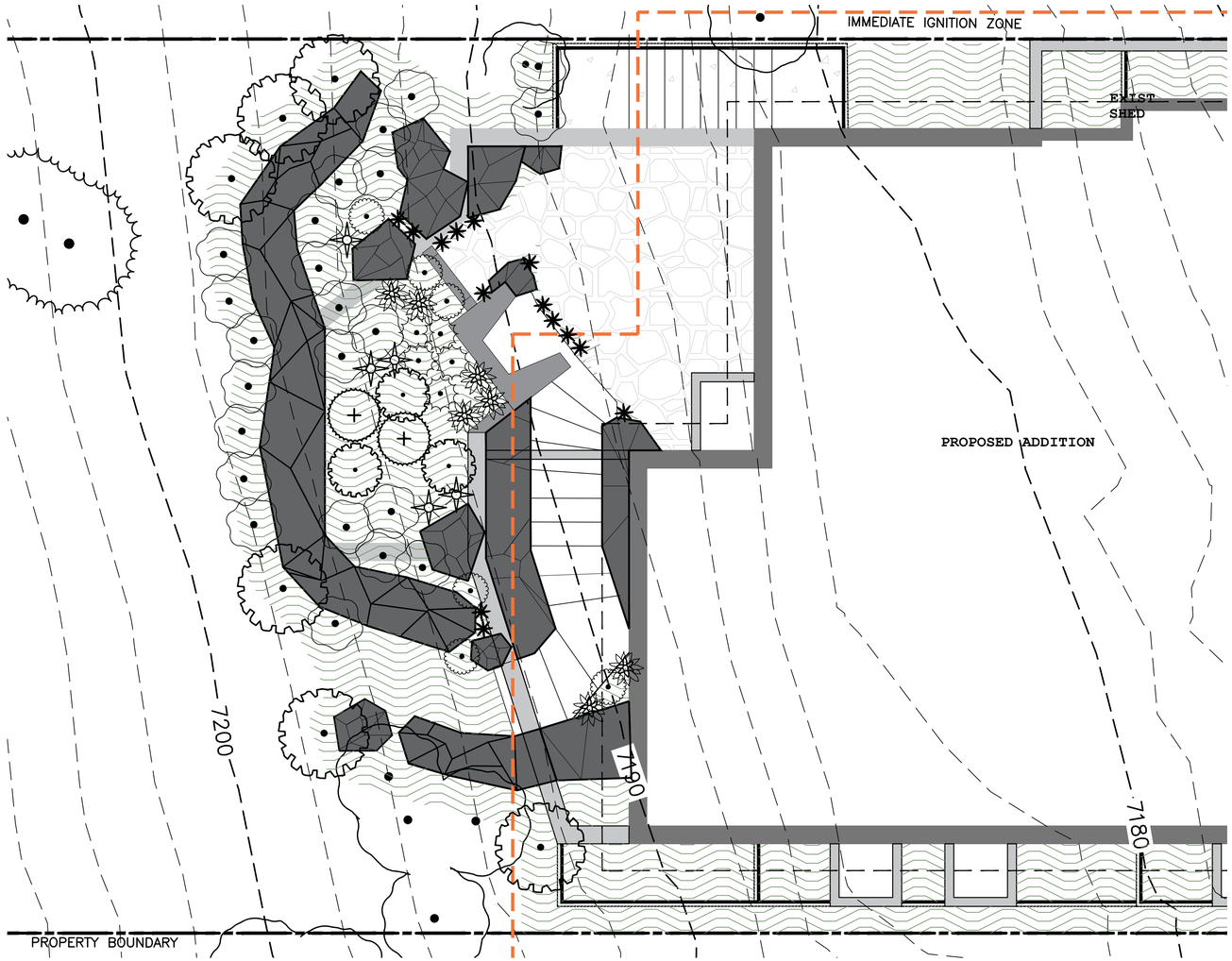
L-02

The graphics and designs on this sheet are instruments of service and remain at all times the property of Bockholt Inc. Reproduction or reuse of the material and design contained herein is prohibited without the written consent of Bockholt Inc.© 2025 Bockholt Inc. ALL RIGHTS RESERVED

PLANT SCHEDULE BACK YARD

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	23	MAHONIA REPENS / CREEPING MAHONIA	5 GAL
	2	PINUS MUGO `ENCI` / SWISS MOUNTAIN PINE	5 GAL
	3	RIBES ALPINUM `GREEN MOUND` / GREEN MOUND ALPINE CURRANT	5 GAL
	6	ROSA WOODSII / WOODS' ROSE	5 GAL
PERENNIALS			
	6	ALCHEMILLA MOLLIS / LADY'S MANTLE	2 GAL
	5	PENSTEMON BARBATUS / BEARDLIP PENSTEMON	2 GAL
	5	RATIBIDA COLUMNIFERA 'MEXICAN HAT' / PRAIRIE CONEFLOWER	2 GAL
	14	SEMPERVIVUM TECTORUM / HEN-AND-CHICKS	4" POT
	7	VERBASCUM THAPSUS / COMMON MULLEIN	2 GAL

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	552 SF	NATIVE SEED MIX / GREAT BASIN CABIN SEED MIX	SEED



BACKYARD ENLARGED PLANTING PLAN

1/4" = 1'-0"

0 4 8 12 feet

NORTH

JK & ALLI

405 WOODSIDE AVE
PARK CITY UT 84060

BOCKHOLT INC.

FILE:
PROJ. # :2404
DRAWN BY: SB
DESIGN BY: SETH BOCKHOLT
CHECKED BY: SB
LAST UPDATED: 3/27/25

ONE INCH

AT FULL SIZE IF NOT ONE INCH, SCALE ACCORDINGLY

PLANTING PLAN

Bockholt™

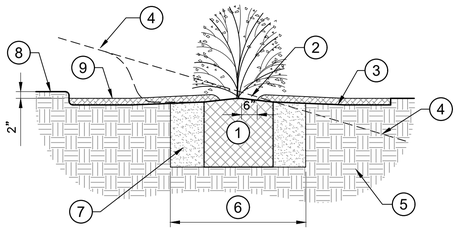
LANDSCAPE ARCHITECT
750 KEARNS BLVD STE 230
PARK CITY UT. 84060
OFFICE: 435.233.6853
EMAIL: SETH@BOCKHOLTLA.C(

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

L-03

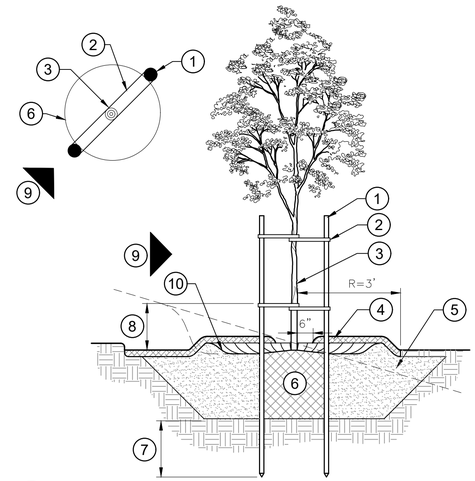
The graphics and designs on this sheet are instruments of service and remain at all times the property of Bockholt Inc. Reproduction or reuse of the material and design contained herein is prohibited without the written consent of Bockholt Inc.© 2025 Bockholt Inc. ALL RIGHTS RESERVE



1. ROOT BALL
2. CROWN - AT FINISHED GRADE
3. FINISHED GRADE
4. FINISHED GRADE AT SLOPE (WHERE OCCURS)
5. UNDISTURBED SOIL
6. 2X ROOTBALL DIA. MIN.
7. BACKFILL MIX (SEE PLANTING NOTES)
8. TOP OF PAVING (WHERE APPLICABLE)
9. 3" LAYER OF MULCH

1 PERENNIAL/SHRUB PLANTING

NTS

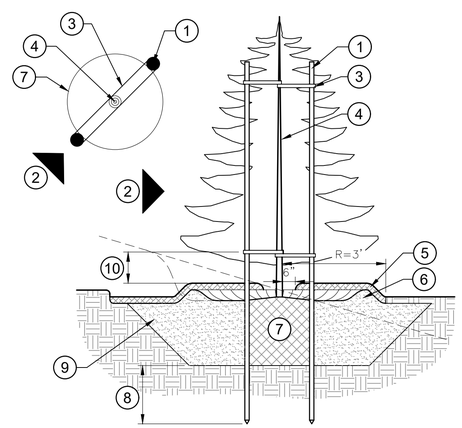


1. 2" DIA. OR 2" x 2" SQ. x 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
2. V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE, LENGTH AS REQUIRED). SECURE TO STAKE W/ GALV. NAIL. 1 PER TIE
3. TREE TRUNK
4. 3" LAYER MULCH AROUND EACH TREE (3' RADIUS CIRCLE WHEN IN TURF)
5. SEE TREE/SHRUB PLANTING DETAIL
6. ROOT BALL
7. 24" MIN.
8. 6" MAX.
9. PREVAILING WIND DIRECTION
10. WATERING BASIN - SEE TREE/SHRUB PLANTING DETAIL

NOTE: STAKES SHALL BE REMOVED AFTER COMPLETE GROWING SEASON.

2 DECIDUOUS TREE STAKING W/ WATERING BASIN

NTS



1. 2" DIA. OR 2"X2" SQ. X 10' STRAIGHT WOODEN STAKE (2 REQUIRED)
2. PREVAILING WIND DIRECTION
3. V.I.T. CINCH-TIE VINYL TREE TIE (2 PER STAKE, LENGTH AS REQUIRED). SECURE TO STAKE W/ GALV. NAIL. 1 PER TIE
4. TREE TRUNK
5. 3" LAYER SHREDDED BARK MULCH AROUND EACH TREE (3' RADIUS CIRCLE WHEN IN TURF)
6. WATERING BASIN - SEE TREE/SHRUB PLANTING DETAIL
7. ROOTBALL
8. 24" MIN
9. SEE TREE/SHRUB PLANTING DETAIL
10. 18" MAX.

NOTE: STAKES SHALL BE REMOVED AFTER ONE COMPLETE GROWING SEASON.

3 EVERGREEN TREE STAKING W/ WATERING BASIN

NTS

PLANTING NOTES (CONTINUED)

4. Substantial Completion shall be defined as the complete installation of all plant materials, staking, mulching, and other work on the project in its entirety. Substantial completion shall not be given on designated portions of a project.
   A. At substantial completion of all planting work outlined in these plans, the Contractor shall contact the Landscape Architect to arrange for a walk through to verify that all aspects of the work have been completed. Work must be fully completed (except for final clean-up) according to all plans, notes, and specifications and exhibit professional workmanship.
   B. Notice by the Contractor shall be given, in writing, at least three (3) days in advance to the Landscape Architect so that proper scheduling can be made for those who are to attend.
   C. At the appointed time, an inspection of all plant materials, including staking and mulching, shall be made. A list of uncompleted items (punch list) shall be generated by the Landscape Architect and distributed to the Contractor and other involved parties within three (3) days of the substantial completion inspection. Each item on the punch list shall be corrected before the project will be approved and accepted.
5. The maintenance/establishment period shall begin one (1) day after the substantial completion inspection. The Contractor shall complete all punch list items during this period, as well as maintain and operate the entire irrigation system. The Contractor shall maintain all plantings until they are fully established. Seeded areas shall be considered fully established when vegetation comes in uniform and thick, with no bare or thin spots, and roots have begun to spread and knit together. No weeds shall be allowed in the revegetated areas. The maintenance and establishment shall be a minimum period of sixty (60) days and shall take place during the growing season defined as April 15th through October 15th. Should the maintenance and establishment period not be fully complete prior to October 15th, the balance of the time shall be carried over and start up again on April 15th. Should mild winter weather allow the continuance of work beyond October 15th, the contractor, owner, and landscape architect may mutually agree if these dates can be adjusted along with specific requirements to do so. The maintenance work required shall include but not be limited to the following:
   A. Appropriate watering of all plant materials.
   B. Weeding and removal of all weeds from groundcover and planting areas.
   C. Replacement of any dead, dying, or damaged trees, shrubs, perennials, or groundcover.
   D. Filling and replanting of any low areas which may cause standing water.
   E. Adjusting of sprinkler head heights and watering patterns.
   F. Filling and re-compaction of eroded areas, along with any required re-seeding and/or replanting.
   G. The turf grass shall be mowed when the blades reach three (3) inches tall and maintained to a minimum height of two (2) inches. No more than one third (1/3) of the blade shall be removed per cutting. The cutting frequency shall be once every five (5) to seven (7) days depending upon turf grass height and growth rate.
   H. Weekly removal of all trash, litter, clippings, and all foreign debris.
   I. At thirty (30) days after planting, a balanced fertilizer (16-16-16) shall be applied to the turf grass areas at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet.
   J. At intervals of thirty (30) days after the first application of fertilizer to the turf grass, apply a balanced fertilizer (16-16-16) at a rate of one half (½) pound of nitrogen per one thousand (1,000) square feet until the turf grass is established.
6. A final inspection shall be held prior to the end of the maintenance period to ensure that all punch list items have been completed and the entire project is ready for acceptance by the Owner. Upon satisfaction that the Contractor has completed all punch list items, the irrigation system is fully and completely functional, and the required As-Built drawings and maintenance manuals have been submitted, the Owner shall accept the project. An official letter of final acceptance shall be prepared and issued to the Contractor by the Landscape Architect. Upon the issuance of this letter, the Owner shall assume full responsibility for the project, and the guarantee period shall begin.
7. Upon final acceptance of the project as being properly installed, the Contractor shall guarantee the plant materials as follows:
   A. All shrubs and groundcovers shall be guaranteed by the Contractor as to growth and health for a period of sixty (60) days after completion of the maintenance period and final acceptance.
   B. All trees shall be guaranteed by the Contractor to live and grow in an acceptable upright position for a period of one (1) year after completion of the maintenance period and final acceptance.
   C. Any tree with 30% dead or missing canopy, shall be replaced as part of this plant guarantee.
8. The Contractor shall, within fifteen (15) days after receiving written notification by Owner's representative, remove and replace all guaranteed plant materials which die or become unhealthy or appear to be in a badly impaired condition at any time during the guarantee period. Any plants that settle below or rise above the desired finished grade shall also be reset to the proper grade.
   A. All replacements shall be plants of the same kind, size, and quality as originally specified in the "plant list" and they shall be furnished, planted, staked, and maintained as specified herein at no additional cost to the owner.
   B. The Contractor will not be responsible for plants destroyed or lost due to occupancy of the project, vandalism on the part of others, or improper maintenance or lack thereof.

JK & ALLI

405 WOODSIDE AVE
PARK CITY UT 84060

BOCKHOLT INC.

FILE:
PROJ. # :2404
DRAWN BY: SB
DESIGN BY: SETH BOCKHOLT
CHECKED BY: SB
LAST UPDATED: 10/2/25

ONE INCH

AT FULL SIZE IF NOT ONE INCH, SCALE ACCORDINGLY

Bockholt™

LANDSCAPE ARCHITECT
750 KEARNS BLVD STE 230.
PARK CITY UT. 84060
OFFICE: 435.233.6853
EMAIL: SETH@BOCKHOLTLA.COM

PRELIMINARY PLANS

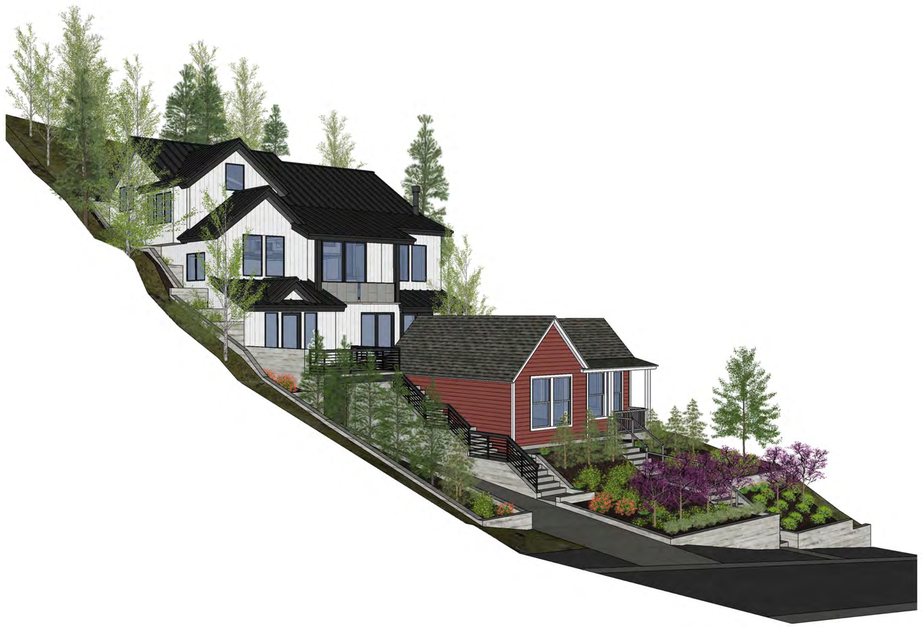
NOT FOR CONSTRUCTION

L-04

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

NORTHEAST VIEW

NORTHWEST VIEW



SOUTHEAST VIEW

SOUTHWEST VIEW

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

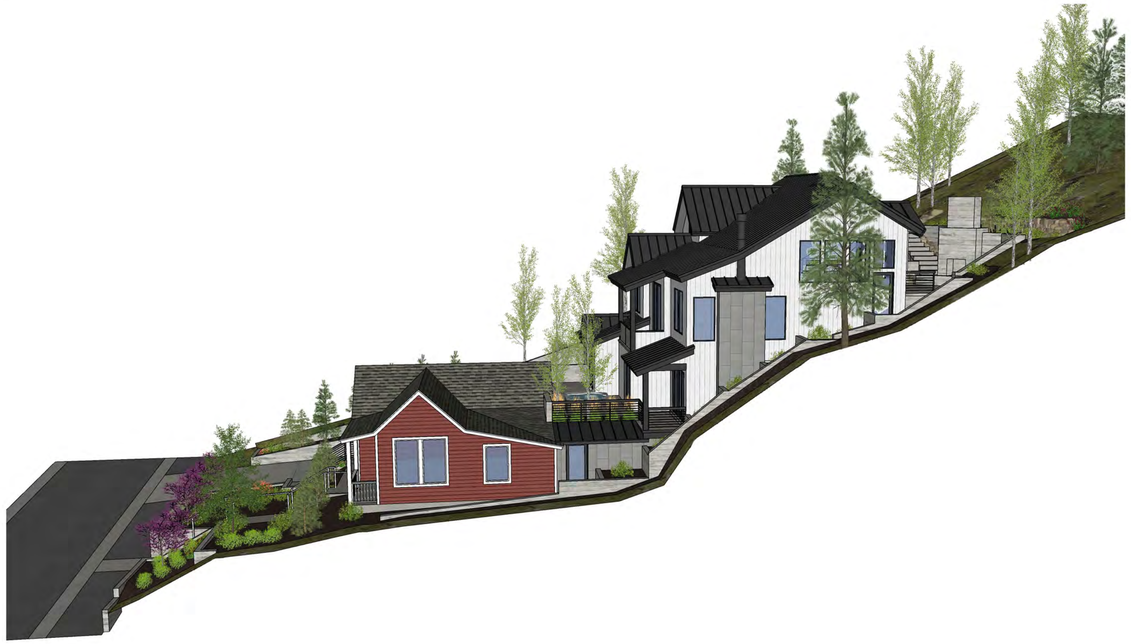
REVISIONS:

DATE:
SEPTEMBER 24, 2025

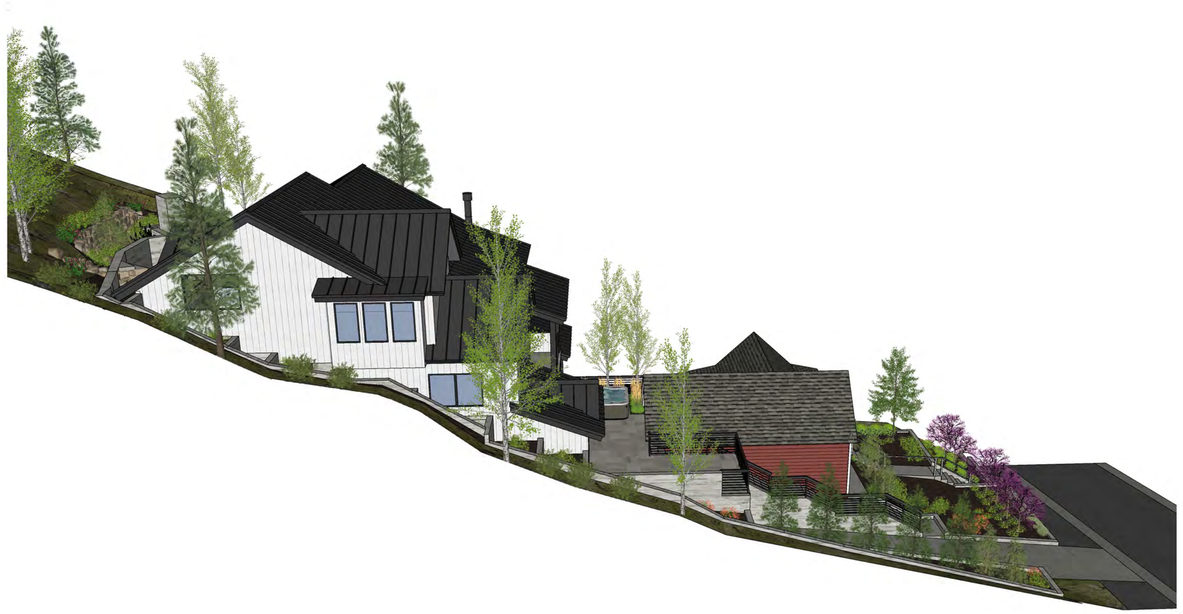
PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

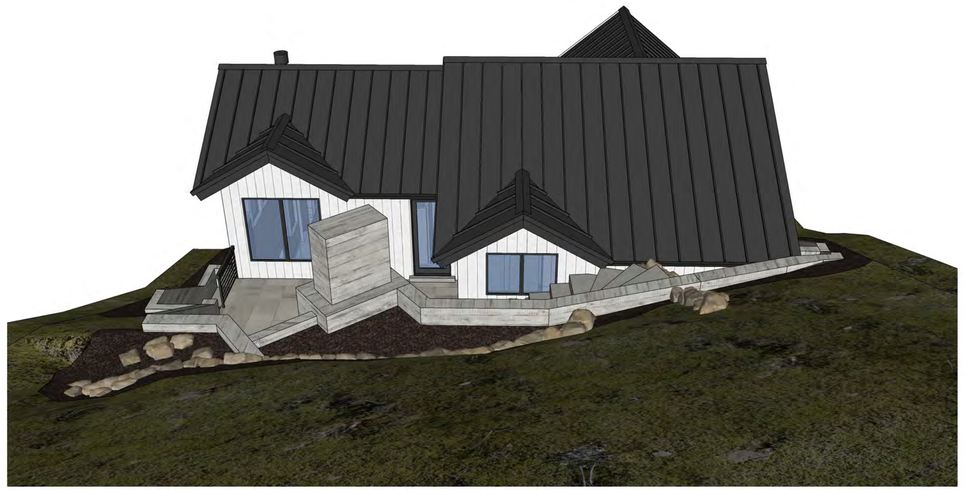


NORTH VIEW



SOUTH VIEW

EAST VIEW



WEST VIEW

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
3D MODEL VIEWS

REVISIONS:

DATE:
September 24, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 2

Streetscape 1

Streetscape 2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
STREETSCAPES

REVISIONS:

DATE:
September 24, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 3

Cross Canyon View 1 Before

Cross Canyon View 2 Before

Cross Canyon View 1 After

Cross Canyon View 2 After

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

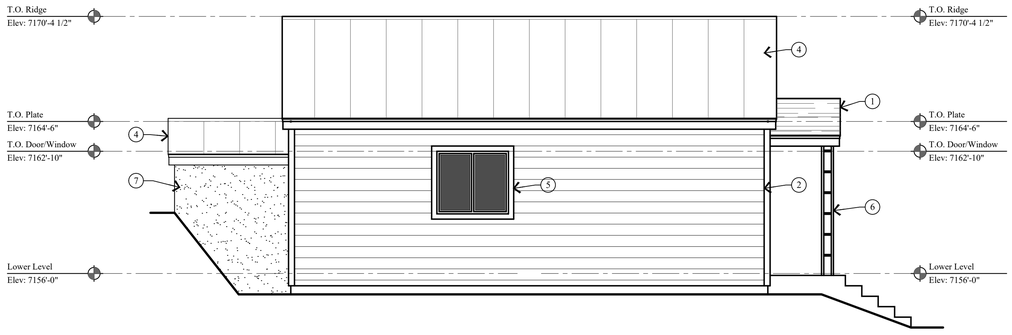
SHEET DESCRIPTION:
CROSS CANYON VIEWS

REVISIONS:

DATE:
September 24, 2025

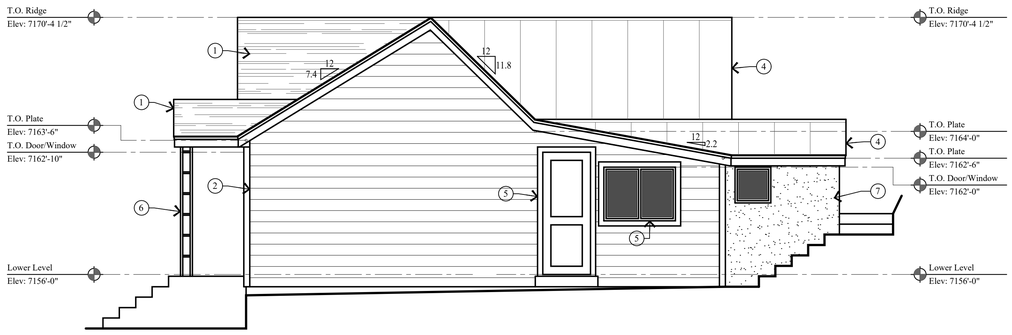
PROJECT NUMBER:
2410-01

SHEET NUMBER:
3D 4

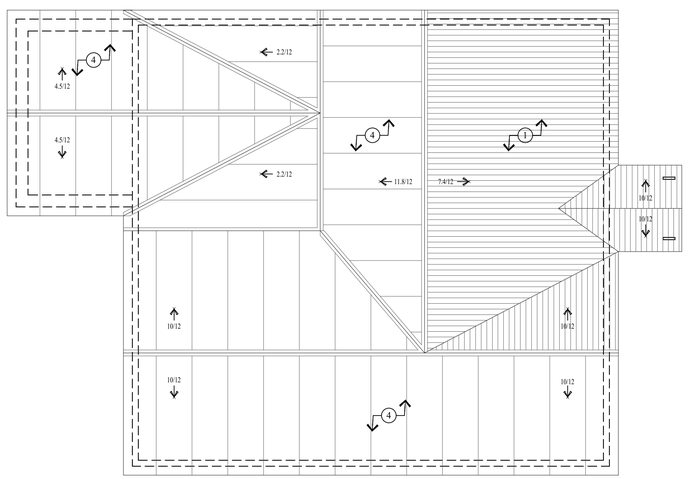


1 AB.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

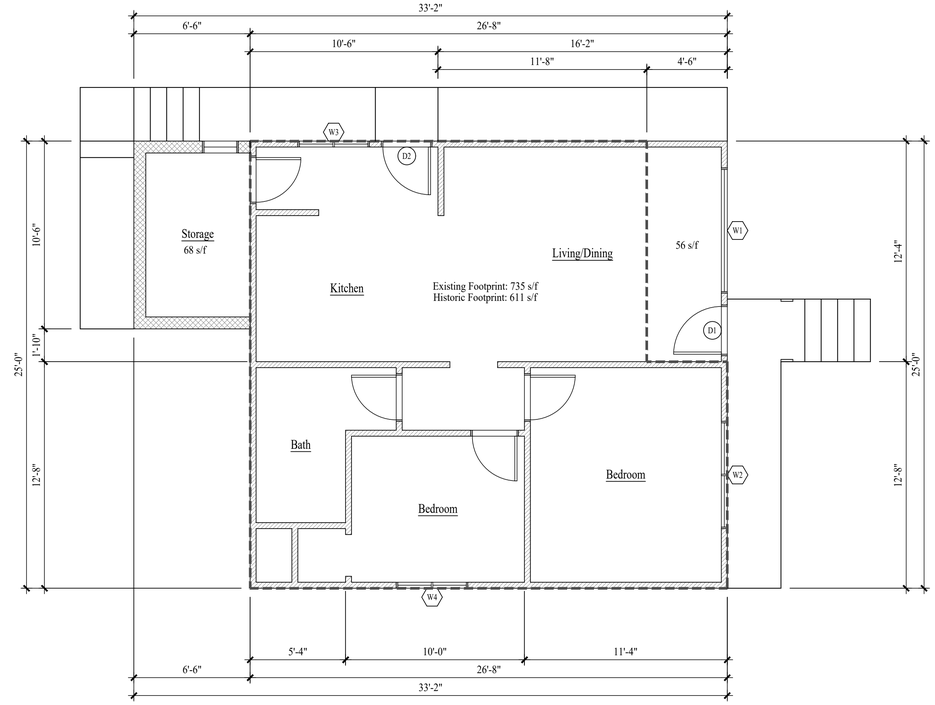
2 AB.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 AB.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

MARK (1)	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	DOOR MAT'L	FRAME MAT'L	REMARKS
D1	2'-8"	6'-8"	1 3/4"	WOOD	WOOD	PAINT GRADE - SOLID CORE - EXTERIOR DOOR
D2	2'-8"	6'-8"	1 3/4"	WOOD	WOOD	PAINT GRADE - SOLID CORE - EXTERIOR DOOR

WINDOW SCHEDULE

MARK (3)	SIZE WIDTH	SIZE HEIGHT	TYPE	GLAZING	REMARKS
W1	7'-0"	4'-9"	PICTURE	INSULATED	REPLACE EXISTING
W2	6'-0"	5'-0"	SLIDER	INSULATED	REPLACE EXISTING
W3	4'-0"	3'-0"	SLIDER	INSULATED	REPLACE EXISTING
W4	4'-0"	3'-6"	SLIDER	INSULATED	REPLACE EXISTING

WALL LEGEND

- EXISTING WALL
- EXISTING MASONRY / STONE / CONC.
- EXISTING HISTORIC FORM

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

1. ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING.
2. 1x8 HORIZONTAL WOOD SIDING - NON-HISTORIC.
3. 1x8 VERTICAL WOOD SIDING - NON-HISTORIC.
4. METAL ROOF ON PLYWOOD SHEATHING.
5. NON-HISTORIC WINDOWS AND DOORS. SEE SCHEDULES.
6. WROUGHT IRON POST - PORCH ROOF SUPPORT - NON-HISTORIC.
7. CONCRETE WALL.

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT, P.C. ALL RIGHTS RESERVED

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS-BUILTS
FLOOR PLAN, ROOF PLAN
ELEVATIONS, SCHEDULES

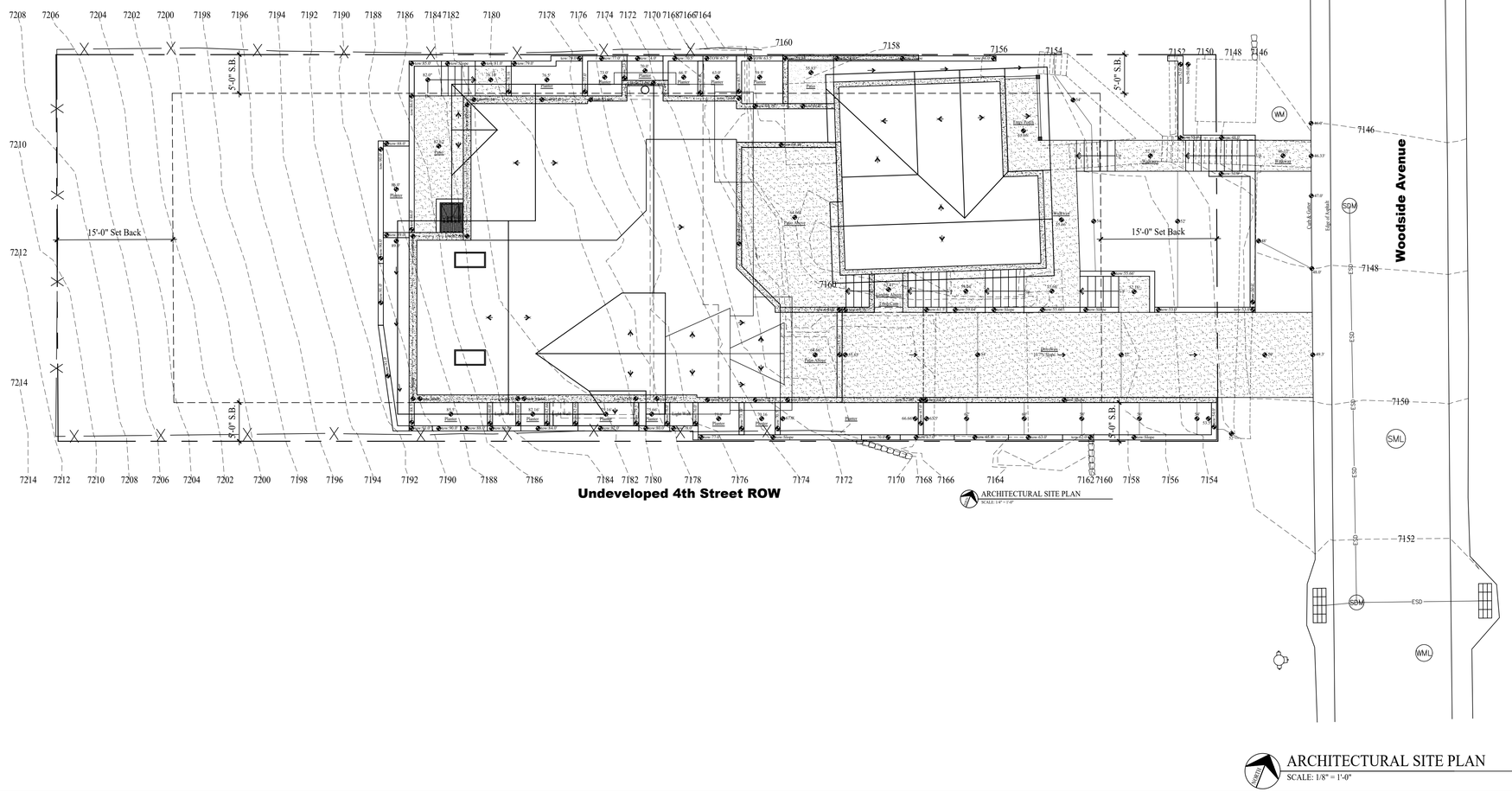
REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
AB.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- WML — WATER MANHOLE LID
- SML — SEWER MANHOLE LID
- EM — ELECTRIC METER BOX
- GAS — GAS METER
- W — WATER VALVE
- WM — WATER METER
- SDM — STORM DRAIN MANHOLE
- POWER POLE
- STREET LIGHT
- DATUM ELEVATION
- FIRE HYDRANT
- T — TELECOM BOX
- E — ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- ASSUMED CONTOUR LINE
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- X — FENCE LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- ESD — EXISTING STORM DRAIN LINE

0' 5' 10' 15' 20'
GRAPHIC SCALE

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A0.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

LEGEND

- WMU — WATER MANHOLE LID
- SMU — SEWER MANHOLE LID
- M — ELECTRIC METER BOX
- GAS — GAS METER
- W — WATER VALVE
- WM — WATER METER
- SDM — STORM DRAIN MANHOLE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- ASSUMED CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- X — FENCE LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE

GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

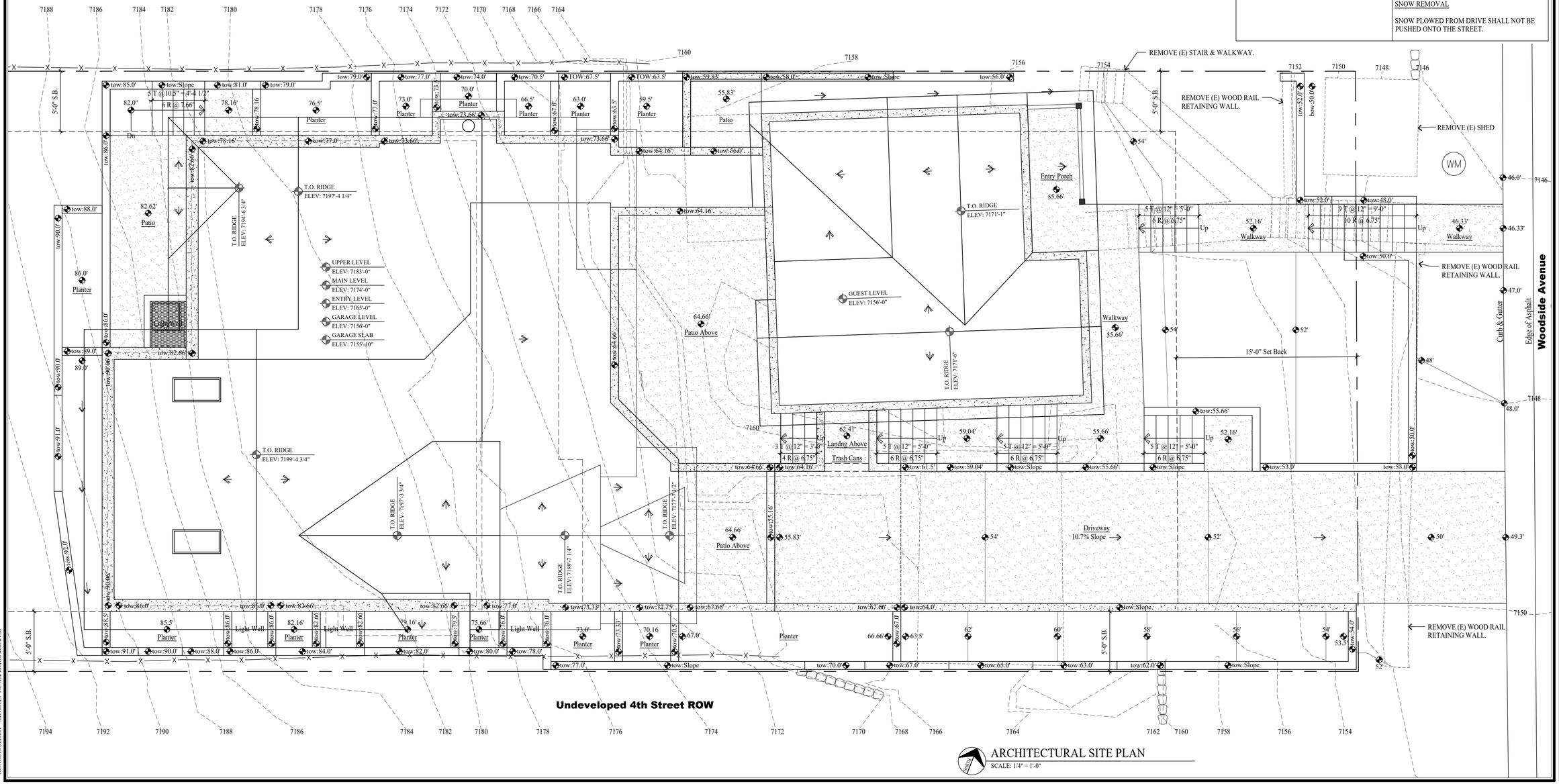
1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING.
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.



ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A0.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

KEY NOTES

23. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.
24. 42" WIDE WOOD BURNING FIREPLACE. FRAME ON 10" PLATFORM.
25. DAVINCI 6620 RIGHT SIDE GLASS DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. APPROVED FOR SLEEPING AREAS. ANSI Z21.50-2014.
26. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
27. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
28. PROPERTY LINE.
29. SET BACK LINE.
30. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
13. HEATED DECK: 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.
14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
18. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
19. CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
6. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

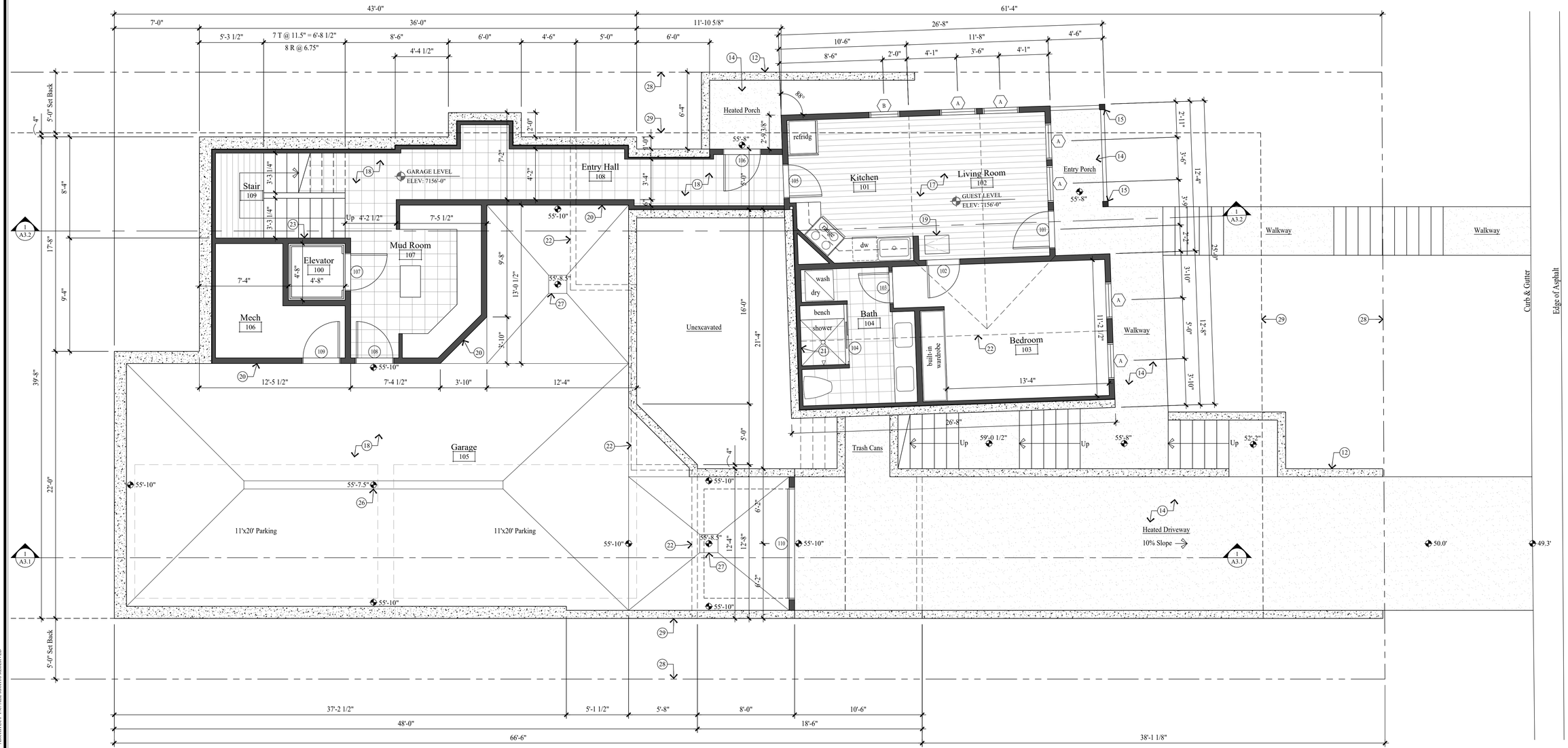
1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. AND 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.



LOWER/GARAGE LEVEL PLAN

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

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
LOWER/GARAGE LEVEL PLAN

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A1.1

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
1'-6" TYPICAL ROOF OVERHANG U.N.O.

KEY NOTES

23. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.
24. 42" WIDE WOOD BURNING FIREPLACE. FRAME ON 10" PLATFORM.
25. DAVINCI 6620 RIGHT SIDE GLASS DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. APPROVED FOR SLEEPING AREAS. ANSI Z21.50-2014.
26. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
27. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
28. PROPERTY LINE.
29. SET BACK LINE.
30. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
13. HEATED DECK: 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.
14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
18. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
19. CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
6. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

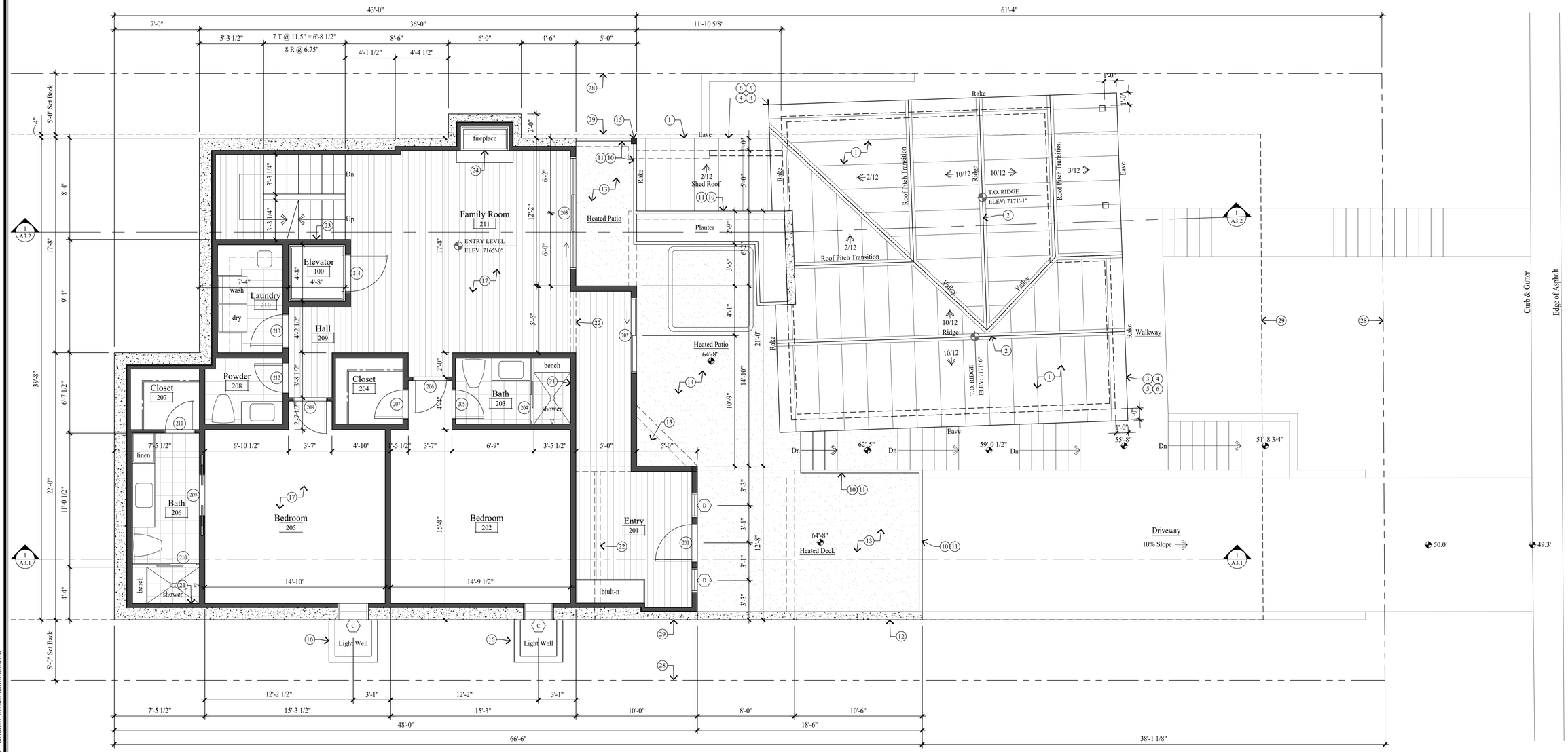
1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. AND 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.



ENTRY LEVEL PLAN, LOW ROOF PLAN
SCALE: 1/4" = 1'-0"

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ENTRY LEVEL PLAN
LOW ROOF PLAN

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A1.2

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
1'-6" TYPICAL ROOF OVERHANG U.N.O.

KEY NOTES

23. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.
24. 42" WIDE WOOD BURNING FIREPLACE. FRAME ON 10" PLATFORM.
25. DAVINCI 6620 RIGHT SIDE GLASS DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. APPROVED FOR SLEEPING AREAS. ANSI Z21.50-2014.
26. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
27. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
28. PROPERTY LINE.
29. SET BACK LINE.
30. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
31. 36" HIGH GUARD WALL: 2x4 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP ON BOTH SIDES.

13. HEATED DECK: 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.
14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
18. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
19. CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
6. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

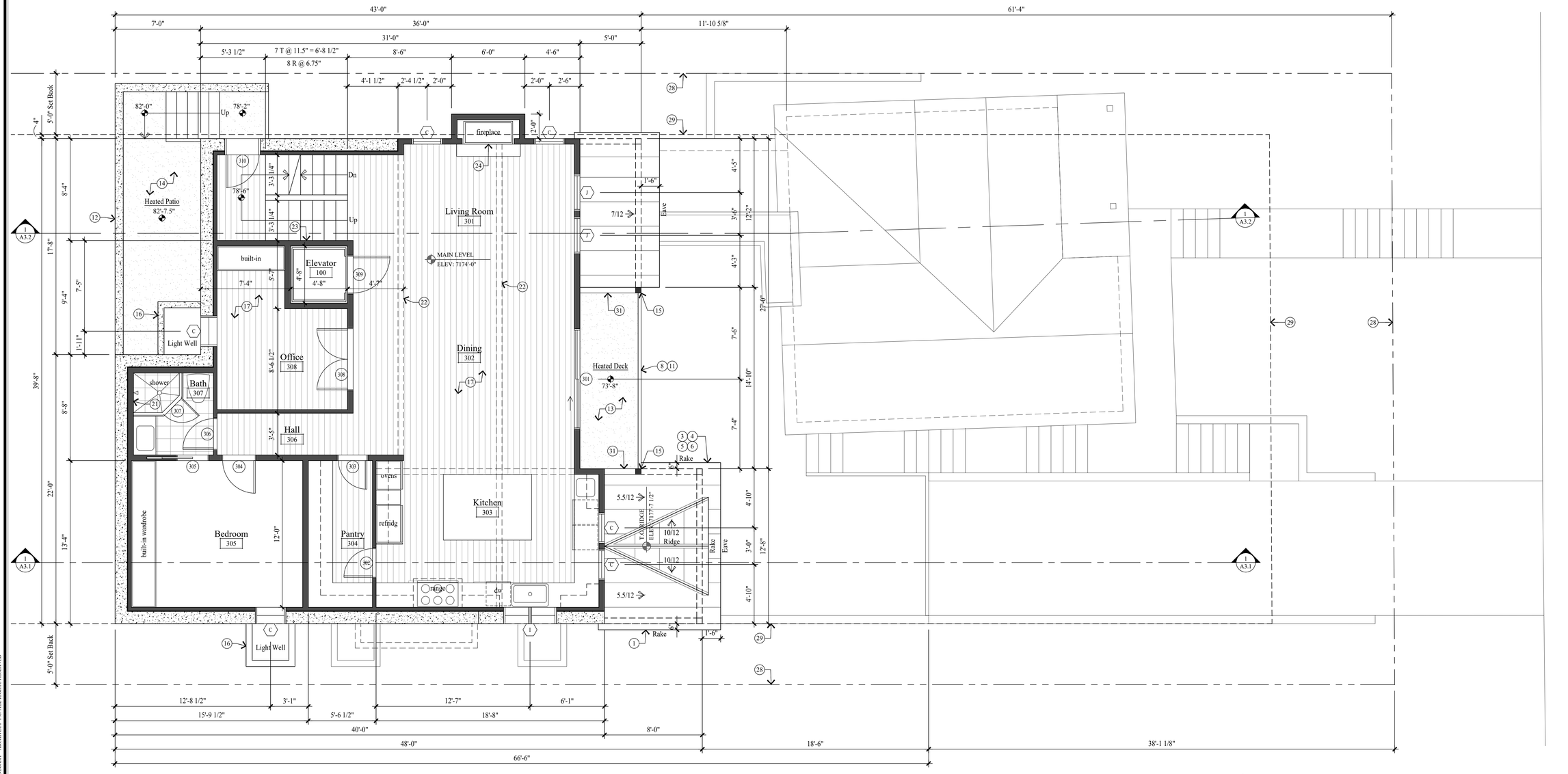
1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. AND 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.



MAIN/LIVING LEVEL PLAN, MID ROOF PLAN
SCALE: 1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
MAIN/LIVING LEVEL PLAN
MID ROOF PLAN

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A1.3

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. - ALL RIGHTS RESERVED

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
1'-6" TYPICAL ROOF OVERHANG U.N.O.

KEY NOTES

23. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.
24. 42" WIDE WOOD BURNING FIREPLACE. FRAME ON 10" PLATFORM.
25. DAVINCI 6620 RIGHT SIDE GLASS DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. APPROVED FOR SLEEPING AREAS. ANSI Z21.50-2014.
26. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
27. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
28. PROPERTY LINE.
29. SET BACK LINE.
30. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
13. HEATED DECK: 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.
14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
18. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
19. CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
6. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

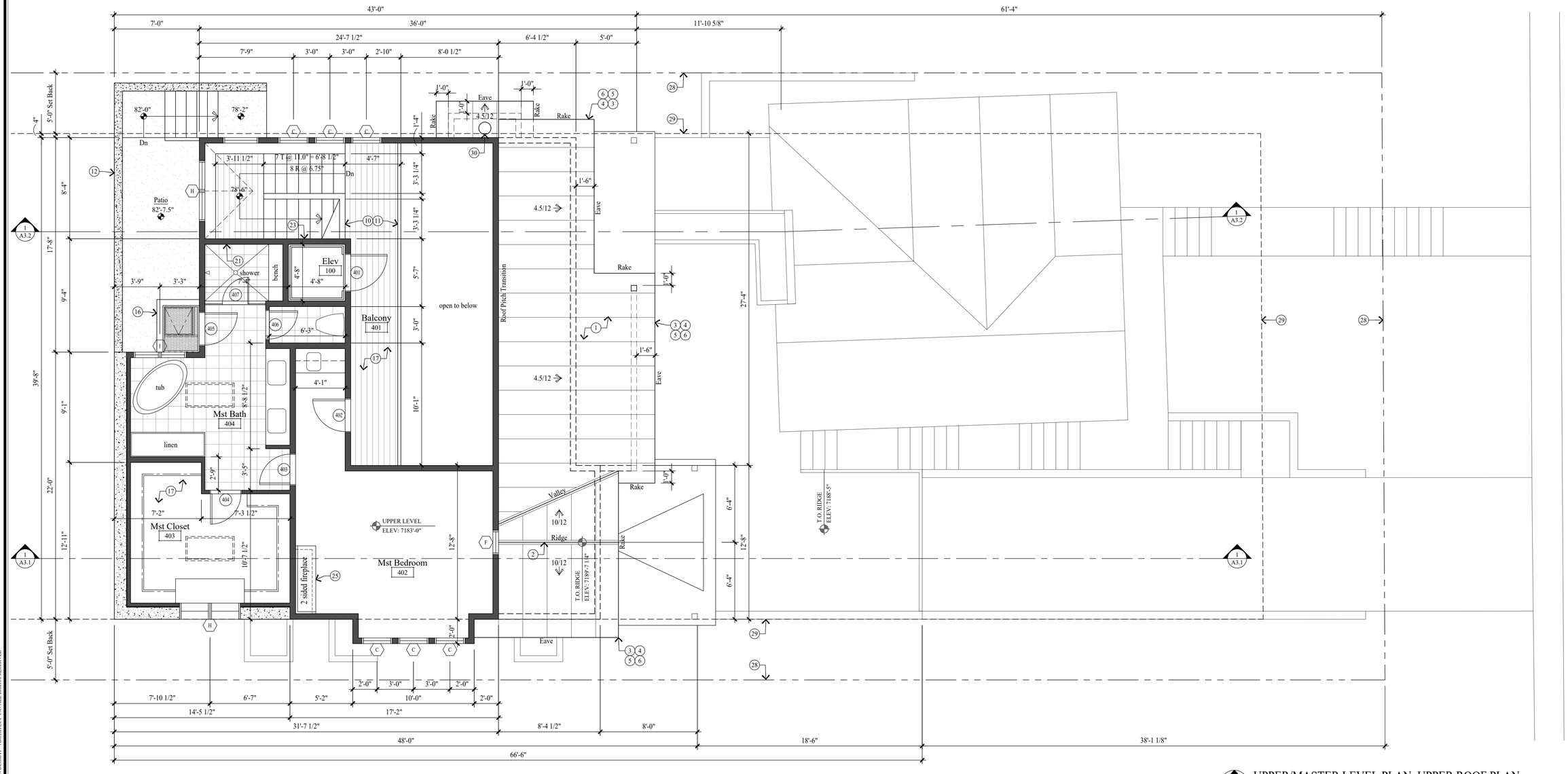
1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. AND 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.



UPPER/MASTER LEVEL PLAN, UPPER ROOF PLAN
SCALE: 1/4" = 1'-0"

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. - ALL RIGHTS RESERVED

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
UPPER / MASTER LEVEL PLAN
UPPER ROOF PLAN

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A1.4

NOTE:
SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING DETAILS.

NOTE:
1'-6" TYPICAL ROOF OVERHANG U.N.O.

KEY NOTES

23. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.
24. 42" WIDE WOOD BURNING FIREPLACE. FRAME ON 10" PLATFORM.
25. DAVINCI 6620 RIGHT SIDE GLASS DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. APPROVED FOR SLEEPING AREAS. ANSI Z21.50-2014.
26. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
27. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
28. PROPERTY LINE.
29. SET BACK LINE.
30. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
13. HEATED DECK: 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.
14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
18. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
19. CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
20. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
21. TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
22. DASHED LINES INDICATES WALL/BEAM ABOVE.
1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. GUTTERS AND DOWNSPOUTS TO TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
6. SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP. SEE SHEET A4.2.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.

GENERAL NOTES

NEW CONCRETE WALL

NEW 2x FRAMED WALL

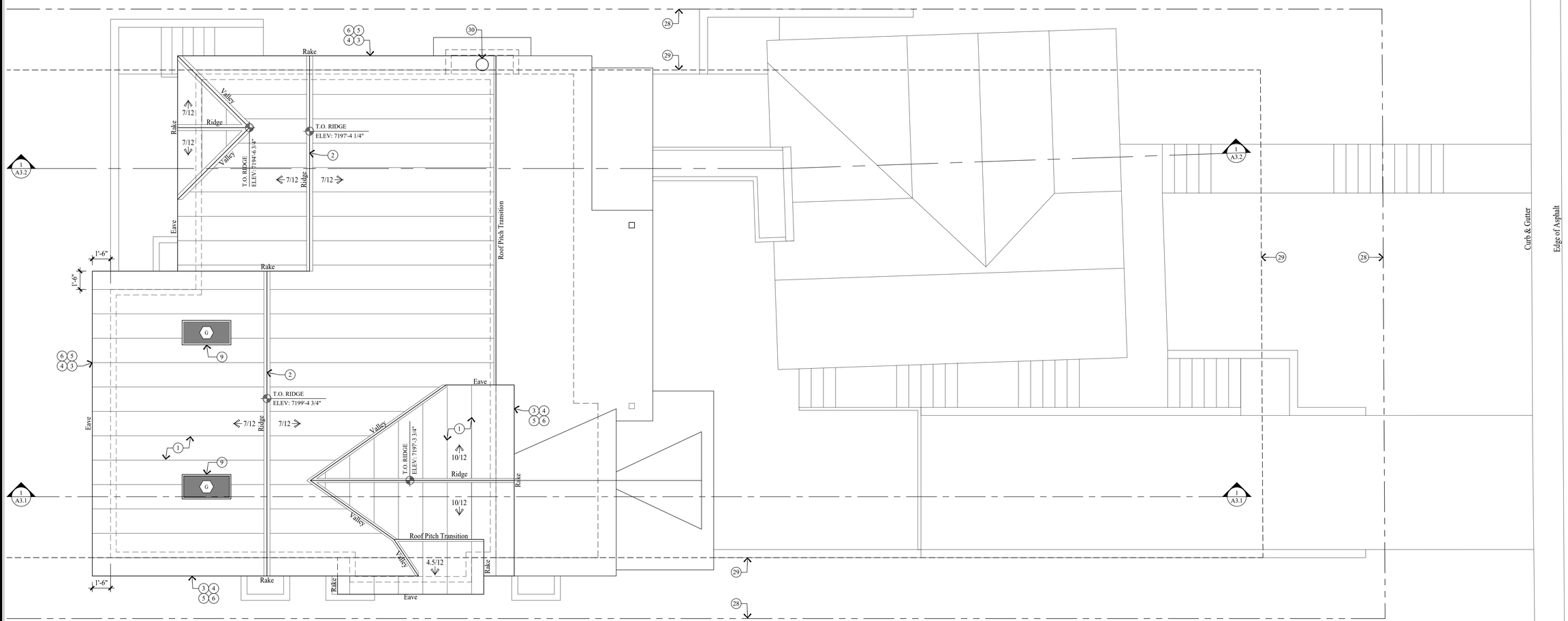
1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. AND 7 1/4" LVL FRAMING U.N.O. W/ 7" CLOSED CELL FOAM INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.



HIGH ROOF PLAN
SCALE: 1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
HIGH ROOF PLAN

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

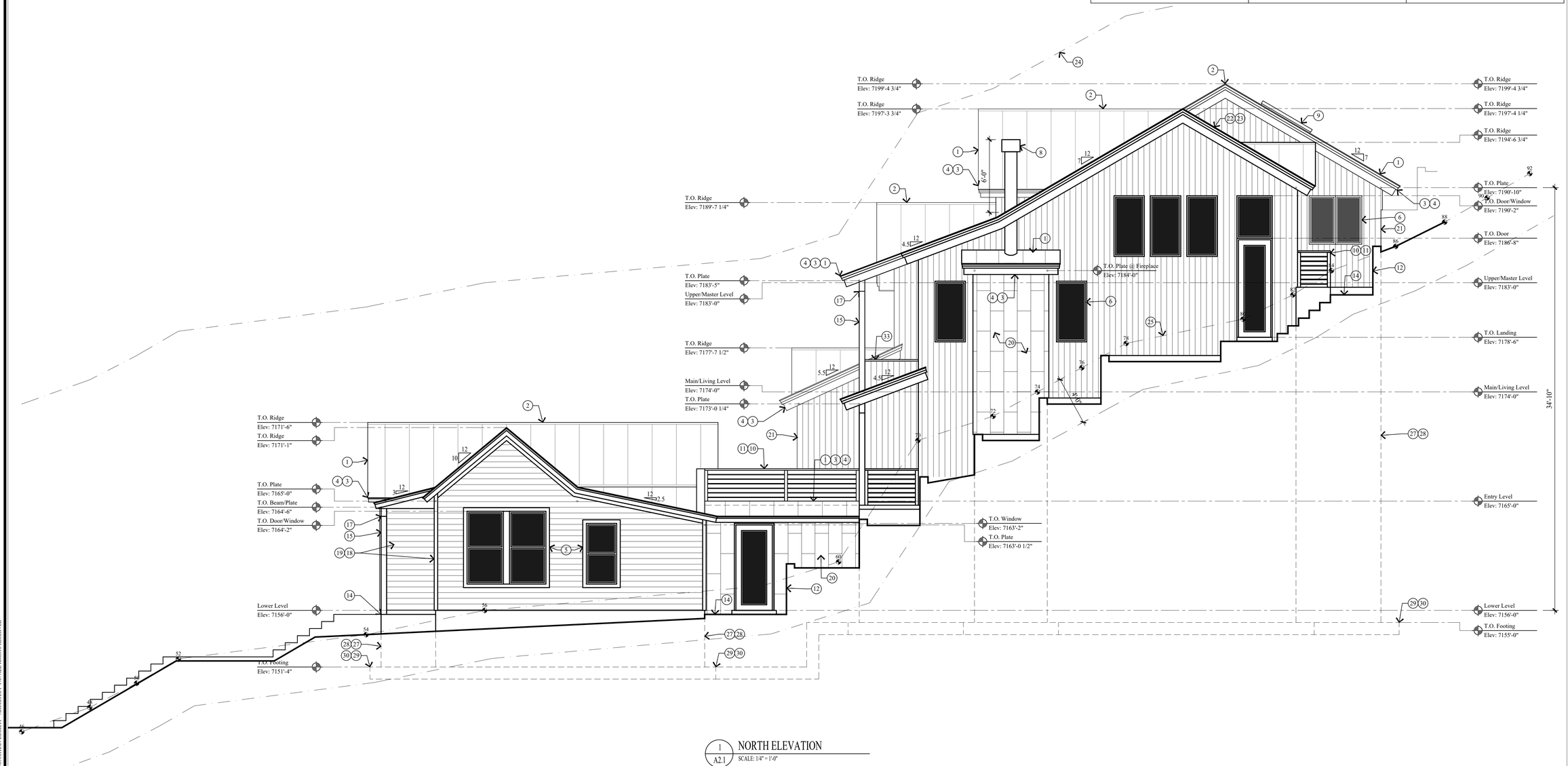
SHEET NUMBER:
A1.5

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT, P.C. ALL RIGHTS RESERVED

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

KEY NOTES

29. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
30. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN SYSTEM.
31. 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
32. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
33. 36" HIGH GUARD WALL: 2x4 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP ON BOTH SIDES.
14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAIN/PAINT.
19. 1x6 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
20. FLAT PANEL METAL SIDING ON TYVEK HOMEWRAP ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
21. 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
22. FLASHING AND COUNTER FLASHING - TYPICAL.
23. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. EXISTING GRADE LINE.
26. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
27. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE
1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ HISTORIC HOUSE TO BE TRIMMED W/ 2x4 CEDAR @ HEAD, JAMB, SILL - STAIN/PAINT. SEE SHEET A4.1.
6. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ NEW HOUSE TO BE TRIMMED W/ 1 1/2" METAL @ HEAD, JAMB, SILL. SEE SHEET A4.1.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.
13. HEATED DECK- 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.



1 / A2.1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
NORTH ELEVATION

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A2.1

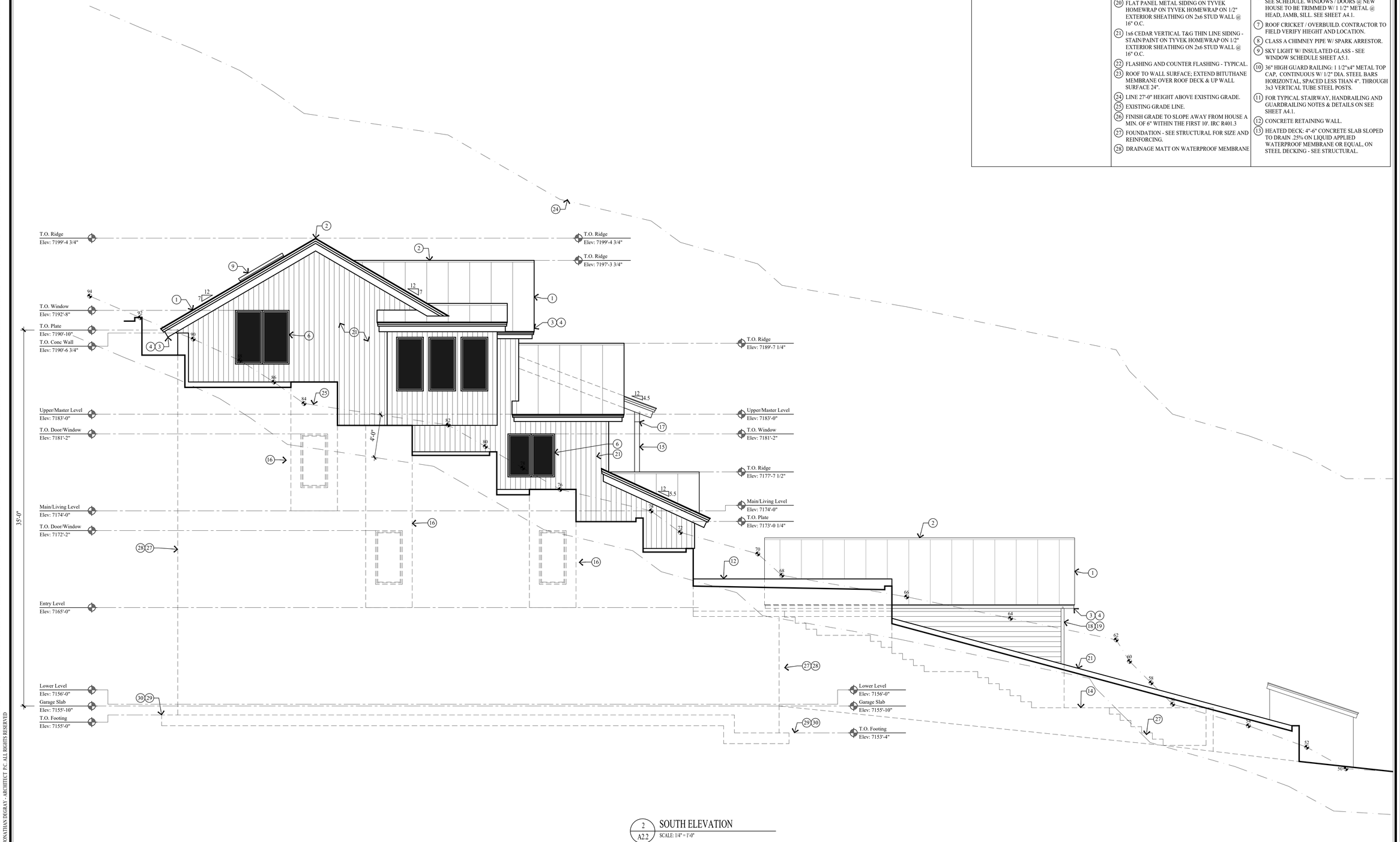
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

KEY NOTES

29. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
30. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN SYSTEM.
31. 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
32. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
33. 36" HIGH GUARD WALL: 2x4 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP ON BOTH SIDES.

14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAIN/PAINT.
19. 1x6 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
20. FLAT PANEL METAL SIDING ON TYVEK HOMEWRAP ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
21. 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
22. FLASHING AND COUNTER FLASHING - TYPICAL.
23. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. EXISTING GRADE LINE.
26. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
27. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ HISTORIC HOUSE TO BE TRIMMED W/ 2x4 CEDAR @ HEAD, JAMB, SILL - STAIN/PAINT. SEE SHEET A4.1.
6. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ NEW HOUSE TO BE TRIMMED W/ 1 1/2" METAL @ HEAD, JAMB, SILL. SEE SHEET A4.1.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.
13. HEATED DECK- 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.



2 / A2.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
SOUTH ELEVATION

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A2.2

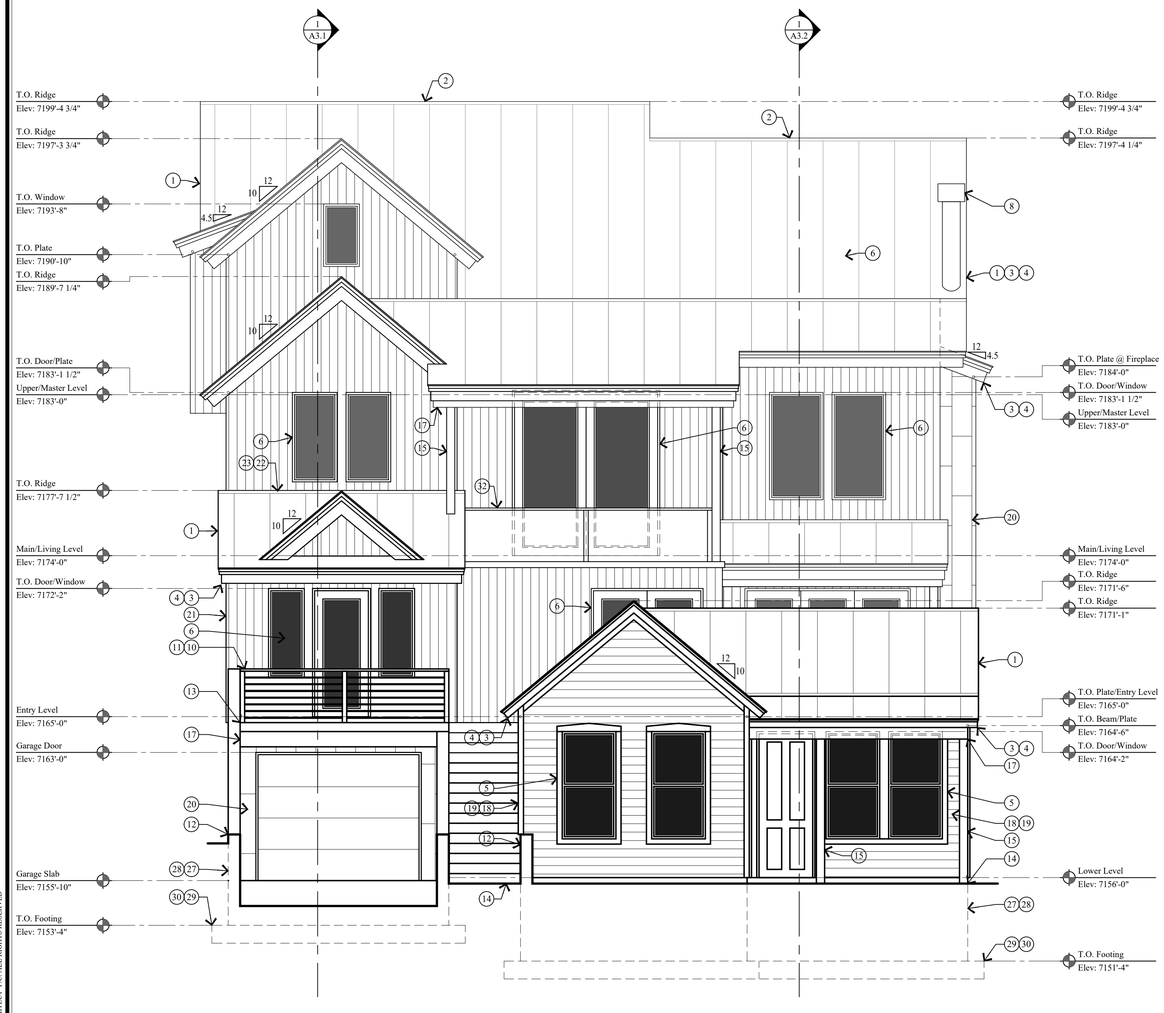
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

KEY NOTES

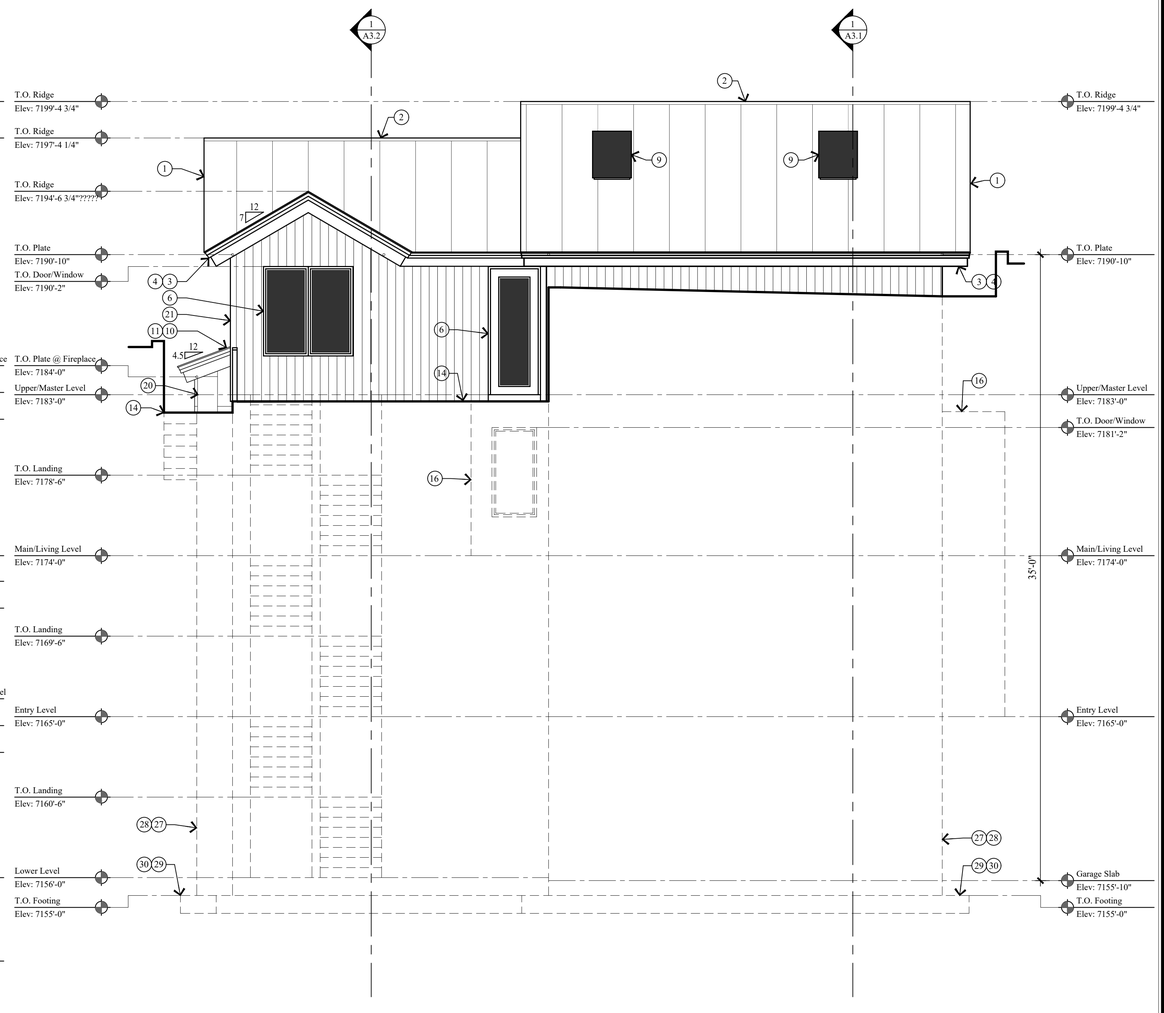
29. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
30. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN SYSTEM.
31. 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
32. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.
33. 36" HIGH GUARD WALL: 2x4 @ 16" O.C. W/ 1/2" EXT. SHEATHING. GUARD WALL TO BE 1x6 VERTICAL CEDAR SIDING ON TYVEK HOMEWRAP ON BOTH SIDES.

14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAIN/PAINT.
19. 1x6 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
20. FLAT PANEL METAL SIDING ON TYVEK HOMEWRAP ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
21. 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
22. FLASHING AND COUNTER FLASHING - TYPICAL.
23. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. EXISTING GRADE LINE.
26. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
27. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ HISTORIC HOUSE TO BE TRIMMED W/ 2x4 CEDAR @ HEAD, JAMB, SILL - STAIN/PAINT. SEE SHEET A4.1.
6. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ NEW HOUSE TO BE TRIMMED W/ 1 1/2" METAL @ HEAD, JAMB, SILL. SEE SHEET A4.1.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.
13. HEATED DECK- 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.



1 A2.3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A2.3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
EAST AND WEST ELEVATIONS

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A2.3

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

KEY NOTES

(40) HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.

(41) 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.

(42) INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.

(43) FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERT. AND HORIZ. AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11

(44) SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.

(45) ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.

(46) TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

(47) 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.

(29) FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.

(30) FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN SYSTEM.

(31) 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.

(32) 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

(33) 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.

(34) CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.

(35) 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.

(36) ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.

(37) HEATILATOR "CRAVE 6048" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.

(38) DAVINCI 6620 RIGHT SIDE GLASS DIRECT VENT FIREPLACE. FRAME ON 18" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.50-2014.

(39) POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.

(14) 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.

(15) 6x6 TIMBER COLUMN - STAIN/PAINT.

(16) 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.

(17) STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.

(18) 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAIN/PAINT.

(19) 1x6 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.

(20) FLAT PANEL METAL SIDING ON TYVEK HOMEWRAP ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.

(21) 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.

(22) FLASHING AND COUNTER FLASHING - TYPICAL.

(23) ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".

(24) LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.

(25) EXISTING GRADE LINE.

(26) FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3

(27) FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.

(28) DRAINAGE MATT ON WATERPROOF MEMBRANE

(1) CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.

(2) MEATAL RIDGE VENT.

(3) 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.

(4) 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.

(5) WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ HISTORIC HOUSE TO BE TRIMMED W/ 2x4 CEDAR @ HEAD, JAMB, SILL - STAIN/PAINT. SEE SHEET A4.1.

(6) WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ NEW HOUSE TO BE TRIMMED W/ 1 1/2" METAL @ HEAD, JAMB, SILL. SEE SHEET A4.1.

(7) ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.

(8) CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.

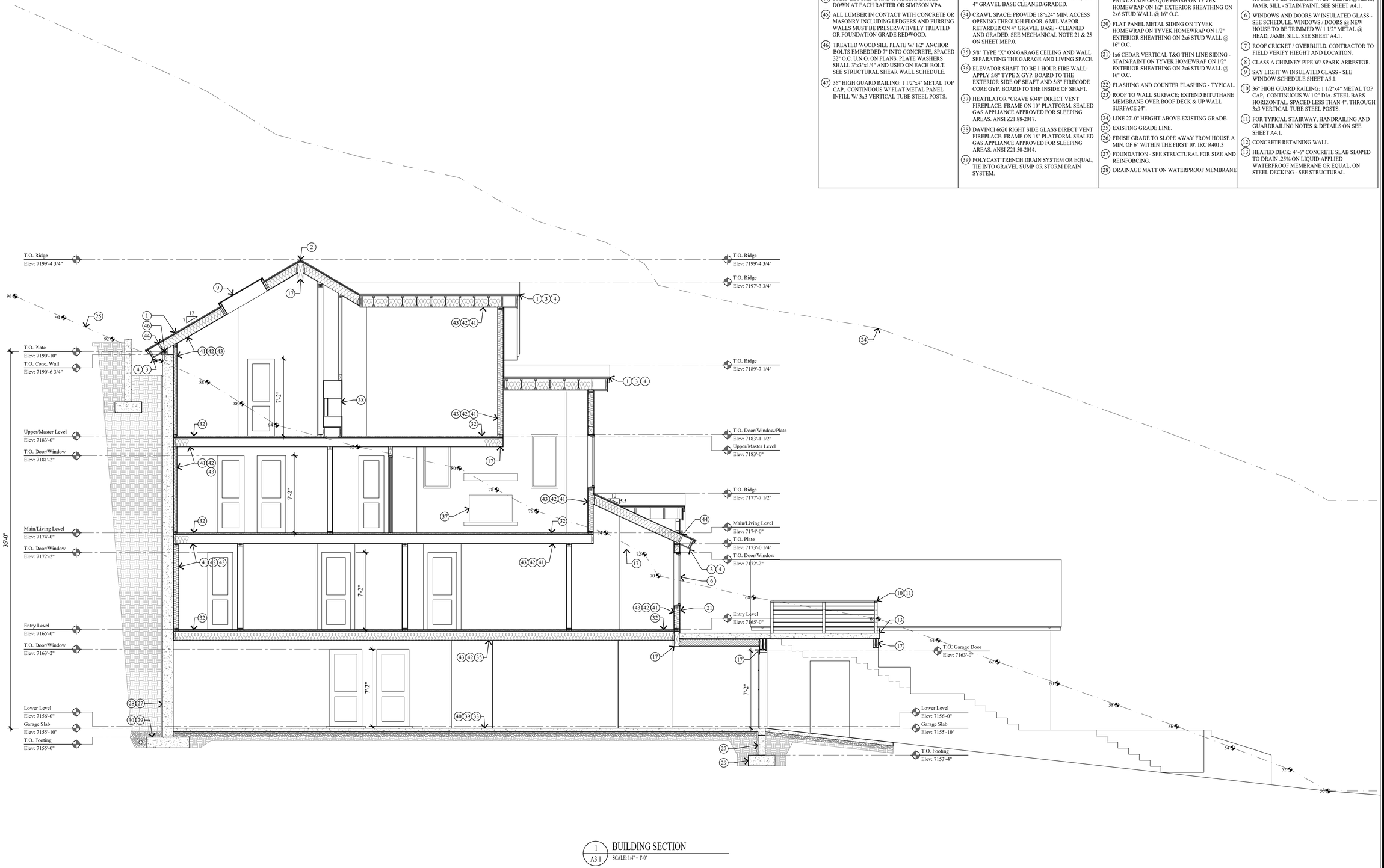
(9) SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.

(10) 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.

(11) FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.

(12) CONCRETE RETAINING WALL.

(13) HEATED DECK- 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.



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

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTION

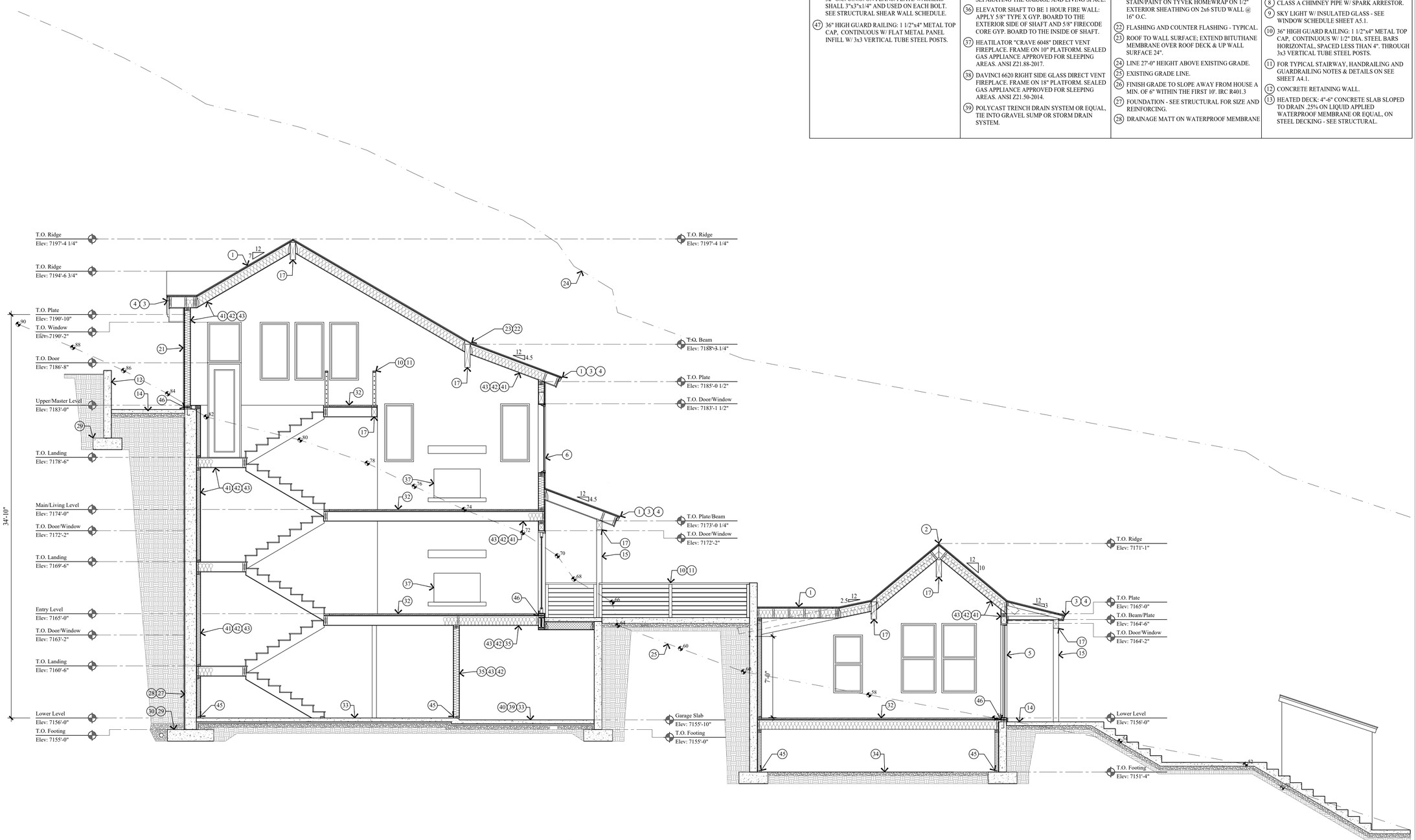
REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A3.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



1 / A3.2 BUILDING SECTION
SCALE: 1/4" = 1'-0"

KEY NOTES

40. HEAVY DUTY 18"x18" FLOOR DRAIN W/ FLOOR LEVEL CLEANOUT. TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.
41. 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
42. INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
43. FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERT. AND HORIZ. AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
44. SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
45. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
46. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
47. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ FLAT METAL PANEL INFILL W/ 3x3 VERTICAL TUBE STEEL POSTS.

29. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
30. FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN SYSTEM.
31. 4" STONE VENEER - SEE SHEET S1.1 GENERAL STRUCTURAL NOTE FOR INSTALLATION.
32. 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
33. 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
34. CRAWL SPACE: PROVIDE 18"x24" MIN. ACCESS OPENING THROUGH FLOOR. 6 MIL VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
35. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
36. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYP. BOARD TO THE EXTERIOR SIDE OF SHAFT AND 5/8" FIRECODE CORE GYP. BOARD TO THE INSIDE OF SHAFT.
37. HEATILATOR "CRAVE 6048" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.
38. DAVINCI 6620 RIGHT SIDE GLASS DIRECT VENT FIREPLACE. FRAME ON 18" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.50-2014.
39. POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP OR STORM DRAIN SYSTEM.

14. 4" HEATED CONCRETE PORCH / PATIO / STAIRS / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
15. 6x6 TIMBER COLUMN - STAIN/PAINT.
16. 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS. SEE DETAIL SHEET A4.1.
17. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
18. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAIN/PAINT.
19. 1x6 CEDAR HORIZONTAL LAP SIDING - PAINT/STAIN OPAQUE FINISH ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
20. FLAT PANEL METAL SIDING ON TYVEK HOMEWRAP ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
21. 1x6 CEDAR VERTICAL T&G THIN LINE SIDING - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
22. FLASHING AND COUNTER FLASHING - TYPICAL.
23. ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
24. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
25. EXISTING GRADE LINE.
26. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
27. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
28. DRAINAGE MATT ON WATERPROOF MEMBRANE

1. CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
2. MEATAL RIDGE VENT.
3. 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA @ NEW HOUSE AND 1x6 FASCIA @ HISTORIC HOUSE - STAIN/PAINT.
4. 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
5. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ HISTORIC HOUSE TO BE TRIMMED W/ 2x4 CEDAR @ HEAD, JAMB, SILL - STAIN/PAINT. SEE SHEET A4.1.
6. WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE. WINDOWS / DOORS @ NEW HOUSE TO BE TRIMMED W/ 1 1/2" METAL @ HEAD, JAMB, SILL. SEE SHEET A4.1.
7. ROOF CRICKET / OVERBUILD. CONTRACTOR TO FIELD VERIFY HIEGHT AND LOCATION.
8. CLASS A CHIMNEY PIPE W/ SPARK ARRESTOR.
9. SKY LIGHT W/ INSULATED GLASS - SEE WINDOW SCHEDULE SHEET A5.1.
10. 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
11. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
12. CONCRETE RETAINING WALL.
13. HEATED DECK- 4"-6" CONCRETE SLAB SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON STEEL DECKING - SEE STRUCTURAL.

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BUILDING SECTION

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A3.2

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1

2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2

3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¾ INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. -IRC R311.7.4.1

4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN ⅜ INCH OF THE RECTANGULAR TREAD DEPTH.
WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ⅜ INCH. -IRC R311.7.4.2

5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5

6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1

7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½ INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2

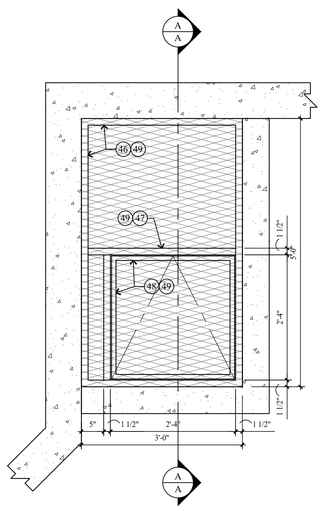
8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 ¼ INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 ¼ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 ¼ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ½ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST ⅝ INCH WITHIN ⅞ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ⅞ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ⅛ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ¼ INCHES TO MAXIMUM OF 2 ¾ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH.
-IRC R311.7.7.3

9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1

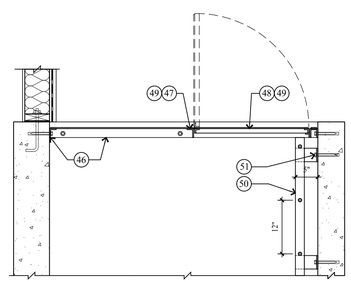
10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2

11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3

12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH . A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1 ¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED ½ INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE.
(UTAH STATE AMENDMENT) EXCEPTIONS.
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES



PLAN



SCETION A/A

15 A4.1 LIGHT WELL W/ STEEL GRATE AND ACCESS LADDER FOR EGRESS
SCALE: 3/4" = 1'-0"

TYVEK VAPOR/AIR BARRIER INSTALLATION:

1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.

2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.

3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.

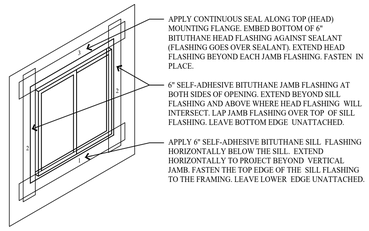
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.

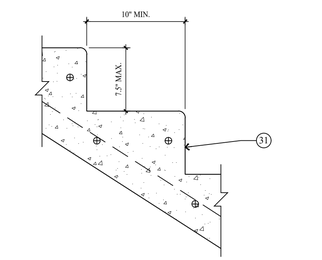
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER:
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.

7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.

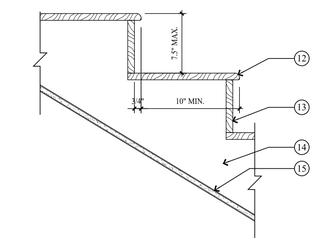
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



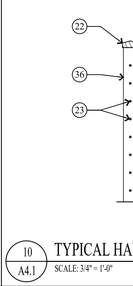
11 A4.1 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
NO SCALE



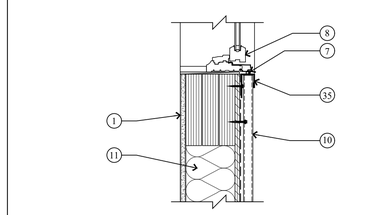
12 A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



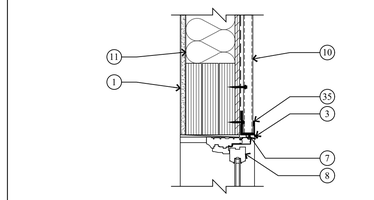
13 A4.1 TYP. STAIR TREAD/RISER DETAIL
SCALE: 1 1/2" = 1'-0"



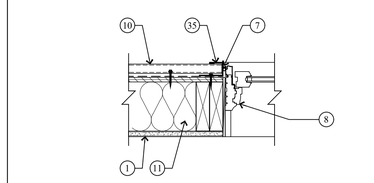
14 A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 1'-0"



6 A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



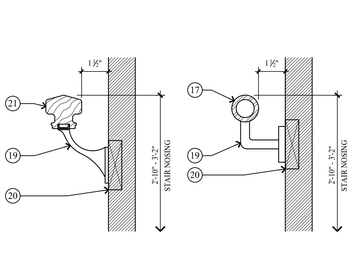
1 A4.1 HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



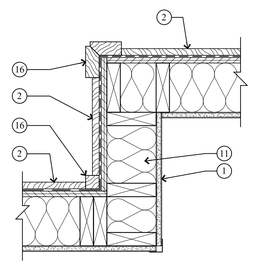
7 A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

2 A4.1 JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

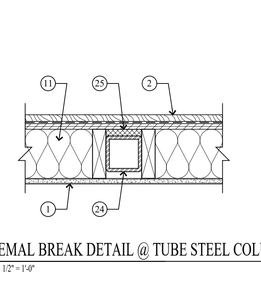
10 A4.1 TYPICAL HANDRAIL/GUARDRAIL DETAILS
SCALE: 3/4" = 1'-0"



9 A4.1 TYPICAL HANDRAIL DETAIL
NO SCALE



4 A4.1 INSIDE AND OUSIDE CORNER TRIM DETAIL
SCALE: 1 1/2" = 1'-0"



5 A4.1 THREMAL BREAK DETAIL @ TUBE STEEL COLUMN
SCALE: 1 1/2" = 1'-0"

KEY NOTES

1. 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
2. EXTERIOR WOOD SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
3. HEAD FLASHING/TRIM.
4. 2x3 WINDOW/DOOR HEAD - PAINT/STAIN.
5. 2x3 WINDOW/DOOR JAMB - PAINT/STAINED.
6. 2x3 WINDOW SILL - PAINT/STAINED.
7. BACKER ROD AND CAULK.
8. WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
9. METAL FLASHING.
10. EXTERIOR METAL SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
11. EXTERIOR WALLS TO BE 2x6 FRAMING, FOR INSULATION SEE GENERAL NOTE 2 ON THE FLOOR PLAN SHEET A1.1.
12. 3/4" HARDWOOD TREAD - SEE STAIR NOTES.
13. 3/4" HARDWOOD CLOSED RISER - SEE STAIR NOTES.
14. 2x12 STRINGERS.
15. 1/2" GYPSUM BOARD.
16. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
17. 1 1/2" DIA. STEEL PIPE - PAINTED.
18. 6x6 WOOD END POST.
19. HANDRAIL BRACKET.
20. SOLID BACKING - TYP..
21. HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
22. 36" HIGH 2x SHAPE HARDWOOD CONT.
23. 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH VERTICAL TUBE STEEL POSTS.
24. TUBE STEEL COLUMN - SEE STRUCTURAL.
25. 3/4" RIGID INSULATION.
26. 12" STEEL CHANNEL STRINGER.
27. 3 1/8 x12 GLU LAM BEAM TREAD.
28. 2"x2"x ¼" STEEL ANGLE W/ 2- ½ DIA. x 3" LAG BOLTS.
29. 36" HIGH HARDWOOD TOP RAIL/HAND GRIP TO BE STANDARD MILL SHAPE CONTINUOUS.
30. 1/2" DIAMETER STEEL BALLAST, VERTICAL, SPACED LESS THAN 4" - PAINTED/POWDER COATED.
31. 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
32. 36" HIGH HAND RAIL TO BE 2 ½" x 5" SHAPE HARDWOOD, CONTINUOUS.
33. (3) TOP AND BOTTOM RAILS TO BE 1 ½" x 3" TUBE STEEL - PAINT/POWDER COAT.
34. 6x6 HARDWOOD END POST TAPERED 3/4" - STAINED.
35. 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
36. 1 1/2" x 3" TUBE STEEL END/MID POST - PAINT/POWDER COAT.
37. 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL.
38. ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
39. 2x12 PRESSURE TREATED STRINGERS.
40. TREAD TO BE 2x6 TREX OR EQUAL.
41. RISERS TO BE 1x6 TREX OR EQUAL.
42. DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
43. DECK BEAM - SEE STRUCTURAL FOR DETAILS.
44. 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
45. 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.
46. 1 1/2"x2"x3/16" STEEL ANGLE W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.
47. 1 1/2"x2"x3/16" STEEL ANGLE @ PERIMTER OF ACCESS OPENING.
48. 1"x1"x3/16" STEEL ANGLE ACCESS DOOR, TO BE HINGED. FIELD VERIFY THAT WHEN OPEN IT WILL CLEAR EXTERIOR SIDING AND TRIM.
49. 1.5" x #6 EXPANDED STEEL MESH, DIAMOND SHAPE TO BE WELDED TO STEEL ANGLE.
50. 2"x3/8" STEEL LADDER W/ 3/4" DIA. STEEL RUNGS @ 12" O.C., FIELD VERIFY LENGTH TO BOTTOM OF GRAVEL.
51. 3"x4"x5"x3/16" STEEL ANGLE WELDED TO LADDER, BOLTED W/ 1/2" DIA. x5" EXPANSION BOLTS @ 24" O.C.

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
ARCHITECTURAL DETAILS
STAIR / RAILING NOTES

REVISIONS:

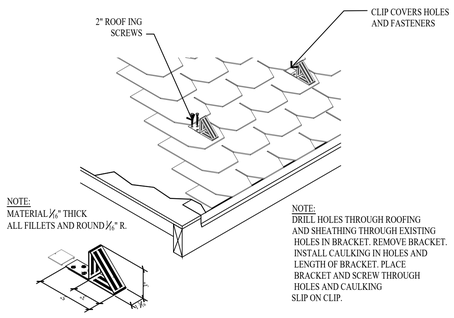
DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

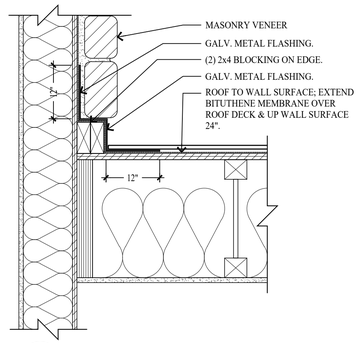
SHEET NUMBER:
A4.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

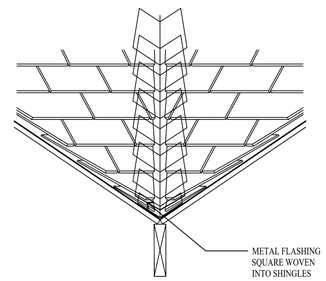
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN, AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



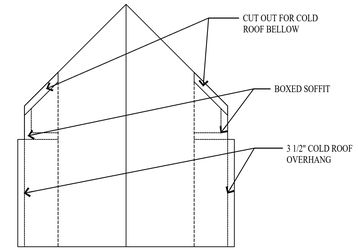
17 A4.2 SNOW BRAKET DETAIL
NO SCALE



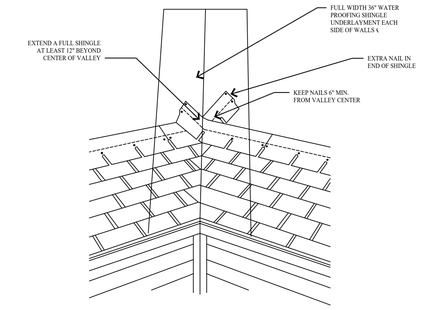
13 A4.2 MASONRY DETAIL @ CHIMNEY
SCALE: 1 1/2" = 1'-0"



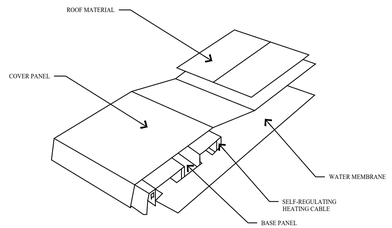
9 A4.2 CLOSED VALLEY FLASHING
NO SCALE



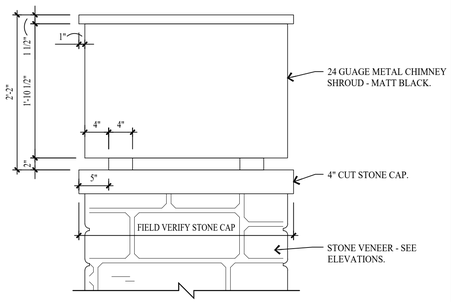
5 A4.2 DORMER ROOF
NO SCALE



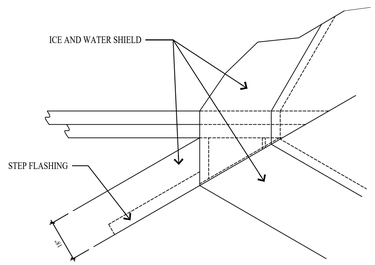
1 A4.2 WOVEN VALLEY DETAIL
NO SCALE



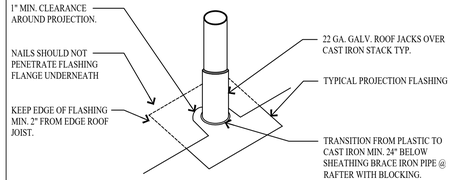
18 A4.2 EAVE SNOW MELT DETAIL
NO SCALE



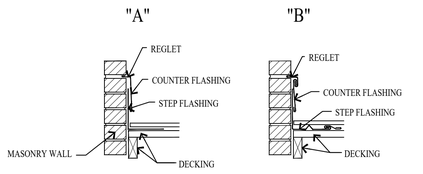
14 A5.2 METAL CHIMNEY SHROUD
NO SCALE



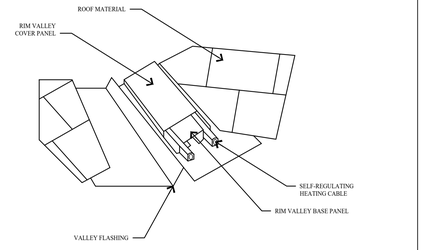
10 A4.2 DORMER FLASHING DETAIL
NO SCALE



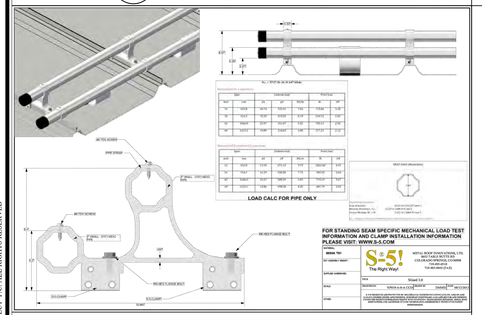
6 A4.2 VENT FLASHING DETAIL
NO SCALE



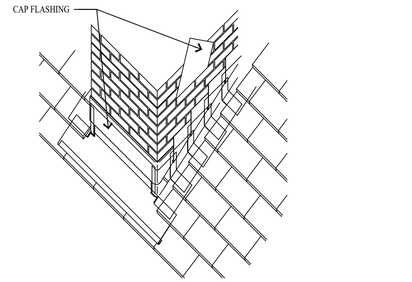
2 A4.2 RAKE WALL FLASHING DETAIL
NO SCALE



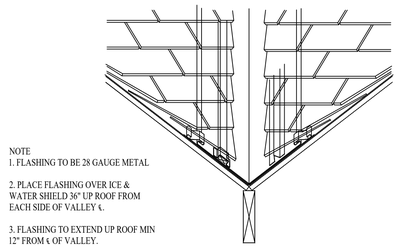
19 A4.2 VALLEY SNOW MELT DETAIL
NO SCALE



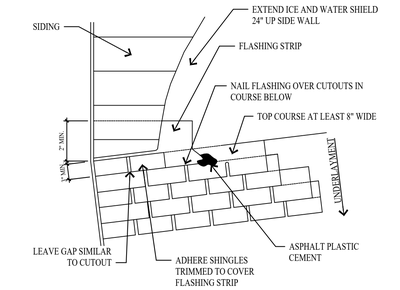
20 A4.2 SNOW RETENSION BARS DETAIL
NO SCALE



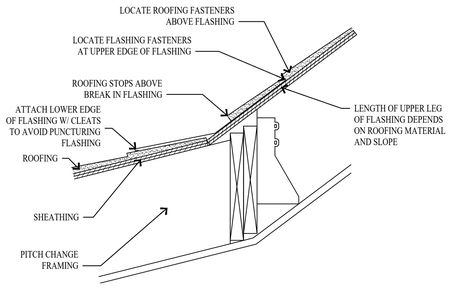
11 A4.2 CHIMNEY FLASHING
NO SCALE



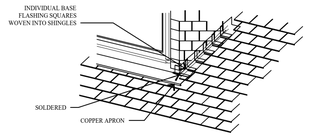
7 A4.2 OPEN VALLEY DETAIL
NO SCALE



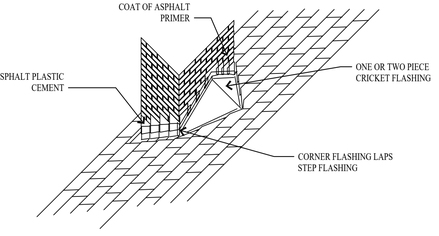
3 A4.2 ROOF/WALL FLASHING DETAIL
NO SCALE



12 A4.2 ROOF PITCH TRANSITION DETAIL
NO SCALE



8 A4.2 FLASHING DETAIL
NO SCALE



4 A4.2 CHIMNEY CRICKET FLASHING
NO SCALE

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SHEET DESCRIPTION:
ROOF FLASHING DETAILS

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A4.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT, P.C. - ALL RIGHTS RESERVED

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR MAT'L	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING HEIGHT	CEILING MAT'L	REMARKS
LOWER / GARAGE LEVEL										
100	ELEVATOR	CONCRETE		GYP	GYP	GYP	GYP	39'-0" +/- F.V.	GYP	5/8" TYPE X GYPSUM BOARD
101	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
102	LIVING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
103	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
104	BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
105	GARAGE	CONCRETE	WOOD	GYP	GYP		GYP	VARIES	GYP	5/8" TYPE X GYPSUM BOARD
106	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
107	MUD ROOM	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
108	ENTRY HALL	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
109	STAIR	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
ENTRY LEVEL										
201	ENTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
202	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
203	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
204	CLOSET	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
205	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
206	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
207	CLOSET	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
208	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
209	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
210	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
211	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
MAIN / LIVING LEVEL										
301	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
302	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
303	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
304	PANTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
305	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
306	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
307	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
308	OFFICE	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP	
UPPER / MASTER LEVEL										
401	BALCONY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
402	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
403	MST CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
404	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	

DOOR SCHEDULE

MARK (1)	TYPE	SIZE WIDTH	SIZE HEIGHT	SIZE THICK.	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS
LOWER / GARAGE LEVEL										
101	ENTRY	3'-0"	8'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESHOLD - SEE ELEV
102	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
103	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
104	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
105	ENTRY	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESHOLD
106	FRENCH	3'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD
107	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
108	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
109	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
110	OVERHEAD DOOR	9'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER
ENTRY LEVEL										
201	ENTRY	3'-0"	7'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	FULL LITE - INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV
202	PATIO	6'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
203	PATIO	9'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
204	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
205	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
206	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
207	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
208	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
209	STYLE & RAIL	3'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	(2) 1'-8" POCKET DOORS
210	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
211	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
212	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
213	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
214	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
MAIN / LIVING LEVEL										
301	PATIO	8'-0"	9'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	(2) 4'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
302	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
303	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
304	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
305	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
306	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
307	SHOWER	2'-0"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING
308	FRENCH	5'-0"	7'-0"	1 3/4"	WOOD/GLASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	(2) 2'-6" DOORS - TEMP
309	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
310	FRENCH / TRANSOM	2'-8"	8'-0" / 3'-6"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
UPPER / MASTER LEVEL										
401	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	ELEVATOR DOOR - WEATHER STRIP - THRESHOLD
402	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
403	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
404	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
405	FRENCH	2'-8"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANF'R	WOOD-ALUM	STAIN - MANF'R	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESH.
406	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
407	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SWING

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.

3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4

4. FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.

5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.

6. NO MORE THAN 30% OF GLASS IN GARAGE DOORS.

WINDOW SCHEDULE

MARK (X)	SIZE WIDTH	SIZE HEIGHT	TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	3'-0"	6'-0"	DOUBLE HUNG	WOOD	STAIN / PAINT	STAIN & VARNISH	INSULATED - LOW E	
B	2'-6"	5'-0"	DOUBLE HUNG	WOOD	STAIN / PAINT	STAIN & VARNISH	INSULATED - LOW E	
C	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
D	2'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
E	5'-0"	3'-6"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 3'-6" CASEMENT MULLED - SEE ELEVATION
F	2'-0"	3'-6"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
G	2'-0"	4'-0"	SKY LIGHT	ALUMINUM	MANUFACTURER	ALUMINUM	INSULATED - LOW E	VELUX SKY LIGHT
H	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
I	4'-4"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-2" x 4'-0" CASEMENT MULLED - SEE ELEVATION
J	3'-0"	6'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.

2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.

3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS

4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS. OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308

5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.

6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
NICHOLAS RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
405 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
DOOR, WINDOW AND ROOM SCHEDULES

REVISIONS:

DATE:
SEPTEMBER 26, 2025

PROJECT NUMBER:
2410-01

SHEET NUMBER:
A5.1

Applied GeoTech

PRELIMINARY GEOTECHNICAL INVESTIGATION

NICHOLS RESIDENCE

405 WOODSIDE AVENUE
PARK CITY, UTAH

PREPARED FOR:

JK NICHOLAS
405 WOODSIDE AVENUE
PARK CITY, UTAH 84060

EMAIL: JKNICH66@GMAIL.COM

PROJECT NO. 1250035 **JANUARY 31, 2025**

TABLE OF CONTENTS

EXECUTIVE SUMMARY. . . . . Page 1

SCOPE. . . . . Page 2

SITE CONDITIONS. . . . . Page 2

ANTICIPATED SUBSURFACE CONDITIONS. . . . . Page 3

SUBSURFACE WATER. . . . . Page 3

PROPOSED CONSTRUCTION. . . . . Page 3

RECOMMENDATIONS. . . . . Page 4

- A. Site Grading. . . . . Page 4
- B. Foundations. . . . . Page 8
- C. Concrete Slab-on-Grade. . . . . Page 10
- D. Lateral Earth Pressures. . . . . Page 10
- E. Seismic Design Considerations. . . . . Page 12
- F. Water Soluble Sulfates. . . . . Page 13
- G. Subsurface Drain. . . . . Page 13
- H. Additional Services. . . . . Page 14

LIMITATIONS. . . . . Page 15

REFERENCES. . . . . Page 16

FIGURE

SITE PLAN FIGURE 1

EXECUTIVE SUMMARY

1. A building addition is planned to be constructed for the Nichols residence located at 405 Woodside Avenue in Park City, Utah. The building addition is planned to be constructed behind (on the west side) of an existing residence. The building addition is planned to consist of a four-level structure. The lower, entry, main and upper floor levels are planned at elevations of 7,156, 7,165, 7,174 and 7,183 feet, respectively. We have assumed that structural loads for the residence will consist of wall loads less than 5 kips per lineal foot and column loads less than 60 kips.

2. It is difficult to access the property due to snow, the residence and a steep slope on the property. An engineer from AGEC visited the property on January 24, 2025. Based on our observations at the site and previous experience in the area, we have assumed that the subsurface material at the site consists of topsoil overlying clayey gravel. Some clay layers may be encountered. Fill will likely be encountered above the natural soil in the east portion of the property near the road.

   An engineer from AGEC should observe the foundation excavation for the residence at the time of construction to determine if subsurface conditions are similar to what have been assumed.

3. The proposed residence may be supported on spread footings bearing on at least 3 feet of undisturbed natural clayey gravel or on at least 3 feet of compacted structural fill that extends down to the undisturbed natural soil.

   Footings bearing on at least 3 feet of undisturbed clayey gravel or at least 3 feet of compacted structural fill extending down to the undisturbed natural soil may be designed using a net allowable bearing pressure of 3,500 pounds per square foot.

4. With the steep slope on the property and the proposed depth of excavation, we anticipate it will be necessary to construct shoring for portions of the foundation excavation. Recommendations for shoring design are included in the report.

5. Based on previous experience in the area, there is a potential for subsurface water to flow through more permeable layers of the subsurface materials in a perched condition. A subsurface drain should be constructed around the below-grade portion of the residence.

6. Geotechnical information related to the building foundation, subgrade preparation, compaction and materials is included in the report.

SCOPE

This report presents the results of a preliminary geotechnical investigation for a building addition for the Nichols residence. The residence is located at 405 Woodside Avenue in Park City, Utah. The report presents the conditions observed at the time of our site visit.

Subsurface conditions have been assumed based on previous experience in the area and based on observations at the site. The assumed subsurface conditions were used for our engineering analysis and to develop recommendations for the proposed building addition foundation. AGEC should be requested to visit the site during construction to determine if subsurface conditions are similar to what have been assumed.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the assumed subsurface conditions. Design parameters and a discussion of geotechnical engineering considerations related to construction are included in the report.

SITE CONDITIONS

An engineer from AGEC visited the site on January 24, 2025 to observe conditions on the property. There was approximately 1 foot of snow on the ground surface during our site visit. The residence consists of a one-story wood-frame building. There is a guest house south of the residence and a shed to the northeast. They consist of one-story wood-frame buildings.

The ground surface on the property slopes steeply up to the west, away from Woodside Avenue. Vegetation consists of landscaped areas around the residence with grass and shrubs. There are trees on the slope west of the residence.

Woodside Avenue, an asphalt-paved road, extends along the east side of the property. There are residences around the property.

ANTICIPATED SUBSURFACE CONDITIONS

It is difficult to access the property due to snow, the residence and a steep slope on the property. An engineer from AGEC visited the property on January 24, 2025. Based on our observations at the site and previous experience in the area, we have assumed that the subsurface material at the site consists of topsoil overlying clayey gravel. Some clay layers may be enocuntered. Fill will likely be encountered above the natural soil in the east portion of the property near the road.

SUBSURFACE WATER

Based on previous experience in the area, we anticipate subsurface water will flow through more permeable layers of the subsurface materials in a perched condition. Typically, subsurface water occurs during the spring and early summer as snow melts.

PROPOSED CONSTRUCTION

A building addition is planned to be constructed for the Nichols residence located at 405 Woodside Avenue in Park City, Utah. The building addition is planned to be constructed behind (on the west side) of an existing residence. The building addition is planned to consist of a four-level structure. The lower, entry, main and upper floor levels are planned at elevations of 7,156, 7,165, 7,174 and 7,183 feet, respectively. We have assumed that structural loads for the residence will consist of wall loads less than 5 kips per lineal foot and column loads less than 60 kips.

If the assumed construction or building loads are significantly different from those described above, we should be notified so that we can reevaluate our recommendations.

RECOMMENDATIONS

Assuming the subsurface conditions consist of clayey gravel and possibly clay layers and the proposed construction is as described above, the following recommendations are given:

A. Site Grading

Available construction plans indicate that site grading for the residence will consist of a cut of up to approximately 40 feet.

1. Temporary Excavation Slopes

   Temporary unretained excavation slopes in the fill may be constructed at 1½ horizontal to 1 vertical or flatter. We should be requested to observe the excavation slopes at the time of construction.

   The excavator is responsible to provide safe working conditions around temporary excavation slopes.

2. Long-term Slopes

   Long-term unretained slopes may be constructed at 2 horizontal to 1 vertical or flatter. Fill placed on slopes steeper than 5 horizontal to 1 vertical should be keyed into the slope with a key for every 4 feet of vertical rise. Prior to placement of fill,

the subgrade should be prepared by removing the topsoil, unsuitable fill, debris and other deleterious materials.

Slopes should be protected from erosion by revegetation, erosion control mats or other methods.

3. Shoring

With the planned depth of excavation and the steep slopes on the property, we anticipate it will be necessary to construct shoring. We anticipate shoring would likely consist of soil nails with a shotcrete face.

Shoring should be designed to retain the load of the soil, along with any surcharge and other loading conditions located above and adjacent to the excavation. The amount of lateral movement of the shoring and its potential impact on adjacent structures and utilities should be considered in the design.

Lateral loads used in design of the shoring should be increased due to sloping excavations above the top of the wall. This load will be dependent on the steepness of the slope and height of material above the wall.

Details and calculations of proposed shoring and excavation should be submitted to the geotechnical engineer for review prior to commencement of the excavation.

4. Subgrade Preparation

Prior to placing fill, unsuitable fill, topsoil, organic material, and other deleterious materials should be removed from the area of the proposed building addition, concrete flatwork and driveway. Properly compacted structural fill may be placed in these areas, if needed.

5. Excavation

We anticipate that excavation at the site can be accomplished using heavy-duty excavation equipment. Increased difficulty should be expected for confined excavations such as for utility trenches.

Care should be taken to not disturb the soil to remain below the proposed residence.

6. Materials

Materials used as fill for the project are anticipated to consist of imported fill and the soil. Recommendations for these materials are shown below.

a. Imported Fill

Listed below are materials recommended for imported structural fill.

Fill Location	Recommendation
Below Footings	Non-expansive granular soil Passing No. 200 Sieve <35% Liquid Limit < 30% Maximum size 4 inches
Below Floor Slabs (Upper 4 inches)	Sand and/or Gravel Passing No. 200 Sieve <5% Maximum size 2 inches
Below Floor Slabs (Deeper than 4 inches)	Non-expansive granular soil Passing No. 200 Sieve <50% Liquid Limit <30% Maximum size 4 inches

b. On-Site Materials

The clayey gravel may be considered for use as structural fill below footings if it meets the criteria presented in the table above. Material larger than 4 inches in size should be removed from the clayey gravel prior to use as fill.

Clay, if encountered, is not considered suitable for use as structural fill below footings or below floor slabs. The clay should be removed from the site.

Topsoil, organic material, oversize material and other deleterious material should be removed from the materials described above that will be used as structural fill, utility trench backfill and below concrete flatwork.

c. Moisture Conditioning

Depending on the moisture content of the soil at the time of construction, the soil may require wetting or drying prior to use as fill. Drying of the soil may not be practical during cold or wet times of the year.

7. Compaction

Compaction of fill placed at the site should equal or exceed the minimum densities as indicated below when compared to the maximum dry density as determined by ASTM D 1557.

Fill Location	Compaction
Below Foundations	≥ 95%
Below Concrete Flatwork	≥ 90%
Foundation Wall Backfill	≥ 90%
Utility Trench Backfill (Outside building area)	≥ 90%
Landscaping	≥ 85%

To facilitate the compaction process, the fill should be compacted at a moisture content within 2 percent of the optimum moisture content.

Fill placed for the project should be frequently tested for compaction.

8. Drainage

The ground surface surrounding the proposed residence should be sloped to drain away from the residence in all directions. Roof downspouts and drains should discharge beyond the limits of backfill.

B. Foundations

1. Bearing Material

The proposed residence may be supported on spread footings bearing on at least 3 feet of undisturbed natural clayey gravel or on at least 3 feet of compacted structural fill that extends down to the undisturbed natural soil.

Structural fill placed below foundations should extend out away from the edge of the footings at least a distance equal to the depth of fill beneath the footings.

Topsoil, organic material, unsuitable fill and other deleterious materials should be removed from the area of the proposed residence.

2. Bearing Pressure

Footings bearing on at least 3 feet of undisturbed clayey gravel or at least 3 feet of compacted structural fill extending down to the undisturbed natural soil may be designed using a net allowable bearing pressure of 3,500 pounds per square foot.

3. Settlement

We estimate that total and differential settlement will be less than ½ inch for footings supported on the undisturbed natural gravel or on compacted structural fill extending down to the undisturbed natural soil.

Care should be taken to minimize the disturbance of the natural soil to remain below footings so that settlement can be maintained within tolerable limits. Loose soil in the base of the foundation excavation should be removed or be properly compacted.

4. Temporary Loading Conditions

The allowable bearing pressure may be increased by one-half for temporary loading conditions such as wind or seismic loads.

5. Frost Depth

Exterior footings and footings beneath unheated areas should be placed at least 40 inches below grade for frost protection.

6. Foundation Base

The base of foundation excavations should be cleared of loose or deleterious material prior to fill or concrete placement.

7. Construction Observation

An engineer from AGEC should be requested to observe footing excavations prior to structural fill or concrete placement. The subsurface conditions should be observed at the time of foundation excavation.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on the undisturbed natural soil or on compacted structural fill extending down to the undisturbed natural soil. Topsoil, organics, and other deleterious material should be removed from proposed floor slab areas.

2. Underslab Sand and/or Gravel

A 4-inch layer of free-draining sand and/or gravel (less than 5 percent passing the No. 200 sieve) should be placed below the floor slab for ease of construction and to promote even curing of the floor slab concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for spread footings is controlled by sliding resistance between the footing and the foundation material. A friction value of 0.45 may be used in design for ultimate lateral resistance for footings. The passive resistance of the soil adjacent footings may be considered for lateral resistance design.

2. Foundation Walls and Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. The values listed assume that granular structural fill or broken down bedrock are used as foundation wall backfill.

Slope of Ground Surface Adjacent Wall	Active	At-Rest	Passive
Level	40 pcf	55 pcf	300 pcf
2H:1V	75 pcf	160 pcf	---

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weight should be increased by 18 pcf for the active condition, increased by 3 pcf for the at-rest condition and decreased by 18 pcf for the passive condition. This assumes a horizontal ground acceleration of 0.31g which represents a 2 percent probability of exceedance in a 50-year period.

4. Safety Factors

The values recommended above for active and passive pressures assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Seismic Design Considerations

1. Building Code Parameters

Listed below is a summary of the site parameters that may be used with the 2021 International Building Code:

Description	Value
Site Class	C[1]
S_s - MCE_R ground motion (period=0.2s)	0.58g
S_1 - MCE_R ground motion (period=1.0s)	0.21g
F_a - Site amplification factor at 0.2s	1.27
F_v - Site amplification factor at 1.0s	1.5
PGA - MCE_G peak ground acceleration	0.26g
PGA_M - Site modified peak ground acceleration	0.31g

[1]Site Class C was selected based on our experience and understanding of the geology in the area.

2. Potential Seismic Sources

No active faults are mapped as being located on the property. The Wasatch fault is considered the closest potentially active fault to the site and is located approximately 16 miles to the west (Utah Geological Survey, 2025).

3. Liquefaction

Based on our experience in the area, liquefaction is not a potential hazard at the site.

F. Water Soluble Sulfates

Based on previous experience in the area and published literature, the natural soil and bedrock in the area generally possesses a negligible sulfate attack potential on concrete. No special cement type would be required for concrete placed in contact with the soil and bedrock for such conditions. Other conditions may dictate the type of cement to be used for the project.

G. Subsurface Drain

With the potential for perched water conditions to develop during the wet times of the year, we recommend that a subsurface drain be provided around the below grade portion of the residence. The subsurface drain system should consist of at least the following items:

1. The subsurface drain system should consist of a perforated pipe installed in a gravel filled trench around the perimeter of the subgrade floor portion of the residence. The gravel should extend up foundation walls to within 3 feet of the finished ground surface adjacent the foundation wall. A geotextile drain could be considered for the portion of the drain which extends up the foundation wall.

2. The flow line of the pipe should be placed at least 14 inches below the finished floor level and should slope to a sump or outlet where water can be removed by pumping or by gravity flow. Sump pumps should have sufficient capacity to remove the anticipated volume of water that may occur.

3. If placing the gravel and drain pipe requires excavation below the bearing level of the footing, the excavation for the drain pipe and gravel should have a slope no steeper than 1 horizontal to 1 vertical so as not to disturb the soil below the residence.

4. A filter fabric should be placed between the natural soil and the drain gravel. This will help reduce the potential for fine grained material filling in the void spaces of the gravel.

5. Consideration should be given to installing cleanouts to allow access into the perimeter drain should cleaning of the pipe be required in the future.

H. Additional Services

It is important that AGEC be involved during design and construction of the project. There are several items where we can provide value, help the design of the geotechnical aspects of the project be more efficient and help reduce the risk to the design team and the owner.

We recommend that at least the following additional services be provided:

1. Attend a preconstruction meeting with the contractor and architect to discuss the planned construction and the information presented in this report.
2. Evaluate temporary excavation slopes at the time of construction.
3. Review the shoring design and observe shoring construction.
4. Observe the foundation excavation for the residence.
5. Observe fill placement and compaction during construction.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from a visit to the site and our experience in the area. Variations in the subsurface conditions will not become evident until exploration or excavation is conducted. If the subsurface conditions or groundwater level is found to be significantly different from what is described above, we should be notified to reevaluate the recommendations given.

APPLIED GEOTECH

Scott D. Anderson, P.E.

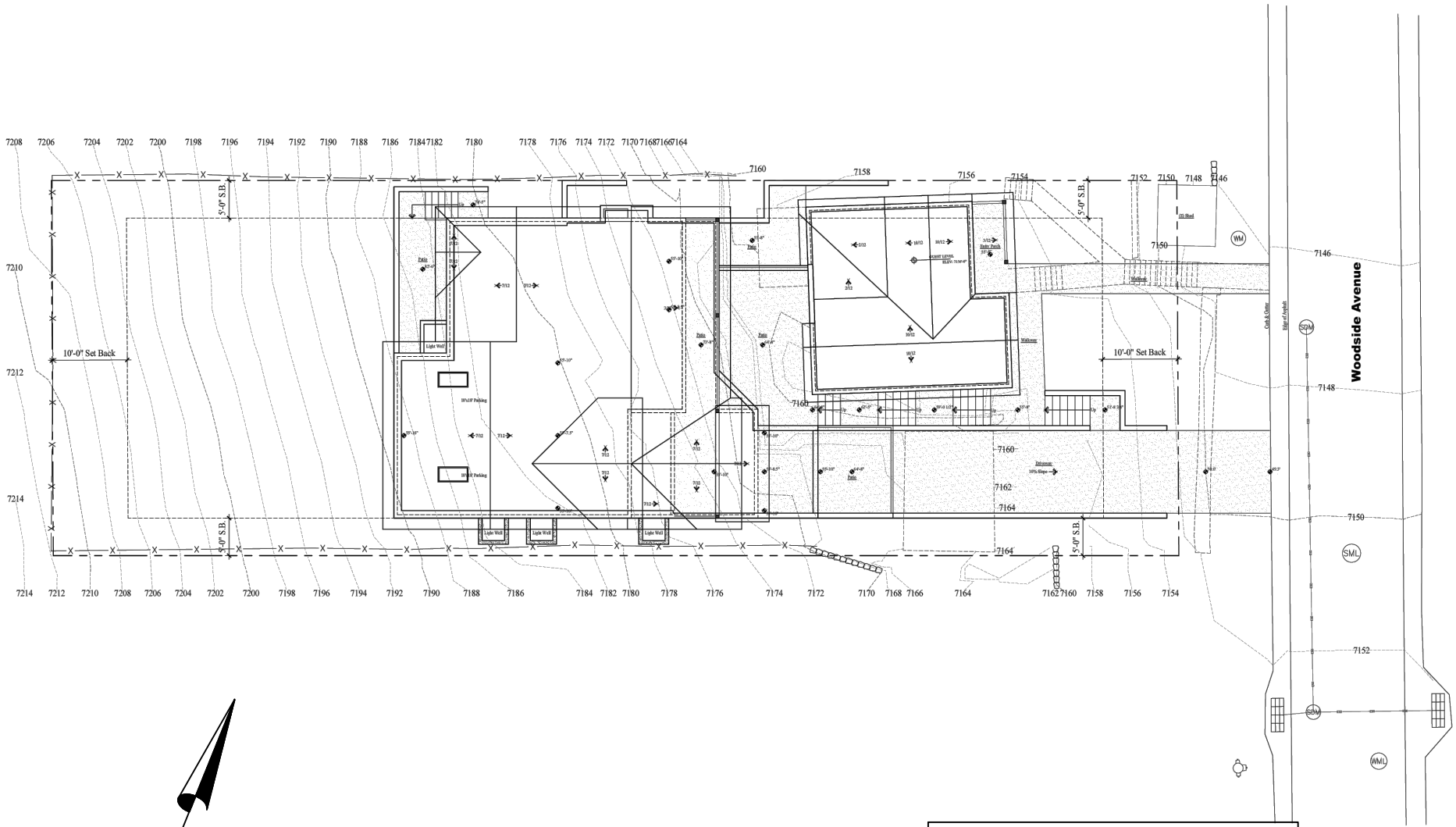
Reviewed by Douglas R. Hawkes, P.E., P.G.

SDA/rs

REFERENCES

International Code Council 2020, 2021 International Building Code, Falls Church, Virginia.

Utah Geological Survey, 2025; Utah Quaternary Fault and Fold Database, http://geology.utah.gov/resources/data-databases/qfaults/ accessed January 30, 2025.



0 20 40 feet

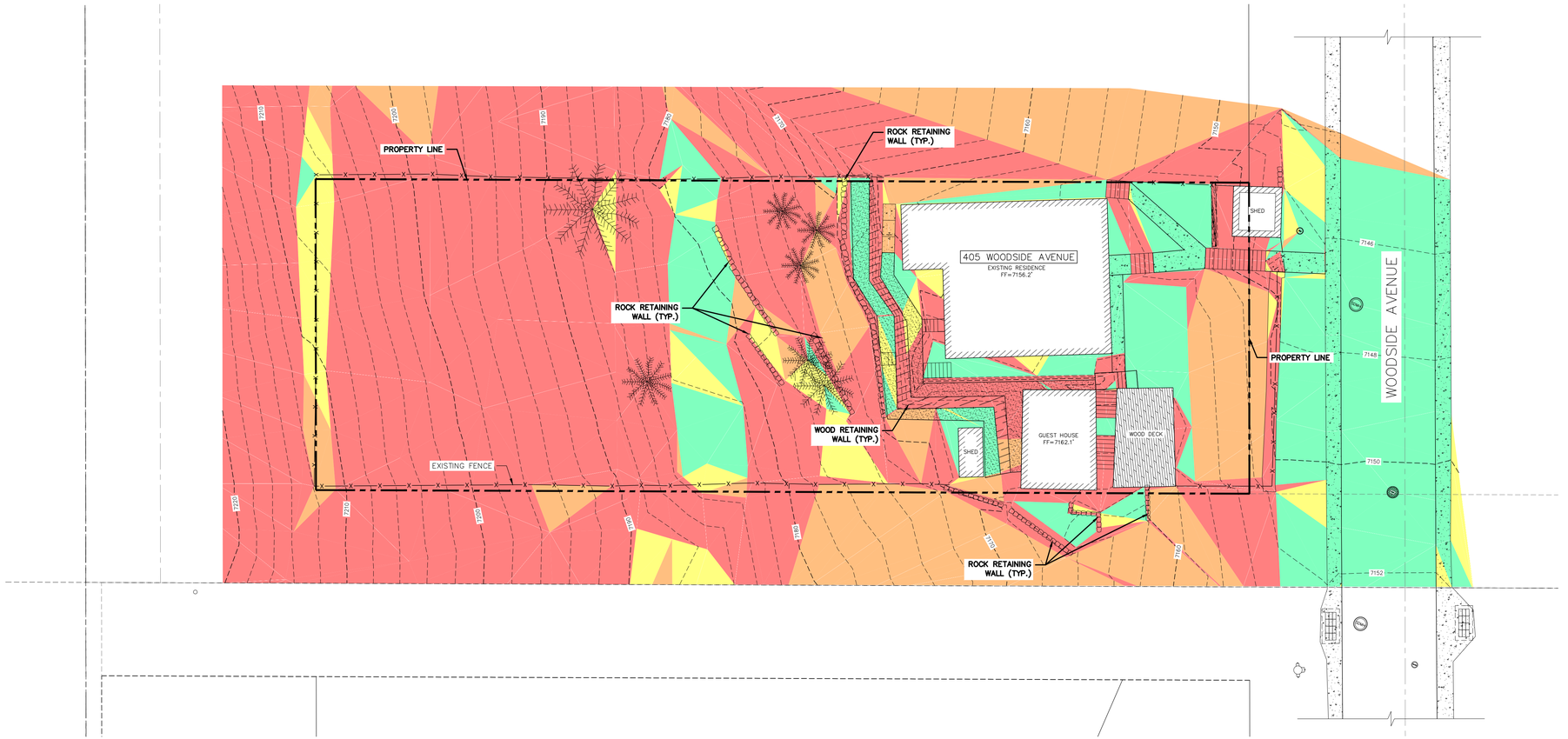
Approximate Scale

PROPOSED BUILDING ADDITION
NICHOLS RESIDENCE
405 WOODSIDE AVENUE
PARK CITY, UTAH

1250035	AGEC	Site Plan	Figure 1

LEGEND

ESS	EXISTING SEWER
EW	EXISTING WATER
ESD	EXISTING STORM DRAIN
EOHP	EXISTING OVERHEAD POWER
EG	EXISTING GAS
ET	EXISTING TELECOMM
EP	EXISTING POWER
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM DRAIN GRATES
	EXISTING ELECTRICAL BOXES
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE



KEY

- SLOPE = AVERAGE (0%–15% MAX)
- SLOPE = MODERATELY STEEP (15%–30% MAX)
- SLOPE = STEEP (30%–40% MAX)
- SLOPE = VERY STEEP (40% AND MORE)

NOTES:

1. TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED BY ALLIANCE ENGINEERING.
2. EXISTING BUILDINGS, VEGETATION AND NATURAL SLOPE PATTERNS HAVE BEEN PRESERVED IN THE SLOPE ANALYSIS.
3. CONTRACTOR TO CONTACT GEOTECHNIAL ENGINEER FOR SOIL ANALYSIS TESTING.

NORTH

10' 0 10' 20'

SCALE: 1"=10'

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

	DESCRIPTION
	DATE

SLOPE ANALYSIS

405 WOODSIDE AVENUE
PARK CITY, UTAH

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: JEVAUGHN RICHARDSON	09/19/25
DESIGNED BY: CONNOR DINSMORE	09/19/25
CHECKED BY: CONNOR DINSMORE	09/19/25
PROJECT No.:	14-11-21

SEAL

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
09/19/25
STATE OF UTAH

SHEET
1 OF 1

Planning Commission
Staff Report

Subject:	**Complete Application, Noticing Requirements, Annexation References, and Public Meeting Clarification for Variances and Appeals to Comply with Changes to Utah Code**
Application:	**PL-25-06686**
Author:	**Nan Larsen, Senior Planner**
Date:	**October 8, 2025**
Type of Item:	**Legislative – Land Management Code Amendments**

Recommendation

(I) Review the proposed Land Management Code (LMC) Amendments to align with changes to Utah Code regarding Complete Applications, Noticing Requirements, Annexation References, and Public Meeting Clarification for Variances and Appeals, (II) hold a public hearing, and (III) consider forwarding a positive recommendation for City Council review on December 11, 2025 (Exhibit A, Draft Ordinance).

Description

Applicant:	Planning Department
Location:	Citywide
Land Management Code Sections Amended:	**15-1 General Provision and Procedures** 15-1-12 *Notice* 15-1-21 *Notice Matrix* **15-8 Annexation** 15-8-1 *Purpose* *15-8-3 Property Owner Initiation of Annexation* *15-8-4 Procedure For Petition and Annexation Plats* *15-8-6 Municipal Initiation of Annexation* **15-10 Board of Adjustment** *15-10-9 Persons Entitle to Appear* **Defined Terms** *15-15-1 Definitions*
Reason for Review:	The Planning Commission reviews and forwards a recommendation to the City Council for Land Management Code amendments; the City Council takes Final Action.[1]

[1] LMC § 15-1-7

LMC	Land Management Code
HB	House Bill
PCMC	Park City Municipal Corporation

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

To comply with recent updates to Utah Code, House Bill (HB) 368 requires amendments to the Land Management Code (LMC) described in the Analysis Section below.

The draft Ordinance also includes amendments to LMC § 15-1-12.5 *Continuations*. The Planning Commission conducted a public hearing on September 24, 2025 (Packet Item 7.C) and unanimously forwarded a positive recommendation for City Council consideration.

Analysis

(I) Staff recommends Land Management Code Amendments to align and comply with recent updates to the Utah Code to (a) update public notice requirements, (b) update citations to state code for the City's annexation regulations, (c) clarify that the state now prohibits municipalities from holding a public hearing for variances and appeals, and (d) update definitions to distinguish between a building permit and land use application.

(a) Update public notice requirements.

Chapter 15-1 *General Provision and* Procedures, includes the required noticing procedures in Section 12 *Notice* and Section 21 *Notice Matrix*. LMC § 15-1-12 specifies the requirements for public hearing notices, while LMC § *Notice* Matrix, establishes the timeframe and methods for noticing various Land Use Applications.

HB 368 created State mandated noticing requirements for both public hearings, where the general public can attend and speak at a public hearing, and public meetings, where the general public may only attend to listen to the proceedings.

HB 368 also amended the code to add ministerial notices and ministerial noticing requirements. Utah Code requires ministerial notices for ordinances that are ministerial in nature or a proposed Land Use ordinance that: brings the land use ordinances into compliance with State or Federal law, adopts a municipal land use update that affects an entire zoning district or multiple zoning districts, adopt a non-substantive, clerical text amendment to an existing land use ordinance, recodify the existing land use ordinance, or designate or defines an affected area of a boundary adjustment or annexation[2].

Since Utah Code § 10-9a-205 now mandates all types of noticing requirements for

[2] Utah Code § 10-9a-205

whether for public hearings and public meetings, staff recommends updating LMC § 15-1-12 to clarify all required notices for each type of Application must comply with the LMC Notice Matrix. The recommended amendment language is in the attached Draft ordinance (Exhibit A, Line 3).

Staff recommends several updates to ensure the LMC § 15-1-21 *Notice Matrix* complies with Utah Code § 10-9a-205. It is recommended the Notice Matrix is reorganized to align with State noticing categories, dividing applications into Class A, Class B, and Ministerial notices; with specific standards required in the LMC categorized as All Other Notices. Additionally, the Notice Matrix will be clarified that Variance requests, Non-Conforming Use Modification, and Appeals to the Board of Adjustment may not require a public hearing and must be noticed as a public meeting.[3] The recommended amendments are in the attached Draft Ordinance (Exhibit A, Line 72).

(b) Update citations to state code for the City's annexation regulations.

Chapter 15-8 of the LMC addresses Annexations and provides requirements that must be met where an application for an Annexation is submitted. The purpose of this Chapter is to protect the general interests and character of the community; assure orderly growth and Development of the Park City community and to ensure that annexations are approved consistent with the Park City General Plan and Utah State law.[4] Certain Sections of this Chapter cite Utah Code, which regulate Annexations Statewide.

HB 368 reorganized and renumbered the Annexations section in Utah Code.[5] To maintain consistency, staff recommends updating the corresponding outdated citation in the following LMC sections: 15-8-1 *Purpose,* 15-8-3 *Property Owner Initiation of Annexation*, 15-8-4 *Procedure for Petition and Annexation Plats*, and 15-8-6 *Municipal Initiation of Annexation*. The recommended amendments are in the attached Draft Ordinance (Exhibit A, Lines: 127, 133, 134, 140, 141, 147, 155, 158, 162, 166-168, 175, 196, 199, and 200).

(c) Clarify that the state now prohibits municipalities from holding a public hearing for variances and appeals

Chapter 15-10 of the LMC establishes the Board of Adjustment, their powers, duties, and organization. Additionally, this Chapter also establishes who is entitled to Appear during a Board of Adjustment meeting.

Following amendments to the Utah Code municipalities are prohibited from requiring a public hearing for Variance requests or land use appeals. While the City Council

[3] Utah Code §10-9a-701
[4] LMC Chapter 15-8
[5] Utah Code §10-2-8

approved Ordinance 25-11 earlier this year to address these amendment, staff recommends adding clarifying language to LMC § 15-10-9. This amendment will explicitly state that while public meetings for these types of requests are open to public attendance, a public hearing is prohibited by State Code. The recommended amendments are in the attached Draft Ordinance (Exhibit A, Lines 205-208).

(d) Update definitions to distinguish between a building permit and land use application.

Chapter 15-1 of the LMC contains pertinent definitions to Land Use regulations, including the definition of "Application", which currently encompasses both Building Permit and Land Use Applications.

Combing the two types of development reviews within the same definition of Application could pose an issue as HB 368 establishes in Utah Code specific Building Permit review timeframes but does not establish specific Land Use Application full review timeframes.[6]

It is recommended the Definitions of "Application" and "Complete Application" are updated to clarify and differentiate between a Land Use Application and a Building Permit and Building Permit Submittal. It is also recommended to create a new definition for a "Complete Building Permit Submittal" that is consistent with Utah Code.[7] The recommended amendments are in the Draft Ordinance (Exhibit A, Lines: 213, 214, 217-219, and 224-230).

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 on September 26, 2025. The *Park Record* published notice on September 26, 2025.[8]

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

Alternatives
The Planning Commission may:

- Forward a Recommendation to Approve the Land Management Code Amendments
- Forward a Recommendation to Deny the Land Management Code Amendments and direct staff to make Findings for the denial
- Request additional information and continue the discussion to date uncertain.

[6] Utah Code § 10-9a-542
[7] Utah Code §10-9a-542
[8] LMC §15-1-21

Exhibit

A: Draft Ordinance

Ordinance No. 2025-__

AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTION 15-1-12.5 *CONTINUATIONS* TO CLARIFY PLANNING COMMISSION AUTHORITY TO CONTINUE ITEMS SCHEDULED FOR REVIEW AND AMENDING CHAPTER 15-1 *GENERAL PROVISIONS AND PROCEDURES,* CHAPTER 15-10 *BOARD OF ADJUSTMENT*, AND CHAPTER 15-15 *DEFINED TERMS* TO COMPLY WITH CHANGES TO STATE CODE REGARDING PUBLIC NOTICE, PUBLIC HEARINGS, BUILDING PERMIT REVIEWS, AND ANNEXATIONS

WHEREAS, the Land Management Code (LMC) is designed, enacted, restated and reorganized to implement the goals and policies of the Park City General Plan;

WHEREAS, the City reviews the LMC on a regular basis and identifies necessary amendments to address planning and zoning issues that have come up; to address specific LMC issues raised by Staff, Planning Commission, and City Council;

WHEREAS, the Planning Commission, seeing several requests from Applicants to continue items that had already been publicly noticed with staff reports and exhibit published for Planning Commission action, directed the Planning Department to evaluate and update the Land Management Code regarding continuations;

WHEREAS, on July 9, 2025, the Planning Commission held a work session and provided direction on the drafting of the proposed amendments regarding continuations;

WHEREAS, on September 24, 2025, the Planning Commission held a duly noticed public hearing to receive input on the proposed amendments regarding continuations, and unanimously forwarded a positive recommendation to City Council;

DRAFT

WHEREAS, in 2025, the Utah Legislature enacted House Bill 368 requiring updates to the LMC;

WHEREAS, House Bill 368 requires updates to the LMC regarding public notice;

WHEREAS, House Bill 368 requires updates the LMC regarding building permit plan reviews;

WHEREAS, House Bill 368 reorganized regulations regarding Annexations requiring updates to citations within the LMC;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 8, 2025, and forwarded a _____ recommendation to the City Council;

WHEREAS, the City Council conducted a duly noticed public hearing on the proposed amendments on December 11, 2025;

WHEREAS, it is in the best interest of Park City, Utah, to amend the LMC to update regulations related to continuations and updates required to reflect changes to the Utah Code; and

WHEREAS, the proposed LMC amendments are consistent with the following purposes of the Utah Municipal Land Use, Development, and Management Act Section 10-9a-102, Purposes – General land use authority.

1. The purposes of this chapter are to:

    a. provide for the health, safety, and welfare;

    b. promote the prosperity;

c. improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;

d. protect the tax base;

e. secure economy in governmental expenditures;

f. foster the state's agricultural and other industries;

g. protect both urban and nonurban development;

h. protect and ensure access to sunlight for solar energy devices;

i. provide fundamental fairness in land use regulation;

j. facilitate orderly growth, allow growth in a variety of housing types, and contribute toward housing affordability; and

k. protect property values.

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code Chapter 15-1 *General provision and Procedures,* Chapter 8 *Annexation*, Chapter 10 *Board of Adjustment*, and Chapter 15-15 *Defined Terms* are hereby amended as outlined in Attachment 1.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 11th day of December 2025.

PARK CITY MUNICIPAL CORPORATION

_____
Nann Worel, Mayor

Attest:

_____
City Recorder

Approved as to form:

_____
City Attorney's Office

DRAFT

ATTACHMENT 1

15-1-12 Notice

N[~~all n~~]otice for each type of Application[~~of public hearing~~], unless otherwise specified in this Code or State law, must be provided in accordance with this Section and must state the general nature of the proposed action; describe the land affected; and state the time, place, and date of the hearing. Once opened, the hearing may be continued, if necessary, without republication of notice until the hearing is closed. Notice shall be given according to Section 15-1-21 Notice Matrix and as follows:

A. **POSTED NOTICES**. The Planning Department must post notice on the Property affected by the Application and as further specified in Section 15-1-21 Notice Matrix.

B. **PUBLISHED NOTICE**. Published notice shall be given by publication on the City website and by publication on the Utah Public Notice Website, as further specified in Section 15-1-21 Notice Matrix.

C. **MAILED NOTICE**. Pursuant to Section 15-1-21 Notice Matrix for required or courtesy mailed notice to adjacent and surrounding Property Owners, and to Affected Entities, the Applicant must provide the Planning Department with an electronic list of each Property Owner of record of each Parcel located entirely or partly within the distance designated by Application type in Section 15-1-21 from all Property Lines of the subject Property, and as further specified in Section 15-1-21 Notice Matrix. The addresses for Property Owners must be as shown on the most recently available Summit County tax assessment rolls. If the Property that is the subject of the Application is a Condominium, the Owners Association is sufficient in lieu of the address for each unit Owner. For courtesy mailed notice that is not a legal requirement per Utah Code, for specific actions and noted herein, and further specified in Section 15-1-21 Notice Matrix, any defect in

DRAFT

such courtesy mailed notice shall not affect or invalidate any hearing or action by the City Council or any Board or Commission.

D. **APPLICANT NOTICE**. For each land Use Application, the Planning Department must notify the Applicant of the date, time and place of each public hearing and public meeting to consider the Application and of any Final Action on the pending Application. A copy of each Staff report regarding the Applicant or the pending Application shall be provided to the Applicant at least three (3) business days before the public hearing or public meeting. If the requirements of this Subsection are not met, an Applicant may waive the failure so that the Applicant may stay on the agenda and be considered as if the requirements had been met.

E. **EFFECT OF NOTICE**. Proof that notice was given pursuant to this Section is prima facie evidence that notice was properly given. If notice given under authority of this Section is not challenged as provided for under State law within thirty (30) days after the date of the hearing or action for which the challenged notice was given, the notice is considered adequate and proper.

F. **OWNERS ASSOCIATION REGISTRATION AND NOTIFICATION**.

1. **REGISTRATION**. Owners associations desiring notice of requests for Building Permits within their boundaries must file written registration annually with the Park City Building Department and pay an annual fee of fifty dollars ($50.00). The registration must consist of a copy of the Owners association's Utah State Business or corporate registration and the names, addresses including post office box numbers, and telephone numbers of at least three (3) authorized representatives of the Owners association and a notarized statement certifying that these individuals are the authorized representatives of said association.

DRAFT

Associations not registered with the City will not be included in the published list of Owners associations and do not receive notice of Building Permit requests prior to their issuance.

Any change(s) in the above information must be forwarded in writing to the Building Department within ten (10) days of the change.

2. **NOTICE**. Prior to, or at the time of Application for a permit for any Development, the Applicant must file with the City evidence of notification to the appropriate registered Owners association(s). Acceptable evidence of notification shall be the following:

    a. the properly executed notice form, as approved by the City; or

    b. a signed return receipt from a certified letter posted to the registered association representative, with a copy of the notice form approved by the City.

3. **CITY NOT PARTY TO DISPUTES.** The City is not the arbiter of disputes between an Applicant and an Owners association. Nothing herein shall be interpreted to require Owners association consent prior to City Final Action. This notice is courtesy notice only.

G. **NOTICE FOR AN AMENDMENT TO PUBLIC IMPROVEMENTS**. Prior to implementing an amendment to adopted specifications for public improvements that apply to Subdivisions or Development, the City shall give thirty (30) days mailed notice and an opportunity to comment to anyone who has requested the notice in writing.

15-1-21 Notice Matrix

NOTICE MATRIX (See Section 15-1-12 for specific notice requirements)			
ACTION:	**POSTED IN A PUBLIC LOCATION WITHIN THE CITY:**	**MAILING:**	**PUBLISHED ON THE CITY WEBSITE AND ON THE UTAH PUBLIC NOTICE WEBSITE):**
CLASS A:			
General Plan	10 days prior to the first hearing before Planning Commission and City Council in the area to be zoned or rezoned, or in a place reasonably likely to be seen by residents. Any subsequent hearings shall be posted at least 24 hours prior to hearing.	Required mailing 10 days prior to the first hearing to each [~~resident in the area to be zoned or rezoned,~~] Affected Entity, and to each Property Owner whose property is at least partially within the area [~~to be~~] affected by the amendments [~~zoned or rezoned~~].	10 days prior to the first hearing before the Planning Commission and City Council. Any subsequent hearings shall be so published at least 24 hours prior to hearing.
General Plan Amendments			
Zoning[~~, and~~]			
Rezoning			
CLASS B:			

LMC Amendments	10 days prior to the first hearing before the Planning Commission and City Council in a place reasonably likely to be seen by residents. Any subsequent hearings shall be posted at least 24 hours prior to hearing.	Required mailing 10 days prior to the first hearing to each Affected Entity and to each resident and Property Owner in the area directly affected by the amendments.	10 days prior to the first hearing before the Planning Commission and City Council. Any subsequent hearings shall be so published at least 24 hours prior to hearing.
MINISTERIAL:			
Zoning or LMC Amendments that: **A. update the LMC to align with State or Federal law;** **B. affect an entire zoning district or**	10 days prior to the first hearing before Planning Commission and City Council in the area to be zoned or rezoned, or in a place reasonably likely to be seen by residents. Any subsequent hearings		10 days prior to the first hearing before the Planning Commission and City Council. Any subsequent hearings shall be so published at least 24 hours prior to hearing.

multiple zoning districts; **C. make minor clerical correction text amendments;** **D. recodify existing land use ordinances;** **E. or designate an affected area of a boundary adjustment or annexation.**	shall be posted at least 24 hours prior to hearing.		
[~~General Plan Amendments~~]	[~~10 days prior to the first hearing before the Planning Commission and City Council in a place reasonably likely to be seen by residents. Any subsequent hearings~~	[~~Required mailing 10 days prior to the first hearing to each Affected Entity.~~]	[~~10 days prior to the first hearing. Any subsequent hearings shall be so published at least 24 hours prior to hearing.~~]

	~~shall be posted at least 24 hours prior to hearing.]~~		
All OTHER NOTICES:			
Master Planned Developments (MPD) **Conditional Use Permit (CUP)**	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing, to Property Owners within 300 ft.	14 days prior to the first hearing.
Appeals of Planning Director, Historic Preservation Board, or City Council Call-Up and Reconsideration	14 days prior to the date set for the appeal or reconsideration (See Section 15-1-18).	Courtesy mailing 14 days prior to the appeal or reconsideration to all parties who received mailed notice for the action being appealed or reconsidered (See Section 15-1-18).	14 days prior to the date set for the appeal or reconsideration (See Section 15-1-18).
Appeals of Planning Commission to Hearing Officer	None	None	24 hours prior to the appeal.

~~**Conditional Use Permit**~~	~~14 days prior to the first hearing before the Planning Commission.~~	~~Courtesy mailing 14 days prior to the first hearing before the Planning Commission, to Property Owners within 300 ft.~~	~~14 days prior to the first hearing before the Planning Commission.~~
Administrative Conditional Use Permit **Administrative Permit**	10 days prior to Final Action.	Courtesy mailing 10 days prior to Final Action, to adjacent Property Owners.	10 days prior to Final Action. [~~No published notice required.~~]
~~**Administrative Permit**~~	~~10 days prior to Final Action.~~	~~Courtesy mailing 10 days prior to Final Action, to adjacent Property Owners.~~	~~No published notice required.~~
Variance Requests **Non-Conforming Use Modifications** **[~~Variance Requests, Non-conforming Use Modifications~~**	14 days prior to the public meeting [~~first hearing~~] before the Board of Adjustment. Appeals and variances may not require a public hearing.	Courtesy mailing to owners within 300 ft. 14 days prior to the public meeting [~~first hearing~~] before the Board of Adjustment[~~, to owners within 300 ft~~].	14 days prior to the public meeting [~~first hearing~~] before the Board of Adjustment.

~~and~~]**Appeals to Board of Adjustment**			
Certificate of Appropriateness for Demolition (CAD)	45 days on the Property upon refusal of the City to issue a CAD; 14 days prior to the first hearing before the CAD Hearing Board.	Courtesy mailing 14 days prior to the first hearing before the Historic Preservation Board, to Property Owners within 300 ft.	14 days prior to the first hearing before the Historic Preservation Board.
Determination of Significance **Historic Preservation Board Review for Material Deconstruction**	14 days prior to the first hearing before the Historic Preservation Board.	Courtesy mailing 14 days prior to the first hearing before the Historic Preservation Board to property owners within 100 feet.	14 days prior to the first hearing before the Historic Preservation Board.
~~**Historic Preservation Board Review**~~	~~14 days prior to the first hearing before the Historic Preservation Board.~~	~~Courtesy mailing 14 days prior to the first hearing before the Historic Preservation Board to~~	~~14 days prior to the first hearing before the Historic Preservation Board.~~

~~**for Material Deconstruction**~~		~~property owners within 100 feet.~~	
Historic District or Historic Site Design Review	First Posting: The Property shall be posted for a 14 day period once a Complete Application has been received. The date of the public hearing shall be indicated in the first posting. Other posted legal notice not required. Second Posting: For a 30 day period once the Planning Department has determined the proposed plans comply or does not comply with the Design Guidelines for	First Courtesy Mailing: To Property Owners within 100 feet once a Complete Application has been received, establishing a 14 day period in which written public comment on the Application may be taken. The date of the public hearing shall be indicated. Second Courtesy Mailing: To Property Owners within 100 feet and individuals who provided written comment on the Application during the 14 day initial public comment period. The second mailing occurs once the Planning Department determines whether the proposed plans comply or do not comply with the Design Guidelines for	If appealed, then once 14 days before the date set for the appeal.

	Historic Districts and Historic Sites. Other posted legal notice not required.	Historic Districts and Historic Sites and no later than 45 days after the end of the initial public comment period. This establishes a 30 day period after which the Planning Department's decision may be appealed.	
Annexations	Varies, depending on number of Owners and current State law. Consult with the Legal Department.		
Termination of Project Applications	- - - - - - - - - -	Required mailing to Owner/Applicant and certified Agent by certified mail 14 days prior to the Planning Director's termination and closure of files.	- - - - - - - - - - - -
Simple Boundary Adjustments: Between 2 Lots without a plat amendment	10 days prior to Final Action on the Property. Other posted legal notice not required.	Courtesy mailing to Property Owners within 300 ft. at time of initial Application for Lot line adjustment. Need consent letters, as described on the Planning Department	10 days prior to Final Action on the Property.

		Application form, from all adjacent Owners.	
Preliminary and Final Subdivision Plat Applications	14 days prior to the first hearing.	Courtesy mailing 14 days prior to the first hearing to Property Owners within 300 ft.	14 days prior to the first hearing before the Planning Commission.
Condominium Plats			
Condominium Plat Amendments			
Subdivision Plat Amendments			
~~**Condominium Plats**~~	~~14 days prior to the first hearing.~~	~~Courtesy mailing 14 days prior to the first hearing to Property Owners within 300 ft.~~	~~14 days prior to the first hearing before the Planning Commission.~~
~~**Condominium Plat Amendments**~~	~~14 days prior to the first hearing.~~	~~Courtesy mailing 14 days prior to the first hearing, to Property Owners within 300 ft.~~	~~14 days prior to the first hearing before the Planning Commission.~~

~~**Subdivision Plat Amendments**~~	~~14 days prior to the first hearing.~~	~~Courtesy mailing 14 days prior to the first hearing, to Property Owners within 300 ft.~~	~~14 days prior to the first hearing before the Planning Commission.~~
Implementing an Amendment to Adopted Specifications for Public Improvements that Apply to a Subdivision or Development		The City shall give a thirty (30) day mailed notice and an opportunity to comment to anyone who has requested the notice in writing.	
Vacating or Changing a Public Street, Right-of-Way, or Easement	10 days prior to each hearing before the City Council on or adjacent to the Street, Right-of-Way, or easement or in a public location that is reasonably likely to be seen by persons who	Required mailing to each Property Owner of record of each Parcel or Lot that is accessed by the Public Street, Right-of-Way or easement and each Affected Entity at least 10 days prior to the hearing before the City Council.	10 days prior to the hearing before the City Council.

	are likely to be impacted.		
Extension of Approvals	Posted notice shall be the same as required for the original application.	Mailed notice shall be the same as required for the original application.	Published notice shall be the same as required for the original application.

~~[1) For all Applications, notice will be given to the Applicant of date, time, and place of the public hearing and public meeting to consider the Application and of any Final Action on a pending Application.~~

~~2) All notices, unless otherwise specified in this Code or by State law, must state the general nature of the proposed action; describe the land affected; and state the time, place and date of the hearing. Once opened, the hearing may be continued, if necessary, without re-publication of notice until the hearing is closed.~~

~~3) A copy of each Staff report regarding the Applicant, or the pending Application, shall be provided to the Applicant at least three (3) business days before the public hearing or public meeting.~~

~~4) If notice provided per this Section is not challenged within 30 days after the meeting or action for which notice is given, the notice is considered adequate and proper.~~

~~5) All days listed are the minimum number of days required.~~

~~6) Appeals and variances may not require public hearings.]~~

Appendix A – Official Zoning Map (Refer to the Planning Department)

. . . .

15-1-12.5 Continuations

Planning Staff shall have the authority to approve an applicant's request for a

continuance for an item scheduled for a public hearing or an item scheduled for an appeal, up to two (2) times, so long as the request for the continuance is made in writing, is for a reasonable cause, and is received by Planning Staff at least ~~five (5) business~~ seven (7) days prior to the scheduled public hearing or appeal. If Planning Staff does not have the authority to continue an item, the Board, Commission or ~~Council~~ Land Use Appeal Authority will determine if there is a reasonable cause ~~sufficient reason~~ to continue the item on the scheduled date. If it is determined there is not ~~sufficient reason~~ reasonable cause to continue the item, the item will remain on the agenda and be considered.

Justifications which the Planning Staff or Commission may find reasonable cause include, but are not limited to: demonstrated travel or work disruption beyond the applicant's control; illness of the applicant, representative, or family; other demonstrated emergency circumstances; the need for additional time to respond to recent public, staff or third party/Development Review Committee input; or other circumstances justifying additional time in order to ensure due process.

. . . .

15-8-1 Purpose

The annexation requirements specified in this Chapter are intended to protect the general interests and character of the community; assure orderly growth and Development of the Park City community in terms of utilities and public services; preserve open space, enhance parks and trails; ensure environmental quality; protect entry corridors, view sheds and environmentally Sensitive Lands; preserve Historic and cultural resources; create buffer Areas; protect public

health, safety, and welfare; and ensure that annexations are approved consistent with the Park City General Plan and Utah State law.

In meeting the goals of Park City's annexation policy plan, contained herein, the Planning Commission and City Council shall strive to avoid gaps between or overlaps with the expansion Area of other municipalities; consider the population growth projections for Park City and adjoining Areas for the next twenty (20) years; consider current and projected costs of infrastructure, urban services, and necessary public facilities; facilitate full Development of Areas within Park City; expand infrastructure, services, and facilities into the Area being considered for inclusion in the expansion Area when practical and feasible; consider, in conjunction with Park City's General Plan, the need over the next twenty (20) years for additional land suitable for residential, commercial, and industrial Development; consider the reasons for including agricultural lands, forests, recreation Areas, and wildlife management Areas in Park City; and be guided by the following principles:

If practical and feasible, boundaries of an Area proposed for annexation shall be drawn:

A. Along the boundaries of existing special districts for sewer, water, fire, and other services, along the boundaries of school districts whose boundaries follow City boundaries or school districts adjacent to school districts whose boundaries follow City boundaries, and along the boundaries of other taxing entities;

B. To eliminate islands and peninsulas of territory that are not receiving municipal type services;

C. To facilitate the consolidation of overlapping functions of local government;

D. To promote the efficient delivery of services; and

E. To encourage the equitable distribution of community resources and obligations.

It is the intent of this Chapter to ensure that Property annexed to the City will contribute to the attractiveness of the community and will enhance the resort image which is critical for economic viability, and that the potential deficit of revenue against expense to the City is not unreasonable. This Chapter shall be considered Park City's annexation policy plan and declaration.

This Chapter hereby incorporates by reference all standards required and suggested by Sections 10-2-[~~401~~]801 et seq. of the Utah Code, as amended.

. . . .

15-8-3 Property Owner Initiation Of Annexation

When initiated by a Property Owner, the process for annexation shall be as follows:

A. The Property Owner or Owners shall submit to the City a petition for annexation. The petition shall meet the criteria and shall be in the form as established by the City and in compliance with State law as set forth in Sections 10-2-[~~401, 402, and 403~~] 801, 804, and 806 of the Utah Code, as amended.

1. The petition shall contain signatures of Property Owners representing a majority of the private land Area and at least one-third (1/3) of the value of all private real Property within the Area proposed for annexation.
2. If the Area is within an Agriculture Protection Area created under State law Title 17, Chapter 41, Agriculture, Industrial, or Critical Infrastructure Materials Protection Areas, or a Migratory Bird Production Area created under State law Title 23A, Chapter [~~28~~]13, Migratory Bird Production Area, then the petition must cover one hundred percent (100%) of the private land Area within the Area proposed for annexation;

15-8-4 Procedure For Petition And Annexation Plats

The procedure for processing annexation petitions and plats shall be as follows:

A. A petition and proper plat certified by a licensed surveyor shall be submitted to the City Recorder in accordance with Section 10-2-[~~403~~]806(3)(C) of the Utah Code, as amended, together with any other information required by the City staff to enable the staff to prepare an annexation impact report.

B. Prior to City Council action on the petition, the petition and plat shall be reviewed by the Planning Director, who shall determine the feasibility of expanding the annexation boundaries and who shall prepare a written recommendation for consideration by the City Council.

C. If the City Council accepts the annexation petition, the petition shall be delivered to the City Recorder for certification pursuant to Section 10-2-[~~405~~]807 of the Utah Code, as amended.

D. If the annexation petition is certified by the City Recorder, the City Council shall provide for public notice as set forth in Section 10-2-[~~406~~]808 of the Utah Code, as amended.

E. The Planning Commission, upon referral from the Planning Director, shall hold a public hearing and make a recommendation on the annexation proposal, including the recommended zoning, to the City Council. After receipt of the Planning Commission's recommendation and after giving notice pursuant to Section 10-2-[~~406~~]808 of the Utah Code, as amended, the City Council shall hold a public hearing on all proposed annexations. After closure of the public hearing, the City Council may either grant or deny the annexation petition; provided, however, that protests to an annexation petition shall be

dealt with as set forth in Section 10-2-[~~407~~]810 of the Utah Code, as amended. [~~Denial of or granting the petition under protest is subject to Section 10-2-408 of the Utah Code, as amended~~.] If City Council grants the annexation petition, it shall assign a zone to the annexed territory at the time the territory is annexed.

F. Once the City Council enacts an ordinance annexing an unincorporated Area or adjusting a boundary all applicable zoning and Land Management Code sections shall apply to the annexed Property.

G. Within thirty (30) days after enacting an ordinance annexing an unincorporated Area or adjusting a boundary, the City shall file with the Lieutenant Governor of the State of Utah the notice of annexation, as required by Section 10-2-[~~425~~]813 of the Utah Code, as amended.

H. Upon receipt of the Certificate of Annexation from the Lieutenant Governor, the City shall record with the County Recorder:

1. The original notice of annexation filed with the Lieutenant Governor;
2. The Certificate of Annexation issued by the Lieutenant Governor;
3. The original approved plat or map prepared by a licensed surveyor and approved by the City; and
4. A certified copy of the ordinance approving the annexation.

. . . .

15-8-6 Municipal Initiation Of Annexation

It shall be the policy of the City to annex Areas meeting all of the following criteria with or without receipt of a petition from the Property Owners:

A. The annexation is an island within or a peninsula contiguous to the City;

B. The majority of each island or peninsula consists of residential or commercial Development;

C. The Area proposed for annexation requires the delivery of municipal-type services;

D. The City has provided most or all of the municipal-type services to the Area for more than one (1) year; and

E. Annexation of the Area is supported by the goals of the Park City General Plan, including open space, land Use, Affordable Housing, recreation, growth management, and economic Development.

Such annexations shall be processed as provided under Section 10-2-[~~418~~]812 of Utah Code, as amended, including all noticing and public hearing requirements. This review shall be in addition to the review required in Section 15-8-5 herein.

If written protest to such annexation is timely filed and complies with Section 10-2-[~~418~~]812 Subsection [~~(8)~~]6 of the Utah Code, as amended, the City may not adopt an ordinance annexing the Area proposed for annexation, and the annexation proceedings under this Section shall be considered terminated.

. . . .

15-10-9 Persons Entitled To Appear

~~At~~ Utah Code prohibits a public hearing for Variance and Appeal Applications. T~~t~~he meeting ~~hearing~~ is open for public attendance. [~~on any matter before the Board of Adjustment, any Person aggrieved or interested in the matter may appear in person or through their attorney to testify on the matter.~~] The Applicant shall have the right to respond to testimony offered in opposition to the Application.

. . . .

15-15-1 Definitions

APPLICATION. A written request, completed in a manner prescribed in this Code, for review, approval, or issuance of a [~~Development~~] land use permit, including but not limited to Conditional Use Permits, [~~permits, Building Permits,~~] variances, annexations, Master Planned Developments, and re-zoning requests, Subdivision and Condominium plats, plat amendments, Code amendments, design review, and Administrative Permits.

1. **Application, Complete**. A submission that includes all information required [~~requested~~] on all applicable [~~the appropriate~~] forms, all required documents and exhibits to show project compliance with the standards established in this Title, and payment of all applicable fees.

. . . .

BUILDING PERMIT. A permit issued by the Chief Building Official authorizing Construction Activity on a Property or Lot.

1. **Building Permit Submittal, Complete.** A submission that includes all information required, completed in a manner prescribed in this Code, which may include: the name, address, and contact information of the applicant and the construction manager or general contractor, a site plan, construction plans and drawings, documentation of energy code compliance, structural calculations, a geotechnical report, other documents to demonstrate compliance with the requirements of this Code, and any required plan review fees.