



**PARK CITY BOARD OF ADJUSTMENT MEETING
SUMMIT COUNTY, UTAH
February 10, 2026**

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

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

- 1. MEETING CALLED TO ORDER AT 5:00PM**
- 2. ROLL CALL**
- 3. MINUTES APPROVAL**
 - 3.A. Consideration to Approve the Board of Adjustment Meeting Minutes from January 13, 2026
- 4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**
- 5. PUBLIC COMMUNICATIONS**
- 6. REGULAR AGENDA**
 - 6.A. **322 & 324 Main Street – Variance** – The Applicant Seeks a Variance for the Proposed Red Banjo Plat Amendment For an Exception to the Historic Commercial Business Zoning District Minimum Lot Width Requirement. PL-26-06815 (15 mins.)
(A) Action
 - 6.B. **416 Ontario Avenue – Variance** – The Applicant Seeks a Variance from Land Management Code § 15-2.2-3(G) Front Setback Exceptions in the Historic Residential - 1 Zoning District and § 15-13-8(B)(7) Regulations for Decks for Non-Historic Residential Sites to Construct a Deck in the Front Yard of a Single-Family Dwelling in the Historic District. PL-25-06764 (30 mins.)
(A) Action
- 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.**



**PARK CITY MUNICIPAL CORPORATION
BOARD OF ADJUSTMENT MEETING
SUMMIT COUNTY, UTAH
MINUTES OF JANUARY 13, 2026**

BOARD MEMBERS IN ATTENDANCE: Ruth Gezelius, Ginny Schulman, Beth Armstrong, John Stafsholt

STAFF: Planning Director, Rebecca Ward; Planner II; Meredith Covey; Chief Building Official, Dave Thacker; Senior City Attorney, Mark Harrington

1. MEETING CALLED TO ORDER AT 5:00 P.M.

In the absence of Chair Jennifer Franklin, Board Member Ruth Gezelius called the Board of Adjustment Meeting to order at 5:00 p.m. It was noted that the Board of Adjustment must nominate and elect a Temporary Chair for this meeting. Board Member Beth Armstrong nominated Board Member Gezelius to serve as Chair for this meeting.

MOTION: Board Member Armstrong moved to APPOINT Board Member Gezelius as the Temporary Chair for this Board of Adjustment Meeting. Board Member Schulman seconded the motion. The motion passed with the unanimous consent of the Board.

2. ROLL CALL

A roll call was conducted and the Board Members present were identified.

3. MINUTES APPROVAL

A. Consideration to Approve the Board of Adjustment Meeting Minutes from August 19, 2025.

MOTION: Board Member Stafsholt moved to APPROVE the Meeting Minutes of August 19, 2025, as presented. Board Member Armstrong seconded the motion. The motion passed with the unanimous consent of the Board.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

There were no communications or disclosures.

5. PUBLIC COMMUNICATIONS

There were no public communications.

6. REGULAR AGENDA

A. 416 Ontario Avenue – Variance – The Applicant Seeks a Variance from Land Management Code § 15-2.2-3(G) Front Setback Exceptions in the Historic Residential – 1 Zoning District and § 15-13-8(B)(7) Regulations for Decks for Non-Historic Residential Sites to Construct a Deck in the Front Yard of a Single-Family Dwelling in the Historic District. PL-25-06764.

Planner II, Meredith Covey, presented the Staff Report and explained that the Regular Agenda item is a variance request for 416 Ontario Avenue. She reported that 416 Ontario Avenue is a non-historic single-family dwelling in the Historic Residential – 1 (“HR-1”) Zoning District. Planner Covey shared an image of a deck. It previously existed at the site for some time and encroached into both the front setback and the public right-of-way.

On May 17, 2019, the property owner entered into an Encroachment Agreement with Park City, which was recorded with Summit County. The Encroachment Agreement was for the stairs, retaining walls, and deck that encroached into Ontario Avenue. Planner Covey shared an image with the Board of Adjustment and pointed out the previously existing deck in blue and the property line in red. Any future encroachments or expansion of the encroachments into the City right-of-way would require additional review by City Council.

On January 24, 2025, the City issued the property owner a Demolition Permit. Some of the conditions were highlighted. If the deck was removed, it may not be replaced without a Historic District Design Review (“HDDR”) Pre-Application. Additionally, new construction must comply with the Land Management Code (“LMC”) regulations.

On May 21, 2025, the Planning Department issued an HDDR Pre-Application Waiver Letter for the repair of the decking material. There were several conditions, such as:

- Modifications must be submitted to the Planning Department through a Modification Application;
- Work is limited to repair only.

On June 2, 2025, the applicant uploaded structural plans to the Building Permit without submitting a Modification Application or HDDR Pre-Application. The LMC defines a non-complying structure as a structure that legally existed before the current zoning designation. Based on this definition, the previous deck was a non-compliant structure.

Pursuant to LMC 15-9-6, a non-complying structure can be repaired, so long as it does not increase the degree of non-compliance. If there was a replacement, the non-complying status would be removed. Any new construction must comply with the current zoning district regulations. Planner Covey shared an image of the newly constructed deck at 416 Ontario Avenue, which is 25 feet wide and 12 feet deep. It encroaches 7 feet

into the front setback and 5 feet into Ontario Avenue. The regulations for decks on new infill construction in the Historic District are outlined in LMC 15-13-8(B)(2)(7) and state:

- Decks should be constructed in inconspicuous areas where visually minimized from the primary public right-of-way;
- The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure or substantially alters a site's proportion of built area to open space is not appropriate.

Planner Covey explained that for the variance request, the applicant bears the burden of proof for the five variance criteria. She reviewed the criteria and the Staff findings:

- Literal enforcement of the LMC would not cause an unreasonable hardship that is necessary to carry out the general purpose of the LMC:
 - A front deck is permitted subject to LMC and HDDR approval when it is compliant with the scale required in the Historic District. The proposed deck is requested for increased enjoyment of a viewshed, which does not constitute a hardship. No deck on the front facade of the structure, or a deck that is substantially reduced in size, complies with the purpose of the LMC to encourage construction of historically compatible structures that contribute to the historic character and scale in the Historic District.
- There are not special circumstances attached to the property that do not generally apply to other properties in the same zone:
 - All new construction or additions to historic structures are required to comply with the LMC in effect at the time of construction. The structure at 416 Ontario Avenue is not a historic structure, and the proposed deck is new construction, which is required to comply with the LMC. This standard is applied equally to all new construction and additions in the HR-1 Zoning District.
- Granting the variance is not essential to the enjoyment of a substantial property right possessed by other property in the same zone:
 - The applicant is permitted to have a deck on the front facade as long as it complies with the LMC regulations and HDDR approval. Denying the request to create a deck that is over-scaled in the Historic District and encroaches into the front setback and Ontario Avenue does not infringe on the applicant's ability to enjoy their property or utilize a front deck in a manner that is consistent with the ability of other properties in the same zoning district. All other properties in the zoning district are required to comply with setback requirements. The requirements in the LMC are applied consistently to properties in the HR-1 Zoning District, and applying the code to this site does not infringe on a substantial property right and reflects the requirements at the time of construction.
- The variance will substantially affect the General Plan and will be contrary to the public interest:

- Maintaining the integrity of the historic fabric of the nationally and locally designated Historic District is integral to the goals of the General Plan. The proposed deck does not comply with these goals.
- The spirit of the LMC is not observed and substantial justice is not done:
 - The standards of the LMC are applied equally and consistently to all property owners and projects based on the code that is in effect at the time. To grant an exception to one property owner that is contrary to the regulations outlined in the LMC does not support the equal application of the code. An exception in this manner is not equitable to the other property owners that have, and will be required to, comply with the LMC.

Staff recommends the Board of Adjustment review the requested variance and consider denying the request based on the Findings of Fact and Conclusions of Law outlined in the Draft Final Action Letter. The applicant is present to answer outstanding questions.

The applicants, Pei-Yu Wen and Rafael Baez, introduced themselves to the Board. Mr. Baez explained that they are the owners of 416 Ontario Avenue, but do not live in the home full-time. He shared information about the timeline. The house was purchased in late 2024, and the deck was existing with two large trees. The two trees were overgrown and had caused damage to some of the sideboards, so two arborists were hired to review the conditions. Both arborists concluded that the trees were hazards and recommended immediate removal. From there, a permit was filed for tree removal. In order to remove the trees, a portion of the deck had to be removed. The deck is roughly 20 feet above street level and is not in the sight of pedestrians or vehicles passing by the area.

Once the permits were obtained, the trees were removed. Mr. Baez reported that there were subsequent permits filed. This included structural engineering drawings to build a new structure, because the old structure was not viable once the trees were removed. The contractor hired a Structural Engineer who designed the deck, and that was submitted in the plans. They were under the impression that the deck design was approved.

Mr. Baez explained that he does not have the exact submittal dates because the work was being done through a contractor. He shared a copy of the Building Permit with the Board of Adjustment, which was issued on June 4, 2025. That is when the construction of the deck began. He shared the drawings that were submitted by the Structural Engineer. Mr. Baez reported that the permit was approved, which denoted six new footings and the framing that would take place. There were also inspections conducted along the way. The footings were reviewed and passed. It is the framing that seemed to trigger the current process, which is the reason they are now before the Board.

As for the deck itself, the perimeter fencing is still intact. Mr. Baez explained that the intention was to consider the Encroachment Agreement. It states that the owner is responsible for maintaining and repairing the deck, which is what they were trying to do. There is a desire to ensure that the deck is safe, enjoyable, and usable. It sounds like

there was an error in communication. Part of the hardship that they have experienced is that the proper steps were followed for approval, and in his view, approval was granted when the permit was issued on June 4, 2025. The special circumstance in this case has to do with the two trees that were part of the deck. Mr. Baez also pointed out that this is the only area of the house that allows for the use of outdoor space. He does not believe the character of the neighborhood has been changed in any way.

Mr. Baez requested that the Board honor the non-compliance language. In this case, the variance will still exist because the perimeter of the deck is still there, and the encroachment will still exist. The reason for this meeting is an administrative error. Mr. Baez offered to answer Board Member questions about the request.

Board Member Ginny Schulman asked about the red print on the plans. She asked if that was something added later on. Planner Covey reported that those are the Conditions of Approval that were added to the submitted permit. Those plans were submitted by the contractor for 416 Ontario Avenue as part of the application package. The structural plans were uploaded later without going through the required modification or HDDR Pre-Application process that was outlined in the HDDR Waiver Letter. Board Member Schulman noted that the plans show there was going to be something structural done to the deck. Mr. Baez confirmed that there were footings and a decking structure shown. Planner Covey reiterated that those pages were uploaded after Planning had reviewed and stamped plans, with the requirement that only a repair of the decking material was allowed.

Board Member Schulman can understand why there was confusion on the part of the applicant, because these plans were stamped. Planning Director, Rebecca Ward, reported that any work in the Historic District first goes through the HDDR with Conditions of Approval. That document is then provided to the applicant's representative and those Conditions of Approval are uploaded with the permit. There is a multi-department review, so each department is required to review and sign the plans before a modification is approved. Board Member John Stafsholt pointed out that the applicant mentioned issues with the administration process. It seems the applicants believed there was a stamped set of plans from the Planning and Building Department showing a demolition, but there was nothing like that in the Meeting Materials Packet. He asked for some clarification.

Chief Building Official, Dave Thacker, reported that the plans received originally are the Peak Restoration plans that were uploaded with this permit. That is where the conditions were originally provided. After that, the engineered plans were received, which are the Mountain Valley Engineering plans shown by the applicant. Those plans were reviewed for Building Code compliance and did not receive a formal review from the Planning Department. There was one portion of the review conducted, but not the second. Official Thacker explained that the issue is that the material was uploaded and went through a review process without the HDDR process first. The plans should have been held at that point. There is some ownership on the Building Department for getting ahead in the

review process. However, the review was for Building Code compliance, not an LMC review.

Board Member Stafsholt asked if the Building Department stamped approval on the structural plans, which was confirmed. Official Thacker clarified that there should have been an HDDR review first. Board Member Stafsholt noted that there is some merit to the applicant's argument that there was a lack of proper administration in this case.

Board Member Armstrong asked about the Peak Restoration document that was stamped. She wanted to understand the insured names that are listed and the address. There was uncertainty about this. Official Thacker reported that through the software program, all plans that are uploaded are uploaded either by the applicant or the applicant's representative. Those were uploaded and went through the process. It appears the contractor uploaded this information. Board Member Armstrong pointed out that this document appears to be irrelevant to anything related to the 416 Ontario Avenue address.

Mr. Baez reported that they spoke to the contractor about this, and there was confusion about where the Peak Restoration document came from. The address on those particular documents is not 416 Ontario Avenue and has nothing to do with this property. Temporary Chair Gezelius asked who Peak Restoration is in relation to the work on the applicant property. Mr. Baez clarified that he does not know who Peak Restoration is and is unaware of Peak Restoration having any involvement in the work done. Director Ward suggested that the issued Building Permit and Conditions of Approval be shared.

Board Member Stafsholt asked if the Building Department approved the submittal with the removal of the deck. Official Thacker reported that the Building Department reviewed the structural plans that were submitted and stamped them as approved. Planner Covey shared the Conditions of Approval and comments that were sent as part of the Building Permit process to the applicant. On May 29, 2025, it was stated that this was for the repair of the decking material only, and there are no changes to the structural elements or footprint of the deck. It also stated that if any changes were made or proposed, there would need to be compliance with the current zoning requirements. Additionally, it stated that the Conditions of Approval from the HDDR Waiver Letter would apply.

Board Member Stafsholt asked why the uploaded plans did not go through the HDDR prior to the Building Department. Planner Covey explained that if an applicant is submitting an HDDR, they need to come to the Planning Department and fill out an application form with all of the information so it can be assigned to a planner. The applicant or their representative did not do that before the plans were uploaded for the Building Permit. Board Member Stafsholt noted that it was unlikely the applicant would be aware of that process. Planner Covey explained that this was mentioned in the HDDR Waiver Letter that was issued to their representative. The property owner can allow someone to act as their authorized representative, so there is communication with the representative. In this case, the Waiver Letter was sent to the applicant representative.

Board Member Stafsholt mentioned the information included in the Staff Report. His initial assumption was that this work was done in bad faith, but the plans stamped by the Building Department were not included in the Staff Report. It was during the applicant presentation that he heard about the administrative issue. It does not appear anyone worked in bad faith in this instance, but it appears there was a miscommunication.

Temporary Chair Gezelius was confused by the June 2 date and the October 8 date in relation to the inspection. She asked what went into the final inspection and asked why there was a five-month period where no action was noted. Official Thacker reported that the inspections that take place on a project like this would be related to the footings, foundation, and then framing. Based on the documents, it appears the inspector assigned to this project did a footings and column inspection and approved this based on compliance with the set of plans that they were looking at. When they were called back for a framing inspection later on, it was discovered that the HDDR process had not been followed. There was a meeting with the contractor on site to explain these concerns, and a Stop Work Order was issued so there could be an investigation into this matter.

Board Member Stafsholt pointed out that if there was no Building Department stamp, there would be no inspector visiting the site. Official Thacker reported that the permit had been issued, so an inspector could visit the site. Board Member Stafsholt noted that there was clear confusion in the process. It appears there is an issue here with the process.

Board Member Schulman noted that the Staff Report repeated that there should be no structural demolition or changes made to the deck. She feels for the applicant, because it appears that there was a misunderstanding about the process, and the misunderstanding seems to be related to the stamped approval. Temporary Chair Gezelius explained that the Board of Adjustment focuses on enforcing the rules and not granting exceptions for mistakes or errors. Whether it was intentional or inadvertent, the result is that there could be something incompatible in the Historic District. This is a difficult situation and she asked for procedural input from the Senior City Attorney.

Senior City Attorney, Mark Harrington, stated that the Board of Adjustment should focus on the five criteria. All findings should be considered in the context of the criteria. It is not enough for there to be an unfair result. The Board has to find that the unfair result amounts to a special circumstance, as defined. He suggested that the Board review each of the criteria to ensure the findings make sense within that context. Temporary Chair Gezelius concurred with the Staff findings and their recommendation for denial.

Board Member Stafsholt believed the applicant acted in good faith. Having stamped plans from the Building Department is generally the last step in the process. If there are stamped plans, it would make sense to move forward with the work, especially if an inspector conducted the first inspection without issue. It is unreasonable at this point to enforce the LMC because if it is enforced, there will be a smaller deck than there was before when the stamped plans were received. There would be undue hardship caused

by administrative error. He wants to support Staff, but in this case, the stamp from the Building Department was received and the construction work moved forward in good faith.

Board Member Stafsholt asked how the current deck compares to the old deck in terms of dimensions. Mr. Baez reported that there is approximately two feet less of an encroachment into the right-of-way. The width is approximately two to three feet wider. Overall, it is approximately the same square footage as it was before. Attorney Harrington asked if it would be possible to reduce the width without functionally changing what has already been approved. It was noted that it could possibly be reduced on the side of the stairs. Mr. Baez reiterated that the encroachment is being reduced overall.

Board Member Stafsholt asked if there is some sort of process improvement that could be made to ensure this does not happen to someone else. Official Thacker reported that there were some software challenges experienced with the permitting software. There has been work done with the vendor to correct those challenges. There will also be additional checks to ensure this kind of issue does not occur in the future.

Board Member Stafsholt thanked Staff for the efforts that have been made. He noted that there is evidence that the applicant was working in good faith. The encroachment does not exceed what the original encroachment allowed. As a result, he moved to grant the variance for 416 Ontario Avenue and allow the non-conformance, as long as the total square footage does not exceed the original total square footage of the deck.

Temporary Chair Gezelius noted that to approve the variance, Staff would need to be directed to make new Findings of Fact to support the decision made. There is currently a recommendation from Staff for denial. In order to approve the variance, this item would likely need to be continued so Staff can prepare a Draft Final Action Letter for approval.

Attorney Harrington explained that there can be a hybrid. Board Member Stafsholt can make a motion to approve the variance, with direction provided to Staff to prepare findings consistent with the comments made about the trees, Building Permit history, the good faith of the applicant, and the fact that there is no increase in square footage. It is possible to vote to approve or vote to continue the item with direction that the findings come back to the Board of Adjustment. The Board can then review the prepared findings and vote.

Board Member Stafsholt does not want to slow down the applicant. He would like them to be able to move forward. There could be a motion to approve, subject to a ratification of the updated findings. Alternatively, the Board could see the findings and vote at a future meeting. Discussions were had about an appropriate motion. Director Ward stated that if a motion is made for continuance, a date uncertain is recommended.

Board Member Schulman would have liked to see the approved plans included in the Meeting Materials Packet. Director Ward stated that if a decision is made to continue the item, there can be an outline included with the full process framework. This can provide

additional clarity about the information provided, what was submitted, and the timeline. It is possible to build out the timeline for the Board with accurate exhibits.

Attorney Harrington noted that Board Member Stafsholt previously made a motion. The motion was not withdrawn, but it was not seconded. The motion died for lack of a second. Temporary Chair Gezelius entertained a second motion on 416 Ontario Avenue.

MOTION: Board Member Schulman moved to CONTINUE the Variance Request at 416 Ontario Avenue so additional information can be provided to the Board, with documentation that outlines the process history. Staff is asked to provide alternative findings for possible approval of the variance and schedule another meeting as soon as possible. Board Member Armstrong seconded the motion. Vote on Motion: Board Member Schulman-Yes; Board Member Armstrong-Yes; Board Member Stafsholt-No; Temporary Chair Gezelius-Yes. The motion passed with a vote of 3-to-1.

7. ADJOURN

MOTION: Board Member Schulman moved to ADJOURN. Board Member Armstrong seconded the motion. The motion passed with the unanimous consent of the Board.

The Board of Adjustment Meeting adjourned at 5:58 p.m.

PENDING APPROVAL

Board of Adjustment Staff Report



Subject: 322 & 324 Main Street
Red Banjo Pizza
Application: PL-26-06815
Author: Elissa Martin, Planning Project Manager
Date: February 10, 2026
Type of Item: Variance

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

Recommendation

(I) Review the proposed Variance for 322 and 324 Main Street and 325 Swede Alley from the Historic Commercial Business Zone minimum Lot width requirement and (II) consider approving the Variance based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Red Banjo Real Estate, LLC
Park Place 324, LLC
Represented by Megan Blosser, Alliance Engineering

Location: 322 & 324 Main Street
325 Swede Alley

Zoning District: Historic Commercial Business

Adjacent Land Uses: Commercial Retail

Reason for Review: The Board of Adjustment reviews and takes Final Action on Variances.¹

HCB Historic Commercial Business
LMC Land Management Code

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

Summary

322 Main Street, known as Red Banjo Pizza, is a Landmark Historic Site on Park City's Historic Sites Inventory, constructed circa 1900. The existing building and rear parking area are on Lot 6, Block 69 Millsite Reservation to the Park City Survey and a portion of Lot 5, Block 22 of the Park City Survey.

¹ LMC [§ 15-1-8\(l\)](#).

324 Main Street and 325 Swede Alley, known as Park Place, is a non-Historic Site with an existing building and rear parking on Historic Lot 6, Block 22, and Historic Lot 7, Block 69 Millsite Reservation to the Park City Survey (See Existing Conditions Survey, Exhibit C).

The existing Structures cross Lot lines and the Landmark Historic Structure at 322 Main Street encroaches onto 324 Main Street. The property owners propose a Plat Amendment to reflect existing conditions and ownership and to adjust the property lines to resolve the encroachment. However, the properties do not meet the HCB minimum Lot width requirement of 25 feet outlined in Land Management Code (LMC) [§ 15-2.6-3 Lot and Site Requirements](#).



Figure 1: 324 (left) and 322 (right) Main Street, viewed from Main Street, image from Google Maps.



Figure 2: 322 & 324 Main Street, viewed from Swede Alley, image from Google Maps.

According to LMC [§ 15-2.6-3](#) *Lot and Site Requirements*, no Building Permit will be issued for a Lot unless such Lot has the Area, width, and depth required. To request an exception from the minimum Lot width, the Applicant seeks a Variance to allow for a Plat Amendment to reflect existing conditions and ownership and to resolve the encroachment of the Landmark Historic Site.

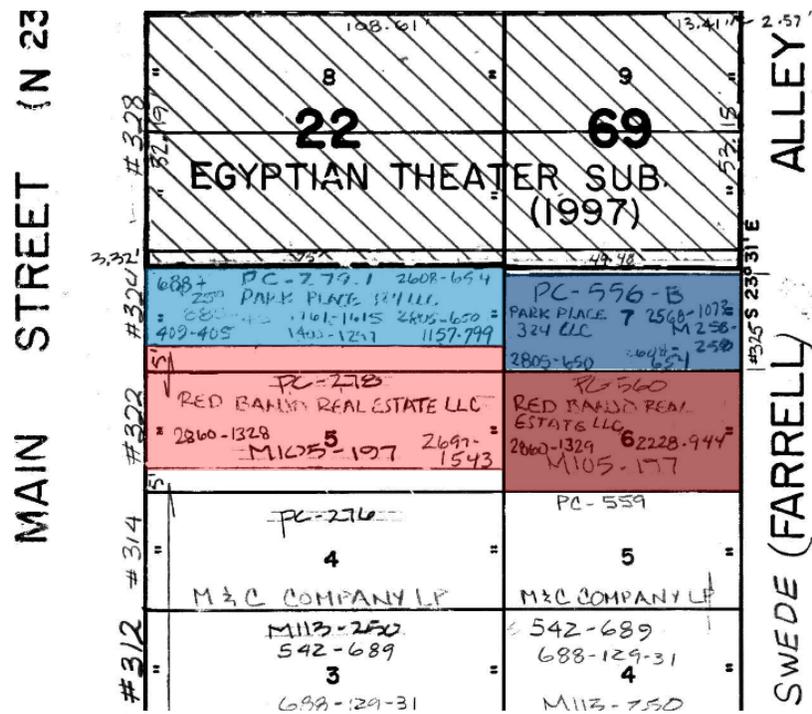


Figure 3: Excerpt from the Park City Survey showing the four parcels and Historic Lots

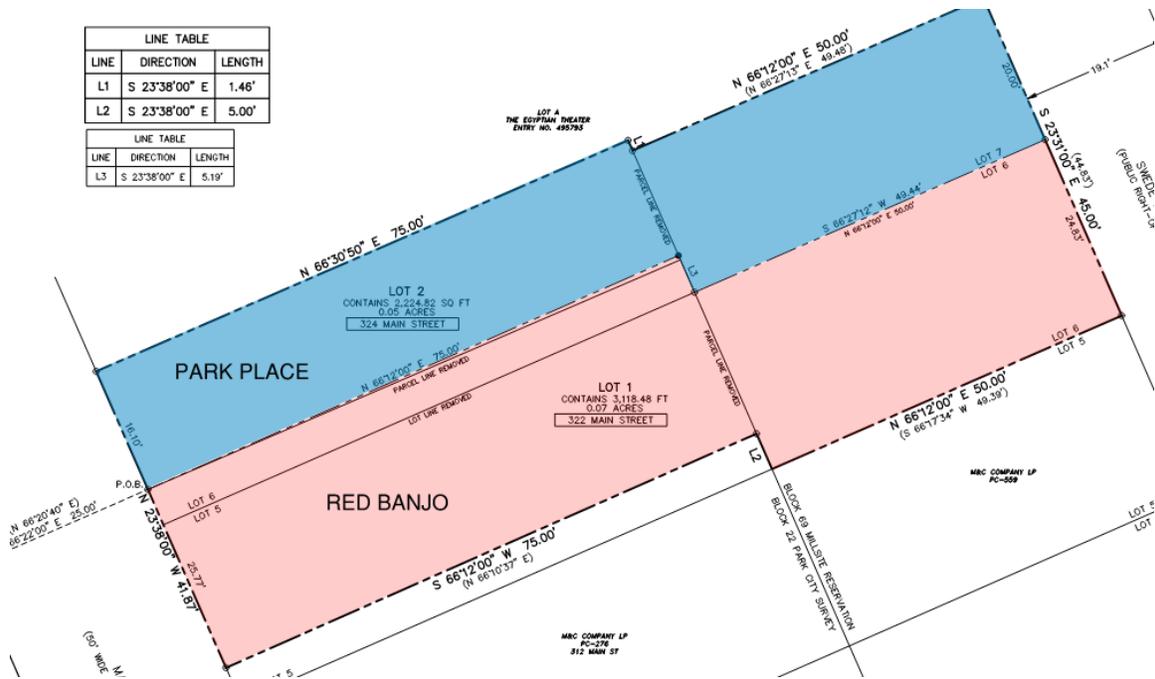


Figure 4: Excerpt from Applicant's proposed Red Banjo Plat Amendment for 322 and 324 Main Street with staff shading to show the two Lots that will be created.

The Red Banjo Plat Amendment would remove the common property line between the Historic Lots that make up 322 Main Street, to create one consolidated Lot with the Red Banjo Pizza building and remove the common property line between the Historic Lots that make up 324 Main Street to create one consolidated Lot with the Park Place building (Exhibit D). The Plat Amendment would not affect the existing Lot width along the Main Street or Swede Alley frontages.

Background

In order to grant the requested Variance, the Board of Adjustment must find that all five criteria in Land Management Code [§ 15-10-8\(C\)](#) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.

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

In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under LMC [§ 15-10-8\(C\)\(1\)](#), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the Variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood.³ In

² [LMC § 15-10-8](#)

³ [LMC § 15-10-8\(D\)\(1\)](#)

determining whether or not enforcement of the LMC would cause unreasonable hardship, the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.⁴

The five criteria outlined in LMC [§ 15-10-8\(C\)\(1\)](#) are evaluated in the Analysis section below, with the Applicant's responses in *italics* and staff analysis following. Please see Exhibit B for the Applicant's full Variance request and narrative.

Analysis

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

The Applicant states: *Because of the location of the Historic Lots in Old Town Park City and the existing structures present on the neighboring properties, there is no way to increase the lot size to conform to the 25-foot width requirement.*

Pursuant to LMC [§ 15-2.2-1](#), the purpose of the HCB District is to:

- A. preserve the cultural heritage of the City's original Business, governmental and residential center;
- B. allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City;
- C. facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District;
- D. encourage the preservation of Historic Buildings and/or Structures within the district;
- E. encourage pedestrian-oriented, pedestrian-scale Development;
- F. minimize the impacts of new Development on parking constraints of Old Town;
- G. minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods;
- H. minimize visual impacts of automobiles and parking on Historic Buildings and/or Structures and Streetscapes;
- I. support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces; and
- J. maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

⁴ LMC [§ 15-10-8\(D\)\(2\)](#)

The property owners intend to construct an addition, expanding the footprint of each building to the rear of the property. Without an exception to the minimum Lot width requirement of the HCB Zoning District, future additions to the buildings would be prohibited because additions to existing buildings are not allowed to straddle Lots and therefore a Plat Amendment is required to consolidate the disparate Lots into contiguous Lots. Literal enforcement of the minimum Lot width requirement would result in the denial of the Red Banjo Plat Amendment, due to the non-complying Lot width of each Historic Lot.

As the Applicant has stated, the existing Lot width of each Lot cannot be expanded along Main Street due to the existing conditions and adjacent Structures. The Lot width along Swede Alley cannot be expanded to meet the minimum 25-foot Lot width due to the same constraints – the combined width of the both Lots at the rear is approximately 45 feet, which is not sufficient to achieve two 25-foot-wide Lots.

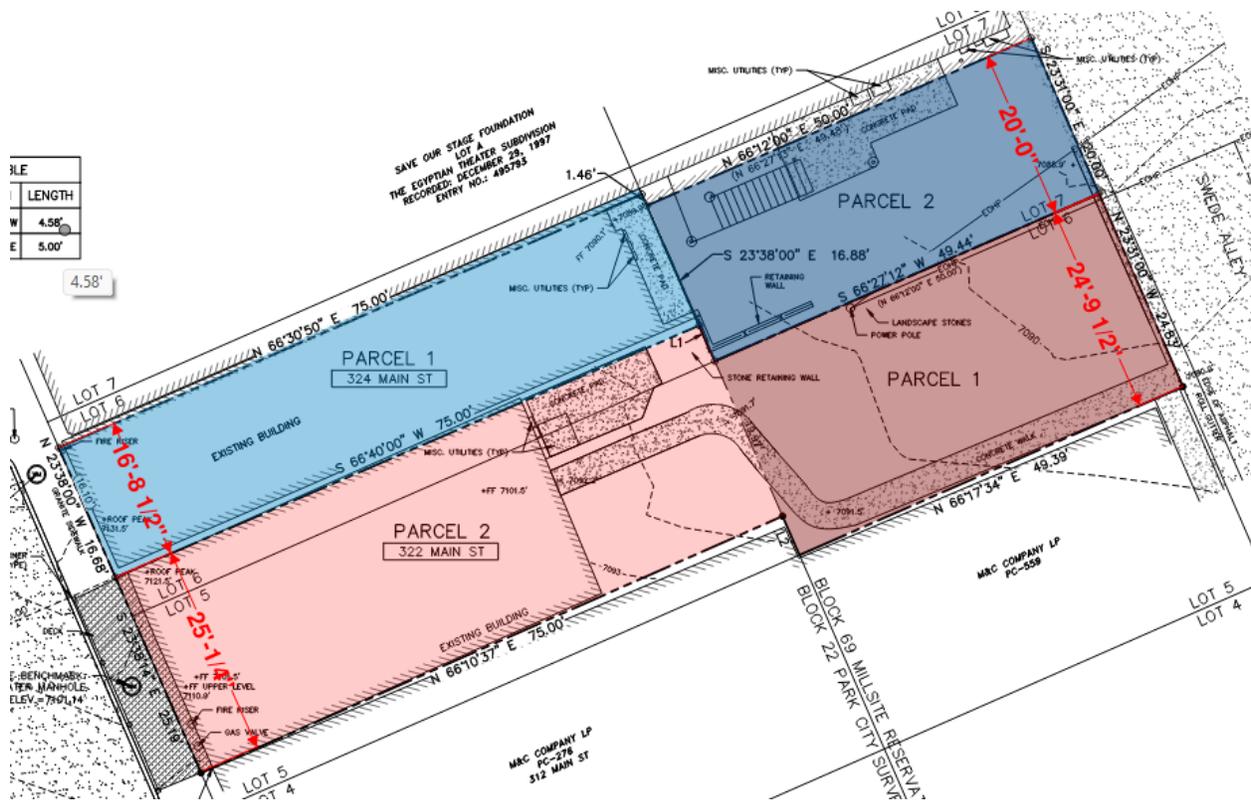


Figure 5: Excerpt from Existing Conditions Survey with staff's mark up to show the four separate parcels and Historic Lots and existing Lot widths.

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

The Applicant states: *The combined Lot width of Lot 1 and Lot 2 of the proposed plat is 41.87 feet at the front and 45.00 feet at the rear and the Lots are constrained on either*

side by existing Structures; there is no way to increase the lot size to conform to the 25-foot width requirement.

In other words, for the Lots to meet the minimum Lot width requirement of 25 feet each, the combined width of Lot 1 and 2 would have to be 50 feet. Existing buildings on either side of 322 Main and 324 Main constrain the site such that the Lots cannot be widened on the edges of the properties. Furthermore, adjusting the widths between the two properties would not suffice to meet 25 feet in width for each Lot.

The Lot widths of surrounding HCB Lots on Main Street and Swede Alley are over 25 feet, whereas the existing Lot widths of 322 and 324 Main Street are under 25 feet, which demonstrates a special circumstance is attached to the Properties that generally does not apply to other properties.



(III) Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.

The Applicant states: *An addition to the existing Red Banjo Pizza building cannot be constructed over lot lines – thus the plat amendment is required in order to remove the common parcel lines to create one contiguous lot for each property.*

As stated above, the Variance is necessary to allow the Red Banjo Plat Amendment, which will in turn allow the expansion of Red Banjo Pizza to the rear of the property within one contiguous Lot, as well as future build out of Park Place within one contiguous Lot. The consolidation of Main Street and Swede Alley Lots to allow the build out of HCB Properties, is a substantial Property right possessed by other Properties in the HCB Zoning District. Other Properties in the HCB zone have contiguous Lots fronting Main Street and backing Swede Alley.

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

The Applicant states: *The general purpose of the Land Management Code will continue to be carried out without ill effect from this variance, and it will not affect the General Plan. This variance puts both lots closer to being in conformance with the General Plan and Land Management Code.*

The 2025 General Plan calls for the preservation of the Historic Neighborhood Character of Old Town. One of the defining characteristics of Old Town is a pattern of small Lots and high-density development. The Variance to allow an exception to the minimum Lot width requirement for 322 and 324 Main Street will not have a negative impact on the Historic character of Old Town because it would not cause a change to the existing Lot density and pattern of development along Main Street and will allow for pedestrian-oriented infill along Swede Alley.

(V) The Spirit of the Land Management Code is observed, and substantial justice done.

The Applicant states: *The general purpose of the Land Management Code will continue to be carried out without ill effect from this variance, and it will not affect the General Plan. This variance puts both lots closer to being in conformance with the General Plan and Land Management Code.*

As noted above, the purpose of the HCB District includes preserving the cultural heritage of the City's original Businesses, allowing the use of land for retail and commercial purposes to enhance and foster the economic and cultural vitality of the City, and facilitating the continuation of the visual character, scale, and Streetscape of the original Park City Historical District. Another purpose is to encourage pedestrian-oriented, pedestrian-scale Development.

LMC [§ 15-2.6-7](#) *Swede Alley Development Criteria* requires infill development with pedestrian-scaled entrances with window displays and design features that are compatible with—but subordinate to—Main Street development. The requested Variance establishes Lots reflective of ownership and allows for the creation of two Lots that formalize existing conditions and establish the boundaries for future infill development that meets the requirements of Swede Alley criteria.

While this is a special circumstance that is the result of the unique characteristics of Historic Lots and the built environment in Old Town, allowing an exception to the HCB minimum Lot width requirement does not compromise the spirit of the LMC, specifically the Lot and Site requirements of the HCB Zoning District. The Variance does not allow the Lots to expand in width, it would allow the Lots to exist as they have for many years, with the same dimensions. No change is being made except to allow the buildout of the rear portions of the Lots, just as most properties along Main Street have been allowed to do.

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 January 26, 2026. Staff mailed courtesy notice and posted notice to the property to property owners within 300 feet on January 27, 2026. The *Park Record* published courtesy notice on January 21, 2026.⁵

Alternatives

The Board of Adjustment may:

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

Exhibits

- A: Draft Final Action Letter
- B: Applicant's Variance Request
- C: Existing Conditions Survey
- D: Proposed Red Banjo Plat Amendment

⁵ LMC [§ 15-1-21](#)



Planning Department

February 10, 2026

Red Banjo Real Estate, LLC
Park Place 324, LLC

CC: Megan Blosser, Alliance Engineering

NOTICE OF BOARD OF ADJUSTMENT ACTION

Description

Address: 322 & 324 Main Street
325 Swede Alley

Zoning District: Historic Commercial Business

Application: Variance

Project Number: PL-26-06815

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: February 10, 2026

Project Summary: The Applicant Requests a Variance from the Historic Commercial Business minimum Lot width requirement of 25 feet to plat the Historic Lots at 322 and 324 Main Street and 325 Swede Alley.

Action Taken

On February 10, 2026, the Board of Adjustment approved the Variance for 322 and 324 Main Street and 325 Swede Alley, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 322 Main Street (Red Banjo Pizza) and 324 Main Street/325 Swede Alley (Park Place) are in the Historic Commercial Business (HCB) Zoning District.
2. 322 Main Street is a Landmark Historic Structure on Park City's Historic Sites Inventory.



Planning Department

3. 324 Main Street/325 Swede Alley is a non-Historic site with a Structure built in 1978.
4. The Landmark Historic Structure at 322 Main Street encroaches onto 324 Main Street and the property owners submitted a Plat Amendment to create two Lots that reflect existing conditions and ownership.
5. According to Land Management Code (LMC) § 15-2.6-3 *Lot and Site Requirements*, no Building Permit will be issued for a Lot unless such Lot has the Area, width, and depth as required.
6. The properties do not meet the HCB Zoning District minimum lot width requirement of 25 feet on the Main Street and Swede Alley Frontages and on January 16, 2026, the Applicant applied for a Variance.
7. To grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC § 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.
 - a. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code.
 - i. Pursuant to LMC § 15-2.2-1, the purpose of the HCB District is to:
 - A. preserve the cultural heritage of the City's original Business, governmental and residential center;
 - B. allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City;
 - C. facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District;
 - D. encourage the preservation of Historic Buildings and/or Structures within the district;
 - E. encourage pedestrian-oriented, pedestrian-scale Development;
 - F. minimize the impacts of new Development on parking constraints of Old Town;
 - G. minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods;



Planning Department

- H. minimize visual impacts of automobiles and parking on Historic Buildings and/or Structures and Streetscapes;
 - I. support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces; and
 - J. maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.
- ii. Without an exception to the minimum Lot width requirement of the HCB Zoning District, future additions to the buildings would be prohibited because additions to existing buildings are not allowed to straddle Lots and therefore a Plat Amendment is required to consolidate the disparate Lots into contiguous Lots; literal enforcement of the minimum Lot width requirement would result in the denial of the Red Banjo Plat Amendment, due to the non-complying Lot width of each Historic Lot.
- b. There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.
 - i. The Lot widths of surrounding HCB Lots on Main Street and Swede Alley are over 25 feet, whereas the existing Lot widths of 322 and 324 Main Street are under 25 feet, which demonstrates a special circumstance is attached to the Properties that generally does not apply to other properties.
 - ii. The existing Lot width of each Lot cannot be expanded along Main Street due to the existing conditions and adjacent Structures and the Lot width along Swede Alley cannot be expanded to meet the minimum 25-foot Lot width due to the same constraints – the combined width of the Lots along Swede Alley is approximately 45 feet, and the combined width of the Lots along Main Street is 41.87 feet. The combined width of the Lots would need to be a minimum of 50 feet to meet the HCB Lot width requirement.
 - c. Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone.



Planning Department

- i. The consolidation of Main Street and Swede Alley Lots to allow the build out of HCB Properties is a substantial Property right possessed by other Properties in the HCB Zoning District.
 - ii. The Variance is necessary to allow the Red Banjo Plat Amendment, which will in turn allow the expansion of Red Banjo Pizza to the rear of the property within one contiguous Lot, as well as future build out of Park Place within one contiguous Lot.
 - d. The Variance will not substantially affect the General Plan and will not be contrary to the public interest.
 - i. The 2025 General Plan calls for the preservation of the Historic Neighborhood Character of Old Town. One of the defining characteristics of Old Town is a pattern of small Lots and high-density development.
 - ii. The Variance to allow an exception to the HCB minimum Lot width requirement for 322 and 324 Main Street will not have a negative impact on the Historic character of Old Town because it would not cause a change to the existing Lot density and pattern of development along Main Street and will allow for pedestrian-oriented infill along Swede Alley.
 - e. The Spirit of the Land Management Code is observed, and substantial justice done.
 - i. The purpose of the HCB District includes preserving the cultural heritage of the City's original Businesses, allowing the use of land for retail and commercial purposes to enhance and foster the economic and cultural vitality of the City, and to facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District. Another purpose is to encourage pedestrian-oriented, pedestrian-scale Development.
 - ii. LMC § 15-2.6-7 Swede Alley Development Criteria requires infill development with pedestrian-scaled entrances with window displays and design features that are compatible with—but subordinate to—Main Street development.
 - A. The requested Variance establishes Lots reflective of ownership and allows for the creation of two Lots that reflect existing conditions and establish the boundaries for future



Planning Department

infill development that meets the requirements of Swede Alley criteria.

- iii. Allowing an exception to the HCB minimum Lot width requirement does not compromise the spirit of the LMC, specifically the Lot and Site requirements of the HCB Zoning District.
 - A. The Variance does not allow the Lots to expand in width, it would allow the Lots to exist as they have for many years, with the same dimensions.
 - B. No change is being made except to allow the build out of the rear portions of the Lots, just as most properties along Main Street have been allowed to do.

Conclusions of Law

1. The Applicant proved their request meets the five criteria outlined in Land Management Code § 15-10-8:
 - a. Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code;
 - b. There are special circumstances attached to the Property that do not generally apply to other Properties in the same zone;
 - c. Granting the variance is essential to the enjoyment of a substantial Property right possessed by other Property in the same zone;
 - d. The variance will not substantially affect the General Plan and will not be contrary to the public interest; and
 - e. The spirit of the Land Management Code is observed and substantial justice done.

Conditions of Approval

1. The Variance is limited to the outlined request. No other code exceptions are proposed or approved.

This Final Action may be appealed pursuant to LMC [§ 15-1-18](#). If you have questions or concerns regarding this Final Action Letter, please call (435) 699-7741 or email elissa.martin@parkcity.gov.

Sincerely,



Planning Department

Jennifer Franklin, Board of Adjustment Chair

CC: Elissa Martin, Planning Project Manager

Red Banjo Plat Amendment Variance Request

322 & 324 Main Street Park City, Utah

January 15, 2026

Red Banjo Pizza proposes a plat amendment in which Parcels 1 & 2 from Record of Survey (S-10306) recorded December 2, 2020, will be combined. The common parcel line between the Millsite Reservation and the Amended Plat of Park City and the northerly line of Lot 5, Block 22 of the Amended Plat of Park City will be removed with this plat amendment and create a single parcel as 322 Main Street, Park City. This will be referred to as Lot 1 of the Red Banjo Plat Amendment.

This proposed plat amendment also includes the property at 324 Main Street, which consists of a portion of Lot 6, Block 22 of the Amended Plat of Park City and Lot 7, Block 69, Millsite Reservation. The common parcel line between Lot 7, Block 69, the Millsite Reservation and Lot 6, Block 22, of the Amended Plat of Park City will be removed with this plat amendment and create a single parcel as 324 Main Street. This will be referred to as Lot 2 of the Red Banjo Plat Amendment.

Red Banjo Plat Amendment seeks not only to adjust the shared Lot line between Red Banjo and Park Place to resolve an existing encroachment, but also to remove the common parcel lines to create one consolidated Lot for Red Banjo and one consolidated Lot for Park Place. An addition to the existing Red Banjo Pizza building cannot be constructed over lot lines – thus the plat amendment is also required in order to remove the common parcel lines to create one contiguous lot for each property.

Lot 1 of the Red Banjo Plat Amendment is considered a historic building and historic lot, but will require a variance for its non-conforming Lot width in the back (24.83 feet).

Lot 2 of the Red Banjo Plat Amendment is considered a historic lot, but does not have historic building status. Lot 2 will therefore also require a variance to its lot width. It measures 16.10 feet in the front and 20.00 feet at the rear. Because of Lot 2's location in Old Town Park City and the existing structures present on the neighboring properties (Egyptian Theater & Red Banjo Pizza), there is no way to increase the lot size to conform to the 25.00 foot width requirement.

The total width of Lot 1 and Lot 2 of the proposed plat is 41.87 feet at the front and 45.00 feet at the rear.

Inclusion of Lot 2 in the plat amendment is required in order to adjust the lot line between the proposed Lot 1 and Lot 2, which would then put Lot 1 in conformance. Lot 1's building currently crosses the lot line. Adjusting this lot line does not change the width of either property when measuring from the front lot lines.

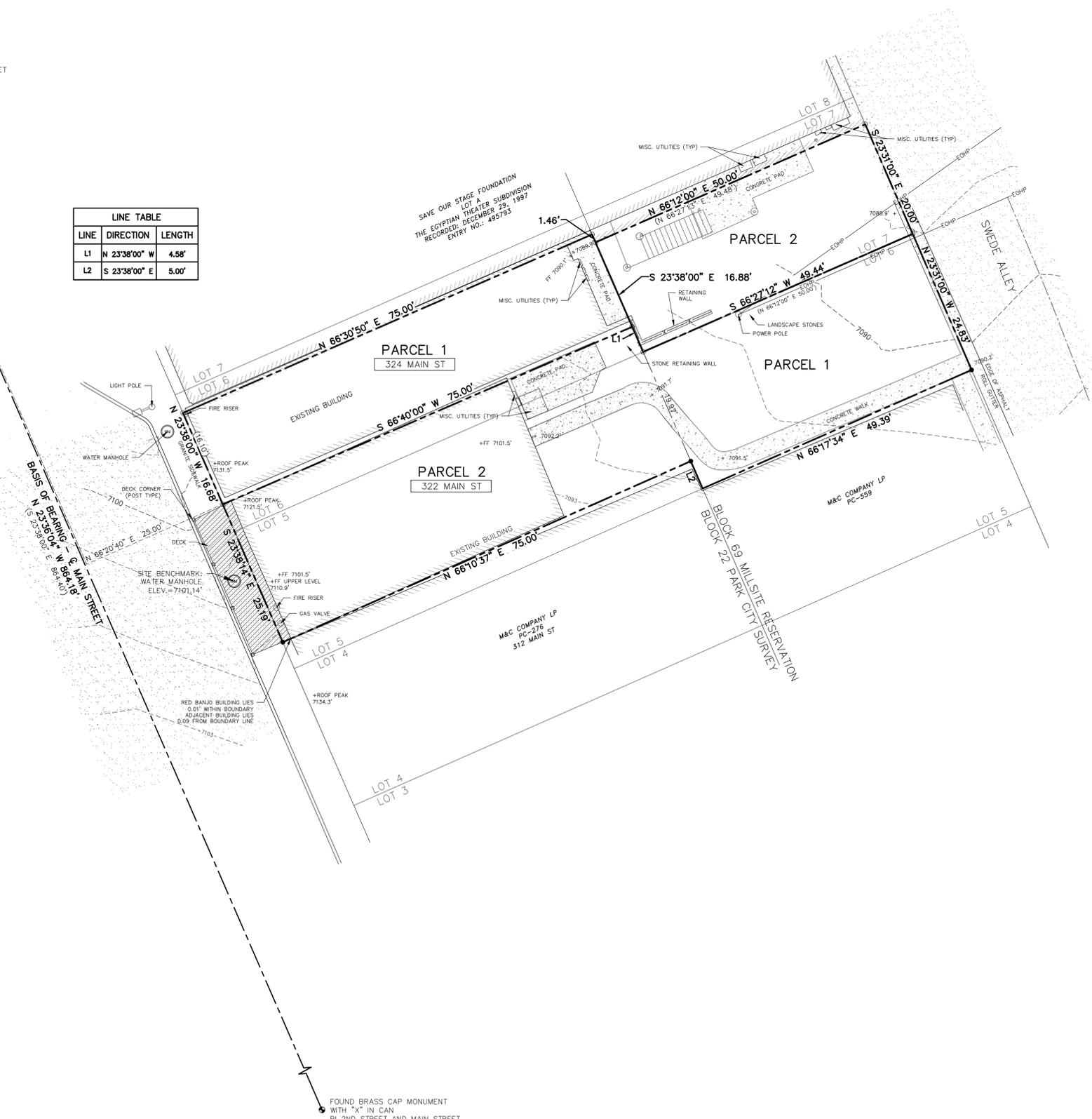
Without a variance, none of the improvements desired by the land owners can take place. The general purpose of the land management code will continue to be carried out without ill

effect from this variance and it will not affect the general plan. This variance puts both lots closer to being in conformance with the General Plan and Land Management Code.

RED BANJO PROPERTY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
BLOCK 22 PARK CITY SURVEY &
BLOCK 69 MILLSITE RESERVATION PARK CITY SURVEY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 23°38'00" W	4.58'
L2	S 23°38'00" E	5.00'



LEGAL DESCRIPTION

322 MAIN ST

PARCEL 1

Block 69, Lot 6, Millsite Reservation Park City Survey.

Contains 1230 sq. ft.

PARCEL 2

The North 20 feet of Lot 5 and the South 5 feet of Lot 6, Block 22 Park City Survey.

Contains 1865 sq. ft.

324 MAIN ST

PARCEL 1

THAT PORTION OF LOT 6, BLOCK 22, PARK CITY SURVEY, ACCORDING TO THE AMENDED PLAT THEREOF, ON FILE IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 28°38' WEST 5.00 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 6, AND RUNNING THENCE NORTH 23°38' WEST 16.68 FEET; THENCE NORTH 66°30'50" EAST 75.00 FEET; THENCE SOUTH 23°38' EAST 16.68 FEET; THENCE SOUTH 66°40' WEST 75.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

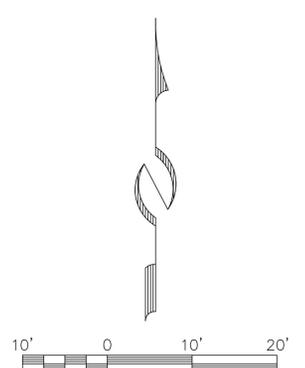
The South 20 feet of Lot 7, Block 69, Millsite Reservation to the Park City Survey, according to the Amended plat thereof, on file in the Recorder's Office, Summit County, Utah.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed November 11, 2025, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Park City Monument Control Map, Park City Survey, Millsite Reservation Park City Survey, Records of Survey s-10093 and s-0369 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: WATER MANHOLE, Elevation=7101.14' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set or found as shown.
9. Record bearings and distances, when different than measured, are shown in parenthesis. ()

LEGEND

- Set 5/8" rebar w/cap OR copper rivet, stamped "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument 5/8" rebar w/cap or copper rivet stamped "ALLIANCE ENGINEERING"
- ⊙ Found Street Monument (As-Noted)



<p>(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664</p>	STAFF: CHARLES GALATI TOM LUND TIM WILSON RYAN BORGER MEGAN BLOSSER	EXISTING CONDITIONS & TOPOGRAPHIC MAP 322 & 324 MAIN ST, PARK CITY, UT	SHEET 1 OF 1
	DATE: 12/22/25	FOR: TANA TOLLEY JOB NO.: 1-8-20 FILE: X:\ParkCitySurvey\dwg\sr\svy2020\010820-Red Banjo\010820-existing conditions.dwg	

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plot. I do further certify that by authority of the owners, I have prepared this subdivision plot of the property described hereon, hereafter to be known as RED BANJO PLAT AMENDMENT.



LEGAL DESCRIPTION

PARCEL 1 The North 20 feet of Lot 5 and the South 5 feet of Lot 6, Block 22 Park City Survey, according to the Official Plat thereof on file and of record, in the Office of the Summit County Recorder.

PARCEL 2 All of Lot 6, Block 69, Millsite to Park City Survey, according to the Official Plat thereof on file and of record, in the office of the Summit County Recorder.

And the overall property being more particularly described as follows: Beginning at a point that is South 23°38'00" East 285.21 feet (measured South 23°36'04" East) and North 66°22'00" East 25.00 feet (measured North 66°20'40" East) from the street monument at the intersection of Main Street and Fourth Street, said point being on the easterly right-of-way of Main Street, said point also being on the westerly boundary of Lot 6, Block 22, Amended Plat of Park City filed with Summit County, Utah; and running thence North 66°12'00" East 75.00 feet (measured North 66°40'00" East) to a point on the westerly boundary of Lot 7, Block 69, Plat of Sub-division No. 1 of Mill-site Reservation Park City filed with Summit County, Utah; thence coincident with said Lot 7 the following two (2) courses: 1) South 23°38'00" East 5.00 feet (measured 4.58 feet); thence 2) North 66°12'00" East 50.00 feet (measured North 66°27'12" East 49.44 feet) to a point on the westerly right-of-way of Farrel Alley (now known as Swede Alley), Plat of Sub-division No. 1 of Mill-site Reservation Park City; thence coincident with said westerly right-of-way South 23°31'00" East 25.00 feet (24.83 feet) to the northernmost corner of Lot 5, Block 69, Plat of Sub-division No. 1 of Mill-site Reservation Park City; thence coincident with the northerly boundary line of said Lot 5 South 66°12'00" West 50.00 feet (measured South 66°17'34" West 49.39 feet) to the easternmost corner of Lot 5, Block 22, Amended Plat of Park City; thence coincident with the easterly boundary of said Lot 5 North 23°38'00" West 5.00 feet; thence South 66°12'00" West 75.00 feet (measured South 66°10'37" West) to a point on the easterly right-of-way of Main Street, Amended Plat of Park City; thence coincident with said easterly right-of-way North 23°38'00" West 25.00 feet (measured North 23°38'14" West 25.19 feet) to the point of beginning.

Contains 0.071 acres, 3,095.6 square feet, more or less.

PARCEL 3 That portion of Lot 6, Block 22, Park City Survey, according to the Amended Plat thereof, on file in the Office of the Summit County Recorder, and more particularly described as follows:

Beginning at a point North 28°38' West 5.00 feet from the Southwest corner of said Lot 6, and running thence North 23°38' West 16.68 feet; thence North 66°30'50" East 75.00 feet; thence South 23°38' East 16.88 feet; thence South 66°40' West 75.00 feet to the point of beginning.

PARCEL 4 The South 20 feet of Lot 7, Block 69, Millsite Reservation to the Park City Survey, according to the Official Plat thereof, on file and of record, in the Office of the Summit County Recorder.

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of RED BANJO REAL ESTATE, LLC, having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this subdivision plat amendment.

RED BANJO REAL ESTATE, LLC
By: _____
Name: _____
Title: _____

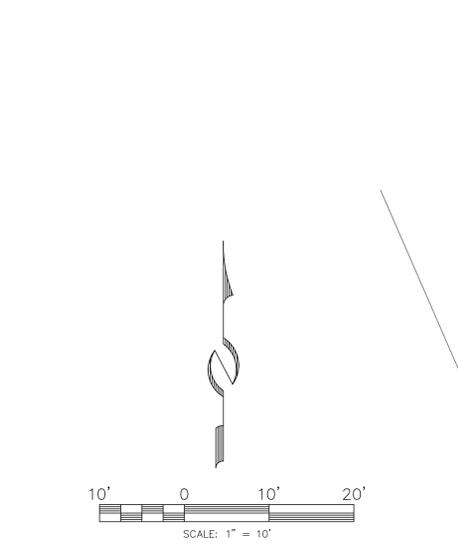
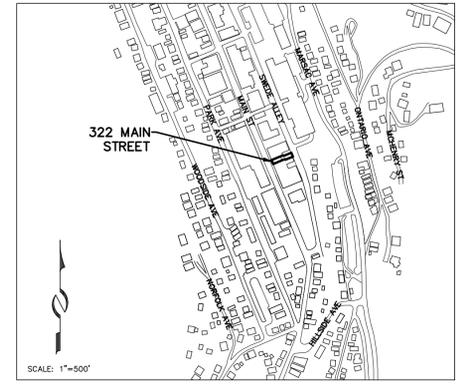
ACKNOWLEDGMENT

State of _____ :ss
County of _____

On this ____ day of _____, 2025, _____ personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that they are the manager of RED BANJO REAL ESTATE, LLC, and that they signed the above Consent to Record for and on behalf of RED BANJO REAL ESTATE, LLC, and that they acknowledged to me that they executed RED BANJO PLAT AMENDMENT.

By: _____
Notary Public
A Notary Public Commissioned in _____
Printed Name
Residing in: _____
My commission expires: _____
Commission No.: _____

VICINITY MAP



LINE TABLE
LINE DIRECTION LENGTH
L1 S 23°38'00" E 1.46'
L2 S 23°38'00" E 5.00'

LINE TABLE
LINE DIRECTION LENGTH
L3 S 23°38'00" E 5.19'

LEGEND

- Set 5/8" rebar w/cap stamped "ALLIANCE ENGINEERING" (Unless noted otherwise)
Found Monument 5/8" rebar w/cap or copper rivet stamped "ALLIANCE ENGINEERING"
Found Street Monument (As-Noted)

NOTES:

- This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated _____, and on file with the Planning Department (PL-25-_____).
Fire sprinklers are required for all new construction, to be approved by the Chief Building Official.
See Record of Survey S-10306 on file in Summit County, Utah, measured bearings & distances are shown hereon in parenthesis.
The address is 322 & 324 Main Street, Park City, Utah.
The purpose of this plat amendment is to combine Parcels 1 & 2, as shown on the Record of Survey recorded December 2, 2020, as S-10306 in the Office of the Summit County Recorder, to one unified lot of record. This plat also adjusts the boundary between 324 Main Street and 322 Main Street so that the existing structures no longer cross the property line.
This property is subject to an encroachment permit recorded July 17, 2003, as Entry No. 665758 in the Office of the Summit County Recorder. The encroachment agreement between the City and the Owner states the Owner shall have the right to construct and maintain a column-supported balcony (2nd story deck) over the Main Street sidewalk in front of 322 Main Street, see document for more details.

OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of PARK PLACE 324 LLC, a Utah limited liability company, having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this subdivision plat amendment.

PARK PLACE 324 LLC, a Utah limited liability company
By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

State of _____ :ss
County of _____

On this ____ day of _____, 2025, _____ personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that they are the manager of PARK PLACE 324 LLC, a Utah limited liability company, and that they signed the above Consent to Record for and on behalf of PARK PLACE 324 LLC, a Utah limited liability company, and that they acknowledged to me that they executed RED BANJO PLAT AMENDMENT.

By: _____
Notary Public
A Notary Public Commissioned in _____
Printed Name
Residing in: _____
My commission expires: _____
Commission No.: _____

RED BANJO PLAT AMENDMENT

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

ALLIANCE ENGINEERING
435-649-9467
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road Suite 50, 60 | Park City, Utah 84098

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025
BY _____

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2025
BY _____ CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 2025
BY _____ PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL
APPROVED THIS _____ DAY OF _____, 2025
BY _____ SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
FEE _____ RECORDER _____
TIME _____ DATE _____ ENTRY NO. _____

Board of Adjustment Staff Report



Subject: 416 Ontario Avenue
Application: PL-25-06764
Author: Meredith Covey, Planner II
Date: February 10, 2026
Type of Item: Variance

As of May 7, 2025, Utah Code [Section 10-20-1101\(5\)](#) prohibits municipalities from conducting public hearings on Variance applications.

Recommendation

On January 13, 2026, the Board of Adjustment reviewed the Applicant’s requested Variance from Land Management Code (LMC) [§ 15-13-8\(B\)\(7\) Regulations for Decks at New Residential Infill Construction and Non Historic Residential Sites in Historic Districts](#) and LMC [§ 15-2.2-3\(G\) Historic Residential – 1 Zoning District Setbacks](#) to construct a new deck within the Front Setback of the non-Historic Single-Family Dwelling at 416 Ontario Avenue. The Board directed staff to draft a Final Action Letter approving the Variance and continued the item to a date uncertain to provide time to gather context on the procedural history of the application ([Audio](#)).

Review (I) the requested Variance and (II) the updated Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicants: Pei-Yu Wen and Rafael Baez
Location: 416 Ontario Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential
Reason for Review: Variances require Board of Adjustment review and Final Action.¹

HDDR Historic District Design Review
HR-1 Historic Residential – 1
LMC Land Management Code
SFD Single-Family Dwelling

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

Background

416 Ontario Avenue is a non-Historic Single-Family Dwelling (SFD) in the Historic Residential – 1 (HR-1) Zoning District. The property is Lot A of the 416 Ontario Plat Amendment, recorded with Summit County in 2019 (Entry No. 1116610). While the

¹ LMC [§ 15-1-8\(I\)](#)

Structure was constructed in 1904, due to substantial modifications over the years, it is not listed on the Park City Historic Sites Inventory codified in LMC [§ 15-11-10](#).



Image 1: 460 Ontario Avenue highlighted in red, the HR-1 Zoning District is shown in blue.



Image 2: 416 Ontario Avenue, image from Google Maps taken from Ontario Avenue looking south in August of 2024. The trees and deck have since been removed.

The Deck in the above image had existed for some time and encroached into both the Front Setback and the public Right-of-Way, Ontario Avenue. On May 17, 2019, the property owner entered into an Encroachment Agreement with Park City recorded with Summit County for the stairs, retaining wall, and Deck that encroach into Ontario Avenue (Entry No. 01111051; Exhibit B).



Image 3: Map showing encroachment taken from Encroachment Agreement recorded with Summit County. The Deck is shown in blue, the property line for 416 Ontario is highlighted in red. Image highlighted by Staff.

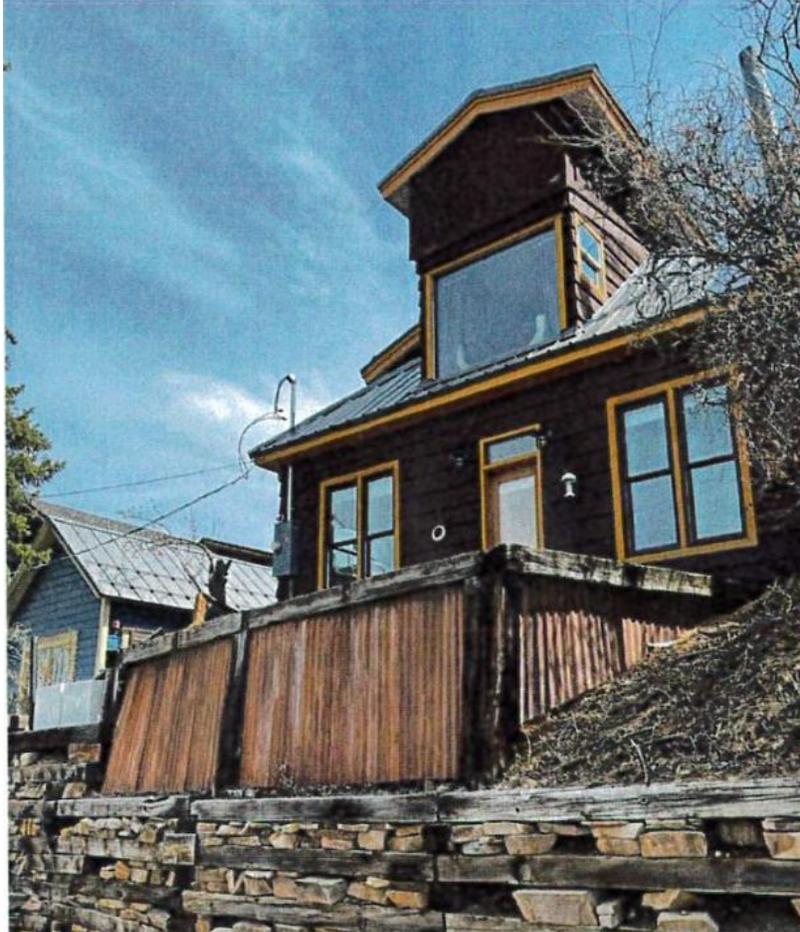


Image 4: Previous deck at 416 Ontario that was demolished/removed.

Land Management Code (LMC) [§ 15-15-1](#) defines “Non-Complying Structure” as a Structure that “legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation’s Setback, Height restrictions, or other regulations that govern the Structure.” The previous Deck was a Non-Complying Structure because it did not comply with Setback requirements, encroached into Ontario Avenue, and violated Historic District regulations for Decks within front yards. Pursuant to LMC [§ 15-9-6](#), a Non-Complying Structure may be repaired so long as it does not create any new non-compliance. When a Non-Complying Structure is removed, it loses its Non-Complying Structure status and new construction must meet the requirements of the LMC in effect at the time of application submittal.

For detailed project history, please refer to the January 13, 2026 [Staff Report](#) (Exhibit C) and an updated outline, Exhibit D.



Image 7: New deck under construction at 416 Ontario; Photo taken by Staff on December 18, 2025.

Goal 5C of the Park City General Plan is to protect, preserve, enhance, and celebrate the historic character of the community within the Historic Districts. The LMC is enacted to implement the goals and policies of the General Plan (LMC [§ 15-1-2](#)). 416 Ontario Avenue is in the Historic Residential – 1 (HR-1) Zoning District and the purposes are outlined in LMC [§ 15-2.2-1](#):

- A. preserve present land Uses and character of the Historic residential Areas of Park City;
- B. encourage the preservation of Historic Buildings and/or Structures;
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- D. define Development parameters that are consistent with the General Plan policies for the Historic core; and

- E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Properties within the HR-1 Zoning District must comply with the Historic District regulations, which provide guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs.²

LMC [§ 15-15-1](#) defines *Deck* as “[o]pen structure above the ground that is located in the front yard, rear yard, or side yard of a Site.” LMC [§ 15-13-8\(B\)\(2\)\(7\)](#) outlines regulations for Decks associated with non-Historic residential infill in the Historic Districts:

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

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

- Existing residential Decks in the Historic District were constructed after the period of significance for the Mining Boom Era Residences Thematic District and are not considered contributing characteristics or elements for the district.
- The form and dimensions for proposed Decks within the Historic District should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

In addition to SWCA Lead Architectural Historian’s findings that Decks in the Historic District do not contribute to the Historic Character and the Historic District regulations of minimizing the visual impact of a Deck, the HR-1 Zoning District *Lot and Site Requirements* regulations also require Decks to be minimized. 416 Ontario is 75 feet deep and requires a 10-foot Front Setback pursuant to LMC [§ 15-2.2-3](#). LMC [§ 15-2.2-3\(G\)\(3\)](#) allows Decks to encroach into the Front Setback so long as they are no more

² LMC [§ 15-13-1](#)

than 10 feet wide and project no more than 3 feet into the Front Setback. The newly constructed Deck is 25 feet wide and 12 feet deep and encroaches 7 feet into the Front Setback and then crosses over the property line and encroaches 5 feet into Ontario Avenue. A code-compliant Deck would be no more than 10 feet wide and project no more than 3 feet into the Front Setback.

While working with the Applicant's representative on the limited repair of the deck for 416 Ontario Avenue, this same Applicant representative applied to construct a new deck on the adjacent property to the south, 410 Ontario Avenue. On October 21, 2025, Staff denied the request because the regulations for Historic Districts require that Decks be constructed in inconspicuous areas where visually minimized from the primary public Right-of-Way, usually on the tertiary façade, and the visual impact of a Deck should be minimized by limiting its size and scale (Exhibit F).



Image 8: Google Maps showing 416 Ontario Avenue in the forefront and 410 Avenue behind. A new Deck was denied for 410 Ontario Avenue - a project overseen by the same Applicant Representative.

Analysis

To grant the requested Variance, the Board of Adjustment must find that all five criteria in Land Management Code § 15-10-8(C) are met. The Applicant bears the burden of proving that all five criteria have been met.

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

³ LMC [§ 15-10-8](#)

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

(I) The Applicant seeks a Variance from Land Management Code § 15-2.2-3(G) Front Setback Exceptions in the HR-1 Zoning District and § 15-13-8(B)(7) Regulations for Decks for non-Historic Residential Sites to construct a Deck in the Front Setback that Encroaches into Ontario Avenue for the Single-Family Dwelling in the Historic District.

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

(1) Literal enforcement of the Land Management Code would cause unreasonable hardship for the Applicant that is unnecessary to carry out the general purpose of the Land Management Code.

The Applicant states:

“The literal enforcement of the Land Management Code would add unreasonable hardship from the fact that the new deck will need to be drastically reduced in size resulting in decreased enjoyment and use of the front setback of the home. The existing home is significantly further set back compared to neighboring properties. The property is on an extreme slope thus the deck is not visible from the street except for the railing

Some of the general purposes of the Park City Land Management Code are to:

- A. promote the general health, safety and welfare of the present and future inhabitants, businesses, and visitors of Park City;*
- B. preserve open space, scenic views, environmental areas, steep slopes and sensitive lands;*

Preservation of rights to the current deck will improve both the safety and welfare of present and future inhabitants, as well as visitors considering the dangerous nature of the original deck and trees. Increased enjoyment of Park City's scenic views would also result from having a larger front deck area. The newly constructed deck adheres to the general purposed of the Park City Land

⁴ LMC [§ 15-10-8\(D\)\(1\)](#)

⁵ LMC [§ 15-10-8\(D\)\(2\)](#)

Management Code.”

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

Does the Board of Adjustment find that the Applicant has met the Burden of Proof that literal enforcement of the LMC would cause unreasonable hardship for the Applicant that is unnecessary to carry out the general purpose of the Land Management Code?

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

The Applicant states:

“Special circumstances attached to the property include the age of the deck, this it precedes the current Land Use Ordinance. The original deck was constructed before the current Land Use Ordinance took place and was allowed to remain through the grant of an easement. This does not apply to other properties in the same zone due to the fact that they are mostly new construction. The removal of the deck was not a self-imposed hardship as it was necessary due to the failing nature of the structure and substandard construction”

Does the Board of Adjustment find that the Applicant has fulfilled the Burden of Proof and there are special circumstances attached to the Property that do not generally apply to other properties in the same zone?

(3) Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Properties in the same zone.

The Applicant states:

“The enjoyment of the property would be substantially impacted from the reduction of the usability of the front of the home. The unique setback nature of the house makes a large front deck necessary to full enjoyment of both mountain views and outdoor access. The deck provides expansive views of Main Street Park City, surrounding mountains, and outdoor space. Restriction of deck size would greatly hinder enjoyment of the above. Other properties in the same zone have similar outdoor access with unrestricted views from the front of their homes, which can only be replicated through a front deck on this particular property due to the current zoning ordinance.”

Does the Board of Adjustment find that the Applicant has fulfilled the Burden of Proof and granting the Variance is essential to the enjoyment of a substantial Property right

possessed by other Properties in the same zone?

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

The Applicant states:

“The General Plan states “[w]hile the uses within these districts may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872–1929).” The requested variance in fact preserves the original layout of the home and keeping original deck dimensions is the least destructive course of action. The variance will not be contrary to public interest as efforts will be taken to preserve the historic appearance of the front facade. The original skirting was kept and helps to maintain the original look and character. Original railroad ties and different railings might also be used to keep a similar aesthetic. The house was also granted a Preservation Award in early 2025 by the Park City Museum, showing the care taken into the renovation of the property to keep its historical appearance and charm.”

Does the Board of Adjustment find that the Applicant has fulfilled the Burden of Proof and the Variance would not substantially affect the General Plan and would not be contrary to the public interest?

(5) The spirit of the Land Management Code would be observed by granting the Variance, and substantial justice done.

The Applicant states:

“Characteristics of the parcel make adhering to current zoning ordinances impossible considering the vast array of setback exceptions that aren’t and can’t be conformed to. The home was constructed before modern zoning restrictions and thus the spirit of zoning ordinance can’t be observed as intended. The homeowners intend to observe the spirit of zoning ordinance by preserving its external appearance with a deck of similar dimensions to the original. This upholds goal 15 of the Park City General Plan which is to “[p]reserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.”

Does the Board of Adjustment find that the spirit of the LMC would be observed by granting the Variance, and substantial justice done?

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on December 31, 2025. Staff mailed courtesy notice to property owners within 300 feet on December 31, 2025. The *Park Record* published courtesy notice on December 31, 2025.⁶

Alternatives

The Board of Adjustment may:

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

Exhibits

A: Draft Final Action Letter
B: Encroachment Agreement
C: January 13, 2026 Staff Report
D: Project Review History
E: SWCA Technical Memorandum
F: 410 Ontario Avenue Denial of Front Deck
G: Applicant Narrative
H: Correspondence
I: Approved Building Permit Plan Set
J: City Inspect Correspondence
K: Historic District Design Review Waiver Letter

⁶ LMC [§ 15-1-21](#)



Planning Department

February 10, 2026

NOTICE OF BOARD OF ADJUSTMENT ACTION

Description

Address: 416 Ontario Avenue

Zoning District: Historic Residential – 1

Application: Variance

Project Number: PL-25-06764

Action: APPROVED

Date of Final Action: February 10, 2026

Project Summary: The Applicant seeks a Variance from Land Management Code (LMC) § 15-2.2-3(G) *Front Setback Exceptions in the HR-1 Zoning District* and § 15-13-8(B)(7) *Regulations for Decks for Non-Historic Residential Sites* to construct a Deck in the Front Setback of a Single-Family Dwelling in the Historic District.

Action Taken

On February 10, 2026, the Board of Adjustment approved the Variance according to the following findings of fact and conclusions of law:

Findings of Fact

1. 416 Ontario Avenue is a non-Historic Single-Family Dwelling (SFD) in the Historic Residential – 1 (HR-1) Zoning District.
2. A former Non-Complying Deck that did not meet HR-1 Front Setback requirements, encroached into Ontario Avenue, and violated Historic District regulations for Decks within front yards was removed. The Non-Complying Deck was framed so as to surround two mature trees. These mature trees have since been removed.
3. Pursuant to Land Management Code (LMC) § 15-9-6, a Non-Complying Structure may be repaired so long as it does not create any new non-compliance.



Planning Department

4. When the previously existing Non-Complying Deck was removed, it lost its Non-Complying status and new construction is required to comply with the requirements of the LMC.
5. The Applicant requests a Variance from the requirements of the LMC to complete construction of a new deck.
6. LMC § 15-13-8(B)(2)(7) outlines regulations for Decks in the Historic Districts.
 - a. The Lot at 416 Ontario is 75 feet deep and requires a 10-foot Front Setback in the HR-1 Zoning District pursuant to LMC § 15-2.2-3.
 - b. LMC § 15-2.2-3(G)(3) allows Decks to encroach into the Front Setback so long as they are no more than 10 feet wide and project no more than 3 feet into the Front Setback.
 - c. The newly constructed Deck is 25 feet wide and 12 feet deep and encroaches 7 feet into the Front Setback, crossing over the property line and encroaching 5 feet into the Ontario Avenue right-of-way.
7. The Applicant seeks a Variance from LMC § 15-2.2-3(G) Front Setback Exceptions in the HR-1 Zoning District and § 15-13-8(B)(7) Regulations for Decks for Non-Historic Residential Sites to construct a Deck in the Front Yard of the Single-Family Dwelling in the Historic District.
8. The literal enforcement of the Land Management Code would add unreasonable hardship from the fact that the new deck will need to be drastically reduced in size resulting in decreased enjoyment and use of the front setback of the home. The existing home is significantly further set back compared to neighboring properties. The property is on an extreme slope thus the deck is not visible from the street except for the railing. Some of the general purposes of the Park City Land Management Code are to:
 - a. promote the general health, safety and welfare of the present and future inhabitants, businesses, and visitors of Park City;
 - b. preserve open space, scenic views, environmental areas, steep slopes and sensitive lands;
 - c. Preservation of rights to the current deck will improve both the safety and welfare of present and future inhabitants, as well as visitors considering the dangerous nature of the original deck and trees. Increased enjoyment of Park City's scenic views would also result from having a larger front deck area. The newly constructed deck adheres to the general purposes of the Park City Land Management Code.



Planning Department

9. Special circumstances attached to the property include the age of the deck, which precedes the current Land Use Ordinance. The original deck was constructed before the current Land Use Ordinance was adopted and it was allowed to remain through the grant of an easement. This does not apply to other properties in the same zone due to the fact that they are mostly new construction. The removal of the deck was not a self-imposed hardship as it was necessary due to the failing nature of the structure and substandard construction.
10. The enjoyment of the property would be substantially impacted from the reduction of the usability of the front of the home. The unique setback nature of the house makes a large front deck necessary to full enjoyment of both mountain views and outdoor access. The deck provides expansive views of Main Street Park City, surrounding mountains, and outdoor space. Restriction of deck size would greatly hinder enjoyment of the above. Other properties in the same zone have similar outdoor access with unrestricted views from the front of their homes, which can only be replicated through a front deck on this particular property due to the current zoning ordinance.
11. The General Plan states, "While the uses within these districts may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872–1929)." The requested variance in fact preserves the original layout of the home, and keeping the original deck dimensions is the least destructive course of action. The variance will not be contrary to public interest as efforts will be taken to preserve the historic appearance of the front facade. The original skirting was kept and helps to maintain the original look and character. Original railroad ties and different railings might also be used to keep a similar aesthetic. The house was also granted a Preservation Award in early 2025 by the Park City Museum, showing the care taken in the renovation of the property to keep its historical appearance and charm.
12. Characteristics of the parcel make adhering to current zoning ordinances impossible considering the vast array of setback exceptions that are not, and cannot, be met. The home was constructed before modern zoning restrictions and thus the zoning ordinance cannot be observed as intended. The homeowners intend to observe the spirit of the zoning ordinance by preserving its external appearance with a deck of similar dimensions to the original. This upholds goal 15 of the Park City General Plan which is to "[p]reserve the



Planning Department

integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.”

Conclusions of Law

1. The Applicant met their burden of establishing that the five criteria in LMC § 15-10-8(C) have been met.
2. The Board of Adjustment finds:
 - a. Literal enforcement of the LMC would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the LMC.
 - b. There are special circumstances attached to the Property that do not generally apply to other properties in the same zone.
 - c. Granting the Variance is essential to the enjoyment of a substantial Property right possessed by other Properties in the same zone.
 - d. The Variance would not substantially affect the General Plan and would not be contrary to the public interest.
 - e. The spirit of the Land Management Code would be observed by granting the Variance, and substantial justice done.

Conditions of Approval

1. The Variance is limited to the outlined request. No other modifications are proposed or approved.
2. The dimensions of the deck shall not be enlarged.

If you have questions or concerns regarding this Final Action Letter, please call 435-640-8683 or email meredith.covey@parkcity.gov.

Sincerely,

Board of Adjustment Chair Pro Tem

CC: Meredith Covey, Planner II

When recorded please return to:
 Park City Municipal Corporation
 Attn: City Engineer
 PO Box 1480
 Park City UT 84060

ENCROACHMENT PERMIT

416 Ontario Ave (street address)

THIS AGREEMENT is made by and between PARK CITY MUNICIPAL CORPORATION (City) and 416 Ontario LLC (Owner(s)) to set forth the terms and conditions under which the City will permit the Owner to build, maintain, and use certain improvements within the City property and right-of-way at 416 Ontario Ave (street address), Park City, Utah. Subject to the following terms and conditions of this agreement, Owner shall have the right to construct and maintain stairs, retaining wall & Retio within the City right-of-way of Ontario Ave (street name).

1. This encroachment agreement shall be appurtenant to the following described property: 4 All Lot 4 & 5 1/2 Lot 5

<u>PC-479</u>	<u>1/4</u>	<u>1</u>	<u>Park City Survey</u>
Parcel #	Lot#		Subdivision

Office Use: Verify Ownership through Summit County Tax Records

This agreement is not transferable to other property, but is freely transferable with the title to this lot. The license and conditions as stated in the agreement, are binding on the successors in title or interest of Owner(s).

2. The improvements permitted within the street right-of-way shall consist of stairs, retaining walls & Retio. Attach a scaled drawing, labeled as ATTACHMENT 'A', showing the improvements and the location of all related elements, on 8 1/2 "x 11" or 11"x 17" paper. No modifications to the improvements may be made without prior written permission from Park City Municipal Corporation.

3. The City may, at some future date, elect to make improvements to Ontario Ave (street name) at this location and widen the streets to full width of the right-of-way and City property and/or to install utilities (or allow such installation by franchised utilities). To the extent that any improvements or utility work requires the removal, relocation, replacement, and/or destruction of the improvements the Owner(s) may have been using within the City property right-of-way, the Owner(s) waives any right to compensation for the loss of improvements and loss of the use of the street right-of-way and/or change in the grade and elevation of the street. This waiver of compensation, in the event the improvements are removed for any reason whatsoever in the sole determination of Park City, is the consideration given for the granting of this encroachment permit.

4. Prior to installing City improvements in, along or adjacent to the street or installing utilities in a manner that will require the removal or relocation of the improvements, the City will endeavor to give the Owner(s) sixty (60) days notice, in which time the Owner(s) shall make adjustments and remodel the improvements as necessary to accommodate the changes in the street width, utilities, and-or grade at the Owner(s) cost. Park City and its franchised utilities will attempt to save as much of the Owner(s) improvements as possible but in no way guarantees any salvage value whatsoever.

5. No permanent right, title, or interest of any kind shall vest in the Owner(s) in the street right-of-way by virtue of this agreement. The property interest hereby created is a revocable license, and not an easement or other perpetual interest. No interest shall be perfected under the doctrines of adverse possession, prescription, or other similar doctrines of law based on adverse use, as the use hereby permitted is entirely permissive in nature.

6. The Owner(s) or his/her successor shall maintain the improvements in a good state of repair at all times, and upon notice from the City, will repair any damaged, weakened, or failed sections. The Owner(s) agree(s) to hold the City harmless and indemnify the City for any and all claims which might arise from third parties, who are injured as a result of the Owner's use of the right-of-way for private purposes, or from the failure of the Owner's improvements.

7. This agreement shall be in effect until the license is revoked by the City. Revocation shall be effected by the City regarding a notice of revocation with the Summit County Recorder and sending notice to Owner or the Owner's successor.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

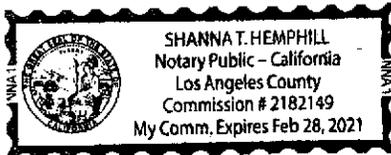
On March 08, 2019 before me, Shanna T. Hemphill, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Stephen Frandsen
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: PLAT Amendment
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Parcel: PC-479

Date Printed: 03/27/2019

Entry: 01071014

B: 2413 P: 0092

Account: 0021687

Sec/Twn/Range: S 16 T 2S R 4E

Acres: 0.06

District: 09

Mail To: 416 ONTARIO LLC

296 LEONARD ST
BROOKLYN, NY 11211

Situs Address: 416 ONTARIO AVE

ALL LOT 4 & S1/2 LOT 5 BLK 58 PARK CITY SURVEY

(LESS 1747-28 PC-480) BAL 0.06 ACHQC418-9 1955-31 IQC410 M31-688

M35-178-285 M162-203 M193-76(M216-385)M217-364 M218-285 545-26 1220-248 2413-92 2433-1250
2441-1792

Owner(s): 416 ONTARIO LLC

Registered Principals

Name	Type	City	Status
416 ONTARIO, LLC	Limited Liability Company	LOS ANGELES	Active

Position	Name	Address
Registered Agent	SHIRLENE BASTAR	1791 E 2100 S Salt Lake City UT 84106
Manager	STEPHEN FRANSEN	3992 INGLEWOOD BLVD #1 LOS ANGELES CA 90066

If you believe there may be more principals, click here to [View Filed Documents](#)

Search by: Business Name Number Executive Name Search Hints

Business Name:

Board of Adjustment Staff Report



Subject: 416 Ontario Avenue
Application: PL-25-06764
Author: Meredith Covey, Planner II
Date: January 13, 2026
Type of Item: Variance

As of May 7, 2025, Utah Code [Section 10-20-1101\(5\)](#) prohibits municipalities from conducting public hearings on Variance applications.

Recommendation

(I) Review the requested Variance from Land Management Code (LMC) [§ 15-13-8\(B\)\(7\) Regulations for Decks at New Residential Infill Construction and Non Historic Residential Sites in Historic Districts](#) and LMC [§ 15-2.2-3\(G\) Historic Residential – 1 Zoning District Setbacks](#) to construct a deck within the Front Setback of the non-Historic Single-Family Dwelling at 416 Ontario Avenue and (II) consider denying the Variance based on the Findings of Fact and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

Description

Applicants: Pei-Yu Wen and Rafael Baez
Location: 416 Ontario Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential
Reason for Review: Variances require Board of Adjustment review and Final Action.¹

HDDR Historic District Design Review
HR-1 Historic Residential – 1
LMC Land Management Code
SFD Single-Family Dwelling

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

Background

416 Ontario Avenue is a non-Historic Single-Family Dwelling (SFD) in the Historic Residential – 1 (HR-1) Zoning District. The property is Lot A of the 416 Ontario Plat Amendment recorded with Summit County in 2019 (Entry No. 1116610; Exhibit B). While the Structure was constructed in 1904, due to substantial modifications over the years it is not listed on the Park City Historic Sites Inventory codified in LMC [§ 15-11-10](#).

¹ LMC [§ 15-1-8\(I\)](#)



Image 1: 460 Ontario Avenue highlighted in red, the HR-1 Zoning District is shown in blue



Image 2: 416 Ontario Avenue, image from Google Maps taken from Ontario Avenue looking south in August of 2024.

The Deck in the above image had existed for quite some time and encroached into both the Front Setback and the public Right-of-Way, Ontario Avenue. On May 17, 2019, the property owner entered into an Encroachment Agreement with Park City recorded with Summit County for the stairs, retaining wall, and deck that encroach into Ontario Avenue (Entry No. 01111051; Exhibit E).

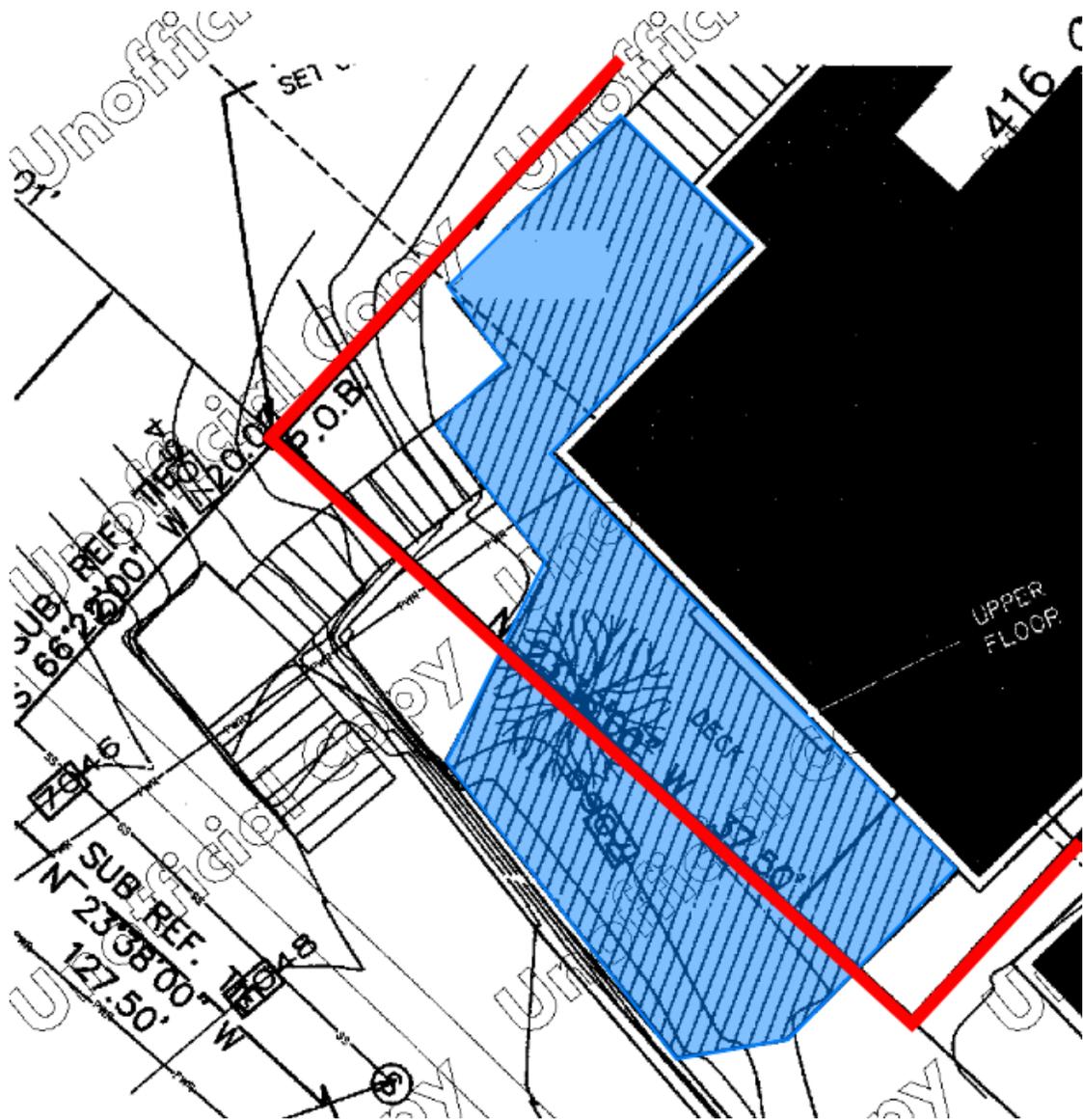


Image 3: Map showing encroachment taken from Encroachment Agreement recorded with Summit County. The Deck is shown in blue, the property line for 416 Ontario is highlighted in red. Image highlighted by Staff

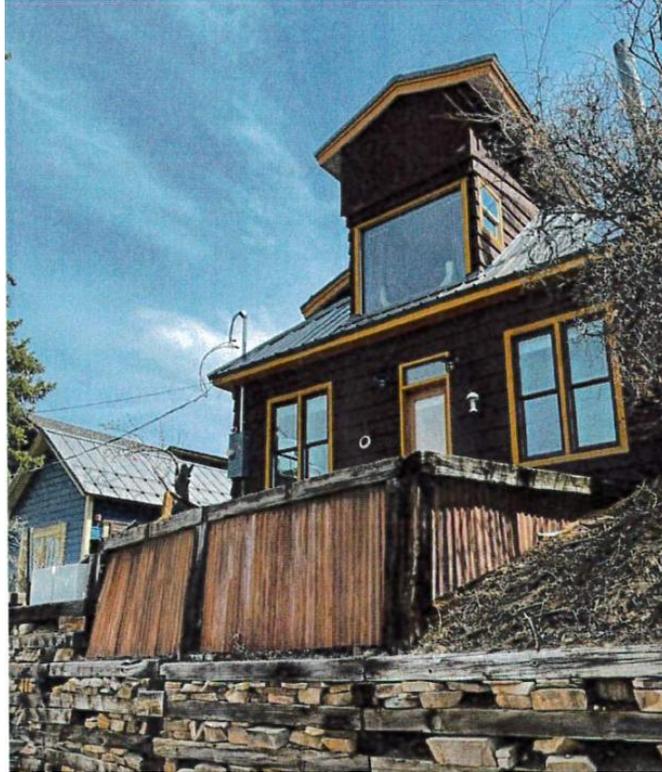


Image 4: Previous deck at 416 Ontario that was demolished/removed

LMC [§ 15-15-1](#) defines “Non-Complying Structure” as a Structure that “legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation’s Setback, Height restrictions, or other regulations that govern the Structure.” The previous Deck was a Non-Complying Structure. Pursuant to LMC [§ 15-9-6](#), a Non-Complying Structure may be repaired so long as it does not create any new non-compliance. When a Non-Complying Structure is removed, it loses its Non-Complying Structure status and new construction must meet the requirements of the LMC in effect at the time of application submittal.

On January 24, 2025, the City issued the Property Owner a demolition permit (25-0035) that the Planning Department conditioned, stating:

“Any portion of the deck removed may not be replaced without a Historic District Design Review Pre-application first. Any portion of the deck proposed to be replaced must go through a Historic District Design Review Pre-application before a building permit can be issued to construct. All new construction must comply with Zoning Requirements, including Setbacks, wall, Deck, and Fence height requirements, and must not create any new encroachments outside of the Property.”

On April 15, 2025, the Applicant submitted a Historic District Design Review (HDDR) Pre-Application to the Planning Department proposing to repair the Decking material (PL-25-06500).

On April 23, 2025, the Planning Department conducted an inspection at the property to verify the location of the Deck and ensure the structural elements were still in place and the Non-Complying Structure status had not been lost. Staff took the following images on site:



Images 5 and 6: Structural elements in place at 416 Ontario; Images taken by Planning Staff April 23, 2025

On May 21, 2025, the Planning Department issued a HDDR Pre-Application waiver letter for the repair of the Decking material. However, staff again reiterated that if the Deck was removed the Non-Complying Structure status would be lost and any new Deck would be required to comply with the Lot and Site requirements of the LMC in effect (Exhibit C).

The Applicant then submitted Building Permit 25-0943 for an interior remodel along with the repair of the decking material. On May 29, 2025, the Planning Department stamped the proposed plans and included the following note:

“Repair of the decking material only. There are no changes to the structural elements or footprint of the deck. If any changes are proposed or made the deck will need to come into compliance with current zoning requirements.”

The Building Department included similar conditions outlining that no structural work was proposed or permitted on the deck.

The HDDR Waiver Letter issued by the Planning Department on May 21, 2025 was

uploaded with Building Permit 25-0943 and the following note was added to the Building Permit:

“Please see conditions on HDDR Waiver Letter. Please note this permit applies to the repair of the decking material only. No structural work is proposed or approved as part of this permit.”

A message sent through City Inspect, the software used by the City for processing building permits, was added from the Planning Department and sent to the Applicant:

“Please see the conditions on the stamped plans. Repair of the decking material only. There are no changes to the structural elements or footprint of the deck. If any changes are proposed or made the deck will need to come into compliance with current zoning requirements.”

Contrary to the conditions of approval outlined, on June 2, 2025, additional plans were uploaded to City Inspect for demolition of the Deck and framing and foundation plans. These plans were not reviewed or approved by the Planning Department.

On October 8, 2025, the Building Department completed an inspection and noticed that changes had been made to the framing plan. The Building Inspector then contacted the Planning Department to notify them of modifications.

On October 9, 2025, the Planning and Building Departments met to discuss the modifications. The Building Department confirmed that the Deck had been removed and rebuilt. The Deck had new structural supports and decking material as well.

On October 10, 2025, the Building Department issued a Stop Work order for construction in violation of City code and approvals.

On November 20, 2025, the Applicant submitted a request for a Variance from the requirements of the LMC.



Image 7: New deck under construction at 416 Ontario; Photo taken by Staff on December 18, 2025

416 Ontario Avenue is in a Historic District and regulations for Decks in the Historic District are strict to protect the character and compatibility of Old Town. LMC [§ 15-15-1](#) defines *Deck* as “[o]pen structure above the ground that is located in the front yard, rear yard, or side yard of a Site.” LMC [§ 15-13-8\(B\)\(2\)\(7\)](#) outlines regulations for Decks associated with non-Historic residential infill in the Historic Districts:

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

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

- Existing residential Decks in the Historic District were constructed after the period of significance for the Mining Boom Era Residences Thematic District and are not considered contributing characteristics or elements for the district.
- The form and dimensions for proposed Decks within the Historic District should be consistent with the LMC and scaled in the same manner as historic porches when visible from the public right-of-way.

In addition to the Historic District regulations, the HR-1 Zoning District *Lot and Site Requirements* regulations minimize allowable Decks. 416 Ontario is 75 feet deep and requires a 10-foot Front Setback pursuant to LMC [§ 15-2.2-3](#). LMC [§ 15-2.2-3\(G\)\(3\)](#) allows Decks to encroach into the Front Setback so long as they are no more than 10 feet wide and project no more than 3 feet into the Front Setback. The newly constructed Deck is 25 feet wide and 12 feet deep and encroaches into 7 feet of the Front Setback, crossing over the property line and encroaching 5 feet into Ontario Avenue.

Analysis

(I) The Applicant seeks a seeks a Variance from LMC § 15-2.2-3(G) Front Setback Exceptions in the HR-1 Zoning District and § 15-13-8(B)(7) Regulations for Decks for non-Historic Residential Sites to construct a Deck in the Front Setback that Encroaches into Ontario Avenue for the Single-Family Dwelling in the Historic District. To grant the requested Variance, the Board of Adjustment must find that all five criteria in LMC § 15-10-8(C) are met. The Applicant bears the burden of proving that all the conditions justifying a Variance have been met.

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

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

² LMC [§ 15-10-8](#)

³ LMC [§ 15-10-8\(D\)\(1\)](#)

unreasonable hardship, the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.⁴

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

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

Goal 5C of the Park City General Plan is to protect, preserve, enhance, and celebrate the historic character of the community within the Historic Districts. The LMC is enacted to implement the goals and policies of the General Plan (LMC [§ 15-1-2](#)). The purposes of the HR-1 Zoning District outlined in LMC [§ 15-2.2-1](#) are to:

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

The Applicant states:

“The literal enforcement of the Land Management Code would add unreasonable hardship from the fact that the new deck will need to be drastically reduced in size resulting in decreased enjoyment and use of the front setback of the home. The existing home is significantly further set back compared to neighboring properties. The property is on an extreme slope thus the deck is not visible from the street except for the railing

Some of the general purposes of the Park City Land Management Code are to:

- A. promote the general health, safety and welfare of the present and future inhabitants, businesses, and visitors of Park City;*
- B. preserve open space, scenic views, environmental areas, steep slopes and sensitive lands;*

Preservation of rights to the current deck will improve both the safety and welfare

⁴ LMC [§ 15-10-8\(D\)\(2\)](#)

of present and future inhabitants, as well as visitors considering the dangerous nature of the original deck and trees. Increased enjoyment of Park City's scenic views would also result from having a larger front deck area. The newly constructed deck adheres to the general purposed of the Park City Land Management Code."

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

In 2019, the City Council adopted [Ordinance No. 2019-06](#) approving updated Design Regulations for Historic Districts and Historic Sites. These regulations are applied consistently to properties in the Historic District. All new non-Historic residential infill is required to comply with the standards outlined in LMC [§ 15-13-8 Regulations for New Residential Infill in the Historic District](#). The proposed Deck will create additional mass and bulk on the street impacting the streetscape and compatibility with adjacent Structures. Requiring the Deck to be modest in scale and minimized when visible from the public right-of-way would enhance the site's compatibility with other homes and Historic Structures on the Street.



Image 8: Ontario Avenue to the north of 416 Ontario Avenue. Image from Google



Image 9: Ontario Avenue to the south of 416 Ontario Avenue. Image from Google

Pursuant to LMC [§ 15-9-6](#), the previous Non-Complying Structure could have been repaired or maintained to remain safe and usable. This was outlined in the HDDR waiver letter issued by the Planning Department on May 21, 2025. However, once the Deck was removed, the Non-Complying Structure status was lost.

Literal enforcement of the LMC, which in this case would not allow for a Deck on the front façade as outlined in LMC [§ 15-13-8\(B\)\(7\)](#), does not create unreasonable hardship for the Applicant. A front Deck is permitted subject to LMC and HDDR approval when it is compliant with the scale required in the Historic District. The proposed Deck is requested for increased enjoyment of a viewshed, and this does not constitute a hardship. No Deck on the front facade of the Structure, or a Deck that is substantially reduced in size, complies with the purpose of the LMC to encourage construction of Historically Compatible Structures that contribute to the Historic character and scale in the Historic District.

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

The Applicant states:

“Special circumstances attached to the property include the age of the deck, this it precedes the current Land Use Ordinance. The original deck was constructed before the current Land Use Ordinance took place and was allowed to remain through the grant of an easement. This does not apply to other properties in the same zone due to the fact that they are mostly new construction. The removal of the deck was not a self-imposed hardship as it was necessary due to the failing nature of the structure and substandard construction”

Staff finds that properties in the HR-1 Zoning District are required to comply with the LMC in effect at the time of construction. All new construction or additions to Historic Structures are required to comply with the LMC in effect at the time of construction. The Structure at 416 Ontario Avenue is not a Historic Structure and the proposed Deck is new construction which is required to comply with the LMC. This standard is applied equally to all new construction and additions in the HR-1 Zoning District.

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

The Applicant states:

“The enjoyment of the property would be substantially impacted from the reduction of the usability of the front of the home. The unique setback nature of the house makes a large front deck necessary to full enjoyment of both mountain views and outdoor access. The deck provides expansive views of Main Street Park City, surrounding mountains, and outdoor space. Restriction of deck size would greatly hinder enjoyment of the above. Other properties in the same zone have similar outdoor access with unrestricted views from the front of their homes, which can only be replicated through a front deck on this particular property due to the current zoning ordinance.

Staff finds that the Applicant is permitted to have a Deck on the front façade so long as it complies with the LMC Regulations and HDDR approval. Denying the request to create a Deck that is over-scaled in the Historic District and encroaches into the Front Setback and Ontario Avenue does not infringe on the Applicant’s ability to enjoy their property or utilize a front Deck in a manner that is consistent with the ability of other properties in the same Zoning District. All other properties in the Zoning District are required to comply with Setback requirements. The requirements in the LMC are applied consistently to properties in the HR-1 Zoning District, and applying the code to this site does not infringe on a substantial property right and reflects the requirements at the time of construction.

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

The Applicant states:

“The General Plan states “[w]hile the uses within these districts may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872–1929).” The requested variance in fact preserves the original layout of the home and keeping original deck dimensions is the least destructive course of action. The variance will not be contrary to public interest as efforts will be taken to preserve the historic appearance of the front facade. The original skirting was kept and helps to maintain the original look and character. Original railroad ties and different railings might also be used to keep a similar aesthetic. The house was also granted a Preservation Award in early 2025 by the Park City Museum, showing the care taken into the renovation of the property to keep its historical appearance and charm.”

It is important, as outlined in the General Plan, that new residential infill is suitable and compatible within the Historic Districts. As outlined in the SWCA technical memorandum, Decks were not seen on the front façade of Historic homes in Park City, and porches were traditionally limited to a depth of around 5 feet. Not only is the proposed Deck in violation of the Historic District regulations, which outline requirements for compatible infill, the proposed Deck is also not compliant with the HR-1 Zoning District Lot and Site requirements.

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

(5) The spirit of the Land Management Code would not be observed by granting the Variance, nor substantial justice done.

The Applicant states:

“Characteristics of the parcel make adhering to current zoning ordinances impossible considering the vast array of setback exceptions that aren’t and can’t be conformed to. The home was constructed before modern zoning restrictions and thus the spirit of zoning ordinance can’t be observed as intended. The homeowners intend to observe the spirit of zoning ordinance by preserving its external appearance with a deck of similar dimensions to the original. This upholds goal 15 of the Park City General Plan which is to “[p]reserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.”

Staff finds that LMC [§ 15-13-8\(B\)\(7\)](#) mandates that “Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the tertiary façade.” The proposed Deck conflicts with the spirit of the LMC that regulates the location of Decks to not detract from the Streetscape of the Historic District when viewed from the Primary Public Right-of-Way.

As outlined above, the purpose of the HR-1 Zoning District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City;
- B. encourage the preservation of Historic Buildings and/or Structures;
- C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- D. define Development parameters that are consistent with the General Plan policies for the Historic core; and
- E. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment (LMC [§ 15-2.2-1](#)).

The proposed Deck is contradictory to the purposes outlined for the HR-1 Zoning District because it does not contribute to the character and scale of the Historic District outlined in LMC [§ 15-2.2-1](#). The proposed deck does not mitigate impacts to mass and scale and the environment as established by the purposes for the HR-1 Zoning District.

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

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on December 31, 2025. Staff mailed courtesy notice to property owners within 300 feet on December 31, 2025. The *Park Record* published courtesy notice on December 31, 2025.⁵

Alternatives

The Board of Adjustment may:

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

Exhibits

A: Draft Final Action Letter

B: Recorded Plat

C: Historic District Design Review Waiver Letter 2025

⁵ LMC [§ 15-1-21](#)

D: SWCA Technical Memorandum
E: Encroachment Agreement

Exhibit D: Project Review History

On January 24, 2025, the City issued the Property Owner a demolition permit (25-0035) that the Planning Department conditioned, stating:

*"Any portion of the deck removed may not be replaced without a Historic District Design Review Pre-application first. Any portion of the deck proposed to be replaced must go through a Historic District Design Review Pre-application before a building permit can be issued to construct. **All new construction must comply with Zoning Requirements, including Setbacks, wall, Deck, and Fence height requirements, and must not create any new encroachments outside of the Property.**"*

On April 15, 2025, the Applicant submitted a Historic District Design Review (HDDR) Pre-Application to the Planning Department proposing to repair the Decking material (PL-25-06500). Planning applications require a designated Applicant Representative and requires a signature from the representative attesting to the following:

"This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request."

The Application form containing both the Property Owner's signature and the contractor operating as the Applicant Representative was signed and submitted to the Planning Department.

On April 23, 2025, the Planning Department conducted an inspection at the property to verify the location of the Deck and ensure the structural elements were still in place and the Non-Complying Structure status had not been lost. Staff took the following images on site:



Structural elements in place at 416 Ontario; Images taken by Planning Staff April 23, 2025

Staff continued to coordinate internally and requested additional information verifying the property lines and location of the existing deck. On April 30, 2025, the Project Planner sent the following message to the Applicant:

“As conditioned on the Demolition Permit issued on January 24 all future work on the site is required to comply with Zoning District requirements.”

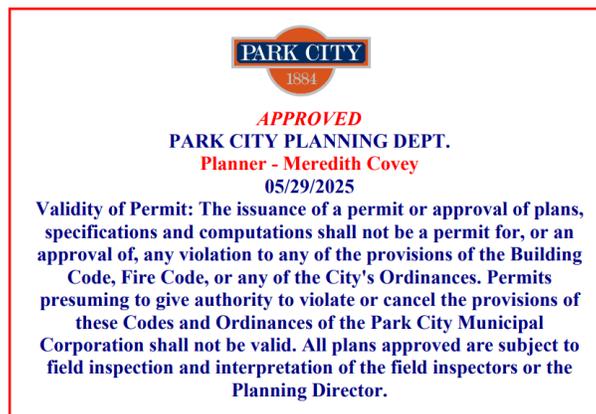
The Planning Department continued to review the request to conduct research on the Non-Complying status of the Structure and the scope of work. Staff communicated with the Applicant that review was ongoing.

On May 21, 2025, the Planning Department issued a HDDR Pre-Application waiver letter for the repair of the Decking material. However, staff again reiterated that if the Deck was removed the Non-Complying Structure status would be lost and any new Deck would be required to comply with the Lot and Site requirements of the LMC in effect.

The Applicant then submitted Building Permit 25-0943 for an interior remodel along with the repair of the decking material.

The Applicant submitted structural plans, which were drawn on February 2, 2025 and not shared with the Planning Department as part of the HDDR review, in violation of the

Conditions of Approval on the issued HDDR Pre-Application Waiver Letter. The building plan review team conducted a code-compliance review. During this process, the plan reviewer inadvertently retrieved a separate set of plans associated with a different address and mistakenly uploaded them into the permit file. The permitting software subsequently merged the files, resulting in a single approved plan set. These plans were stamped, indicating that the deck was not approved for replacement and that only repair work was permitted. As a result, the permit was issued as approved, with conditions that limit the scope of work to repair only, not replacement. The Approved plan set includes the Planning Department's stamp which includes the following disclaimer language:



As part of the Planning Department's review of the deck plans the HDDR Waiver Letter issued by the Planning Department on May 21, 2025 was uploaded with Building Permit 25-0943 and the following note was added to the Building Permit:

"Please see conditions on HDDR Waiver Letter. Please note this permit applies to the repair of the decking material only. No structural work is proposed or approved as part of this permit."

A message sent through City Inspect, the software used by the City for processing building permits, was added from the Planning Department and sent to the Applicant representative:

"Please see the conditions on the stamped plans. Repair of the decking material only. There are no changes to the structural elements or footprint of the deck. If any changes are proposed or made the deck will need to come into compliance with current zoning requirements."

On June 4, 2025, the Building Permit was issued and signed by the Applicant. The following language is included in the signature box on the building permit:

"I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of

any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.”

On October 8, 2025, the Building Department completed an inspection and noticed that changes had been made to the framing plan. The Building Inspector then contacted the Planning Department to notify them of modifications.

On October 9, 2025, the Planning and Building Departments met to discuss the modifications. The Building Department confirmed that the Deck had been removed and rebuilt. The Deck had new structural supports and decking material as well.

On October 10, 2025, the Building Department issued a Stop Work order for construction in violation of City code and approvals.

On November 20, 2025, the Applicant submitted a request for a Variance from the requirements of the LMC.

On September 24, 2025, the Applicant Representative for 416 Ontario Avenue submitted an HDDR Pre-Application for the adjacent property at 410 Ontario Avenue for a similar scope of work to replace an existing deck. On October 21, 2025, the Planning Department denied the proposal as it would not comply with the Zoning District Regulations, Historic District Design Regulations, and would encroach into the City right-of-way.



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TECHNICAL MEMORANDUM

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

From: Christina Olson, Lead Architectural Historian

Date: July 17, 2023

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

OVERVIEW

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

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

Porches

Historic Context

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

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

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

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

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

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

Form and Dimensions

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

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

Balconies

Historic Context

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

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

Form and Dimensions

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

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

Decks

Historic Context

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

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

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

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

Form and Dimensions

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

GUIDELINES AND INTERPRETATION

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

Porches

15-13-2 Design Guidelines for Historic Residential Sites

A. Universal Design Guidelines

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

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

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

B. Specific Design Guidelines

2. Primary Structures

a. Exterior Walls

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

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

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

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

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

g. Porches

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

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

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

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

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

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

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

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

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

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

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

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

15-13-3 Design Guidelines for Historic Commercial Sites

A. Universal Design Guidelines

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

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

B. Specific Design Guidelines

2. Primary Structures

b. Exterior Walls

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

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

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

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

d. Storefronts

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

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

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

B. Panelization

3. Reconstruction

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

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

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

A. Universal Design Guidelines

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

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

- Porch depths between 4 and 5 feet.

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

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

B. Specific Guidelines

2. Primary Structures

a. Mass, Scale, Height

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

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

e. Roofs

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

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

i. Porches

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

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

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

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

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

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

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

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

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

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

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

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

j. Architectural Features

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

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

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

A. Universal Design Guidelines

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

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

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

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

Balconies

15-13-2 Design Guidelines for Historic Residential Sites

B. Specific Site Design Guidelines

7. Balconies and Roof Decks

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

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

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

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

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

15-13-3 Design Guidelines for Historic Commercial Sites

B. Specific Site Design Guidelines

2. Primary Structures

h. Historic Balconies/Porticos

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

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

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

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

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

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

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

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

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

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

B. Specific Site Design Guidelines

8. New Balconies and Roof Decks

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

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

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

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

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

b. Specific Design Guidelines

2. Primary Structures

i. Balconies and Roof Decks

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

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

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

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

Decks

15-13-2 Design Guidelines for Historic Residential Sites

B. Specific Design Guidelines

6. Decks

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

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

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

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

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

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

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

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

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

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

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

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

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

7. Balconies and Roof Decks

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

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

15-13-3 Design Guidelines for Historic Commercial Sites

B. Specific Design Guidelines

2. Primary Structures

i. Decks, Fire Escapes, and Exterior Staircases

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

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

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

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

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

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

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

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

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

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

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

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

4. Additions to Primary Structures

b. General Compatibility

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

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

g. New Decks (Not Street Dining Decks)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Specific Design Guidelines

7. Decks

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

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

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

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

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

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

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

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

8. Balcony and Roof Decks

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

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

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

B. Specific Design Guidelines

8. Decks

e. Balconies and Roof Decks

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

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

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

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

f. Decks, Fire Escapes, and Exterior Staircases

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

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

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

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

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

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

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

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

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

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

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1904 Typical home in Park City. Park City, Utah Collection. Available at:
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APPENDIX A

Historic Maps and Photographs

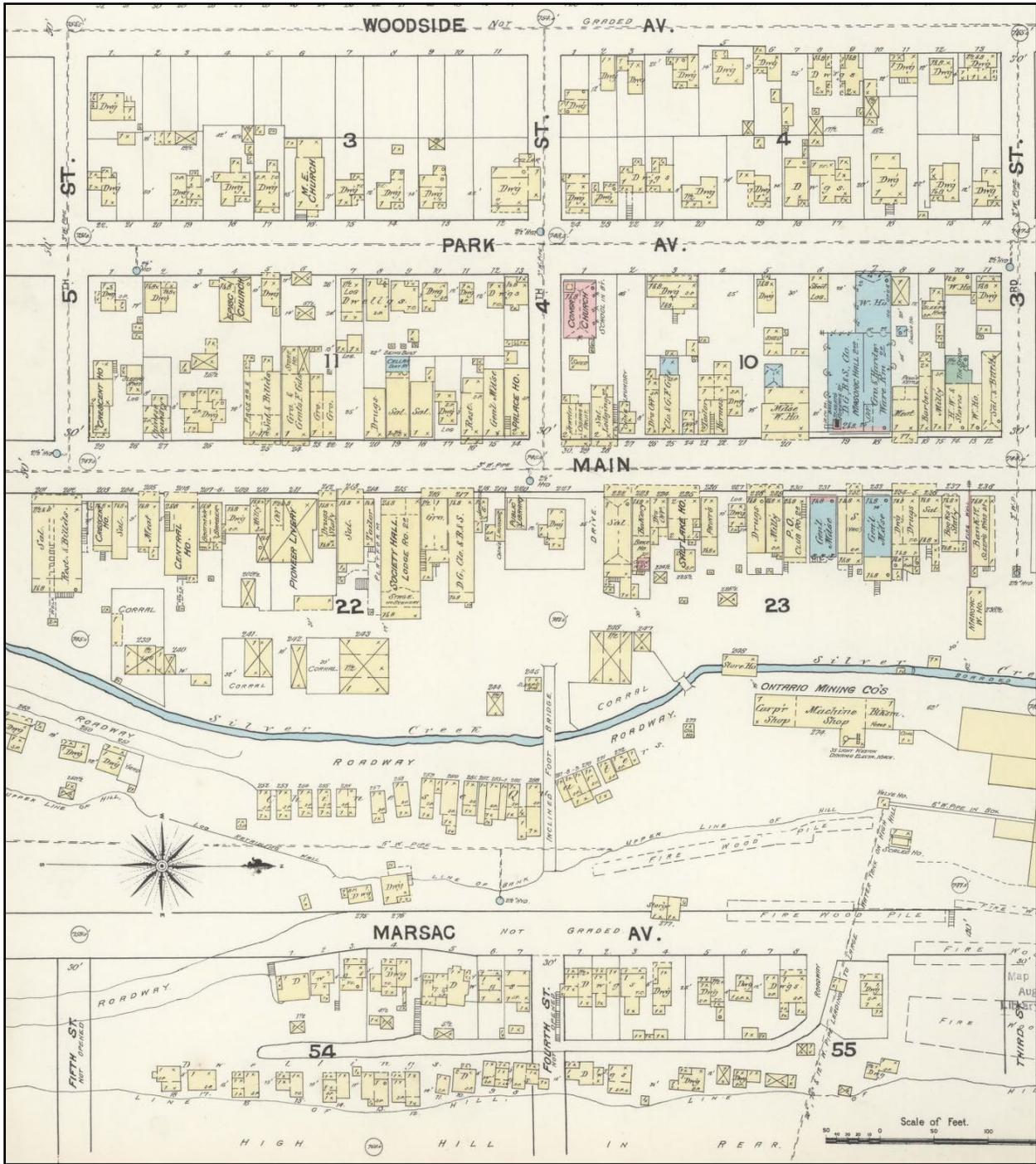


Figure A-1. Dashed lines indicate porches adorning Park City buildings in 1889. Most residential dwellings along Woodside, Park, and Marsac avenues have porches of some form on primary elevations. Additionally, several commercial buildings along Main Street also have porches indicated along their primary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



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



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



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



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



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

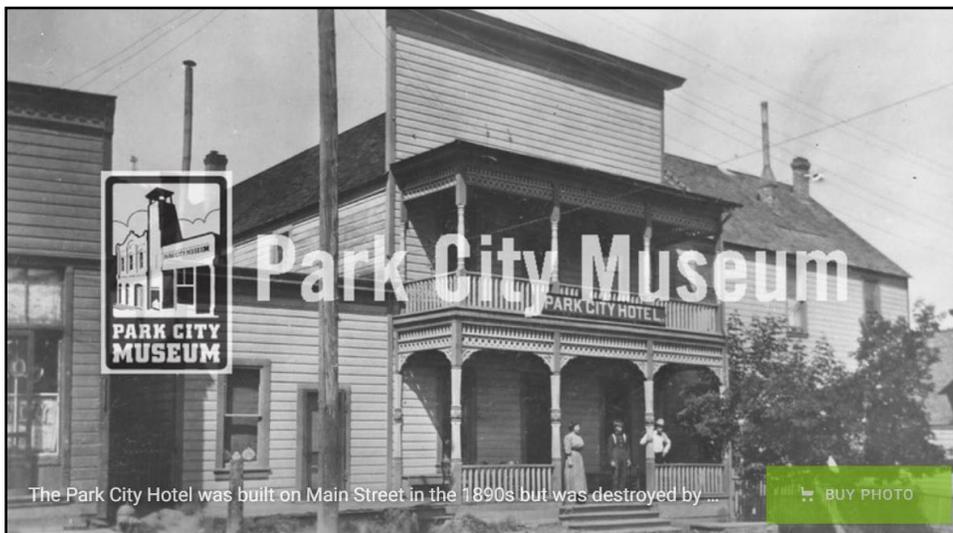


Figure A-8. A two-story porch on the front of the Park City Hotel, ca. 1910 (Park City Museum 2023).



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

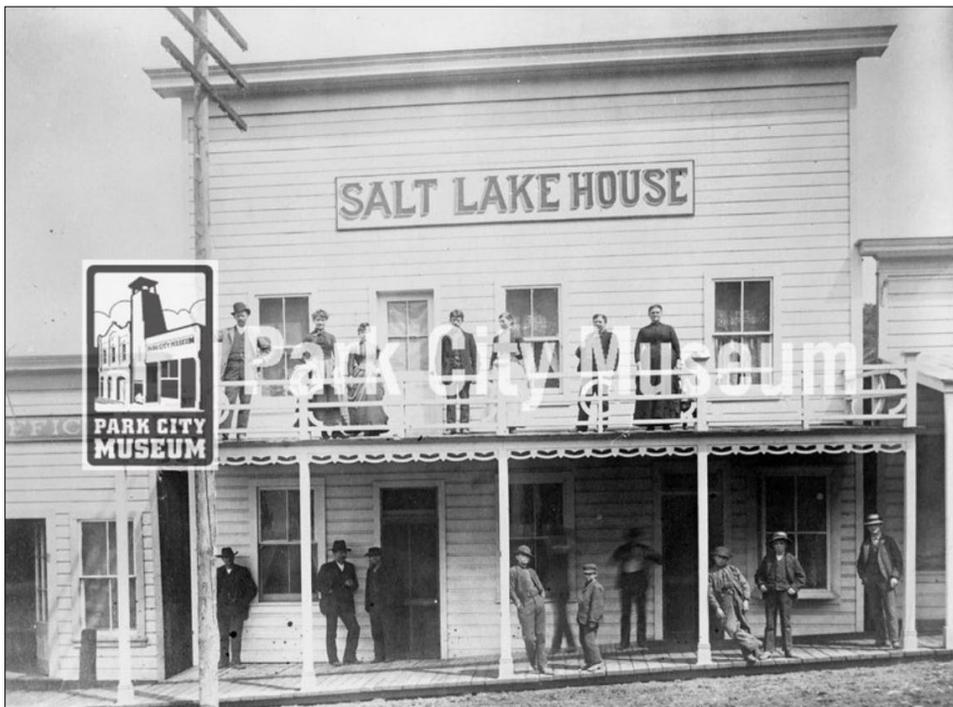


Figure A-10. A covered first-story porch and open second-story balcony on the Salt Lake House, ca. 1884 to 1898 (Park City Museum 2023).



Planning Department

October 21, 2025

Bryan Moellman
bryan@ottoresortgroup.com

CC: Brad Bars

Re: Historic District Design Review Pre-Application Denial
Property Address: 410 Ontario Avenue
Zoning District: Historic Residential – 1 (HR-1)
Historic Designation: None
PL-25-06704

Planning staff reviewed the Historic District Design Review Pre-Application submitted on September 24, 2025, for 410 Ontario Avenue, a non-Historic Structure in the Historic Residential – 1 (HR-1) Zoning District, to:

- Replace an existing landscaped area with a new deck that is approximately 34 feet wide and 9 feet, 6 inches deep in front of the existing Structure.

410 Ontario is Lot B of the 402 & 410 Ontario Avenue Plat Amendment, approved by City Council on March 9, 2023 through Ordinance No. 2023-11. The Site is not designated a Historic Site on Park City's Historic Site Inventory, and the existing Structure at the Site was constructed in 1970, according to Summit County records.

Ordinance No. 2023-11 concludes the existing Structure at 410 Ontario is a Non-Complying Structure¹ and states the following in accordance with Land Management Code (LMC) Section 15-9-6: *"The Owner of 410 Ontario Avenue may repair or maintain the existing Structure provided that such repair or maintenance shall neither create any new noncompliance nor shall increase the degree of the existing non-compliances with the LMC."*

On November 30, 2022, the property owner recorded an Encroachment Agreement (Exhibit B, Summit County Recorder Entry No. 1198229), which allows for the maintenance of the existing stairs and railroad tie retaining walls that encroach into the public City Right-of-Way (ROW) on the south and west sides of the Structure.

¹ Land Management Code (LMC) Section 15-15-1 defines "Non Complying Structure" as "a Structure that legally existed before its current zoning designation, and because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure."



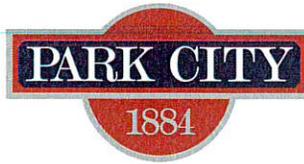
Planning Department

Following the review of project plans dated September 24, 2025, Planning staff determined the project does not comply with the LMC and cannot be approved for the following reasons:

- LMC Section 15-13-8(B)(7)(a) states that decks in the Historic Districts shall be constructed in inconspicuous areas where visually minimized from the primary public Right-of-Way, usually on the tertiary façade.
 - The proposed deck is on the primary façade and would be visible from the primary public Right-of-Way (Ontario Avenue).
- LMC Section 15-13-8(B)(7)(b) states that the visual impact of a deck should be minimized by limiting its size and scale, and states that introducing a deck that visually detracts from a new structure or substantially alters a site's proportion of built area to open space is not appropriate.
 - The proposed deck would extend approximately 34 feet across the entire front façade of the existing Structure and would visually detract from the existing Structure and be visible from the primary public Right-of-Way.
- The existing retaining walls and stairs are Non-Complying Structures. LMC Section 15-9-6 states that Non-Complying Structures may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement neither creates any new non-compliance nor increases the degree of the existing non-compliance of all or any part of such Structure.
 - There is not a deck currently present in front of the existing Structure at 410 Ontario, and the LMC and existing Encroachment Agreement do not allow for a deck or patio in this area, so the construction of a deck would create a new non-compliance at the Site.
 - The existing landscaped area measures approximately 24 feet across the front of the existing Structure at the site. The Applicant's proposed plans (Exhibit A) show that the new proposed deck would be approximately 34 feet long, which would increase the degree of the existing non-compliance at the Site.

Any future construction must be located fully within the property lines of 410 Ontario, and must comply with the requirements of the LMC, Ordinance No. 2023-11, the 402 & 410 Ontario Avenue Plat Amendment, and any other applicable regulations.

The Engineering Department issues Encroachment Agreements relating to City-owned property and Rights-of-Way and any proposed construction impacting City-owned property or Rights-of-Way is subject to Engineering Department review.



Planning Department

You may appeal this denial in accordance with LMC [Section 15-1-18](#). Please contact Jacob Klopfenstein at jacob.klopfenstein@parkcity.gov or at 385-481-2037 with questions.

Sincerely,

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

Rebecca Ward
Planning Director

CC: Jacob Klopfenstein, Project Planner

Exhibits

A – Applicant's Proposed Plans

B – 410 Ontario Encroachment Agreement dated November 30, 2022



Planning Department

MARK DATE REVISION TITLE

1. 07/11/2025 ISSUED FOR PERMITS

2. 07/11/2025 ISSUED FOR CONSTRUCTION

CLIENT:

OTTO RESORT GROUP LLC

ADDRESS:

1000 S. 1000 E. AVENUE
PARK CITY, UT 84302

DRAWING TITLE:

PLAN
FOUNDATION

SCALE: 7/8" = 1'-0"

DATE: 07/11/2025

DESIGNER: JF

CHECKER: JF

DRAWING NUMBER: **S-1**

REV. **0**

SPOT FOOTING SCHEDULE - SEE DETAIL "1"		BASE CONNECTION	
MARK	LENGTH	TYPE 1 - C50806-SD02	TYPE 2 - NA
F1	2'-0"	(1) #4 BARS @ 12" O.C.	TYPE 2 - NA
F2	2'-4"	(1) #4 BARS @ 12" O.C.	TYPE 2 - SEE DWG S-2
F3	2'-4"	(1) #4 BARS @ 12" O.C.	TYPE 2 - SEE DWG S-2

PIPE SCHEDULE - SEE DETAIL "1"	
COL. SIZE	COL. CAP CORN.
64	12" COL. CAP CORN.
64	12" COL. CAP CORN.
64	12" COL. CAP CORN.
64	12" COL. CAP CORN.

NOTES:

- FOR GENERAL NOTES AND STANDARDS, SEE DWG S-6.
- BEFORE CONSTRUCTION, THE CONTRACTOR AND SUBCONTRACTORS ARE TO VERIFY ALL DIMENSIONS, EXISTING AND NEW, ELEVATIONS, AND CONDITIONS OF THE WORK. ANY DISCREPANCIES SHOULD BE REPORTED TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO BEGINNING WORK.
- TO PRESENT RESIGNMENT, DIMENSIONS SHOWN ON DWG S-10 SHOULD BE USED.
- ANY CONTRACTOR SHALL LOCATE THE FOLLOWING PRIOR TO THE POURING OF CONCRETE:
 - OPENINGS FOR WALLS
 - MECHANICAL AND ELECTRICAL
 - MECHANICAL AND ELECTRICAL
 - MECHANICAL AND ELECTRICAL
- SLIPS IN CONCRETE SLABS

DETAIL "1" - TYPE 1

DETAIL "1" - TYPE 2

SECTION "A-A"



Planning Department

When recorded please return to: Park City Municipal Corporation Attn: City Engineer PO Box 1480 Park City UT 84060

FEE EXEMPT UTAH CODE ANNOTATED § 11-13-102

ENCROACHMENT PERMIT & SNOWMELT SYSTEM PERMIT IN CITY RIGHT-OF-WAY

410 Ontario Avenue, Park City, UT 84060 (street address)

THIS AGREEMENT is made by and between PARK CITY MUNICIPAL CORPORATION (City) and Cameron M. Stacy (Owner(s)) to set forth the terms and conditions under which the City will permit the Owner to build, maintain, and use certain improvements within the City property and right-of-way at 410 Ontario Avenue, Park City, UT 84060 (street address), Park City, Utah. Subject to the following terms and conditions of this agreement, Owner shall have the right to construct and maintain stairs within the City right-of-way of Ontario Avenue (street name).

1. This encroachment agreement shall be appurtenant to the following described property: PC-4781 2 1 Parcel # Lot# Subdivision Office Use: Verify Ownership through Summit County Tax Records

This agreement is not transferable to other property, but is freely transferable with the title to this lot. The license and conditions as stated in the agreement, are binding on the successors in title or interest of Owner(s).

2. The improvements permitted within the street right-of-way shall consist of stairs. Attach a scaled drawing, labeled as ATTACHMENT 'A', showing the improvements and the location of all related elements, on 8 1/2 "x 11" or 11"x 17" paper. No modifications to the improvements may be made without prior written permission from Park City Municipal Corporation.

3. The City may, at some future date, elect to make improvements to Ontario Avenue (street name) at this location and widen the streets to full width of the right-of-way and City property and/or to install utilities (or allow such installation by franchised utilities). To the extent that any improvements or utility work requires the removal, relocation, replacement, and/or destruction of the improvements the Owner(s) may have been using within the City property right-of-way, the Owner(s) waives any right to compensation for the loss of improvements and loss of the use of the street right-of-way and/or change in the grade and elevation of the street. This waiver of compensation, in the event the improvements are removed for any reason whatsoever in the sole determination of Park City, is the consideration given for the granting of this encroachment permit.

4. Prior to installing City improvements in, along or adjacent to the street or installing utilities in a manner that will require the removal or relocation of the improvements, the City will endeavor to give the Owner(s) sixty (60) days notice, in which time the Owner(s) shall make adjustments and remodel the improvements as necessary to accommodate the changes in the street width, utilities, and-or grade at the Owner(s) cost. Park City and its franchised utilities will attempt to save as much of the Owner(s) improvements as possible but in no way guarantees any salvage value whatsoever.

5. No permanent right, title, or interest of any kind shall vest in the Owner(s) in the street right-of-way by virtue of this agreement. The property interest hereby created is a revocable license, and not an easement or other perpetual interest. No interest shall be perfected under the doctrines of adverse possession, prescription, or other similar doctrines of law based on adverse use, as the use hereby permitted is entirely permissive in nature.

6. The Owner(s) or his/her successor shall maintain the improvements in a good state of repair at all times, and upon notice from the City, will repair any damaged, weakened, or failed sections. The Owner(s) agree(s) to hold the City harmless and indemnify the City for any and all claims which might arise from third parties, who are injured as a result of the Owner's use of the right-of-way for private purposes, or from the failure of the Owner's improvements.

7. This agreement shall be in effect until the license is revoked by the City. Revocation shall be affected by the City recording a notice of revocation with the Summit County Recorder and sending notice to Owner or the Owner's successor.

ENTRY NO. 01198229 11/30/2022 11:25:49 AM B: 2765 P: 0973 Encroachment PAGE 1/3 RHONDA FRANCIS, SUMMIT COUNTY RECORDER FEE 0.00 BY PARK CITY MUNICIPAL CORP

Rafael Baez

416 Ontario Ave
rafael@islandbrewhawaii.com
November 10, 2025

Dave Thacker
Chief Building Official/Fire Code Official
Park City Municipal Corporation
445 Marsac Avenue
PO Box 1480
Park City, UT 84060

Variance Request for 416 Ontario Avenue Deck Project

Introduction

In response to the work stoppage notice issued for the property located at 416 Ontario Avenue, the owner would like to seek a variance due to the unique circumstances of the existing property. This work stoppage was issued in response to the alleged violation of a conditional use approval and a request for variance was recommended by the Park City Planning Department.

An easement was granted due to the deck encroaching on city property when it was constructed. The current owners purchased the property knowing the deck needed extensive repair to remain safe and usable. The house was also purchased with the intention of preserving the historic facade and character.

Background of Permit Timeline and Hardship

Consultation of two arborists deemed that two decaying and hazardous trees growing through the deck needed urgent removal due to the immediate danger of falling onto the roadway, especially after potential snowfall. For tree removal to take place the decking material needed to be removed. On January 22, 2025, a permit for tree removal was applied for and approved.

On January 24, 2025, the Park City Building Department issued a demolition permit authorizing removal of the existing deck. The demolition was completed, inspected, and approved on February 27, 2025, and a Certificate of Completion was issued. Upon removal of the decking material, the contractor noticed the trees were used as structural support for the deck as well as extensive rot to the railroad ties; additionally the supports were resting directly on dirt.

On or around May 21, 2025, the Historic District Waiver Letter and the Building Permit were issued for construction of the new deck. The engineer-stamped plans showed a new deck within the existing setback. The City reviewed and approved said plans.

The demolition permit and construction permit showed removal of the old deck and subsequent construction of a new deck within the existing setback. The issuance of both permits led the owner and contractor to believe the work performed to date was in compliance with City regulations.

Reasons for Variance

The homeowner is requesting for variance for the following reasons:

1. The literal enforcement of the Land Management Code would add unreasonable hardship from the fact that the new deck will need to be drastically reduced in size resulting in decreased enjoyment and use of the front setback of the home. The existing home is significantly further set back compared to neighboring properties. The property is on an extreme slope thus the deck is not visible from the street except for the railing.

Some of the general purposes of Park City Land Management Code are to:

- A. promote the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of Park City;
- B. preserve open space, scenic views, environmental areas, steep slopes and sensitive lands;

Preservation of rights to the current deck will improve both the safety and welfare of present and future inhabitants, as well as visitors considering the dangerous nature of the original deck and trees. Increased enjoyment of Park City's scenic views would also result from having a larger front deck area. The newly constructed deck adheres to the general purposes of Park City Land Management Code.

2. Special circumstances attached to the property include the age of the deck, thus it precedes the current Land Use Ordinance. The original deck was constructed before the current Land Use Ordinance took place and was allowed to remain through the grant of an easement. This does not apply to other properties in the same zone due to the fact that they are mostly new construction. The removal of the deck was not a self-imposed hardship as it was necessary due to the failing nature of the structure and substandard construction.
3. The enjoyment of the property would be substantially impacted from the reduction of the usability of the front of the home. The unique setback nature of the house makes a large front deck necessary to full enjoyment of both mountain views and outdoor access. The deck provides expansive views of Main Street Park City, surrounding mountains, and outdoor space. Restriction of deck size would greatly hinder enjoyment of the above. Other properties in the same zone have similar outdoor access with unrestricted views from the front of their homes, which can only be replicated through a front deck on this particular property due to the current zoning ordinance.

4. The General Plan states “[w]hile the uses within these districts may evolve over time, the built environment of the local historic districts should stay true to its architectural roots, specifically relative to the integrity, mass, scale and historic fabric of the mining boom era (1872-1929).” The requested variance in fact preserves the original layout of the home and keeping original deck dimensions is the least destructive course of action. The variance will not be contrary to public interest as efforts will be taken to preserve the historic appearance of the front facade. The original skirting was kept and helps to maintain the original look and character. Original railroad ties and different railings might also be used to keep a similar aesthetic. The house was also granted a Preservation Award in early 2025 by the Park City Museum, showing the care taken into the renovation of the property to keep its historical appearance and charm.

5. Characteristics of the parcel make adhering to current zoning ordinances impossible considering the vast array of setback exceptions that aren’t and can’t be conformed to. The home was constructed before modern zoning restrictions and thus the spirit of zoning ordinance can’t be observed as intended. The homeowners intend to observe the spirit of zoning ordinance by preserving its external appearance with a deck of similar dimensions to the original. This upholds goal 15 of the Park City General Plan which is to “[p]reseve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations;”

Proposed Design Modifications

Owner and contractor propose cladding the front of the newly built deck with existing railroad ties, add native landscaping in front of the deck to create additional screening, and install railings that meet historic preference.

OTTO Resort Group and the owners remain committed to resolving the matter constructively, ensuring both safety and historic integrity at 416 Ontario Avenue.

Sincerely yours,

Rafael Baez

Meredith Covey

From: David Thacker <dave.thacker@parkcity.gov>
Sent: Wednesday, November 5, 2025 5:37 PM
To: [REDACTED]
Cc: Rebecca Ward; JJ Trussell; Meredith Covey
Subject: 416 Ontario Ave

Hi Bryan,

Thank you for meeting with us today. As discussed, below is the information you have requested.

Because the deck was completely removed in violation of the condition of approval for which the Historic District Waiver Letter and building permit were issued upon, new construction must comply with current code. 416 Ontario Avenue is in [the Historic Residential - 1 Zoning District](#).

Properties within the Historic Districts are reviewed for compliance with Land Management Code [Section 15-13-8](#), which includes limitations on decks:

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

Land Management Code [Section 15-2.2-3](#) outlines regulations related to lot and site requirements. Front Setback exceptions are limited:

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

- Fences, walls, and retaining walls not more than four feet (4') in height, or as permitted in Section 15-4-2, Fences and Retaining Walls. On Corner Lots, Fences more than three feet (3') in height are prohibited within twenty-five feet (25') of the intersection, at back of curb.
- Uncovered steps leading to the Main Building; provided the steps are not more than four feet (4') in height from Final Grade, not including any required handrail, and do not cause any danger or hazard to traffic by obstructing the view of the Street or intersection.
- Decks, porches, or Bay Windows not more than ten feet (10') wide and projecting not more than three feet (3') into the Front Setback.
- Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback.
- Sidewalks and pathways.
- Driveways leading to a Garage or approved Parking Area. No portion of a Front Yard, except for patios, driveways, allowed Parking Areas and sidewalks, may be Hard-Surfaced or graveled.

Front and Side Setbacks in the HR-1 Zoning District are based on lot dimensions. Please see Land Management Code [Section 15-2.2-3](#) for this information. **Please note - setbacks begin at the property line and not the built right-of-way. The previous deck that was removed encroached into the right-of-way and new construction must comply with setbacks measured from the property line.**

Construction is required to comply with the Land Management Code. Requests for exceptions to the code require an approval by the Board of Adjustment. The Board of Adjustment reviews requests for exceptions from the Land Management Code pursuant to [Section 15-10-8](#) through [a variance application](#). The applicant bears the burden of proving to the Board that five criteria are met, outlined in the linked section.

A stop-work order remains in place until the deck is brought into compliance with the regulations outlined above. Please submit updated drawings for review and approval.

Please contact me directly should you have any questions.

Thank you,

Dave Thacker

Chief Building Official/Fire Code Official

Park City Municipal Corporation

parkcity.org

445 Marsac Avenue

PO Box 1480

Park City, UT 84060

435.615.5115



Meredith Covey

From: Rebecca Ward <rebecca.ward@parkcity.gov>
Sent: Friday, October 17, 2025 6:49 PM
To: [REDACTED]
Cc: David Thacker; JJ Trussell; Meredith Covey; Brenda Turnblom
Subject: 416 Ontario Avenue - Stop Work Order

Bryan,

Thank you for stopping by the Planning offices today regarding the 416 Ontario stop work order. We are reviewing and will follow up by end-of-day Monday.

Have a great weekend.

Kind regards,

Rebecca Ward, AICP

Planning Director

Park City Municipal Corporation

parkcity.gov

445 Marsac Avenue, PO Box 1480

Park City, UT 84060

o: 435.615.5046 | c: 385.290.0789



Meredith Covey

From: Meredith Covey
Sent: Wednesday, May 21, 2025 1:11 PM
To: bryan otto
Subject: RE: [External] Re: 416 Ontario
Attachments: 416 Ontario Waiver Letter.pdf; Post Land Use Approval.pdf

Hi Bryan,

We appreciate your patience as we conducted our review. Attached is your Historic District Design Review Pre-Application Waiver Letter. Please upload this letter when you submit your Building Permit.

From: bryan otto [REDACTED]
Sent: Wednesday, May 14, 2025 9:50 AM
To: Meredith Covey <meredith.covey@parkcity.org>
Subject: Re: [External] Re: 416 Ontario

[REDACTED]

Thanks for the update
On Wed, May 14, 2025 at 8:27 AM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

Thank you for your patience, the Planning Director and Building Official are reviewing this project and will be in touch shortly.

Thank you,

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



I will be out of office Friday May 23

Please reach out in advance if you would like to schedule an in-person appointment

The Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk.

From: bryan otto [REDACTED]
Sent: Tuesday, May 13, 2025 3:27 PM
To: Meredith Covey <meredith.covey@parkcity.org>
Subject: Re: [External] Re: 416 Ontario

Warning: Replies to this message will go to [REDACTED] If you are unsure this is correct please contact the helpdesk.

Hi Meredith,

Just following up again...multiple weeks now with no answer. We may have to handle this another way.

Any thoughts.

Bryan

On Fri, May 9, 2025 at 3:58 PM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

Levi let me know you stopped by. Thanks for your patience while we review. I'll follow up on Monday.

Thanks,

Meredith

Get [Outlook for iOS](#)

From: bryan otto [REDACTED] >
Sent: Wednesday, May 7, 2025 5:54:52 PM

To: Meredith Covey <meredith.covey@parkcity.org>
Subject: Re: [External] Re: 416 Ontario

[REDACTED]

Sounds good, thank you.

On Wed, May 7, 2025 at 2:34 PM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

I will follow up with the Planning Director.

Thanks,

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



I will be out of office Friday May 9

Please reach out in advance if you would like to schedule an in-person appointment

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From: bryan otto [REDACTED]
Sent: Wednesday, May 7, 2025 2:30 PM
To: Meredith Covey <meredith.covey@parkcity.org>
Subject: Re: [External] Re: 416 Ontario

[REDACTED]

Hi Meredith

Any updates?

Sorry to keep bothering you just alot of pressure onme from multiple angles here.

bryan

On Mon, May 5, 2025 at 3:52 PM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

The Planning Director is reviewing the request. We will be in touch.

Thank you,

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



I will be out of office Friday May 9

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From: bryan otto [REDACTED]
Sent: Monday, May 5, 2025 2:12 PM
To: Meredith Covey <meredith.covey@parkcity.org>
Subject: Re: [External] Re: 416 Ontario

Warning: Replies to this message will go to [REDACTED] if you are unsure this is correct please contact the helpdesk.

Hi Meredith

Any good news?!

bryan

On Wed, Apr 30, 2025 at 3:58 PM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

To follow up, we are gathering additional information on our end to ensure the proposed plan complies with the Land Management Code Chapter [15-9](#) for Non-Complying Structures.

As conditioned on the Demolition Permit issued on January 24 all future work on the site is required to comply with Zoning District requirements. I will reach out by Monday of next week.

Thank you,

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



I will be out of office Friday May 9

Please reach out in advance if you would like to schedule an in-person appointment

The Planning Department strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Department. Those relying on verbal input or preliminary written feedback do so at their own risk.

From: Meredith Covey
Sent: Tuesday, April 29, 2025 4:47 PM
To: bryan otto [REDACTED]
Subject: RE: [External] Re: 416 Ontario

Hi Bryan,

Thank you for the updated plan. I will follow up tomorrow.

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



I will be out of office Friday May 9

Please reach out in advance if you would like to schedule an in-person appointment

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From: bryan otto [REDACTED]
Sent: Tuesday, April 29, 2025 11:54 AM
To: Meredith Covey <meredith.covey@parkcity.org>
Subject: Re: [External] Re: 416 Ontario

Warning: Replies to this message will go to [REDACTED] If you are unsure this is correct please contact the helpdesk.

Hi Meredith,

Please let me know if this works to complete the process. Way behind on schedule for this project and just trying to wrap things up. Sorry not the best with the office side of things. I'm around and available to see this through .

Thanks

Bryan

On Fri, Apr 25, 2025 at 9:16 AM bryan otto [REDACTED] > wrote:

OK thanks for getting back to me. I have a message into the Homeowner. hopefully they get back to me soon from my understanding and I may be wrong since we were keeping the existing footprint I thought we were fine.

I will get back to you as soon as possible in the meantime is there anything else I should be doing?

On Fri, Apr 25, 2025 at 8:45 AM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

Since the deck is a non-compliant Structure, we will need to verify the property lines.

Thank you,

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



I will be out of office Friday May 9

Please reach out in advance if you would like to schedule an in-person appointment

From: bryan otto [REDACTED]
Sent: Friday, April 25, 2025 8:35 AM
To: Meredith Covey <meredith.covey@parkcity.org>
Subject: Re: [External] Re: 416 Ontario

Warning: Replies to this message will go to [REDACTED]. If you are unsure this is correct please contact the helpdesk.

No, I do not. I can ask the Homeowner is that something that we need? Having a lot of delays on this project as it is just trying to move things along

confused because we had this HDR form figured out and good to go then I had to re submit it because the signature was expired past 30 days

On Fri, Apr 25, 2025 at 8:20 AM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

Do you have an existing conditions survey that can confirm the location of the property lines?

Thank you,

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



Please reach out in advance if you would like to schedule an in-person appointment

From: bryan otto [REDACTED]
Sent: Thursday, April 24, 2025 11:15 AM
To: Meredith Covey <meredith.covey@parkcity.org>
Subject: Re: [External] Re: 416 Ontario

Warning: Replies to this message will go to [REDACTED] If you are unsure this is correct please contact the helpdesk.

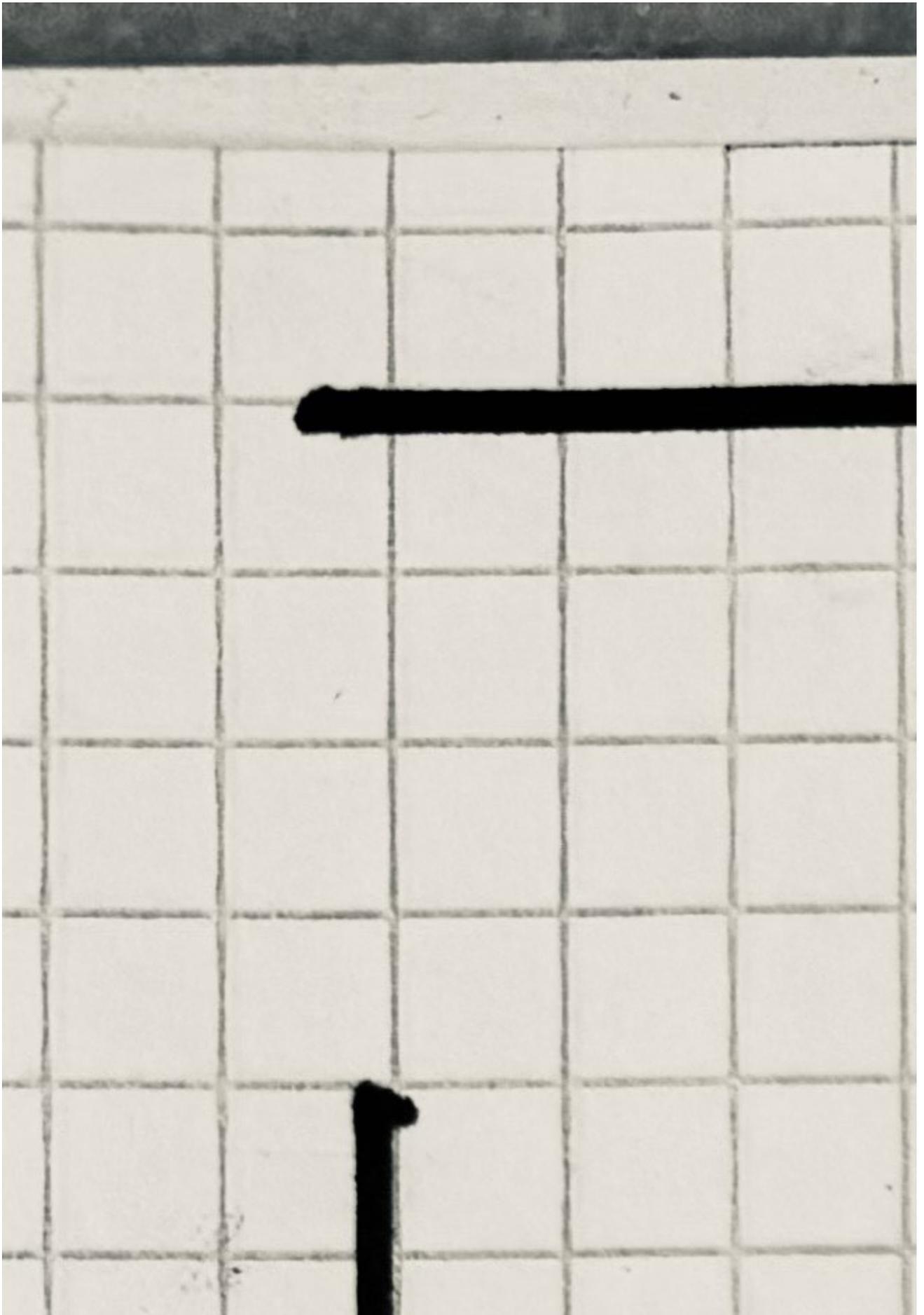
Hi is there anything else you need from me?

Sorry not rhe best at the office work.

bryan

On Wed, Apr 23, 2025 at 1:53 PM bryan otto [REDACTED] wrote:

On Wed, Apr 23, 2025 at 1:53 PM bryan otto [REDACTED] > wrote:



On Wed, Apr 23, 2025 at 12:40 PM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

Do you have the information for the distance to the front property line?

Thank you,

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



Please reach out in advance if you would like to schedule an in-person appointment

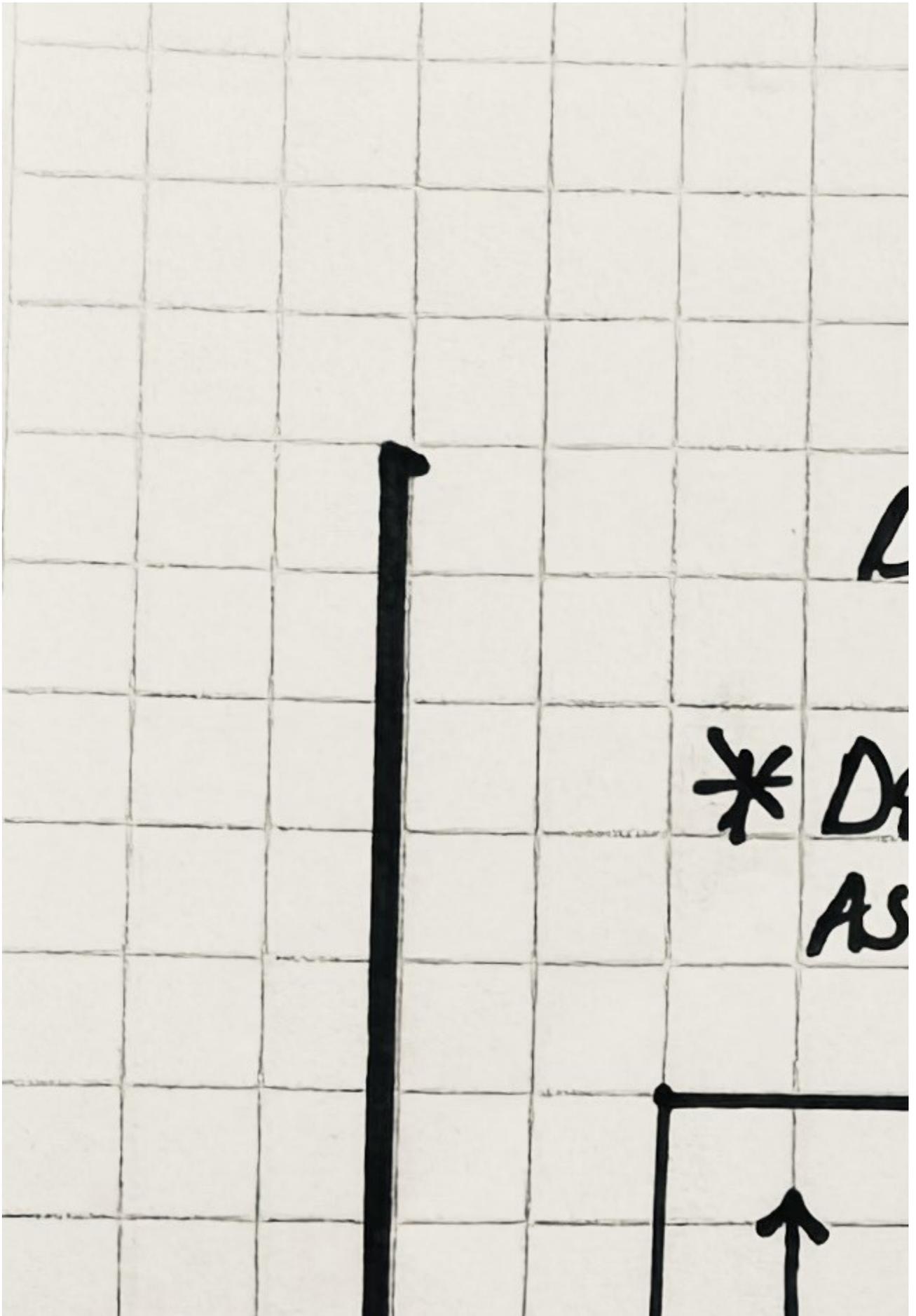
From: bryan otto <[REDACTED]>
Sent: Wednesday, April 23, 2025 12:38 PM

To: Meredith Covey <meredith.covey@parkcity.org>

Subject: Re: [External] Re: 416 Ontario

Warning: Replies to this message will go to [REDACTED]. If you are unsure this is correct please contact the helpdesk.

oh sorry...my mistake



On Wed, Apr 23, 2025 at 11:52 AM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

Can you please include the distance to the property lines? Both the side and the front?

Thank you,

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



Please reach out in advance if you would like to schedule an in-person appointment

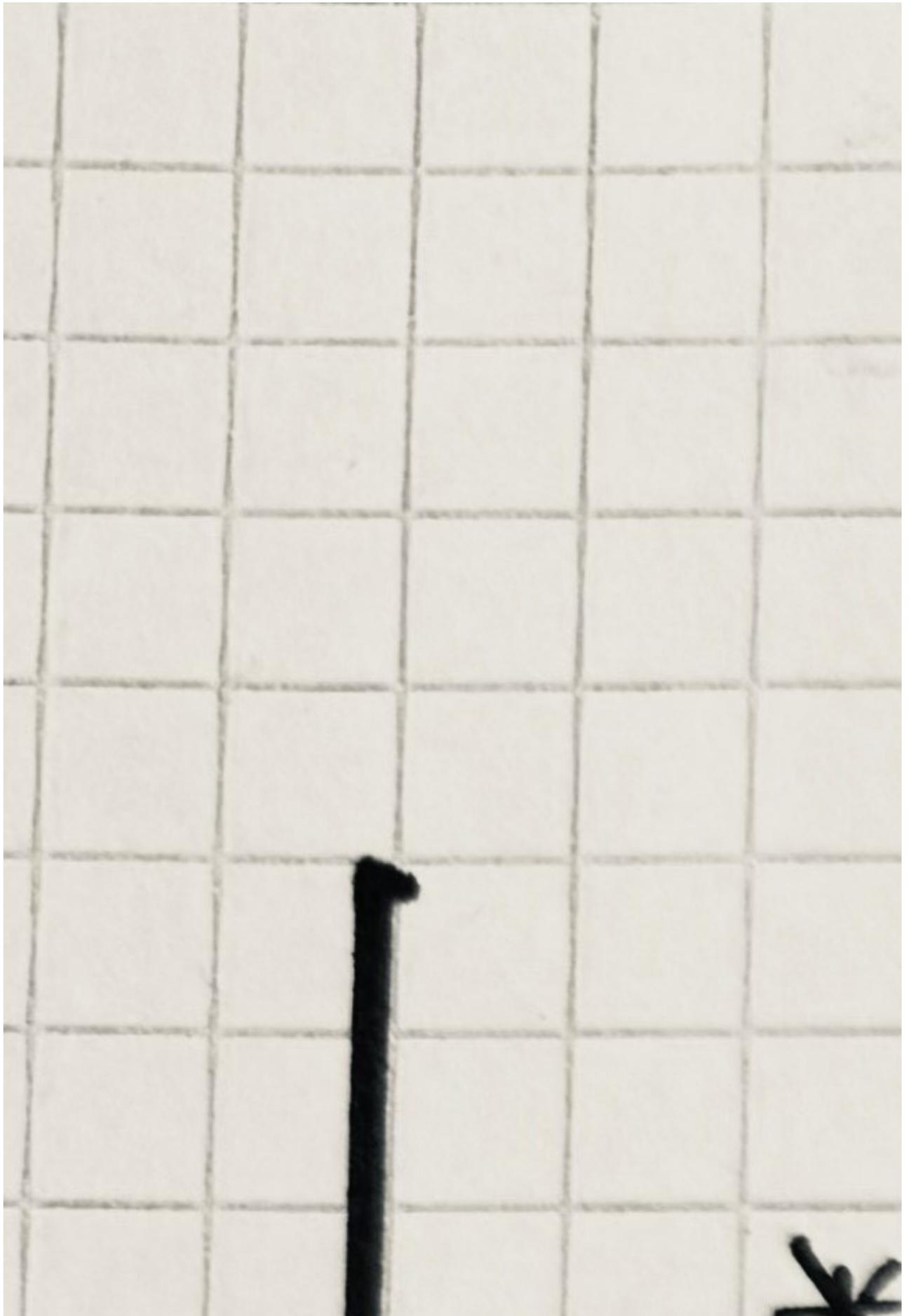
From: bryan otto [REDACTED]
Sent: Wednesday, April 23, 2025 11:12 AM
To: Meredith Covey <meredith.covey@parkcity.org>
Subject: [External] Re: 416 Ontario



[CAUTION] This is an external email.

Hi Merrdith,

i drew up a quick layout. Hoepfull it works for you.



please let me know if you have any questions

also am here on sitw for most the day

thanks

Bryan

On Mon, Apr 21, 2025 at 12:50 PM Meredith Covey <meredith.covey@parkcity.org> wrote:

Hi Bryan,

I will be your Project Planner for your HDDR-Pre Application at 416 Ontario. I will be in touch shortly with any questions or additional materials.

Thank you,

Meredith Covey

Planner I

Park City Municipal Corporation

parkcity.org

[445 Marsac Avenue](#), PO Box 1480

Park City, UT 84060

O: 435.615.5064

C: 435.640.8683



Please reach out in advance if you would like to schedule an in-person appointment

Meredith Covey

From: planning <planning@parkcity.org>
Sent: Monday, April 21, 2025 12:34 PM
To: Meredith Covey
Subject: FW: [External] Re: Historic District Design Review Pre-Application

From: bryan otto [REDACTED]
Sent: Monday, April 21, 2025 12:33 PM
To: planning <planning@parkcity.org>
Subject: [External] Re: Historic District Design Review Pre-Application

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.

hi, I was just checking to see if there was any updates for my HD DR the address is 416 Ontario in the area and could stop by if there was something needed on my end? Thank you for your help

On Mon, Apr 14, 2025 at 3:16 PM planning <planning@parkcity.org> wrote:

Meredith Covey

From: Lillian Zollinger <lillian.zollinger@parkcity.gov>
Sent: Wednesday, November 5, 2025 1:23 PM
To: Meredith Covey
Subject: FW: 416 Ontario Avenue Deck Demo | 25-047

Lillian Zollinger
Planner III
Historic Preservation Team
Park City Municipal Corporation
parkcity.org
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
O: 435.615.5068
C: 385.481.2038



Please note that I will be out of the office on parental leave planned for late this fall into early winter. Project coverage will be coordinated in advance with the Planning team to ensure continuity.

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From: Lillian Zollinger
Sent: Monday, January 27, 2025 4:48 PM
To: [REDACTED]
Subject: 416 Ontario Avenue Deck Demo | 25-047

Good afternoon Bryan,

Thanks for chatting with me last week regarding the demo of the 416 Ontario Avenue deck. Looks like that demo permit was issued on Friday. As discussed, and conditioned on the permit, any portion of the deck that is removed may not be put back in place without a [Historic District Design Review Pre-Application](#) being reviewed by our department first. Please reach out when you are ready to reconstruct or if you have questions.

Looks like the trees will be good to be removed and replaced with a similar compliant vegetation on site. I will reach out to Ethan shortly with that news.

Please let me know if you have any questions – thank you,

Lillian Zollinger
Planner III
Park City Municipal Corporation
parkcity.org
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
O: 435.615.5068
C: 385.481.2038



GENERAL NOTES

GENERAL:

- ALL WORK PERFORMED SHALL ADHERE TO LOCAL BUILDING CODES AND THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DETAILS AND ACCURACY OF THE WORK; FOR CONFORMING AND CORRELATING ALL QUALITIES AND DIMENSIONS; FOR SELECTING THE FABRICATION PROCESS; FOR TECHNIQUES OF THE ASSEMBLY; FOR HAVING EXPERIENCE AND KNOWLEDGE TO PERFORM WORK IN A SAFE MANNER; AND FOR COORDINATING ALL REQUIRED INSPECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING, AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY DURING ERECTION UNTIL THE STRUCTURE IS FULLY CONSTRUCTED. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURAL ELEMENTS IN THE STRUCTURE'S COMPLETED ASSEMBLY. IF THE STRUCTURE IS NOT BUILT IN ACCORDANCE WITH THE STRUCTURAL CONSTRUCTION DOCUMENTS AND PLANS, THE ENGINEER IS NOT LIABLE FOR ANY FAILURES WHICH MIGHT OCCUR AFTER STRUCTURE IS BUILT.
- THE CONTRACTOR IS REQUIRED TO CONTACT THE ENGINEER OF RECORD FOR ANY CHANGES MADE TO THE DOCUMENTS CONCERNING DIMENSIONS, MATERIAL SPECIFICATIONS, AND MODIFICATIONS OF ANY STRUCTURAL ELEMENT NOT SIGNED OFF IN THESE DOCUMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR PERFORMING THE WORK PROPERLY AND SAFELY.
- THE CONTRACTOR SHALL AT HIS/HER DISCRETION EMPLOY AN SSE, A REGISTERED PROFESSIONAL ENGINEER (PE, SE) FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION SPECIFICALLY ADDRESSED IN THE LATEST EDITION OF OSHA REQUIREMENTS. BOLTING AND FIELD WELDING AT ALL MEMBER CONNECTIONS IS TO BE COMPLETED PRIOR TO THE RELEASE OF THE MEMBER FROM THE HOISTING MECHANISM AND TEMPORARY SHORING/BRACING.
- LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS NOTED IN THE "DESIGN CRITERIA" SECTION OF THIS DOCUMENT OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTORS SSE OR PROFESSIONAL ENGINEER USED FOR DESIGNING SHORING AND BRACING.
- THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE ENGINEER OF RECORD OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ON THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT INCLUDED ON THE ORIGINAL CONSTRUCTION DOCUMENTS. THESE CHANGES SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW AND SIGNOFF IN A TIMELY MANNER PRIOR TO THE INSTALLATION OF SAID CHANGES.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS SHOWN ON THESE STRUCTURAL CONSTRUCTION DOCUMENTS. ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY AND SHOULD CORRELATE WITH THE ARCHITECTURAL PLANS. THE ARCHITECTURAL DOCUMENTS SHALL PROVIDE ELEVATIONS, NOT THE STRUCTURAL CONSTRUCTION DOCUMENTS.
- THESE CONSTRUCTION DOCUMENTS ARE ONLY VALID FOR THE ADDRESS LISTED IN THE TITLE BLOCK. THESE DOCUMENTS MAY NOT BE REUSED, COPIED, OR REPRODUCED IN ANY CAPACITY WITHOUT THE WRITTEN APPROVAL OF MOUNTAIN VALLEY ENGINEERING LLC.
- THE SUBSTITUTION OF A PRODUCT NOT SPECIFIED IN THESE DOCUMENTS IS NOT ALLOWED WITHOUT THE WRITTEN APPROVAL OF MOUNTAIN VALLEY ENGINEERING LLC.

DEFINITIONS:

- ARCHITECT - THE ARCHITECT OF RECORD
- ENGINEER OF RECORD - THE PROFESSIONALLY LICENSE ENGINEER WHO SIGNS AND STAMPS THE STRUCTURAL DOCUMENTS AND IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE IN ITS COMPLETED FORM.
- SUBMIT FOR REVIEW - SUBMIT TO THE ARCHITECT/ENGINEER OF RECORD PRIOR TO THE FABRICATION OR CONSTRUCTION OF THE STRUCTURAL SYSTEM.
- PER PLAN - INDICATES THE CALL-OUT TO THE LOCATION OF REFERENCED ITEM TO THE PLAN VIEW OF REFERENCED ITEMS IS LOCATION.

DESIGN CRITERIA:

APPLICABLE CODES AND STANDARDS FOR DESIGN:

- LATEST EDITION OF THE LOCAL AND STATE BUILDING CODES
- INTERNATIONAL BUILDING CODE (IBC) - 2021 EDITION
- INTERNATIONAL RESIDENTIAL CODE (IRC) - 2021 EDITION
- ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS
- NDS FOR WOOD CONSTRUCTION - 2018 EDITION WITH 2021 SPECIAL DESIGN FOR WIND AND SEISMIC
- ACI 318-19 - BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
- AISC STEEL CONSTRUCTION MANUAL - 16TH EDITION
- BUILDING CODE FOR MASONRY STRUCTURES - 2016 EDITION

DESIGN LOAD TABLE	
RISK CATEGORY	II
GRAVITY LOADS	
GROUND SNOW LOAD	113 PSF
DEAD LOADS	
FLOOR LOAD	N/A
ROOF LOAD	N/A
DECK LOAD	5 PSF
LIVE LOADS	
FLOOR LOAD	N/A
ROOF LOAD	N/A
DECK LOAD	60 PSF
SEE THE STRUCTURAL CALCULATION PACKAGE FOR MORE INFORMATION	

SOILS AND FOUNDATIONS:

- ASSUMED SOIL DESIGN SPECIFICATIONS WERE USED FOR THE STRUCTURAL DESIGN OF THE FOUNDATION SYSTEM. THESE SPECIFICATIONS WERE PULLED FROM TABLE 1806.2 - "PRESUMPTIVE LOAD-BEARING VALUES" FROM CHAPTER 18 - SOILS AND FOUNDATIONS UTAH BUILDING CODE WEB-SITE. MOUNTAIN VALLEY ENGINEERING DOES NOT PERFORM ANY GEOTECHNICAL SERVICES AND RECOMMENDS A GEOTECHNICAL ENGINEER BE HIRED TO DETERMINE THE EXACT SOIL STRENGTH PARAMETERS FOR DESIGN.
 - ASSUMED SOIL DESIGN SPECIFICATIONS
 - CLASS OF MATERIALS - CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT AND SANDY SILT
 - MAXIMUM VERTICAL PRESSURE - 1,500 PSF
 - LATERAL BEARING PRESSURE - 100 PSF/FT BELOW NATURAL GRADE
 - AT REST EQUIVALENT FLUID WEIGHT - 45 PSF/FT BELOW NATURAL GRADE
- ALL FOUNDATION FOOTINGS SHALL BE PLACED UPON UNDISTURBED NATURAL SOIL AT A MINIMUM DEPTH OF 3'-6" BELOW NATURAL GRADE FOR FROST PROTECTION, U.N.O.
- WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% OPTIMUM MOISTURE CONTENT OR TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER'S REPORT.
- ALL EXISTING STRUCTURES AND FOUNDATIONS WHICH ARE TIED TO THE NEW CONSTRUCTION FOUNDATIONS SHALL BE FIELD MEASURED AND VERIFIED BY THE CONTRACTOR. ANY DEVIATION IN DIMENSIONS AND ELEVATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS FROM FIELD MEASUREMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION.

WOODEN FRAMING:

- ALL FRAMING AND DETAILS NOT SPECIFIED IN THE CONSTRUCTION DOCUMENTS SHALL COMPLY WITH THE LATEST EDITION OF THE IRC OR IBC.
- MATERIAL SPECIFICATIONS FOR SAWN LUMBER
 - NOMINAL 2x AND 3x DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH (DFL), GRADE NO. 2
 - EXCEPTION: 2x STUDS LESS THAN 9'-0" IN LENGTH USED FOR WALL FRAMING SHALL BE DOUGLAS FIR LARCH (DFL) STUD GRADE
 - NOMINAL 4x AND GREATER DIMENSIONAL LUMBER SHALL BE DOUGLAS FIR LARCH (DFL), GRADE NO. 1
 - 104, 164, 204, AND 304 NAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC 2023.6. LARCH PRESERVATIVE TREATED WITH ZINC-BORATE, SOUTHERN YELLOW PINE L¹ OUTDOOR LUMBER, OR STANDGUARD LSL.
- ALL DECK FRAMING OR EXTERIOR FRAMING EXPOSED TO WEATHER SHALL BE PRESERVATIVE TREATED (TRTD) LUMBER WHICH SHALL BE THE FRAMING MATERIAL DESIGNATED ABOVE OR ON THE CONSTRUCTION PLANS WHICH HAS BEEN PRESERVE TREATED WITH A DECAY AND INSECT RESISTANT SOLUTION, MEETING ALL CURRENT STANDARDS FOR WOOD IN CONTACT WITH CONCRETE, WEATHER, OR EARTH. ALL FASTENERS USED FOR THESE MEMBERS SHALL MEET THE RECOMMENDATIONS OF THE PRESERVE TREATED WOOD MANUFACTURER.
- WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR PRESERVE TREATED SILL PLATES.
- MATERIAL SPECIFICATIONS FOR ENGINEERED LUMBER
 - MICROLAM MEMBERS - LAMINATED VENEER LUMBER (LVL)
 - ALL LVL MEMBERS SHALL BE IN COMPLIANCE WITH THE LATEST SPECIFICATION SET FORTH BY THE MANUFACTURER WITH A STRENGTH SPECIFICATION OF 1.5E.
 - F_y = 2,600 PSI F_x = 285 PSI F_c = 2,510 PSI E = 1,900 KSI
 - GULUM MEMBERS
 - ALL GULUM MEMBERS SHALL BE IN COMPLIANCE WITH THE LATEST SPECIFICATIONS SET FORTH BY THE MANUFACTURER WITH A STRENGTH SPECIFICATION OF 24F-V4 (DF/DF)
 - F_y = 2,400 PSI F_x = 265 PSI F_c = 1,650 PSI E = 1,800 KSI
 - FOR EXTERIOR USE GULUMS, REFER TO ANSI STANDARD A190.1. MARK ALL MEMBERS AITC QUALITY STAMP AND FURNISH AITC CERTIFICATE OF CONFORMANCE. ADHESIVES USED IN THE GULUM MANUFACTURING PROCESS SHALL CONFORM TO AITC 405 FOR WET USE.
 - PREFABRICATED WOOD I-JOISTS
 - ALL PREFABRICATED WOOD I-JOISTS ARE SPECIFIED TO BE MANUFACTURED BY TRUS JOIST WEYERHAEUSER TJI SERIES.
 - THE CONTRACTOR IS TO REFER TO THE MANUFACTURER'S INSTALLATION GUIDE FOR BLOCKING, MULTI-PLY MEMBER FASTENING, AND HANGER CONNECTIONS / DETAILING.
- PLYWOOD AND ORIENTED STRAND BOARD (OSB)
 - ALL PLYWOOD AND ORIENTED STRAND BOARD (OSB) SHEATHING SHALL BE ENGINEERED GRADES WITH APA GRADED STAMPS INDICATING APPROPRIATE MAXIMUM SPACING BETWEEN SUPPORTS.
 - FLOOR SHEATHING
 - 3/4" TONGUE AND GROOVE APA RATED 4020 MIN. (48/24 APA RATED WHEN JOISTS ARE SPACED AT 24" O.C.) NAILED WITH 8d AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING ALONG WITH GLUING THE SHEATHING TO FLOOR STRUCTURAL MEMBERS ACCORDING TO MANUFACTURER AND APA SPECIFICATIONS.
 - EXTERIOR AND SHEAR WALL SHEATHING
 - 7/16" APA RATED 24/16 MIN. ALL EDGES ARE TO BE BLOCKED AND NAILED ACCORDING TO THE LATERAL PLAN DETAILS IN THESE CONSTRUCTION DOCUMENTS. STAGGER JOINTS BETWEEN PLYS. OVERLAP SHEATHING PANELS ACROSS NEW CONSTRUCTION AND EXISTING FRAMING JOINTS.
 - ROOF SHEATHING
 - 7/16" APA RATED 24/16 MIN. WITH 8d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING FOR SNOW LOADS LESS THAN 40 PSF. FOR SNOW LOADS GREATER THAN 40 PSF, USE 5/8" APA RATED 40/20 MIN. WITH 10d NAILS AT 6" O.C. EDGE NAILING AND 12" O.C. FIELD NAILING U.N.O. ALLOW # SPACE BETWEEN PANEL ENDS AND EDGES. OVERLAP SHEATHING PANELS ACROSS NEW AND EXISTING FRAMING JOINTS.
- STANDARD IRC AND IBC FASTENING TABLES FOR FRAMING - IRC TABLE R602.3.1 AND IBC TABLE 2304.10.2
- ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FLOOR TO ROOF FROM TOP PLATE TO BOTTOM PLATE, U.N.O.
- ALL COLUMNS SHOWN ON PLAN SHALL HAVE A CONTINUOUS LOAD PATH FROM SUPPORTING MEMBER ABOVE TO FOUNDATION.
- BUILT-UP STUD COLUMNS, TRIMMER STUDS
 - NAIL ALL LAMINATIONS WITH 16d @ 12" O.C. FULL HEIGHT.
- BUILT-UP WOODEN BEAMS
 - NAIL ALL LAMINATIONS IN VERTICAL ROWS WITH 10d @ 3" VERTICAL SPACING AND SPACED AT 12" O.C. HORIZONTAL WITH 2" EDGE DISTANCE U.N.O.
- ALL BEAMS SHALL BE BRACED AGAINST ROTATION AT BEARING POINTS WITH FULL HEIGHT BLOCKING. DRY-PACK GROUT ALL BEAM POCKETS IN CONCRETE AFTER BEAM IS SET.
- DROPPED WOODEN BEAMS BEARING ON BUILT-UP STUD COLUMNS
 - BEAR BEAMS ON STUD GRAIN END
 - FORM A POCKET BY EXTENDING KINGS STUDS TO THE WALL TOP PLATE ON EACH SIDE OF THE BEAM TO PREVENT ROTATION.
 - NAIL KING STUDS TO BEAM WITH (6) 16d NAILS EACH SIDE MINIMUM U.N.O.
- TOP PLATES
 - MINIMUM STACKED HORIZONTAL (2) 2x MEMBERS
 - ALL TOP PLATE MEMBER ENDINGS ARE TO BEAR UPON BEARING STUDS
 - LAP SPLICES - 4'-0" MINIMUM LENGTH AND SPACED A MINIMUM OF 4'-0" APART.
 - OVERLAP TOP PLATE MEMBERS IN PARTITION WALLS AND CORNERS.
 - OVERLAP TOP PLATES WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION JOINTS.
- STRUCTURAL MEMBERS ARE NOT TO BE MODIFIED (NOTCHED, CUT, OR SPLICED) IN ANY MANNER WITHOUT FOLLOWING THE MANUFACTURER'S SPECIFICATION OR WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- ALL ROOF RAFTERS, TRUSSES, AND BEAMS SHALL BE ANCHORED TO SUPPORTS WITH METAL MECHANICAL FASTENERS.

CONCRETE AND REINFORCEMENT:

- CONCRETE CONSTRUCTION, MATERIALS, AND QUALITY CONTROL SHALL COMPLY WITH LATEST IBC CHAPTER 19 AND ACI 318.
- MINIMUM 28 DAY COMPRESSIVE STRENGTH (REFER TO ACI 301 - SECTION 4.1.2 FOR CONCRETE MIXTURE DESIGN)
 - PER IRC TABLE R402.2. MINIMUM ALLOWED DESIGN REQUIREMENTS FOR CONCRETE = 2,500 PSI. BUT IN ORDER TO USE UTAH AMENDMENTS TO CH. 17 THROUGH 19 OF IBC EFFECTIVE 7/1/2023 15A-3-108 - TABLE 1807.1.6.4 EMPIRICAL FOUNDATION WALLS, DESIGN STRENGTH SHALL BE 3,000 PSI. NO SPECIAL INSPECTION IS REQUIRED UNLESS NOTED ON DESIGN PLANS.
 - FOUNDATIONS & FOOTINGS - 3,000 PSI
 - SLABS ON GRADE - 2,500 PSI
 - PRE-CAST ITEM - 4,000 PSI
- MINIMUM CONCRETE COVER:
 - CONCRETE CAST AGAINST = 3"
 - CONCRETE IN FORMS EXPOSED TO EARTH
 - FOR BARS #5 AND SMALLER = 1.5"
 - FOR BARS #6 AND GREATER = 2"
 - SLABS AND WALLS EXPOSED TO WEATHER = 1.5"
 - SLABS AND WALLS NOT EXPOSED TO WEATHER = 0.75"
 - COLUMNS AND BEAMS PRIMARY REINFORCEMENT NOT EXPOSED TO EARTH OR WEATHER = 1.5"
- STEEL REINFORCEMENT
 - DEFORMED REINFORCEMENT = ASTM 615, GRADE 60
 - WELDED WIRE = ASTM 1064, GRADE 60
 - HEADED STUD ANCHORS = ASTM A108
 - DEFORMED BAR ANCHORS = ASTM A496
- ALL REINFORCEMENT SHALL BE FABRICATED AND PLACED PER THE FOLLOWING REFERENCES - ACI 318 26.6.1.2, ACI 318 26.6.2.2, ACI 318 TABLE 20.6.1.3.1
 - FOOTINGS AND FOUNDATIONS SHALL HAVE NO PENETRATIONS THROUGH THEM. PIPES, CONDUITS, AND SLEEVES NOT HARMFUL TO CONCRETE SHALL BE PLACED THROUGH CONCRETE IN ACCORDANCE WITH ACI 318 20.7 AND APPROVED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO REFER TO THE LATEST VERSION OF THE IBC FOR FOUNDATION WATERPROOFING. ALL EXTERIOR FACES OF FOUNDATIONS AND FOUNDATION WALLS SHALL BE WATERPROOFED.
 - REINFORCING BARS SHALL NOT BE BENT OR STRAIGHTENED IN A MANNER THAT WILL DAMAGE THE BAR. BARS WITH KINKS OR IMPROPER BENDS SHALL NOT BE USED. NOT BARS PLACED IN CONCRETE MAYBE FIELD BENT.
 - POST-INSTALLED ANCHORS
 - SIMPSON STRONG-TIE SET-3G EPOXY ADHESIVE SHALL BE USED TO INSTALL ALL THREADED RODS AND REBAR INTO CONCRETE WHEN NOTED BY THE TERM "DWEL AND EPOXY" U.N.O.
 - INSTALLATION FOR ADHESIVE ANCHORS SHALL BE PERFORMED BY A TRAINED CONTRACTOR ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. DRILLING METHODOLOGY AND HOLES CLEANING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
- SLABS ON GRADE
 - SLABS SHALL BE REINFORCED W/ W6# 10-10 WELDED WIRE OR #3 BARS @ 18" O.C. CENTERED IN SLAB.
 - SLABS ON GRADE SHALL BE SEPARATED FROM ADJACENT STRUCTURAL AND FINISHED ELEMENTS TO ALL FREE MOVEMENT U.N.O.
 - SLABS ON GRADE ARE TO BE POURED OVER A 4" THICK GRAVEL BED OVER COMPACTED GRADE.
 - A 6-MIL POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE BASE COURSE OR SUB-GRADE AND THE CONCRETE SLAB UNLESS THE BUILDING IS UNHEATED/INSULATED.
 - SLABS ON GRADE ARE TO HAVE CONSTRUCTION JOINTS SPACED AT A MAXIMUM 12'-0" APART. THESE JOINTS ARE TO BE PLACED AT LOCATIONS TO NOT REDUCE THE STRENGTH OF THE SLAB.

FASTENERS, HARDWARE, AND CONNECTORS:

- SIMPSON STRONG-TIE METAL CONNECTIONS SHALL BE USED FOR A CALLOUTS IN THE CONSTRUCTION DOCUMENTS U.N.O. PRESERVE TREATED WOOD (TRTD) CONNECTORS SHALL MEET THE RECOMMENDATIONS OF THE MANUFACTURER TO ACHIEVE LIFE EXPECTANCY OF A CONNECTOR EXPOSED TO WEATHER. THESE CONNECTIONS SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, SILICON BRONZE, COPPER, OR STAINLESS STEEL.
- ALL SCREWS, NAILS, AND BOLTS ARE TO MATCH THE MATERIAL COATING OF THE CONNECTOR. DO NOT MIX STAINLESS MATERIALS AND GALVANIZED MATERIALS.
- SILL PLATES AND LAG SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC 2023.6.
- STAPLES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC 2023.3 AND 2306.6.
- BOLTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NDS SECTION 12.1.3. AND NDS APPENDIX L, TABLE L1.
 - CONNECTOR BOLTS = A307
 - ANCHOR BOLTS = A307.
 - CONTRACTOR TO PROVIDE A 3"x3"x0.229" WASHER PER ANCHOR BOLT.
 - MINIMUM EMBEDMENT = 7"
 - ALL HOLES TO BE DRILLED 1/16" LARGER THAN NOMINAL BOLT DIAMETER.
 - LAG SCREWS = ASTM A307
 - LAG SCREWS ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NDS SECTION 12.1.4. AND NDS APPENDIX L, TABLE 21.
 - LEAD HOLES FOR LAG SCREWS ARE TO BE 60% - 75% OF THE LAG SHANK DIAMETER IN COMPLIANCE WITH AITC CRITERIA.
 - JOIST HANGERS AND CONNECTORS
 - INSTALL HANGERS AND CONNECTORS ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS IN ORDER TO ACHIEVE MAXIMUM CAPACITY OF THE HANGER / CONNECTOR U.N.O.

ABBREVIATIONS:

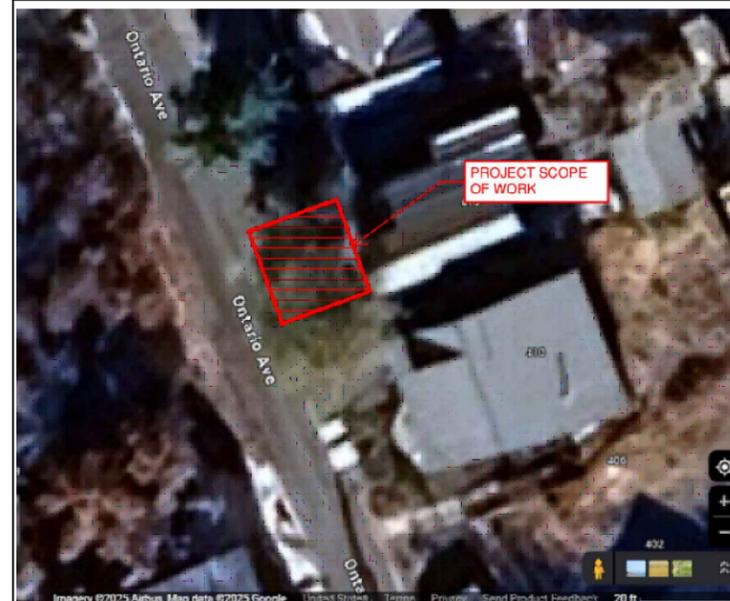
BOT	BOTTOM	MIN	MINIMUM
CJ	CONTROL JOINT	N/A	NOT APPLICABLE
CLR	CLEAR	NS	NEAR SIDE
CL	CENTERLINE	NTS	NOT TO SCALE
COL	COLUMN	O.C.	ON CENTER
CONN	CONNECTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
DIA	DIAMETER	PL	PLATE
DWG	DRAWINGS	PROJ	PROJECTION
EA	EACH	REF	REFERENCE
EL	ELEVATION	REINF	REINFORCEMENT
EQ	EQUAL	REQ'D	REQUIRED
(E)	EXISTING	SIM	SIMILAR
EW	EACH WAY	SPA	SPACE / SPACING / SPACED
FN	FOUNDATION	SPEC	SPECIFICATION
FTG	FOOTING	STD	STANDARD
FS	FAR SIDE	THK	THICK
GALV	GALVANIZE	TCC	TOP OF CONCRETE
HP	HIGH POINT	TOS	TOP OF STEEL
HORZ	HORIZONTAL	TYP	TYPICAL
HR	HAND RAIL	UNO	UNLESS NOTED OTHERWISE
LLH	LONG LEG HORIZONTAL	VERT	VERTICAL
LLV	LONG LEG VERTICAL	W/	WITH
LP	LOW POINT	WWF	WELDED WIRE FABRIC
MAX	MAXIMUM	+/-	PLUS OR MINUS



REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.

Plan Check Coordinator - Brenda Turblom

05/27/2025



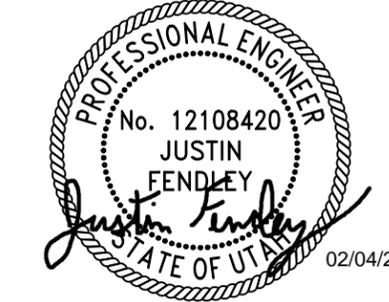
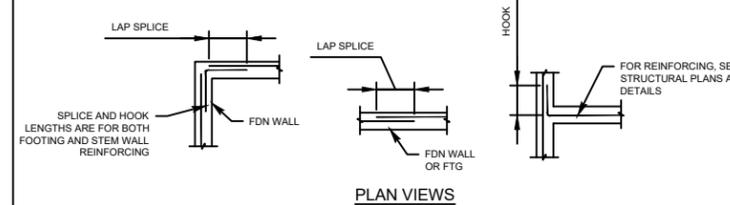
PROJECT LOCATION
(IMAGE FROM GOOGLE EARTH)

TYP REBAR SPLICE AND HOOK TABLES

TYPICAL CONCRETE LAP SPLICE TABLE				TYPICAL CONCRETE LAP SPLICE TABLE			
CONC. STRENGTH		CLASS B TENSION SPLICE LENGTHS, INCHES		LENGTH		MINIMUM LENGTH	
		f _c >= 2,500 PSI	f _c >= 4,000 PSI	f _c >= 5,000 PSI	HOOK LENGTH = 12 BAR DIA.		
BAR SIZE	BAR GRADE	BAR LOCATION OTHER	BAR LOCATION TOP	BAR LOCATION OTHER	TOP	TOP	TOP
#3	GRADE 60	16"	21"	16"	18"	16"	16"
#4	GRADE 60	22"	28"	19"	24"	17"	22"
#5	GRADE 60	27"	35"	23"	30"	21"	27"
#6	GRADE 60	35"	46"	31"	40"	27"	38"
#7	GRADE 60	48"	63"	42"	54"	37"	48"
#8	GRADE 60	63"	82"	55"	71"	49"	64"
#9	GRADE 60	80"	104"	69"	90"	62"	81"
#10	GRADE 60	102"	132"	88"	114"	79"	102"

DEVELOPMENT LENGTH SCHEDULE			
TENSION			
Ld ON DWG			
f _c (PSI)			
BAR SIZE	MIN. BAR SPACING	3,000	4,000 5,000
#3	1.375"	24"	22" 18"
#4	1.5"	28"	24" 22"
#5	1.625"	35"	30" 27"
#6	1.75"	42"	38" 32"
#7	1.875"	48"	42" 38"
#8	2"	55"	48" 43"
#9	2.256"	62"	54" 48"
#10	2.82"	78"	64" 56"

NOTES:
1. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. THIS TABLE IS BASE ON NORMAL WEIGHT CONCRETE.



MARK	DATE	REVISION TITLE
R	02/04/25	ISSUED FOR REVIEW
0	02/04/25	ISSUED FOR CONSTRUCTION

CLIENT:
OTTO RESORT GROUP LLC

ADDRESS:
416 ONTARIO AVENUE
PARK CITY, UT 84060

DRAWING TITLE:
GENERAL NOTES

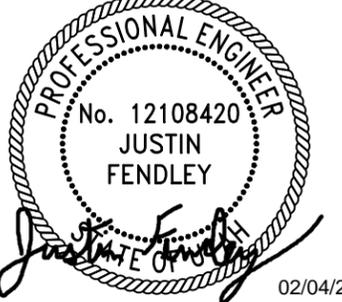
SCALE: N/A
DATE: 02/01/2024
DRAFTER: JDF
ENGINEER: JDF
DRAWING NUMBER: **S-0**
REV.: **0**

- NOTES:**
- FOR GENERAL NOTES AND STANDARDS, SEE DWG S-0.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR AND SUBCONTRACTORS ARE TO THOROUGHLY REVIEW DRAWINGS AND ARE TO BE COMPETENT IN THEIR ROLES. BOTH ARE TO VERIFY ALL DIMENSIONS (EXISTING AND NEW), ELEVATIONS, AND DETAILS. ANY CONFLICTING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO BEGINNING.
 - TO PREVENT MISALIGNMENT, DIMENSIONS SHOWN ON DWG SUPERCEDE SCALE.
 - THE CONTRACTOR SHALL LOCATE THE FOLLOWING PRIOR TO THE POURING OF ANY CONCRETE:
 - OPNGS IN FDN WALLS
 - DRAINS
 - BLOCK-OUTS FOR PLUMBING, HVAC, MECHANICAL WORK AND ELECTRICAL WORK
 - SLOPES IN CONCRETE SLABS

SPOT FOOTING SCHEDULE - SEE DETAIL "1"					
MARK	LENGTH	WIDTH	DEPTH	REINFORCEMENT	BASE CONNECTION
F1	2'-0"	2'-0"	10"	(3) #4 BARS EQ SPA EW	EPB44
F2	3'-6"	3'-6"	10"	(4) #4 BARS EQ SPA EW	EPB44


 REVIEWED FOR CODE COMPLIANCE
 PARK CITY BUILDING DEPT.
 Plan Check Coordinator - Brenda Turblom
 05/27/2025


Mountain Valley Engineering


 02/04/2025

MARK	DATE	REVISION TITLE
R	02/04/25	ISSUED FOR REVIEW
0	02/04/25	ISSUED FOR CONSTRUCTION

CLIENT:
OTTO RESORT GROUP LLC

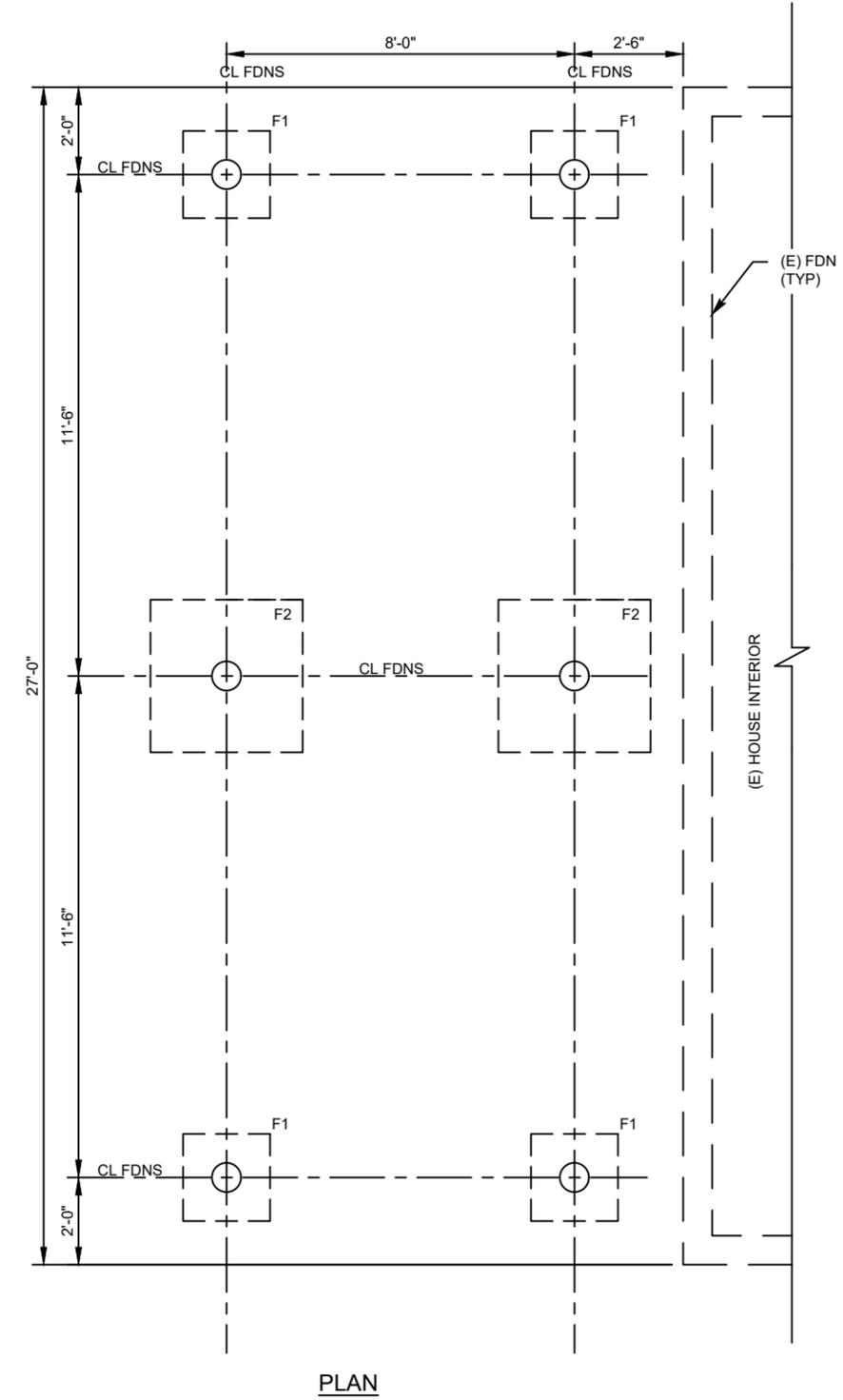
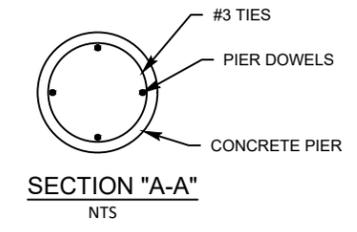
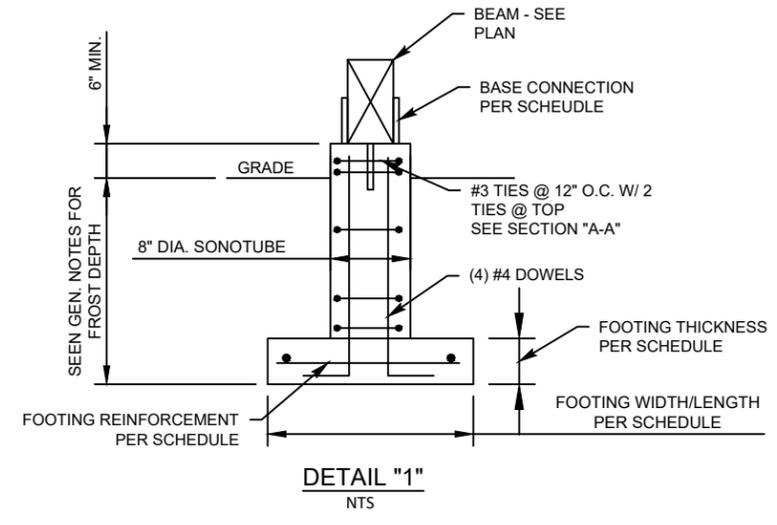
ADDRESS:
416 ONTARIO AVENUE
PARK CITY, UT 84060

DRAWING TITLE:
PLAN FOUNDATION

SCALE: $\frac{1}{4}'' = 1'-0''$
 DATE: 02/01/2024 JOB #: 191
 DRAFTER: JDF ENGINEER: JDF

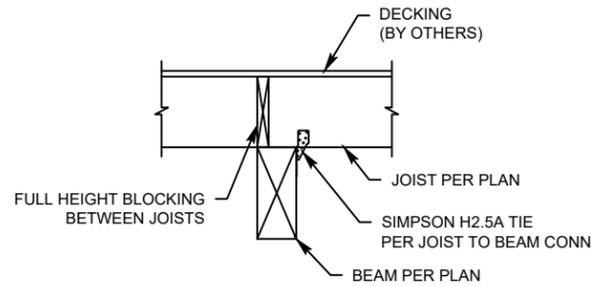
DRAWING NUMBER **REV.**
S-1 **0**
 Page 144 of 171

40" MIN FROST LINE DEPTH FOR FOOTINGS

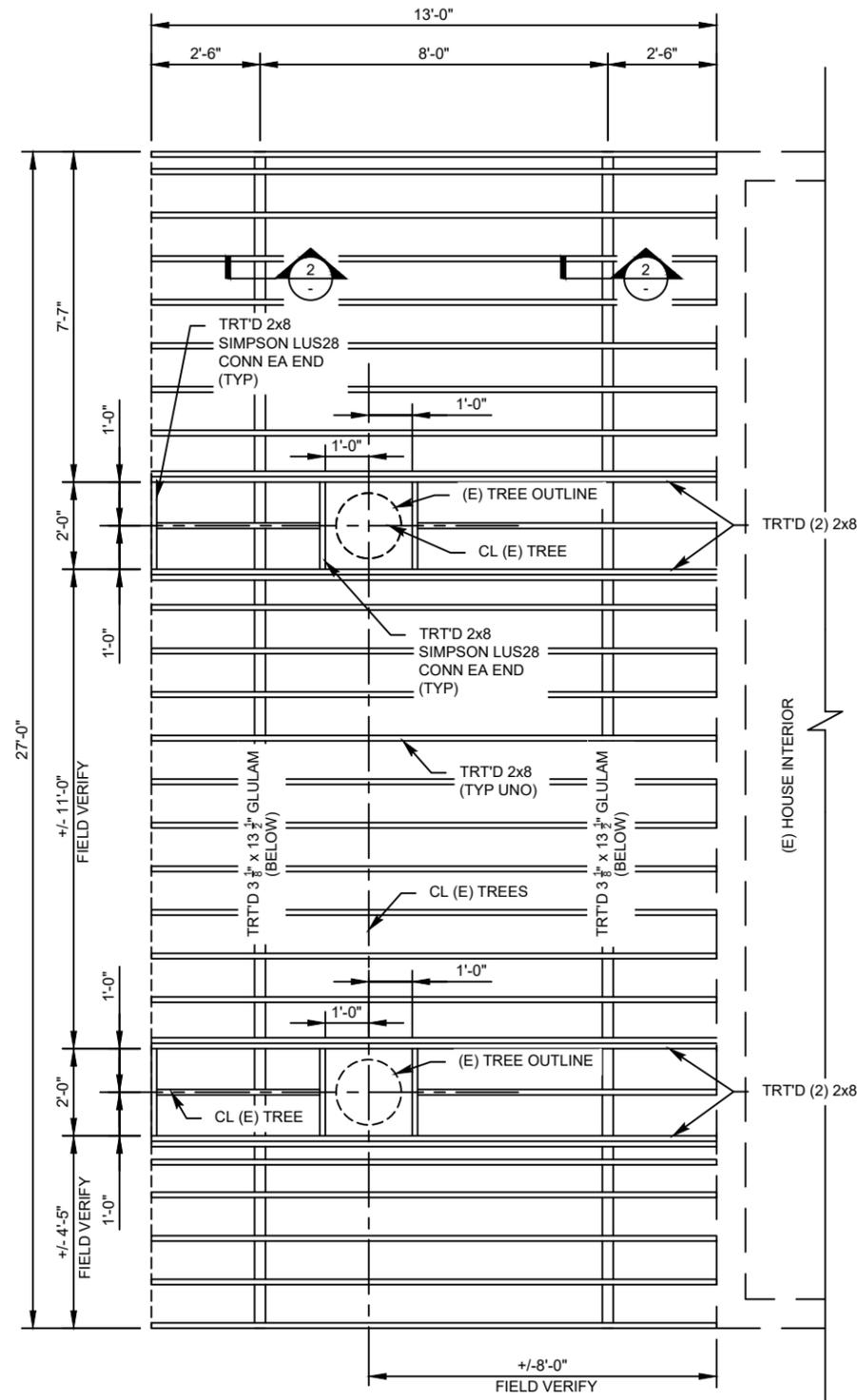


PLAN

- NOTES:**
- FOR GENERAL NOTES AND STANDARDS, SEE DWG S-0.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR AND SUBCONTRACTORS ARE TO THOROUGHLY REVIEW DRAWINGS AND ARE TO BE COMPETENT IN THEIR ROLES. BOTH ARE TO VERIFY ALL DIMENSIONS (EXISTING AND NEW), ELEVATIONS, AND DETAILS. ANY CONFLICTING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO BEGINNING.
 - TO PREVENT MISALIGNMENT, DIMENSIONS SHOWN ON DWG SUPERCEDE SCALE.
 - THE FOLLOWING INFORMATION SHALL BE LOCATED PER THE ARCHITECTURAL SET OF DRAWINGS:
 - ELECTRICAL PLANS
 - HVAC PLANS
 - MECHANICAL PLANS
 - STAIR AND GUARDRAIL DETAILS



DETAIL "2"
NTS



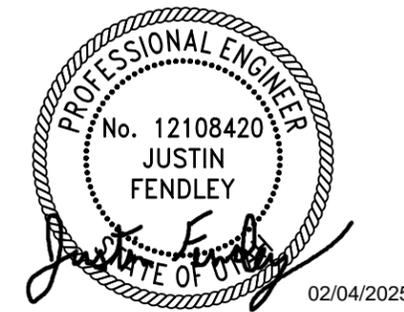
PLAN



REVIEWED FOR CODE COMPLIANCE
PARK CITY BUILDING DEPT.

Plan Check Coordinator - Brenda Turblom
05/27/2025

Guards to comply with 2021 IRC R312.



MARK	DATE	REVISION TITLE
R	02/04/25	ISSUED FOR REVIEW
0	02/04/25	ISSUED FOR CONSTRUCTION

CLIENT:
OTTO RESORT GROUP LLC

ADDRESS:
416 ONTARIO AVENUE
PARK CITY, UT 84060

DRAWING TITLE:
**PLAN
DECK FRAMING**

SCALE: 1/4" = 1'-0"
DATE: 02/01/2024 JOB #: 191
DRAFTER: JDF ENGINEER: JDF

DRAWING NUMBER	REV.
S-2	0



Peak Restoration

8733 Harrison St
Sandy, UT 84070

Insured: Jim & Liza Lee#4
Property: 7550 Royal St E, #101
Park City, UT 84060

Estimator: Ryan LeMone
Company: Peak Restoration
Business: 8733 Harrison St
Sandy, UT 84070

Business: (801) 669-7375
E-mail: ryan@peakrestore.com

Claim Number:

Policy Number:

Type of Loss:

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 1/3/2025 1:29 PM

Price List: UTPC8X_JAN25
Restoration/Service/Remodel
Estimate: 2025-01LEE#4-REMOD



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PARK CITY BUILDING DEPT.

Plan Check Coordinator - Brenda Tumblom

05/27/2025

Repair of the decking material only. There are no changes to the structural elements or footprint of the deck. If any changes are proposed or made the deck will need to come into compliance with current zoning requirements.

Scope of work to include remodel only. No structural proposed or approved.

If structural is encountered, engineered plans stamped by a Utah licensed engineer will be required.

Any repairs to fire rated assemblies need to be listed repairs.

Guards to comply with 2021 IRC R312.



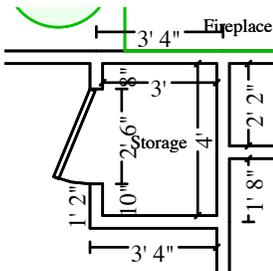


Peak Restoration

8733 Harrison St
Sandy, UT 84070

CONTINUED - Entry

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
14. Door knob - interior	2.00 EA	0.00	59.41	6.49	35.08	160.39
15. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	55.08	3.04	62.54	285.90
16. Casing - 3 1/4"	68.00 LF	0.00	4.29	19.57	87.16	398.45
17. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	47.16	0.93	26.66	121.91
18. Mask and prep for paint - paper and tape (per LF)	83.50 LF	0.00	1.50	0.45	35.20	160.90
19. Floor leveling cement - Average	45.79 SF	0.00	4.04	5.22	53.26	243.47
Floor leveling is needed, as the old flooring is glued to the concrete and it will be damaged on removal.						
20. Engineered wood flooring	50.37 SF	0.00	16.59	57.21	250.00	1,142.85
21. Final cleaning - construction - Residential	45.79 SF	0.00	0.37	0.00	4.74	21.68
Totals: Entry				135.54	1,453.40	6,644.23



Storage

Height: 8' 3"

- 115.50 SF Walls
- 127.50 SF Walls & Ceiling
- 1.33 SY Flooring
- 14.00 LF Ceil. Perimeter
- 12.00 SF Ceiling
- 12.00 SF Floor
- 14.00 LF Floor Perimeter

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
22. General Demolition - per hour	2.00 HR	56.73	0.00	0.00	31.76	145.22
23. Texture drywall - smooth / skim coat	127.50 SF	0.00	1.85	1.62	66.50	304.00
24. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	127.50 SF	0.00	2.35	3.58	84.90	388.11
25. Baseboard - 5 1/4"	14.00 LF	0.00	6.90	5.82	28.66	131.08
26. Seal & paint baseboard - two coats	14.00 LF	0.00	2.29	0.15	9.02	41.23
27. Interior door unit	1.00 EA	0.00	279.78	19.55	83.82	383.15
28. Door knob - interior	2.00 EA	0.00	59.41	6.49	35.08	160.39
29. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	55.08	3.04	62.54	285.90
30. Casing - 3 1/4"	68.00 LF	0.00	4.29	19.57	87.16	398.45
31. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	47.16	0.93	26.66	121.91
32. Mask and prep for paint - paper and tape (per LF)	42.00 LF	0.00	1.50	0.23	17.70	80.93

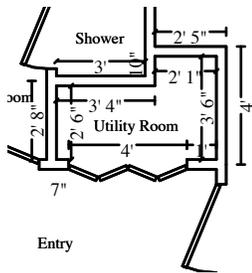


Peak Restoration

8733 Harrison St
Sandy, UT 84070

CONTINUED - Storage

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
33. Floor leveling cement - Average	12.00 SF	0.00	4.04	1.37	13.96	63.81
Floor leveling is needed, as the old flooring is glued to the concrete and it will be damaged on removal.						
34. Engineered wood flooring	13.20 SF	0.00	16.59	14.99	65.52	299.50
35. Final cleaning - construction - Residential	12.00 SF	0.00	0.37	0.00	1.24	5.68
Totals: Storage				77.34	614.52	2,809.36

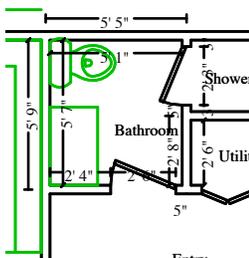


Utility Room

Height: 8' 3"

147.13 SF Walls	15.63 SF Ceiling
162.75 SF Walls & Ceiling	15.63 SF Floor
1.74 SY Flooring	17.83 LF Floor Perimeter
17.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
36. Interior double door - Colonist - pre-hung unit	1.00 EA	0.00	579.71	42.50	174.22	796.43
37. Door knob - interior	2.00 EA	0.00	59.41	6.49	35.08	160.39
38. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	55.08	3.04	62.54	285.90
39. Casing - 3 1/4"	38.00 LF	0.00	4.29	10.94	48.70	222.66
40. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	0.00	47.16	1.86	53.34	243.84
41. Final cleaning - construction - Residential	15.63 SF	0.00	0.37	0.00	1.62	7.40
Totals: Utility Room				64.83	375.50	1,716.62



Bathroom

Height: 8' 3"

161.50 SF Walls	28.38 SF Ceiling
189.88 SF Walls & Ceiling	22.88 SF Floor
2.54 SY Flooring	16.50 LF Floor Perimeter
21.33 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
42. General Demolition - per hour	6.00 HR	56.73	0.00	0.00	95.30	435.68



Peak Restoration

8733 Harrison St
Sandy, UT 84070

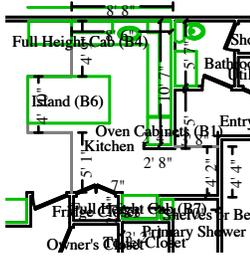
CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
43. Vanity	3.00 LF	0.00	449.75	110.42	408.72	1,868.39
44. Countertop - quartz/engineered stone	5.50 SF	0.00	103.78	32.38	168.88	772.05
45. Sink - single	1.00 EA	0.00	468.26	28.63	139.14	636.03
46. Sink faucet - Bathroom	1.00 EA	0.00	307.66	17.98	91.18	416.82
47. Toilet - Detach & reset	1.00 EA	0.00	355.04	0.86	99.66	455.56
48. P-trap assembly - ABS (plastic)	1.00 EA	0.00	82.83	0.62	23.38	106.83
49. Plumbing fixture supply line	3.00 EA	0.00	25.85	1.86	22.24	101.65
50. Towel bar	1.00 EA	0.00	45.12	2.66	13.38	61.16
51. Towel ring	1.00 EA	0.00	43.19	2.49	12.80	58.48
52. Mirror - framed	12.00 SF	0.00	49.58	47.45	179.86	822.27
53. Texture drywall - smooth / skim coat	189.88 SF	0.00	1.85	2.41	99.04	452.73
54. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	189.88 SF	0.00	2.35	5.33	126.44	577.99
55. Baseboard - 5 1/4"	16.50 LF	0.00	6.90	6.85	33.80	154.50
56. Seal & paint baseboard - two coats	16.50 LF	0.00	2.29	0.18	10.64	48.61
57. Interior door unit	1.00 EA	0.00	279.78	19.55	83.82	383.15
58. Door knob - interior	2.00 EA	0.00	59.41	6.49	35.08	160.39
59. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	55.08	1.52	31.26	142.94
60. Casing - 3 1/4"	68.00 LF	0.00	4.29	19.57	87.16	398.45
61. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	47.16	0.93	26.66	121.91
62. Mask and prep for paint - paper and tape (per LF)	54.33 LF	0.00	1.50	0.30	22.90	104.70
63. Final cleaning - construction - Residential	22.88 SF	0.00	0.37	0.00	2.38	10.85
Totals: Bathroom				308.48	1,813.72	8,291.14



Peak Restoration

8733 Harrison St
Sandy, UT 84070



Kitchen

Height: 8' 3"

249.00 SF Walls	165.54 SF Ceiling
414.54 SF Walls & Ceiling	97.37 SF Floor
10.82 SY Flooring	17.25 LF Floor Perimeter
45.33 LF Ceil. Perimeter	

Missing Wall	3' 8" X 8' 3"	Opens into ENTRY
Missing Wall	4' 9" X 8' 3"	Opens into FAMILY_ROOM
Missing Wall	3' 9" X 8' 3"	Opens into FAMILY_ROOM
Missing Wall	4' 9 5/8" X 8' 3"	Opens into FAMILY_ROOM
Missing Wall	3' 9" X 8' 3"	Opens into FAMILY_ROOM
Missing Wall	5' 1 3/8" X 8' 3"	Opens into FAMILY_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
64. General Demolition - per hour	32.00 HR	56.73	0.00	0.00	508.30	2,323.66
65. Electrical	1.00 EA	0.00	1,840.00	0.00	515.20	2,355.20
Includes adding power to the island and for all appliances.						
66. Cabinetry	1.00 EA	0.00	63,940.41	0.00	17,903.32	81,843.73
Includes all kitchen cabinets.						
67. Countertop - quartz/engineered stone	58.00 SF	0.00	94.24	291.37	1,612.04	7,369.33
68. Ceramic/porcelain tile -Back Splash	49.50 SF	0.00	29.07	59.72	419.64	1,918.33
69. Add-on for tile backsplash installation	49.50 SF	0.00	26.71	0.00	370.20	1,692.35
70. Mortar bed for tile backsplash	49.50 SF	0.00	13.55	7.57	189.92	868.22
71. Range hood	1.00 EA	0.00	2,877.24	249.80	875.56	4,002.60
72. Hood Venting	1.00 EA	0.00	1,100.00	0.00	308.00	1,408.00
73. Built-in refrigerator	1.00 EA	0.00	8,210.34	604.54	2,468.18	11,283.06
74. Wine Refrigerator - compact (under counter)	1.00 EA	0.00	1,538.79	135.75	468.88	2,143.42
75. Garbage disposer	1.00 EA	0.00	285.55	11.67	83.22	380.44
76. Recessed light fixture	6.00 EA	0.00	197.76	30.78	340.86	1,558.20
77. Install Dishwasher - Install	1.00 EA	0.00	185.77	0.00	52.02	237.79
78. Install Cooktop - gas - Install	1.00 EA	0.00	159.24	0.00	44.58	203.82
79. Install Built-in double oven -Install	1.00 EA	0.00	275.68	0.00	77.20	352.88
80. Install Microwave oven -Install	1.00 EA	0.00	121.95	0.00	34.14	156.09
81. Carpenter - General Framer - per hour	2.00 HR	0.00	88.31	0.00	49.46	226.08

Includes framing in for the refrigerator and full height cabinet.

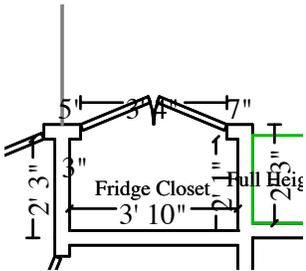


Peak Restoration

8733 Harrison St
Sandy, UT 84070

CONTINUED - Kitchen

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
82. Drywall Installer / Finisher - per hour Includes drywall on new walls.	4.00 HR	0.00	114.89	0.00	128.68	588.24
83. Texture drywall - smooth / skim coat	414.54 SF	0.00	1.85	5.25	216.22	988.37
84. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	414.54 SF	0.00	2.35	11.63	276.02	1,261.82
85. Baseboard - 5 1/4"	17.25 LF	0.00	6.90	7.17	35.32	161.52
86. Seal & paint baseboard - two coats	17.25 LF	0.00	2.29	0.19	11.12	50.81
87. Interior door unit	1.00 EA	0.00	279.78	19.55	83.82	383.15
88. Door knob - interior	2.00 EA	0.00	59.41	6.49	35.08	160.39
89. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	55.08	3.04	62.54	285.90
90. Casing - 3 1/4"	68.00 LF	0.00	4.29	19.57	87.16	398.45
91. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	47.16	0.93	26.66	121.91
92. Mask and prep for paint - paper and tape (per LF)	79.83 LF	0.00	1.50	0.43	33.66	153.84
93. Refrigerator/icemaker water supply box with valve	1.00 EA	0.00	182.95	6.01	52.90	241.86
94. 110 volt copper wiring run, box and outlet	1.00 EA	0.00	83.23	1.89	23.82	108.94
95. Floor leveling cement - Average Floor leveling is needed, as the old flooring is glued to the concrete and it will be damaged on removal.	97.37 SF	0.00	4.04	11.10	113.24	517.71
96. Engineered wood flooring	107.11 SF	0.00	16.59	121.65	531.60	2,430.20
97. Final cleaning - construction - Residential	97.37 SF	0.00	0.37	0.00	10.08	46.11
Totals: Kitchen				1,606.10	28,048.64	128,222.42



Fridge Closet

Height: 8' 3"

97.63 SF Walls	7.99 SF Ceiling
105.61 SF Walls & Ceiling	7.99 SF Floor
0.89 SY Flooring	11.83 LF Floor Perimeter
11.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
98. General Demolition - per hour	1.00 HR	56.73	0.00	0.00	15.88	72.61



Peak Restoration

8733 Harrison St
Sandy, UT 84070

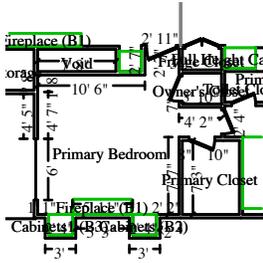
CONTINUED - Family Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
113. Stone veneer - manufactured stacked stone	145.00 SF	0.00	33.79	253.00	1,442.72	6,595.27
*Price may change depending on type of veneer stone chosen.						
114. Stone - Add for stacked bond	145.00 SF	0.00	2.04	0.00	82.82	378.62
115. Fireplace mantel -Matching Stone - custom	1.00 EA	0.00	1,463.23	99.95	437.68	2,000.86
116. Floor Tile/Stone	30.00 SF	0.00	23.45	31.36	205.76	940.62
Includes tile at the base of the fireplace.						
117. Mortar bed for tile	30.00 SF	0.00	9.73	4.48	83.00	379.38
118. Tile / Cultured Marble Installer - per hour	2.00 HR	0.00	137.32	0.00	76.90	351.54
Labor to cut out LVP tight to new tile.						
ALL OTHER REMODEL						
119. General Demolition - per hour	19.00 HR	56.73	0.00	0.00	301.80	1,379.67
120. Texture drywall - smooth / skim coat	725.22 SF	0.00	1.85	9.19	378.24	1,729.09
121. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	725.22 SF	0.00	2.35	20.35	482.90	2,207.52
122. Baseboard - 5 1/4"	43.00 LF	0.00	6.90	17.86	88.08	402.64
123. Seal & paint baseboard - two coats	43.00 LF	0.00	2.29	0.47	27.72	126.66
124. Casing - 3 1/4"	20.00 LF	0.00	4.29	5.76	25.64	117.20
125. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	0.00	67.12	1.27	37.94	173.45
126. Mask and prep for paint - paper and tape (per LF)	145.83 LF	0.00	1.50	0.79	61.48	281.02
127. Recessed light fixture	6.00 EA	0.00	197.76	30.78	340.86	1,558.20
128. Floor leveling cement - Average	261.68 SF	0.00	4.04	29.84	304.38	1,391.41
Floor leveling is needed, as the old flooring is glued to the concrete and it will be damaged on removal.						
129. Engineered wood flooring	287.85 SF	0.00	16.59	326.93	1,428.66	6,531.02
130. Vinyl sliding patio door	1.00 EA	0.00	2,153.89	162.70	648.64	2,965.23
131. Final cleaning - construction - Residential	261.68 SF	0.00	0.37	0.00	27.10	123.92
Totals: Family Room				1,015.33	6,731.68	30,773.28



Peak Restoration

8733 Harrison St
Sandy, UT 84070



Primary Bedroom

Height: 8' 3"

576.15 SF Walls	219.14 SF Ceiling
795.29 SF Walls & Ceiling	201.32 SF Floor
22.37 SY Flooring	58.17 LF Floor Perimeter
76.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
FIREPLACE REMODEL						
132. Electric fireplace insert, built-in, w/ heater	1.00 EA	0.00	1,987.05	115.75	588.80	2,691.60
Price may change depending on type/quality of fireplace that is chosen.						
133. 1/2" Cement board	145.00 SF	0.00	6.00	20.60	249.36	1,139.96
134. Stone veneer - manufactured stacked stone	145.00 SF	0.00	33.79	253.00	1,442.72	6,595.27
*Price may change depending on type of veneer stone chosen.						
135. Stone - Add for stacked bond	145.00 SF	0.00	2.04	0.00	82.82	378.62
136. Floor Tile/Stone	30.00 SF	0.00	23.45	31.36	205.76	940.62
Includes tile at the base of the fireplace.						
137. Mortar bed for tile	30.00 SF	0.00	9.73	4.48	83.00	379.38
138. Tile / Cultured Marble Installer - per hour	2.00 HR	0.00	137.32	0.00	76.90	351.54
Labor to cut out LVP tight to new tile.						
ALL OTHER REMODEL						
139. General Demolition - per hour	26.00 HR	56.73	0.00	0.00	413.00	1,887.98
140. Cabinetry - full height custom cabinets	4.67 LF	0.00	547.73	204.97	773.62	3,536.49
Includes cabinets on either side of the fireplace.						
141. Electrician - Cabinet lights	4.00 HR	0.00	105.18	0.00	117.80	538.52
Includes running power to cabinets and cabinet lights.						
142. Texture drywall - smooth / skim coat	795.29 SF	0.00	1.85	10.08	414.78	1,896.15
143. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	795.29 SF	0.00	2.35	22.31	529.54	2,420.78
144. Baseboard - 5 1/4"	58.17 LF	0.00	6.90	24.16	119.14	544.67
145. Seal & paint baseboard - two coats	58.17 LF	0.00	2.29	0.63	37.48	171.32
146. Interior door unit	1.00 EA	0.00	279.78	19.55	83.82	383.15
147. Door knob - interior	2.00 EA	0.00	59.41	6.49	35.08	160.39
148. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	55.08	3.04	62.54	285.90

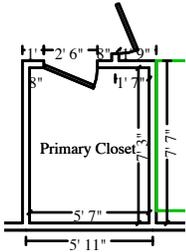


Peak Restoration

8733 Harrison St
Sandy, UT 84070

CONTINUED - Primary Bedroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
149. Casing - 3 1/4"	68.00 LF	0.00	4.29	19.57	87.16	398.45
150. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	47.16	0.93	26.66	121.91
151. Mask and prep for paint - paper and tape (per LF)	192.85 LF	0.00	1.50	1.05	81.30	371.63
152. Recessed light fixture	4.00 EA	0.00	197.76	20.52	227.24	1,038.80
153. Floor leveling cement - Average	201.32 SF	0.00	4.04	22.96	234.16	1,070.45
Floor leveling is needed, as the old flooring is glued to the concrete and it will be damaged on removal.						
154. Engineered wood flooring	221.45 SF	0.00	16.59	251.52	1,099.10	5,024.48
155. Final cleaning - construction - Residential	201.32 SF	0.00	0.37	0.00	20.86	95.35
Totals: Primary Bedroom				1,032.97	7,092.64	32,423.41



Primary Closet

Height: 8' 3"

211.75 SF Walls	40.48 SF Ceiling
252.23 SF Walls & Ceiling	40.48 SF Floor
4.50 SY Flooring	25.67 LF Floor Perimeter
25.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
156. General Demolition - per hour	4.00 HR	56.73	0.00	0.00	63.54	290.46
157. Roug-in Washer Drain and Water Lines	1.00 EA	0.00	1,100.00	28.18	315.90	1,444.08
Includes pulling drain and water lines from the adjacent wall where bathroom vanity is located.						
158. Dryer Venting	1.00 EA	0.00	1,212.00	0.00	339.36	1,551.36
Includes installing dryer vent from dryer to the outside.						
159. 220 volt copper wiring run, box and receptacle	1.00 EA	0.00	195.84	10.11	57.68	263.63
160. 110 volt copper wiring run, box and outlet	1.00 EA	0.00	83.23	1.89	23.82	108.94
161. Washer/Washing machine & dryer - stackable	1.00 EA	0.00	3,297.24	271.50	999.24	4,567.98
162. Closet Shelving	6.00 HR	0.00	92.91	0.00	156.08	713.54
163. Painting Closet Shelving	1.00 EA	0.00	256.00	0.00	71.68	327.68
164. Texture drywall - smooth / skim coat	252.23 SF	0.00	1.85	3.20	131.56	601.39
165. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	252.23 SF	0.00	2.35	7.08	167.94	767.76

2025-01LEE#4-REMOD

5/14/2025

Page: 11

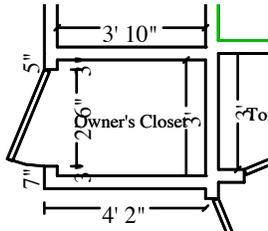


Peak Restoration

8733 Harrison St
Sandy, UT 84070

CONTINUED - Primary Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
166. Baseboard - 5 1/4"	25.67 LF	0.00	6.90	10.66	52.58	240.36
167. Seal & paint baseboard - two coats	25.67 LF	0.00	2.29	0.28	16.54	75.60
168. Interior door unit	1.00 EA	0.00	279.78	19.55	83.82	383.15
169. Door knob - interior	1.00 EA	0.00	59.41	3.25	17.56	80.22
170. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	55.08	1.52	31.26	142.94
171. Casing - 3 1/4"	68.00 LF	0.00	4.29	19.57	87.16	398.45
172. Paint door trim & jamb - 2 coats (per side)	2.00 EA	0.00	47.16	0.93	26.66	121.91
173. Mask and prep for paint - paper and tape (per LF)	77.00 LF	0.00	1.50	0.42	32.46	148.38
174. Floor leveling cement - Average	40.48 SF	0.00	4.04	4.62	47.10	215.26
Floor leveling is needed, as the old flooring is glued to the concrete and it will be damaged on removal.						
175. Engineered wood flooring	44.53 SF	0.00	16.59	50.58	221.02	1,010.35
176. Final cleaning - construction - Residential	40.48 SF	0.00	0.37	0.00	4.20	19.18
Totals: Primary Closet				433.34	2,947.16	13,472.62



Owner's Closet

Height: 8' 3"

112.75 SF Walls	11.50 SF Ceiling
124.25 SF Walls & Ceiling	11.50 SF Floor
1.28 SY Flooring	13.67 LF Floor Perimeter
13.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
177. General Demolition - per hour	2.00 HR	56.73	0.00	0.00	31.76	145.22
178. Texture drywall - smooth / skim coat	124.25 SF	0.00	1.85	1.57	64.80	296.23
179. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	124.25 SF	0.00	2.35	3.49	82.74	378.22
180. Baseboard - 5 1/4"	13.67 LF	0.00	6.90	5.68	28.00	128.00
181. Seal & paint baseboard - two coats	13.67 LF	0.00	2.29	0.15	8.80	40.25
182. Interior door unit	1.00 EA	0.00	279.78	19.55	83.82	383.15
183. Door lockset	1.00 EA	0.00	60.34	2.99	17.74	81.07
184. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	55.08	1.52	31.26	142.94

2025-01LEE#4-REMOD

5/14/2025

Page: 12

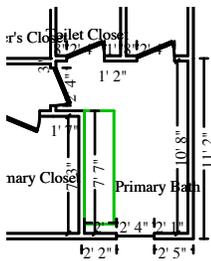


Peak Restoration

8733 Harrison St
Sandy, UT 84070

CONTINUED - Owner's Closet

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
185. Casing - 3 1/4"	68.00 LF	0.00	4.29	19.57	87.16	398.45
186. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	47.16	0.93	26.66	121.91
187. Mask and prep for paint - paper and tape (per LF)	41.00 LF	0.00	1.50	0.22	17.28	79.00
188. Floor leveling cement - Average	11.50 SF	0.00	4.04	1.31	13.36	61.13
Floor leveling is needed, as the old flooring is glued to the concrete and it will be damaged on removal.						
189. Engineered wood flooring	12.65 SF	0.00	16.59	14.37	62.78	287.01
190. Final cleaning - construction - Residential	11.50 SF	0.00	0.37	0.00	1.20	5.46
Totals: Owner's Closet				71.35	557.36	2,548.04



Primary Bath

Height: 8' 3"

289.75 SF Walls	73.84 SF Ceiling
363.59 SF Walls & Ceiling	61.01 SF Floor
6.78 SY Flooring	30.67 LF Floor Perimeter
37.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
191. General Demolition - per hour	18.00 HR	56.73	0.00	0.00	285.92	1,307.06
192. Framing & Rough Carpentry	1.00 EA	0.00	2,113.00	0.00	591.64	2,704.64
Includes framing for the toilet closet and shower.						
193. Roug-in Vanity Drains	1.00 EA	0.00	2,100.00	28.18	595.90	2,724.08
Includes cutting concrete, installing drain to vanity and reinstalling the concrete.						
194. Rough-in plumbing - per fixture - w/PEX	1.00 EA	0.00	814.20	9.77	230.72	1,054.69
195. 110 volt copper wiring run, box and GFI outlet	2.00 EA	0.00	101.34	6.95	58.70	268.33
196. 110 volt copper wiring run, box and switch	1.00 EA	0.00	83.93	1.95	24.04	109.92
197. 110 volt copper wiring run and box - rough-in only	1.00 EA	0.00	65.70	1.69	18.88	86.27
198. Light bar - 4 lights - High grade	2.00 EA	0.00	209.50	28.06	125.18	572.24
199. Vanity	7.00 LF	0.00	338.37	182.96	714.42	3,265.97
200. Countertop - quartz/engineered stone	15.17 SF	0.00	118.70	101.76	532.70	2,435.14
Includes countertop and back splash.						



Peak Restoration

8733 Harrison St
Sandy, UT 84070

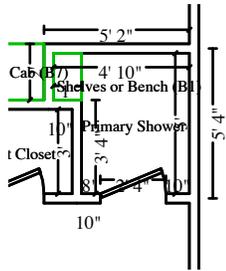
CONTINUED - Primary Bath

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
201. Sink faucet - Bathroom	2.00 EA	0.00	324.92	38.63	192.78	881.25
202. P-trap assembly - ABS (plastic)	2.00 EA	0.00	87.50	1.51	49.42	225.93
203. Plumbing fixture supply line	2.00 EA	0.00	26.66	1.31	15.28	69.91
204. Mirror - framed	21.00 SF	0.00	56.92	95.20	361.34	1,651.86
205. Towel bar	1.00 EA	0.00	47.60	2.66	14.06	64.32
206. Towel ring	1.00 EA	0.00	38.56	1.84	11.32	51.72
207. Drywall Installer / Finisher - per hour	8.00 HR	0.00	114.89	0.00	257.36	1,176.48
Includes repairing drywall after all the demo is complete.						
208. Texture drywall - smooth / skim coat	363.59 SF	0.00	1.85	4.61	189.64	866.89
209. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	363.59 SF	0.00	2.35	10.20	242.10	1,106.74
210. Baseboard - 5 1/4"	30.67 LF	0.00	6.90	12.74	62.82	287.18
211. Seal & paint baseboard - two coats	30.67 LF	0.00	2.29	0.33	19.76	90.32
212. Interior door unit	1.00 EA	0.00	279.78	19.55	83.82	383.15
213. Door knob - interior	2.00 EA	0.00	59.41	6.49	35.08	160.39
214. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	55.08	1.52	31.26	142.94
215. Casing - 3 1/4"	68.00 LF	0.00	4.29	19.57	87.16	398.45
216. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	47.16	0.93	26.66	121.91
217. Mask and prep for paint - paper and tape (per LF)	99.00 LF	0.00	1.50	0.54	41.74	190.78
218. Floor leveling cement - Average	61.01 SF	0.00	4.04	6.96	70.96	324.40
219. Tile floor covering	67.11 SF	0.00	24.66	79.50	485.64	2,220.07
220. Mortar bed for tile floors	61.01 SF	0.00	6.99	12.64	122.94	562.04
221. Final cleaning - construction - Residential	61.01 SF	0.00	0.37	0.00	6.32	28.89
Totals: Primary Bath				678.05	5,585.56	25,533.96



Peak Restoration

8733 Harrison St
Sandy, UT 84070



Primary Shower

Height: 8' 3"

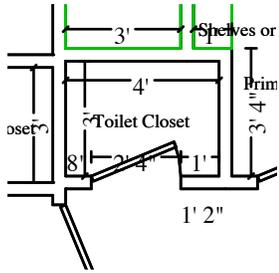
151.25 SF Walls	20.83 SF Ceiling
172.08 SF Walls & Ceiling	19.17 SF Floor
2.13 SY Flooring	16.00 LF Floor Perimeter
19.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
222. General Demolition - per hour	16.00 HR	56.73	0.00	0.00	254.16	1,161.84
223. Rough-in Shower Drain	1.00 EA	0.00	2,100.00	28.18	595.90	2,724.08
Includes cutting concrete, installing drain to shower, and reinstalling the concrete.						
224. Rough-in plumbing - per fixture - w/PEX	1.00 EA	0.00	814.20	9.77	230.72	1,054.69
225. 1/2" water rock (greenboard) hung, taped ready for texture	172.08 SF	0.00	2.94	13.08	145.32	664.32
226. Shower pan	2.00 EA	0.00	208.87	8.37	119.30	545.41
227. Tile shower	2.00 EA	0.00	4,138.44	154.80	2,360.86	10,792.54
Includes tile shower and tile shelves						
228. Additional charge to tile a bench seat	1.00 EA	0.00	260.00	4.19	73.98	338.17
229. Waterproof membrane - poly - tile underlayment	191.25 SF	0.00	10.44	52.10	573.64	2,622.39
230. Shower drain - for use with waterproof membrane	1.00 EA	0.00	234.78	13.19	69.44	317.41
231. Plumber - per hour	2.00 HR	0.00	160.23	0.00	89.72	410.18
232. Mortar bed for tile	172.08 SF	0.00	13.55	26.32	660.24	3,018.24
233. Mortar bed for tile	38.33 SF	0.00	13.55	5.86	147.06	672.29
234. Tile framed shower curb - per LF	2.33 LF	0.00	159.28	5.04	105.34	481.50
235. Steam shower/bath generator	1.00 EA	0.00	4,353.67	321.28	1,308.98	5,983.93
236. Ventilation for Steam Shower	1.00 EA	0.00	4,530.00	0.00	1,268.40	5,798.40
237. Shower faucet	1.00 EA	0.00	470.80	29.16	139.98	639.94
238. Shower door	1.00 EA	0.00	1,540.00	54.52	446.46	2,040.98
239. Seal grout on tile wall	191.25 SF	0.00	2.53	3.29	136.40	623.55
240. Final cleaning - construction - Residential	19.17 SF	0.00	0.37	0.00	1.98	9.07
Totals: Primary Shower				729.15	8,727.88	39,898.93



Peak Restoration

8733 Harrison St
Sandy, UT 84070



Toilet Closet

Height: 8' 3"

115.50 SF Walls	12.00 SF Ceiling
127.50 SF Walls & Ceiling	12.00 SF Floor
1.33 SY Flooring	14.00 LF Floor Perimeter
14.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
241. General Demolition - per hour	3.00 HR	56.73	0.00	0.00	47.66	217.85
242. Roug-in Toilet Drain	1.00 EA	0.00	2,100.00	28.18	595.90	2,724.08
Includes cutting concrete, installing drain to toilet, and reinstalling the concrete.						
243. Rough-in plumbing - per fixture - w/PEX	1.00 EA	0.00	814.20	9.77	230.72	1,054.69
244. Toilet	1.00 EA	0.00	837.16	48.86	248.08	1,134.10
245. Texture drywall - smooth / skim coat	127.50 SF	0.00	1.85	1.62	66.50	304.00
246. Seal/prime then paint the walls and ceiling twice (3 coats) - 2 colors	127.50 SF	0.00	2.35	3.58	84.90	388.11
247. Baseboard - 5 1/4"	14.00 LF	0.00	6.90	5.82	28.66	131.08
248. Seal & paint baseboard - two coats	14.00 LF	0.00	2.29	0.15	9.02	41.23
249. Interior door unit	1.00 EA	0.00	279.78	19.55	83.82	383.15
250. Door knob - interior	2.00 EA	0.00	59.41	6.49	35.08	160.39
251. Paint door slab only - 2 coats (per side)	4.00 EA	0.00	55.08	3.04	62.54	285.90
252. Casing - 3 1/4"	68.00 LF	0.00	4.29	19.57	87.16	398.45
253. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	47.16	0.93	26.66	121.91
254. Mask and prep for paint - paper and tape (per LF)	42.00 LF	0.00	1.50	0.23	17.70	80.93
255. Engineered wood flooring	13.20 SF	0.00	16.59	14.99	65.52	299.50
256. Final cleaning - construction - Residential	12.00 SF	0.00	0.37	0.00	1.24	5.68
Totals: Toilet Closet				162.78	1,691.16	7,731.05



Peak Restoration

8733 Harrison St
Sandy, UT 84070

Summary

Line Item Total	265,508.63
Material Sales Tax	6,385.25
Storage Rental Tax	80.74
	<hr/>
Subtotal	271,974.62
Overhead	38,076.44
Profit	38,076.44
	<hr/>
Replacement Cost Value	\$348,127.50
Net Claim	\$348,127.50
	<hr/> <hr/>

Ryan LeMone



Peak Restoration

8733 Harrison St
Sandy, UT 84070

Recap by Category

O&P Items	Total	%
APPLIANCES	16,951.80	4.87%
CABINETS	78,053.54	22.42%
CLEANING	373.27	0.11%
CONCRETE & ASPHALT	2,680.00	0.77%
CONTENT MANIPULATION	2,271.16	0.65%
GENERAL DEMOLITION	15,267.27	4.39%
DOORS	3,377.51	0.97%
DRYWALL	8,361.53	2.40%
ELECTRICAL	2,975.33	0.85%
FLOOR COVERING - CERAMIC TILE	5,067.51	1.46%
FLOOR COVERING - WOOD	12,594.13	3.62%
PERMITS AND FEES	4,051.05	1.16%
FINISH CARPENTRY / TRIMWORK	5,604.35	1.61%
FINISH HARDWARE	1,363.60	0.39%
FIREPLACES	3,450.28	0.99%
FRAMING & ROUGH CARPENTRY	13,583.78	3.90%
HEAT, VENT & AIR CONDITIONING	2,312.00	0.66%
LABOR ONLY	8,705.44	2.50%
LIGHT FIXTURES	3,583.16	1.03%
MASONRY	10,390.70	2.98%
MIRRORS & SHOWER DOORS	3,330.28	0.96%
PLUMBING	23,124.88	6.64%
PAINTING	13,695.90	3.93%
TILE	22,186.27	6.37%
WINDOWS - SLIDING PATIO DOORS	2,153.89	0.62%
O&P Items Subtotal	265,508.63	76.27%
Material Sales Tax	6,385.25	1.83%
Storage Rental Tax	80.74	0.02%
Overhead	38,076.44	10.94%
Profit	38,076.44	10.94%
Total	348,127.50	100.00%



PLAN REVIEW REPORT

416 Ontario / Otto Resort Group LLC

TEMP25-0943

Permit #: TEMP25-0943 / 416 ONTARIO AVE

Code Criteria

Governing Codes & Standards: 2021 IRC (with Utah Amendments)		
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Design Team

Builder: Otto Resort Group LLC Contact Name: Address: ██████████ Phone: ██████████ Email: ██████████	
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Building Plan Review

Item	Date Approved	Approval	Final Comments
Plans	05/27/25	App W/Cond	05/27/25 - Brenda Turnblom - App W/Cond - See note on plans. 05/27/25 - Brenda Turnblom - App W/Cond 05/27/25 - Brenda Turnblom - App W/Cond
Snyderville Basin Water Reclamation District (SBWRD) Approval/Receipt	05/23/25	N/A	05/23/25 - Clara Uchoa - N/A
Valuation (cost of labor and materials)	05/27/25	Approved	05/27/25 - Brenda Turnblom - Approved
HOA Subdivision Notification	05/23/25	N/A	05/23/25 - Clara Uchoa - N/A
Condo/PUD Approval	05/23/25	N/A	05/23/25 - Clara Uchoa - N/A
Structural Engineering Calculations	05/27/25	Approved	05/27/25 - Brenda Turnblom - Approved
Truss Calculations	05/27/25	N/A	05/27/25 - Brenda Turnblom - N/A
Gas Line Schematic	05/27/25	N/A	05/27/25 - Brenda Turnblom - N/A
Heat Loss Calculations	05/27/25	N/A	05/27/25 - Brenda Turnblom - N/A
REScheck	05/27/25	N/A	05/27/25 - Brenda Turnblom - N/A
Equipment Specifications	05/27/25	N/A	05/27/25 - Brenda Turnblom - N/A

Planning

Item	Date Approved	Approval	Final Comments
Plans	05/29/25	App W/Cond	05/29/25 - Meredith Covey - App W/Cond - see additional notes
Historic District Design Review Approval/Waiver	05/29/25	App W/Cond	05/29/25 - Meredith Covey - App W/Cond - see additional notes
Site Plan	05/29/25	N/A	05/29/25 - Meredith Covey - N/A

Code Enforcement

Item	Date Approved	Approval	Final Comments
Construction Mitigation Plan (CMP)	05/23/25	App W/Cond	05/23/25 - Julieta Gesualdo - App W/Cond

Code Enforcement

Construction Parking Plan	05/23/25	App W/Cond	05/23/25 - Julieta Gesualdo - App W/Cond - see additional notes
Pre-Construction Meeting Required	05/23/25	N/A	05/23/25 - Julieta Gesualdo - N/A

Fire Marshal

Item	Date Approved	Approval	Final Comments
Fire Sprinkler/Alarm Plans	06/02/25	N/A	06/02/25 - Dave Thacker - N/A
Wildland Urban Interface Review	05/28/25	Deferred	05/28/25 - Kimmy Sharp - Deferred - see additional notes
Park City Fire District (PCFD) recommendation/receipt	06/02/25	N/A	06/02/25 - Dave Thacker - N/A

Date of Final Approval: 06/02/25 Approved By: Helen Davies



Additional Comments

Otto Resort Group LLC

Permit #: TEMP25-0943 / 416 ONTARIO AVE

TEMP25-0943

Planning	
Item	Comments
Plans	05/29/25 - Meredith Covey - App W/Cond - see additional notes
Please see the conditions on the stamped plans. Repair of the decking material only. There are no changes to the structural elements or footprint of the deck. If any changes are proposed or made the deck will need to come into compliance with current zoning requirements.	
Historic District Design Review Approval/Waiver	05/29/25 - Meredith Covey - App W/Cond - see additional notes
Please see conditions on HDDR Waiver Letter. Please note this permit applies to the repair of the decking material only. No structural work is proposed or approved as part of this permit.	

Code Enforcement	
Item	Comments
Construction Parking Plan	05/23/25 - Julieta Gesualdo - App W/Cond - see additional notes
No street parking. NO unhitched trailers on road. If traffic will be affected for more than 15min due to unloading or work from right of way, request permit through Engineering Dept.	

Fire Marshal	
Item	Comments
Wildland Urban Interface Review	05/28/25 - Kimmy Sharp - Deferred - see additional notes
New construction, additions, and alterations valued over \$50,000 must comply with Park City Wildland Urban Interface Code. Please fill out and upload the attached WUI Worksheet to show how the "Home" Hardening and Ignition Zones will be managed to achieve compliance. Landscaping within 30 feet of the structure must be from the Park City Approved WUI Planting List. A passed final WUI inspection based on this worksheet will be required for CO/to close the building permit. I suggest you discuss this requirement with the homeowner and HOA (if applicable) and fill out the provided worksheet to avoid complications and delays with the final approvals for this project. Feel free to call me with any questions. 435.615.5108 Cherie Wellmon Park City Fire Marshal	



Planning Department

May 21, 2025

Bryan Otto

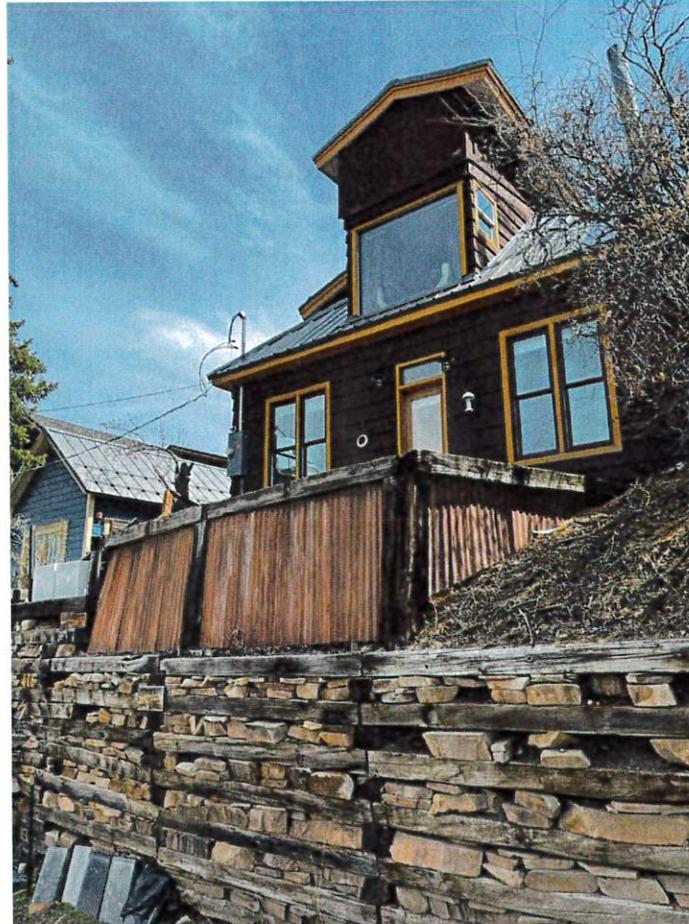
Re: Historic District Design Review Pre-Application Waiver Letter
Property Address: 416 Ontario
Zoning District: Historic Residential – 1
Historic Designation: Non Historic
PL-25-06500

Planning staff reviewed the complete Historic District Design Review Pre-Application regarding the repair of decking material at 416 Ontario Avenue.

416 Ontario is in the 416 Ontario Plat Amendment recorded with Summit County in 2019 (Entry No. 1116610). The existing Structure is a non-historic Single-Family Dwelling (SFD) constructed in 1904 and is in the Historic Residential – 1 (HR-1) Zoning District.



Planning Department



The Applicant proposes to replace the decking material. The deck encroaches into both the Front Setback and the public right-of-way. The Applicant has an Encroachment Agreement recorded with the Engineering Department (Entry No. 1111051) for the steps, retaining wall, and deck that encroach into the right-of-way.

Pursuant to Land Management Code (LMC) [§ 15-2.2-3\(G\)](#) decks are permitted within the Front Setback provided they are not more than 10 feet wide and do not project more than three feet into the Front Setback. The existing deck is more than 10 feet wide and projects more than three feet into the Front Setback and does not meet the requirements for a Front Setback exception.

However, the existing Structure and deck are both Non-Complying Structures pursuant to LMC [Chapter 15-9](#). LMC [§ 15-9-6](#) states that Non-Complying Structures may be repaired and maintained provided that the repair does not increase the existing non compliance or create additional non-compliance.



Planning Department

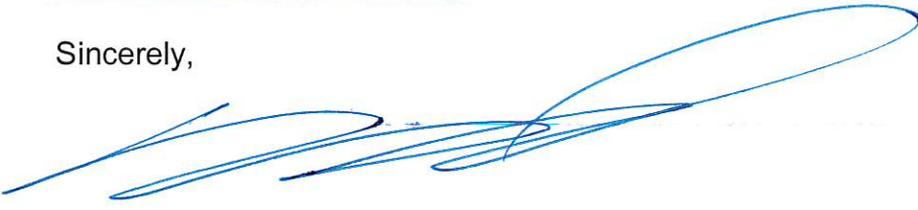
The proposed repair of decking material does not create a new non-compliance or increase the existing non compliance. If the decking materials are to be removed in the future the construction of a new deck will be required to comply with the Lot and Site Requirements regulated by LMC [§ 15-2.2-3](#).

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

- Compliance with LMC [§ 15-13-8\(B\)](#) *Regulations for new Residential Infill in the Historic District*
- The repair of the decking material shall be compatible with LMC [§ 15-13-8\(B\)\(7\)](#) *Regulations for Decks on New Residential Infill in the Historic District*.
- The repair shall not expand the footprint of the existing deck.
- The proposed work requires a Building Permit with the Building Department.
- The proposed work requires a Final Inspection by both the Building and Planning Departments.
- Modifications to the project require a modification application submittal to the Planning Department, payment of application fee, review for compliance with required standards, and Planning and Building Department approval.

Should you have any questions or concerns, please contact your project planner, Meredith Covey, at meredith.covey@parkcity.org or at (435) 640-8683.

Sincerely,



Rebecca Ward
Planning Director

CC: Meredith Covey

