



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 22, 2026**

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

Zoom Link: <https://us02web.zoom.us/j/86137534714>

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3. PUBLIC COMMUNICATIONS

4. WORK SESSION

- 4.A. **1885 Lower Iron Horse Loop – Master Planned Development, Conditional Use Permit, Zone Change** – The Applicant Proposes to Develop a Vacant Lot at 1885 Lower Iron Horse Loop with a Multi-Family Dwelling Consisting of 18 Residential Units. The Current Zoning is Estate, and the Applicant Proposes a Zone Change to General Commercial. MPD, PL-26-06842; CUP, PL-26-06861; Zone, PL-25-06456 (45 mins.)
- 4.B. **Municipal Sign Code Amendments** – The Planning Commission Will Conduct a Work Session Regarding Possible Amendments to Municipal Code of Park City Title 12 *Sign Code* Regarding Construction Marketing and Real Estate Signs. PL-26-06819 (30 mins.)

5. REGULAR AGENDA

- 5.A. **384 Woodside Avenue – Modification of Steep Slope Conditional Use Permit** – The Applicant Requests a Modification to the Condition of Approval in the November 12, 2025 Planning Commission Final Action Letter Which Requires the Single-Family Dwelling Plans be Updated to Reduce the Depth of the Garage from 20 Feet to 18 Feet to Comply With the Dimensional Requirements for a Garage, Pursuant to LMC § 15-2.2-5 (D)(4) *Building Height Exceptions Garage on Downhill Lot*. PL-26-06858 (15 mins.)
(A) Public Hearing; (B) Action
- 5.B. **3181 American Saddler Drive – Plat Amendment** – The Applicant Proposes the Risner Ridge Subdivision Lot 21 Amended Plat to Increase the Allowable Square Footage for Lot 21 from 5,500 to 5,600 Square Feet. PL-26-06824 (15 mins.)
(A) Public Hearing; (B) Action

6. ADJOURNMENT

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

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

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

Planning Commission Staff Report



Subject: 1885 Lower Iron Horse Loop Road
Applications: PL-25-06456 – Zone Change
PL-26-06861 – Conditional Use Permit
PL-26-06842 – Master Planned Development
Authors: Alec Barton, Senior Planner
Virgil Lund, Planner II
Jaron Ehlers, Planner I
Date: April 22, 2026
Type of Item: Work Session

Recommendation

Review the proposed zone change, Master Planned Development (MPD), and Conditional Use Permit (CUP) at 1885 Lower Iron Horse Loop Road and provide input on whether additional information is needed to evaluate the Applicant’s requested zone change and Building Height exception.

Description

Applicant: John Jackovich, represented by Molly Guinan

Location: 1885 Lower Iron Horse Loop Road

Existing Zoning District: Estate

Proposed Zoning District: General Commercial

Adjacent Land Uses: Residential Multi-Unit Dwellings, Open Space, Rail Trail

Reason for Review: The Planning Commission reviews Master Planned Developments and Conditional Use Permits and forwards a recommendation to City Council on Zone Change Applications.¹

AMPD	Affordable Master Planned Development
AUE	Affordable Unit Equivalents
CUP	Conditional Use Permit
E	Estate
GC	General Commercial
LI	Light Industrial
LMC	Land Management Code
MPD	Master Planned Development
RUE	Residential Unit Equivalents

¹ LMC [§ 15-1-8](#)

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

Summary

On December 19, 1985, the City Council adopted the official Zoning Map (Ordinance No. [85-17](#)), and 1885 Lower Iron Horse Loop was zoned Estate. Land Management Code (LMC) [§ 15-2.10-3\(A\)](#) requires a minimum Lot size of three acres to develop a unit within the Estate Zoning District. 1885 Lower Iron Horse Loop is 0.54 Acres. As a result, under current zoning, without a variance, no development is allowed.

The Applicant proposes a zone change from Estate to General Commercial (GC) and an MPD and CUP to construct 13 market-rate and four affordable units.

Background

1885 Lower Iron Horse Loop is a 0.54-acre metes-and-bounds parcel (Parcel No. SA-254-10-A) in the Bonanza Park neighborhood. The Iron Horse Park Apartments are to the west and parcels to the north, east, and south are owned by the City and State and include Open Space and the Rail Trail.



Figure 1: 1885 Lower Iron Horse Loop Highlighted in Red

In 2002, Nani Investment Ltd. (current owners of the property) first applied for a pre-MPD to construct 192 units of moderate-income housing at 1885 Lower Iron Horse Loop. This proposal included PCA-3-3000-X, now owned by the City, which brought the total project to 15.77 acres. On June 26, 2002, the Planning Commission directed staff to make findings for denial based on the following:

- Traffic impacts
- Density
- Impacts on existing neighborhoods
- Impacts to sensitive lands
- The purposes of the Estate Zone (Exhibit C)

On March 3, 2025, the Applicant applied to rezone 1885 Lower Iron Horse Loop to Light Industrial (LI) to construct an Affordable Master Planned Development (AMPD) with 13 units. On July 9, 2025, the Planning Commission held a work session to consider the

proposal and provided the following input:

- Additional justification consistent with the General Plan and applicable zoning purposes is required before a rezone could be approved.
- An AMPD could be a public benefit.
- Additional work and many Conditions of Approval would be required before the Commission would be confident in the proposal, including a Condition of Approval limiting the rezone to permit only an AMPD.
- Additional information on how the parking situation would work along with access is required.
- Information on the floodplain is needed to determine if adequate buffering was provided.
- A smaller Building Footprint may be better suited to the steeply sloped site ([Meeting Packet](#), Item 5.B; [Minutes](#), p. 6).

The Applicant has since updated their submittal to request a rezone from Estate to General Commercial (GC) rather than LI and an MPD and CUP to construct 13 market-rate and four affordable units rather than an AMPD to construct 13 units. The Table below compares the prior and current proposal:

	Applicant's Prior AMPD Proposal	Applicant's Current MPD Proposal
Total Units	13	17 (13 market-rate and 4 affordable)
Total Square Feet	~32,400	~38,200
Open Space	39%	33%
Building Height	45 feet	54 feet 6 inches
Affordable Units	35% of the residential unit square footage	11% of the residential unit square footage
Parking Spaces	20	24

This staff report introduces the updated project and addresses the following:

- (I) The proposed rezone.
- (II) The General Plan, Bonanza Park Small Area Plan, and Moderate-Income Housing Plan.
- (III) The requested Building Height exception.
- (IV) Access and parking.
- (V) Development Review Committee input.

Staff concerns and recommendations for the proposal as outlined in this Staff Report:

- Mitigation of Development on Very Steep Slopes outside of the Sensitive Land Overlay.
- Open Space reduction in the GC Zoning District. Instead of 60 percent, the required Open Space is 30 percent.
- The AMPD code requires 50% of the residential square footage to be affordable units, significantly more than the current proposal. The Applicant is requesting a significant zone change while only providing 11% of the residential square footage for affordable units.

Analysis

(I) The Applicant requests a rezone from Estate to General Commercial rather than Light Industrial for the construction of 13 market rate and four affordable units with reduced Open Space requirements and increased Height allowances.

While the Commission should consider the appropriateness of expanding the GC Zoning District beyond its traditional boundary, according to Utah Code [§ 10-20-505\(1\)\(a\)](#), “[t]he legislative body may divide the territory over which it has jurisdiction into zoning districts of a number, shape, and area that it considers appropriate.” Additionally, LMC [§ 15-1-6\(C\)](#) states “[t]here is no minimum Area or diversity of ownership requirement for a zone designation. Neither the size of a Zoning District nor the number of landowners within the district may be used as evidence of the illegality of a Zoning District.”

1885 Lower Iron Horse Loop is bordered on three sides by the Estate Zoning District and on one side by the Light Industrial (LI) Zoning District. Previously, the Applicant requested rezoning to LI to extend the zone eastward. The Applicant now requests rezoning to GC. The GC Zoning District is separated from 1885 Lower Iron Horse Loop by Parcel SA-UP-X, which is zoned E and contains the Rail Trail.



Figure 2: The Zoning Map. The E zone is light green, the LI zone is purple, and the GC zone is red. 1885 Lower Iron Horse Loop is outlined in yellow.

LMC [§ 15-2.19-2\(B\)\(1\)](#) establishes Multi-Unit Dwellings as a Conditional Use in the LI. The purpose of the LI District is to:

1. allow light industrial and manufacturing Uses that will not create traffic hazards, noise, dust, fumes, odors, smoke, vapor, vibration, glare, or industrial waste disposal problems,
2. allow Conditional Uses to mitigate potential impacts,
3. accommodate complementary and supporting Uses such as parking, child care, retail, offices, group care, and recreation facilities, and
4. allow new light industrial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural design and details, color range, massing, lighting, landscaping, and the relationship to Streets and pedestrian ways.²

LMC [§ 15-2.18-2\(B\)\(4\)](#) establishes Multi-Unit Dwellings as a Conditional Use in the GC. The purpose of the GC District is to:

1. allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited Residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,

² LMC [§ 15-2.19-1](#)

2. allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,
3. protect views along the City’s entry corridors,
4. encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,
5. allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,
6. encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and
7. encourage commercial Development that incorporates design elements related to public outdoor space including pedestrian circulation and trails, transit facilities, plazas, pocket parks, sitting Areas, play Areas, and Public Art.³

Differences between the LI and GC Zoning District are outlined in the Table below including the Purpose, Setbacks, Open Space, and Building Height requirements:

	LI Zoning District	GC Zoning District	Difference
Purpose	Allow Conditional Uses like Multi-Unit Dwellings to mitigate potential impacts.	Allow limited Residential Uses in an area convenient to transit, employment centers, resort centers, and permanent residential Areas.	LI is geared toward industrial and support uses. ⁴
Setbacks	Front: 30 feet Rear: 10 feet Side: 10 feet	Front: 20 feet Rear: 10 feet Side: 10 feet	Front: -10 feet Rear: no change Side: no change
Open Space	60%	30%	Significantly reduced Open Space requirement
Building Height	30 feet	35 feet	Increased 5-foot height allowance ⁵

³ LMC [§ 15-2.18-1](#)

⁴ LMC [§ 15-2.19-1](#)

⁵ The Applicant is requesting a Height Exception up to 54 feet 6 inches.

The proposal to rezone to the GC, as opposed to the LI or another zone, results in a reduced Front Setback, significantly less Open Space, and increased Building Height.

Staff finds the proposed rezone fulfills purposes 1 & 6 of the GC Zoning District because it allows for “limited Residential Uses in an Area that is convenient to transit...and permanent residential Areas,” due to the bus stops along Bonanza Drive as well as the existing housing in the area. The proposed architecture is distinct, diverse, and reflects the mountain resort character of Park City. However, the GC Zoning District allows for a variety of uses by right (LMC [§ 15-2.18-2](#)) including many commercial uses that would not be appropriate for the Lower Iron Horse primarily residential area serviced by a privately owned and maintained access. A residential use is better suited for this area. Any rezone should be carefully conditioned to ensure only residential uses of a scale appropriate for this location and these unique circumstances are permitted.

Does the Planning Commission require additional information to evaluate the Applicant’s request to rezone the property?

(II) Special consideration for any rezone of 1885 Lower Iron Horse Loop should be given to Sensitive Lands and project affordability based on the recommendations of the General Plan, the Bonanza Park Small Area Plan, and the Moderate-Income Housing Plan.

The [General Plan](#) includes strategies for protecting Open Space, promoting infill development, and incentivizing affordable housing.

(A) The proposed rezone would allow for construction of a Multi-Unit Dwelling on property outside of the Sensitive Land Overlay that contains Steep Slopes and Very Steep Slopes.

Infill Development – [General Plan](#) Strategy 3D recommends encouraging infill development and enabling a variety of housing typologies that provide a diverse mix and respond to the needs of various demographic socioeconomic groups.

1885 Lower Iron Horse Loop is a vacant Lot, and its current zoning does not allow Development of any kind. Rezoning the property may create additional housing opportunities with some affordable units and would cluster development near existing Multi-Unit Dwelling development but would impact Very Steep Slopes.

Open Space Conservation – [General Plan](#) Strategy 2C recommends evaluating “areas outside the Sensitive Lands Overlay to determine where additional land use regulations are needed to protect the City’s natural resources. Additional regulations could include...Steep slope management during development that prevents adverse effects (e.g., erosion). Consider establishing a Steep Slope Conditional Use Permit for construction on lots with slopes of 30% or greater for properties that are outside the Historic Districts.”

1885 Lower Iron Horse Loop is bordered on three sides by the Sensitive Land Overlay (SLO) but is not within it and is therefore not subject to the SLO regulations under current zoning. However, the property includes Steep Slopes and Very Steep Slopes, defined in LMC [§ 15-15-1](#):

- **Steep Slope:** Slope greater than 15%.
- **Very Steep Slope:** Slope greater than 40%.

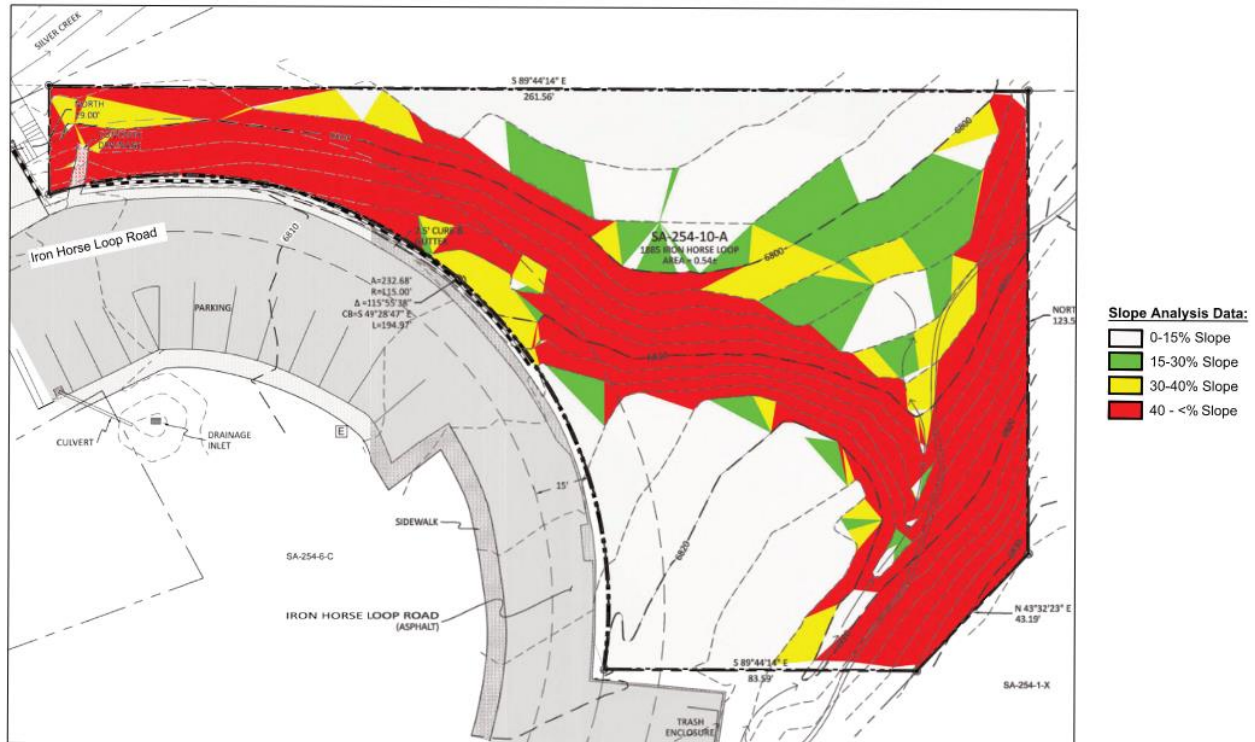


Figure 3: Applicant's Slope Map

Pursuant to LMC [§ 15-6-5\(G\)](#), MPDs shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The project should be designed to fit the Site, not the Site modified to fit the project. The Applicant shall address the following in the Site planning for an MPD:

- Units shall be clustered on the most developable and least visually sensitive portions of the Site. Open Space shall separate the clusters. The Open Space should be designed so that existing Significant Vegetation is maintained on the Site.
- Projects shall be designed to minimize Grading and the need for large retaining Structures.

Staff recommends the Applicant address the following in consideration of proposed disturbances to Steep Slopes and Very Steep Slopes:

- How cut or fill can be minimized.
- How the site can be designed to minimize retaining walls and limit the disturbance area.
- How the site plan minimizes changes to the viewshed from public areas, including the Rail Trail.
- How the proposed density and massing is designed to minimize impacts to the Steep Slopes and Very Steep Slopes.

Does the Planning Commission require additional information to evaluate the Sensitive Lands?

(B) The proposed rezone allows for development of a property that currently cannot be developed, and the Applicant offers only four affordable units in a Multi-Unit Dwelling project with 17 total units. Staff finds, and the Planning Commission noted previously, construction of affordable units may justify a rezone. However, staff finds that four of 17 units is not sufficient and recommends the affordable units within the project be increased to at least half the total residential square footage.

The City’s adopted long-range plans and housing goals outline the community’s extraordinary need for new units that are affordable.

General Plan – [Strategy 2A](#) recommends facilitating workforce housing in the City and increasing incentives for employment centers to incorporate workforce housing in new developments.

Bonanza Park Small Area Plan – A goal of the Bonanza Park Small Area Plan is to expand the availability of affordable and workforce housing units in the neighborhood and the Plan recommends working “with the development community to build more affordable and workforce housing in Bonanza Park and help meet citywide goals.”⁶ The Plan also recommends ensuring that new housing and public spaces in the neighborhood follow Universal Design Principles, meaning they are designed to have equal access by people of all ages and abilities with little or no need for adaptation or specialized design.

While the proposed MPD provides affordable units slightly above what is required by the Housing Resolution, residential developments are only required to provide affordable housing units in an amount equal to 20% of the total residential unit equivalents (RUEs) for a project.⁷ The proposed project includes 17 dwelling units totaling 22,837 square feet of residential space and requires two affordable unit equivalents (AUEs) or 1,800 square feet.

If the Applicant proposed an AMPD, 50% of the residential square footage would be

⁶ [Bonanza Park Small Area Plan](#), p. 80.

required to be affordable. In this case, an AMPD would require 11,419 of the 22,837-square-foot project to be affordable. The Applicant proposes only 11% of the total square footage is affordable. While this exceeds the requirements of an MPD, the Applicant is well below what would otherwise be required for an AMPD. An AMPD would allow for an increase in Building Height. Rather, the Applicant requests a rezone and an MPD with a Building Height exception.



Figure 4: Bonanza Park Small Area Plan Boundary in Blue With 1885 Lower Iron Horse Highlighted

The City's [2025 Moderate Income Housing Plan](#) sets a goal of 1,864 Affordable Units within the City boundary by 2034 (p. 4). The Applicant proposes 2,486 square feet or 2.8 AUEs or four units towards that goal. While the proposed rezone increases the affordable unit stock, the proposed affordable units are far less than what the AMPD code would require. The AMPD code requires at least fifty percent of the Residential Unit Equivalents be Affordable Units.⁸ Staff finds that four of 17 units are not sufficient in

⁸ LMC [§ 15-6.1-2](#)

achieving the General Plan and Bonanza Park Small Area Plan goals, nor the 2025 Moderate Income Housing Plan, and recommends the affordable units within the project be increased to at least half the residential square footage.

Does the Planning Commission require additional information to consider the rezone in the context of the General Plan, Bonanza Park Small Area Plan, and Moderate Income Housing Plan?

(III) The proposal requires a Master Planned Development Building Height exception.

LMC [§ 15-2.18-4](#) establishes a Building Height of 35 feet from Existing Grade in the GC Zoning District. The Building Height requirements of the Zoning District in which an MPD is located shall apply, except that the Planning Commission may consider an increase in Building Height based upon a Site-specific analysis. The Applicant's roof over topography plan shows the roof heights of the Building ranges from 20 feet to 44 feet from Existing Grade, with the highest point of the proposed Building being a stair tower measuring 54 feet 6 inches from Existing Grade. Other height exceptions include chimneys that are 51 feet and an elevator tower measuring 49 feet 8 inches from Existing Grade:



Figure 6: Applicant's Elevation View

The Planning Commission may grant additional Building Height if the Applicant demonstrates they meet the six criteria in LMC [§ 15-6-5\(F\)](#) based upon site-specific review. The Applicant bears the burden of proof.

The six criteria are listed below with the Applicant's responses in quotations (Exhibit F). Staff analysis is italicized.

1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density, including requirements for Facade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits.

The Applicant's response to this criterion: "With the allowed setbacks (taking into consideration steps in facade and architectural/façade variation), the site would accommodate a building of roughly 38,900 square feet with 35' height from grade per general commercial zone requirements. The proposed design increases the front setback from 20' to 30' allowing for increased open space, greater setback from road, increased architectural/facade variation and lowers the total building square footage to roughly 36,000 square feet. The height of the proposed design is shown at 45' from grade (see elevations for exact location of increase). This reduces the allowed accommodated building square footage for the site."

The GC Zoning District is a volume-based zone. This means density is determined by Setbacks, Building Height, parking, and Open Space. The Applicant calculates the total

density for the Site based on the zoning district requirements of approximately 38,900 square feet. Staff calculates the allowable density for the Site to be approximately 40,000 square feet. Staff recommends the Applicant submit a density exhibit showing how they calculated the density for the Site. The Applicant proposes a building volume of approximately 36,000 square feet.

2. Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site specific analysis.

The Applicant's response to this criterion: "There are no immediately adjacent buildings - see civil plans for adjacencies. However, the building is proposed to step with the natural landscape to reduce any potential over-shadowing, reduction in solar access. No reduction in air circulation exists."

The proposed Building steps with the natural landscape and terrain and does not create any significant visual impacts from adjacent properties. See figures below.



Figure 7: Applicant's Rendering from Iron Horse Loop



Figure 8: Applicant's Rendering from Upper Iron Horse Loop



Figure 9: Applicant's Rendering from the Rail Trail

Staff recommends the applicant submit a site-specific analysis that includes the proposed project in context of surrounding properties and a solar study and shadow analysis of proposed building at different times of day and during different seasons.

3. There is adequate Landscaping and buffering from adjacent Properties and Uses.

The Applicant's response to this criterion: "An existing vegetative buffer along the South side of the regional trail separates the existing buildings on the North side of the trail from the proposed building. Proposed landscaping on the North side of the proposed building adds to the existing buffer. The building has no direct neighbors and is buffered by landscaping on all sides."

The north, east, and south sides of the Building are buffered by the Applicant's proposed landscaping and open space parcels owned by PCMC and the State of Utah. The west (front) side of the Building includes landscaping and a surface parking area.

4. Increased Setbacks and separations from adjacent projects are proposed.

The Applicant's response to this criterion: "The building has no direct neighbors and is buffered by landscape on all sides. The front setback has been increased from 20' to 30'."

There are no adjacent Buildings or Structures on the north, east, and south sides of the Building. The required Front Setback on the west wide of the Building is 20 feet. The Applicant proposes increasing the Building's Setback to 30 feet.

5. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible.

The Applicant's response to this criterion: "Minimum open space is required to be 30% - we are providing 33%. Open space is surrounding the building, with no private/internal open space. The existing trail will be updated and publicly accessible."

LMC [§ 15-6-5\(D\)\(2\)](#) states that the minimum Open Space requirement for Developments in the GC district is 30%. The Applicant proposes approximately 33% of publicly accessible Open Space at ground level in the form of landscaped areas.

6. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review.

The Applicant's response to this criterion: "Yes. The building height steps up and transitions with the existing slope of the site. This offers architectural variation and interest as well as minimizing impacts on views."

The Applicant's elevation drawings show a transition of roof elements from flats roofs to slightly pitched roofs every 20-30 feet. The proposal complies with the Façade length variation requirements in LMC [§ 15-5-8](#).

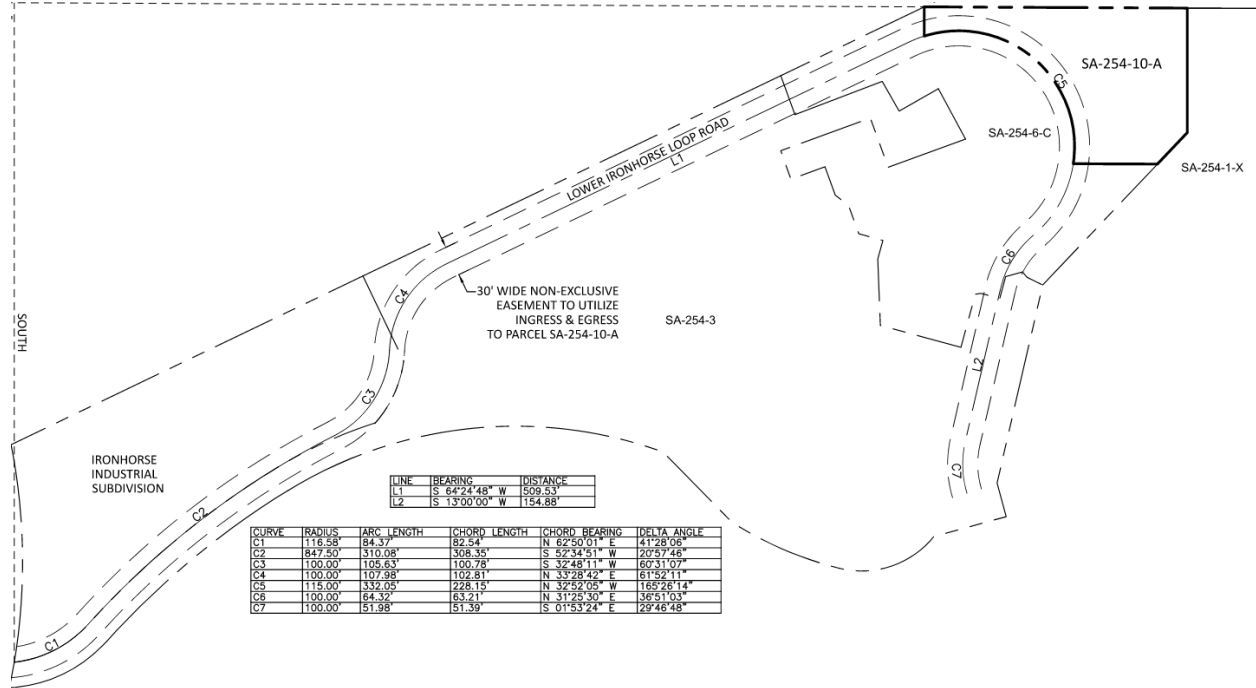
Does the Planning Commission require additional information to evaluate the Applicant's requested Building Height exception?

(IV) The site is accessed through a private easement, and the Applicant proposes parking within the Front Setback that requires access and reversing onto adjacent property.

1885 Lower Iron Horse Loop Road requires access across the Lower Iron Horse Apartment property. There is no public Right-of-Way access to the parcel. The Applicant submitted a 1997 Quit Claim Deed that references a 30-foot-wide ingress and egress easement through Lower Iron Horse Loop, a private road (Summit County Recorder Entry No. [00478680](#)).

The Applicant proposes constructing surface-level parking along the property boundary within the Front Setback that would require tenants of 1885 Lower Iron Horse Loop to reverse onto the Iron Horse Park Apartments property. The Applicant submitted a letter

of support from the Iron Horse Park Apartments (Exhibit D).



30' WIDE INGRESS & EGRESS EASEMENT EXHIBIT

Figure 10: Applicant's Recorded Ingress and Egress

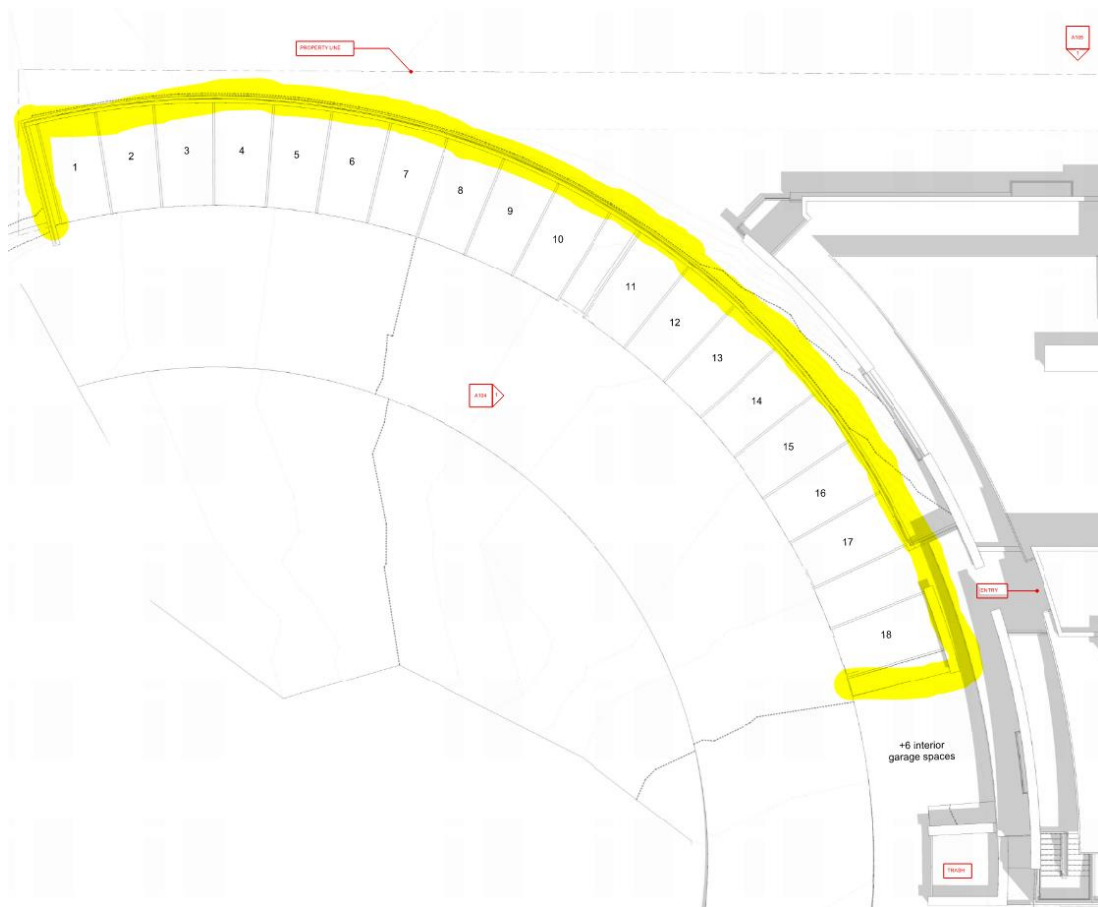


Figure 11: Applicant's Proposed Parking in Front Setback

The Applicant proposes 17 residential units ranging from 452 square feet to 1,927 square feet. LMC [§ 15-3-6](#) requires the following Parking Spaces:

Parking Ratio Requirements for a Multi-Unit Dwelling:

- Apartment/Condominium not greater than 1,000 sf floor Area: 1 per Dwelling Unit.
 - The Applicant proposes 6 units below 1,000 sf
- Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area: 1.5 per Dwelling Unit.
 - The Applicant proposes 11 Units between 1,000 and 2,000 sf.

TOTAL PARKING REQUIRED: 6+16.5= 22.5 (23) Parking Spaces

The Applicant proposes six Parking Spaces in an underground structure and 18 Parking Spaces within the Front Setback that requires access and reversing onto adjacent property. Additionally, the Parking Structure is on a Very Steep Slope, requiring a retaining wall that ranges from seven feet six inches to 15 feet in height. The Applicant will need to record an access agreement for the proposed parking that will requires vehicles backing into adjacent private property. In the GC Zoning District, Parking Areas

are listed as a Front Setback exception.⁹

Staff recommends more parking be satisfied in the proposed underground structure on site and that the Applicant evaluate opportunities to reduce the required retaining walls proposed through the extension of the existing parking area onto Very Steep Slopes. Other considerations could be shared parking with the Lower Iron Horse property if there is support, a surplus of parking, and a limitation on the number of vehicles tenants may park on site.

Does the Planning Commission require additional information to evaluate the parking?

(V) The Development Review Committee reviewed the proposal on April 7, 2026, and outlined development constraints the Applicant must address.¹⁰

- Park City Fire District expressed concerns regarding access and maintenance of the private easement to the Site.
- Snyderville Basin Water Reclamation District stated that the Applicant is required to work through the logistics of sewer connections with their team.
- Park City Water Department requires a massing model and additional elevations regarding pumping water up to the sixth floor for full project evaluation.
- Park City Engineering Department requires clarity on the flood plain map. A storm water plan showing retention onsite is required.

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 on April 8, 2026. The Park Record published notice on April 8, 2026.

Public Input

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

Exhibits

A: Applicant's Narrative

B: Proposed Plans

C: June 26, 2002 Planning Commission Meeting Minutes

D: Lower Iron Horse Apartments Letter of Support

⁹ LMC § 15-2.18-3(G)

¹⁰ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

E: Soils Certificate of Compliance
F: Applicant's Building Height Narrative
G: April 9, 2025, AMPD Proposed Plans

26.03.02 MPD Application Written Statement

1885 Lower Iron Horse Loop

Our client would like to develop the site at 1885 Lower Ironhorse drive as a Master Plan Development in a General Commercial Zone (an adjacent zone). The development would consist of a mix of market rate and affordable units set out by the stipulations of the Land Management Code and compatible with the neighboring Prospector neighborhood. The proposed community will be walkable and close to public transit. The applicant aims to be respectful of the surrounding neighborhood as well as the native landscape which surrounds the development on three sides.

The development will comply with required setbacks, heights, open space, and facade variation currently required by the General Commercial Zone, as well as being respectful of the stated goals of the proposed BPMX zone in which the lot resides. Existing trails will be respected, are proposed to be relocated on site, and maintained.

The development will accommodate the required amount of parking for market rate and affordable units.

Thank you for your consideration.

Please contact MOLLY GUINAN at Elliott Workgroup for additional information.

Best Regards,

MOLLY GUINAN

1441 Ute Boulevard Suite 100 - Park City UT - 84098

Office: [435.649.0092](tel:435.649.0092) x308 | ELLIOTTWORKGROUP.COM

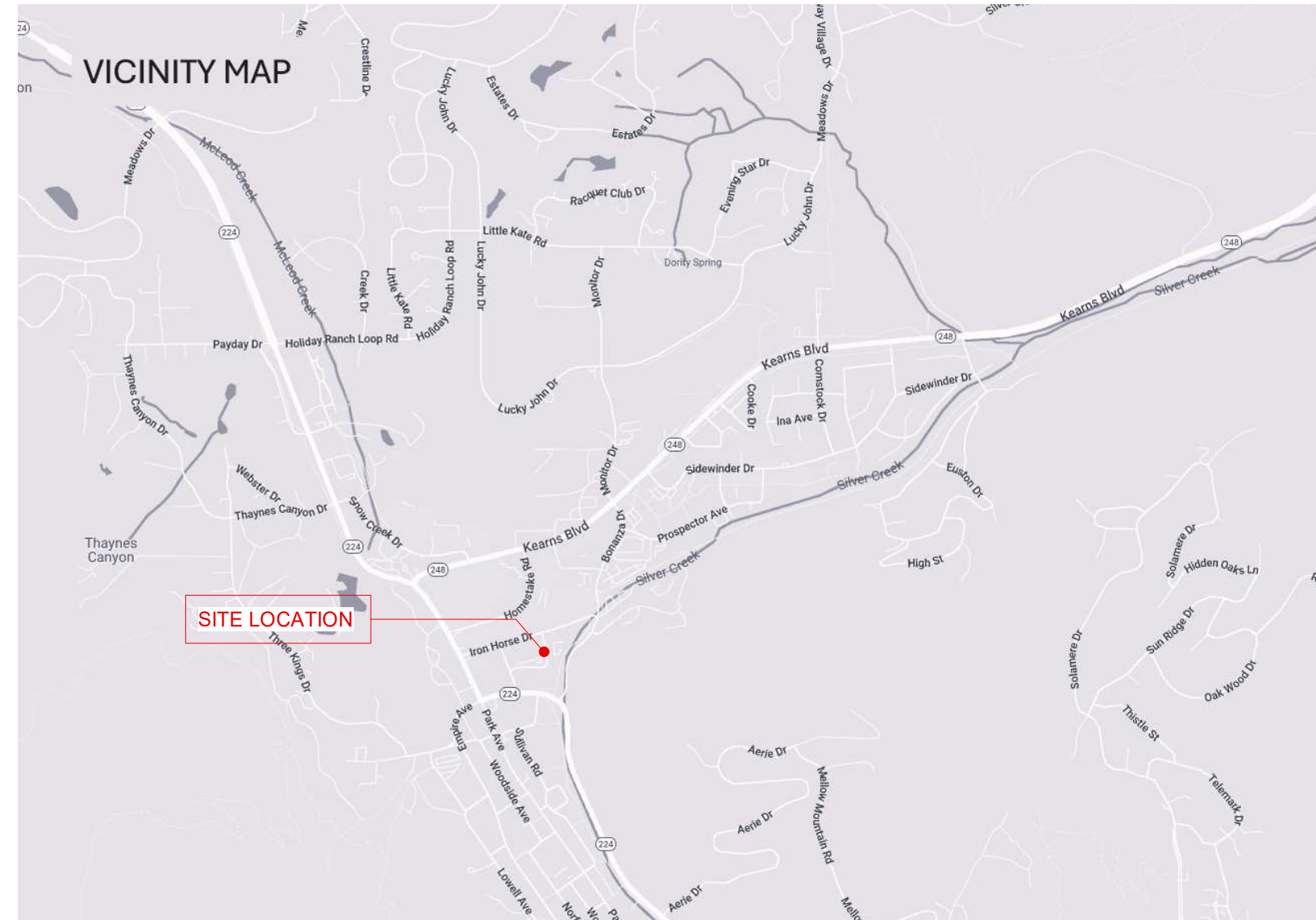
Lower Iron Horse

1885 Lower Iron Horse Drive
Park City, 84060

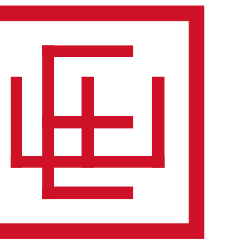
Building Name
MPD

2026.04.10

EWG Project # 2025.17



ELLIOTT WORKGROUP
ARCHITECTURE LLC
1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com



ELLIOTT WORKGROUP

Building Name

MPD

2026.04.10

Lower Iron Horse

1885 Lower Iron Horse Drive
Park City, 84060

Project Status
Building Name

Rev. Date Description

ISSUE DATE: 2026.04.10
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2025.17
COPYRIGHT: Elliott Workgroup Architecture, LLC, 2018

SHEET TITLE

COVER SHEET

GI-001

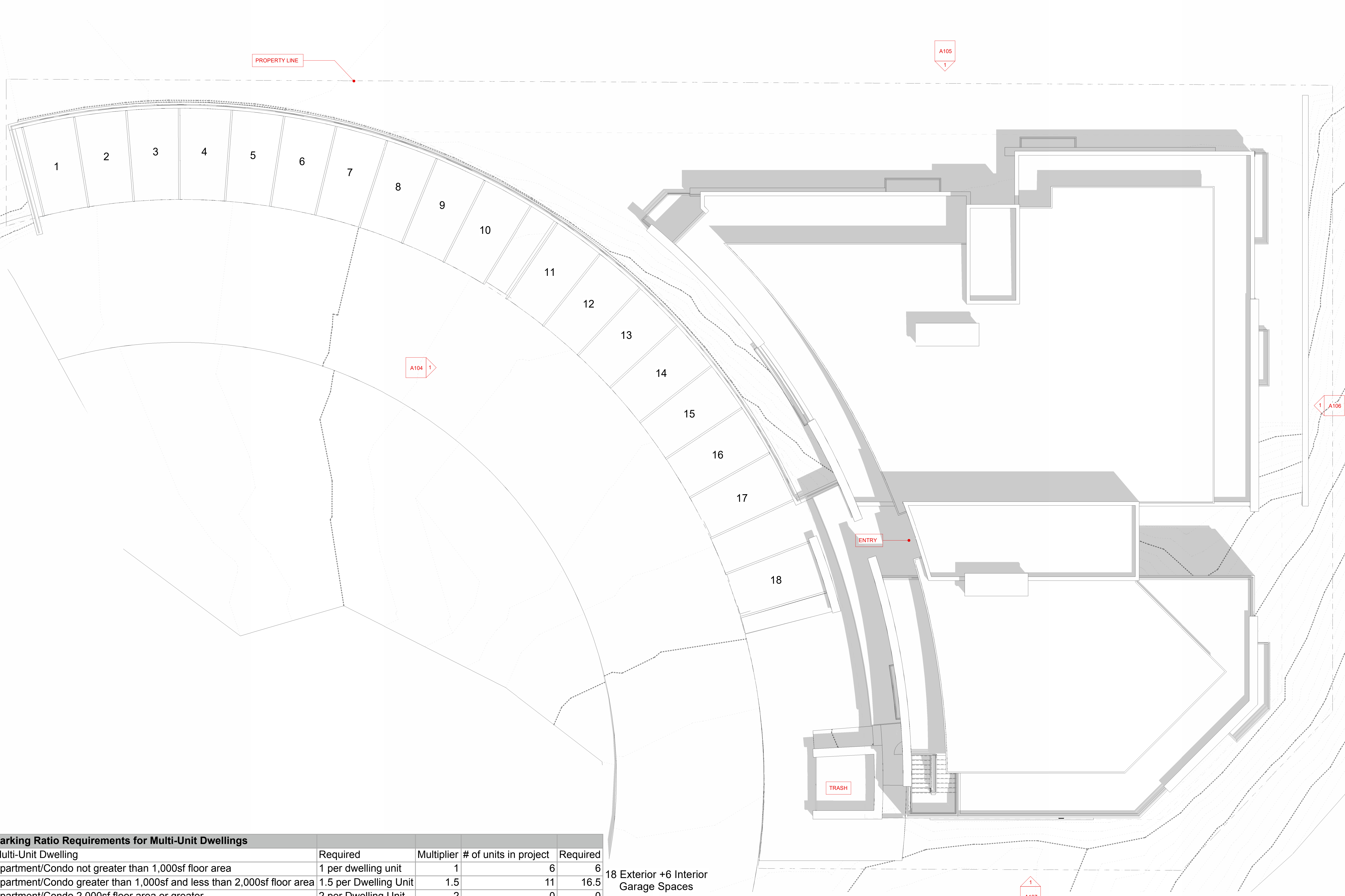
PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
JOHN JACKOVICH 2026 Sharon Road Charlotte, NC 28207 704.999.6898 Contact: John Jackovich	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 435.649.0092 Contact: Molly Guinan	Name Address City, State Zip 801.415.1839 Contact: Person
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
ALLIANCE ENGINEERING 2700 Homestead Rd Suite 50 & 60 Park City, UT 84098 435.649.9467 Contact: Connor Dinsmore	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Craig Elliott, AIA	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Craig Elliott, AIA
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER
Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person

SERVICE CONTACTS

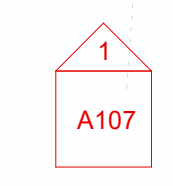
Autodesk Docs://2025-17 Lower Ironhorse/Lower Ironhorse Drive - Revised Analysis with Garage - 2025.11.11.rvt

4/15/2026 9:49:05 AM

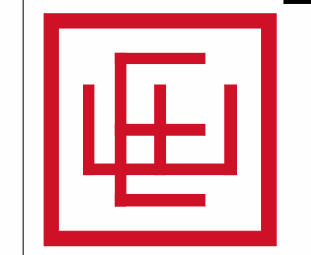
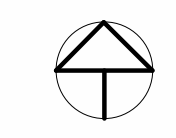


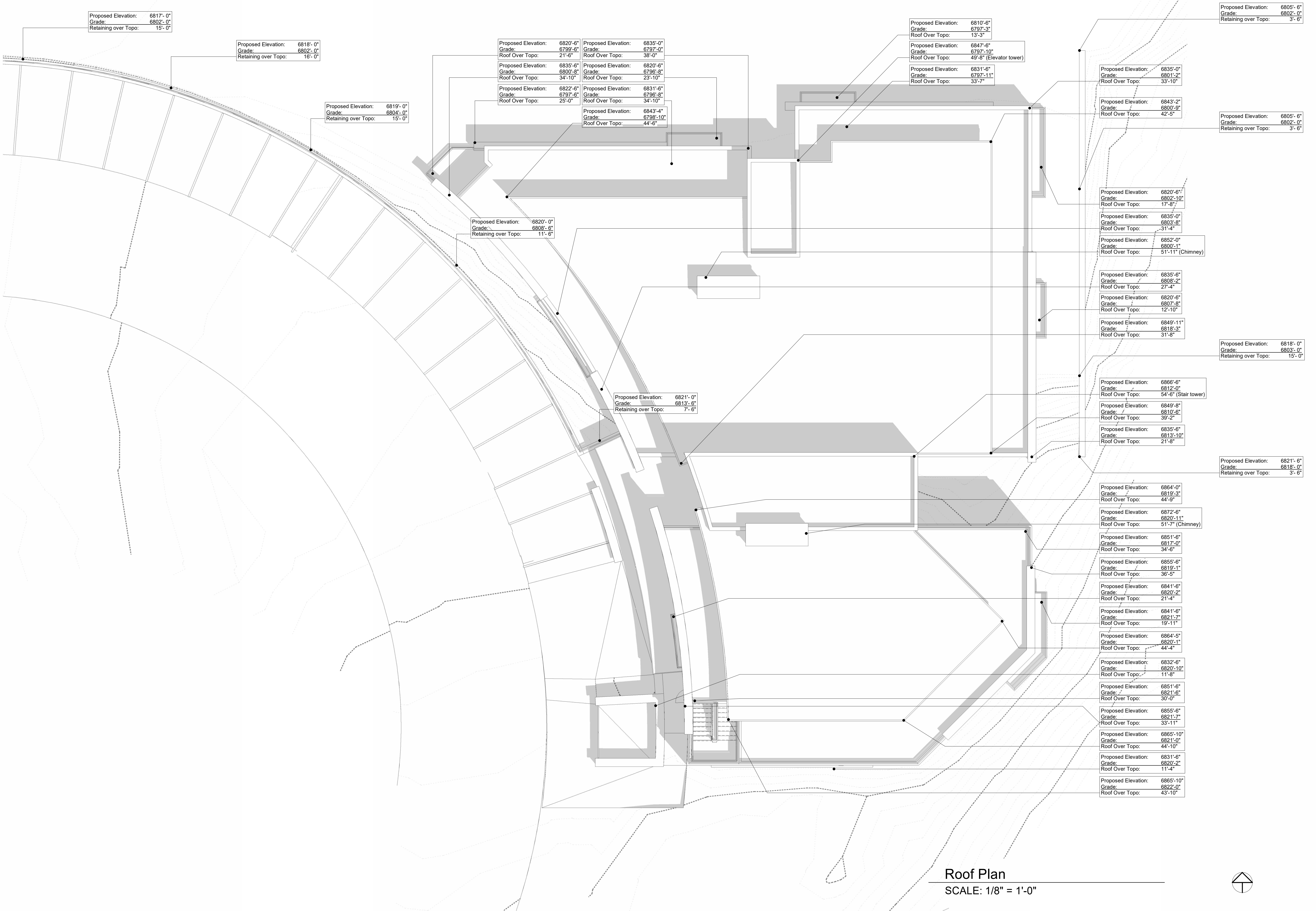
Parking Ratio Requirements for Multi-Unit Dwellings				
Multi-Unit Dwelling	Required	Multiplier	# of units in project	Required
Apartment/Condo not greater than 1,000sf floor area	1 per dwelling unit	1	6	6
Apartment/Condo greater than 1,000sf and less than 2,000sf floor area	1.5 per Dwelling Unit	1.5	11	16.5
Apartment/Condo 2,000sf floor area or greater	2 per Dwelling Unit	2	0	0
TOTALS				22.5

18 Exterior +6 Interior
Garage Spaces
=
24 Spaces Proposed

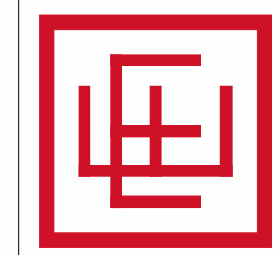
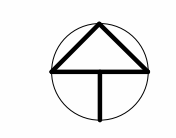


ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"





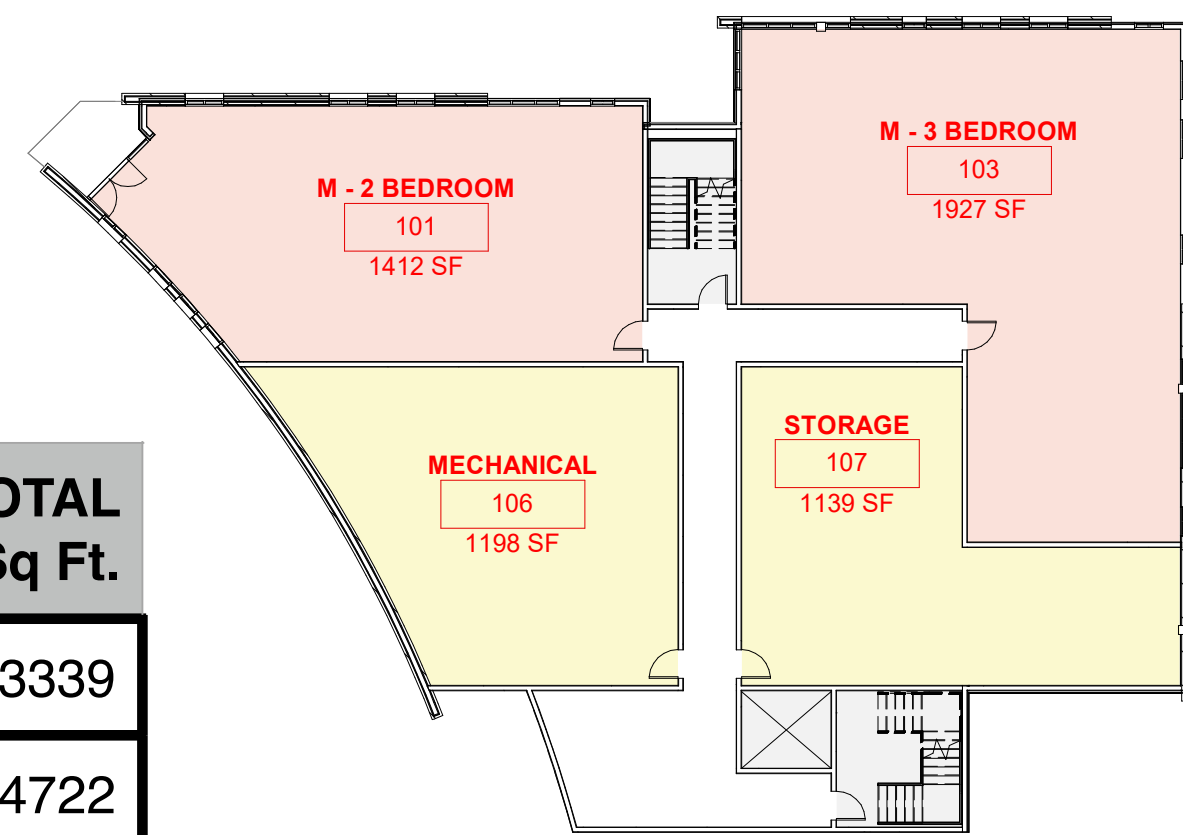
Roof Plan
SCALE: 1/8" = 1'-0"



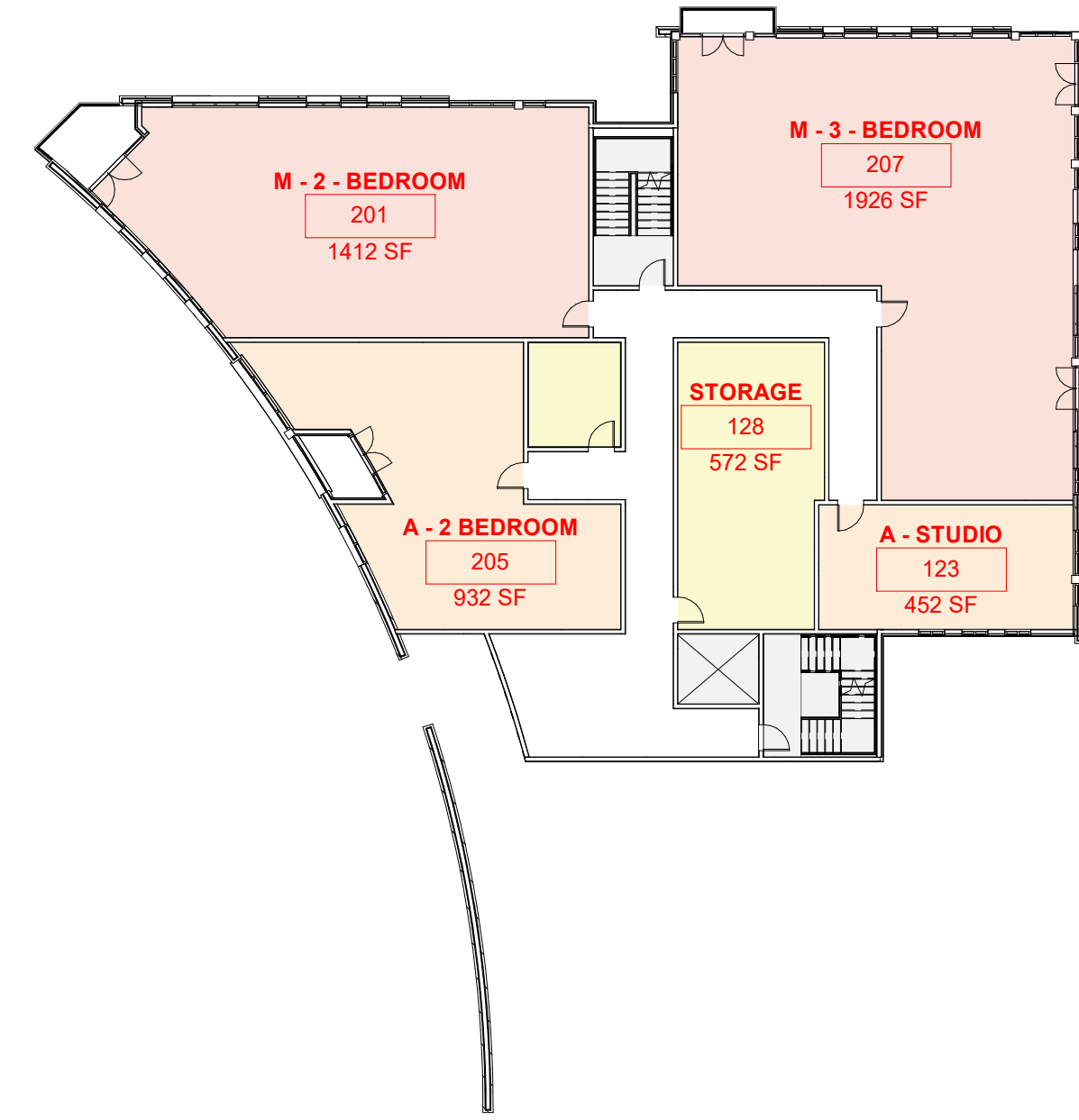
RESIDENTIAL UNIT CALCULATIONS

	MR 3BR	MR 2BR	MR 1BR	AF 2BR	AF 1BR	AF ST	TOTAL Sq Ft.
LEVEL 1	1927	1412	x	x	x	x	3339
LEVEL 2	1926	1412	x	932	x	452	4722
LEVEL 3	1926	x	x	x	650	452	3028
	1861	x	x	x	x	x	1861
LEVEL 4	1881	1430	822	x	x	x	4133
	1716	x	x	x	x	x	1716
LEVEL 5	1718	x	818	x	x	x	2536
LEVEL 6	x	1502	x	X	x	x	1502
	12955	5756	1640	932	650	904	22837

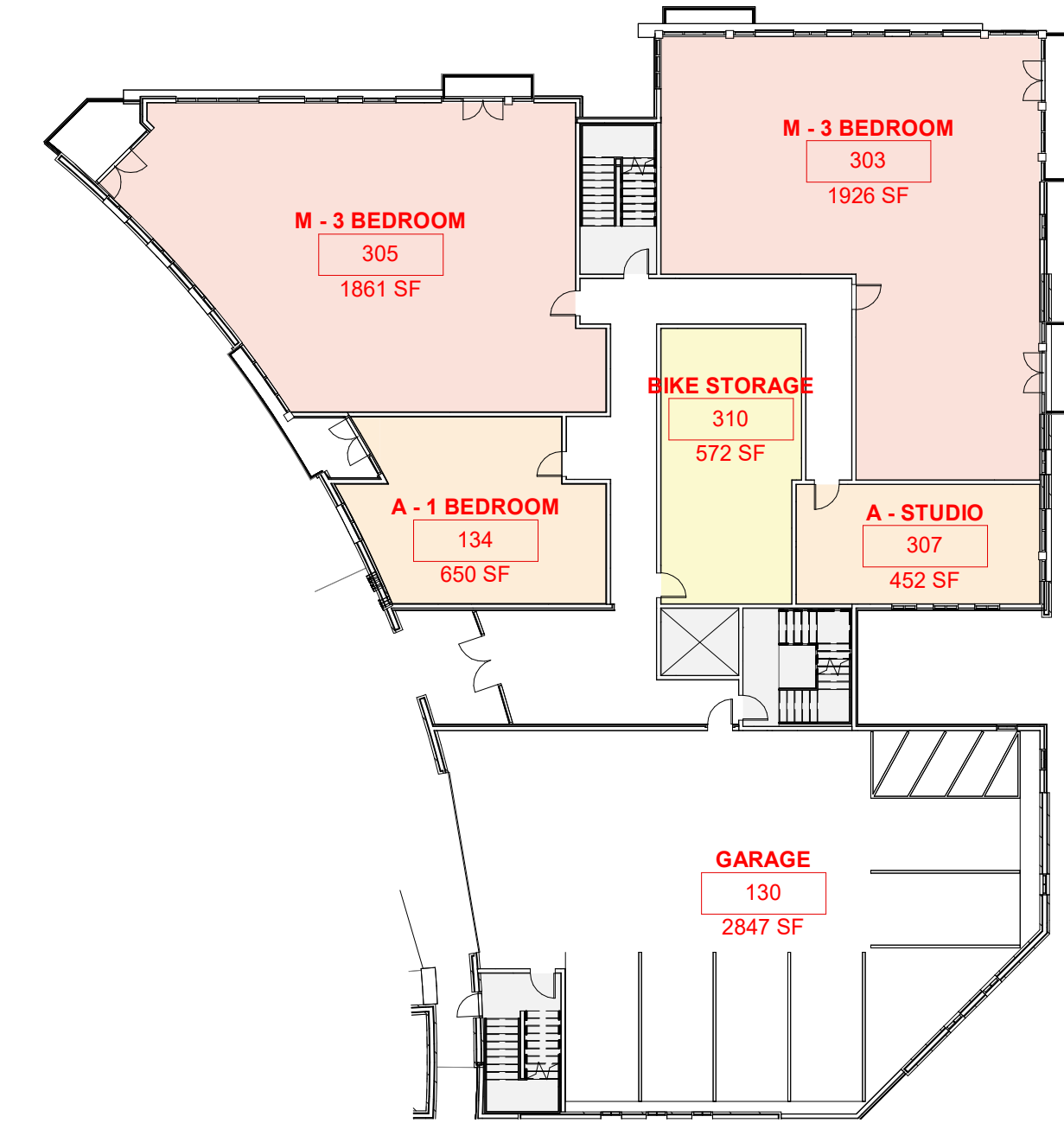
	AREA	UE	UNIT COUNT
AFFORDABLE	2486	900	4
MARKET RATE	20351	2000	13



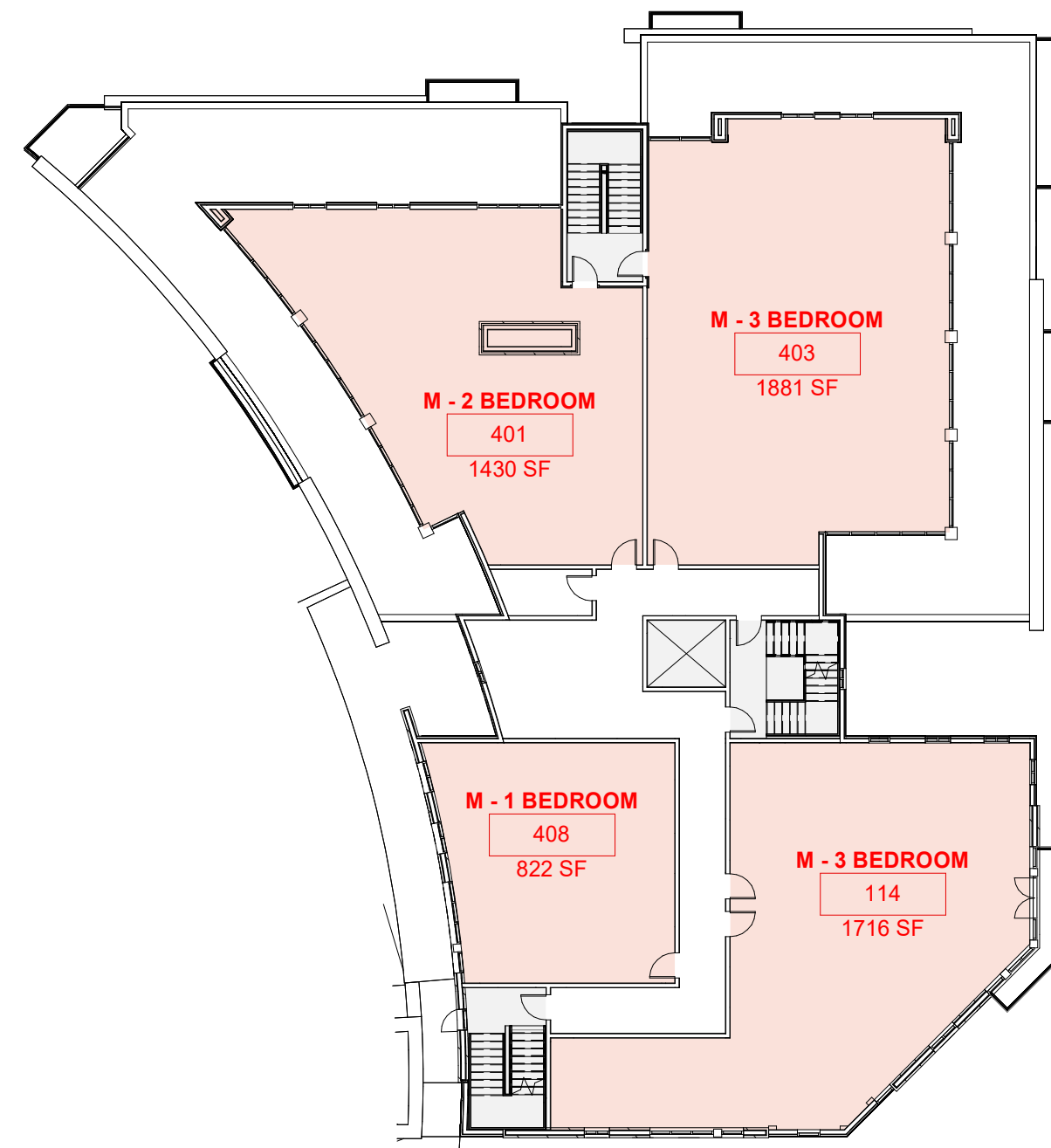
Proposed Floor Plan Level 1 MPD
SCALE: 1" = 20'-0"



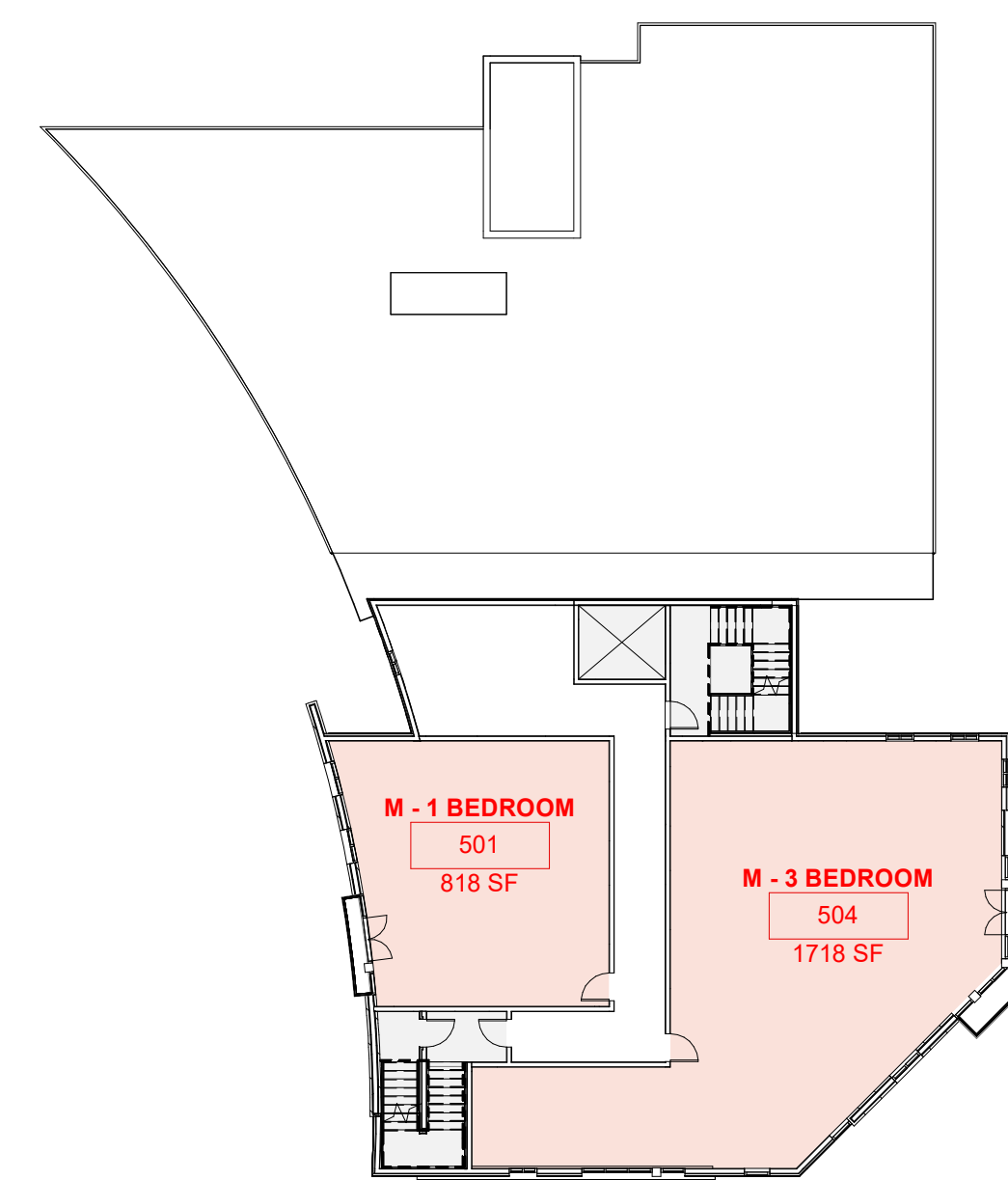
Proposed Floor Plan Level 2 MPD
SCALE: 1" = 20'-0"



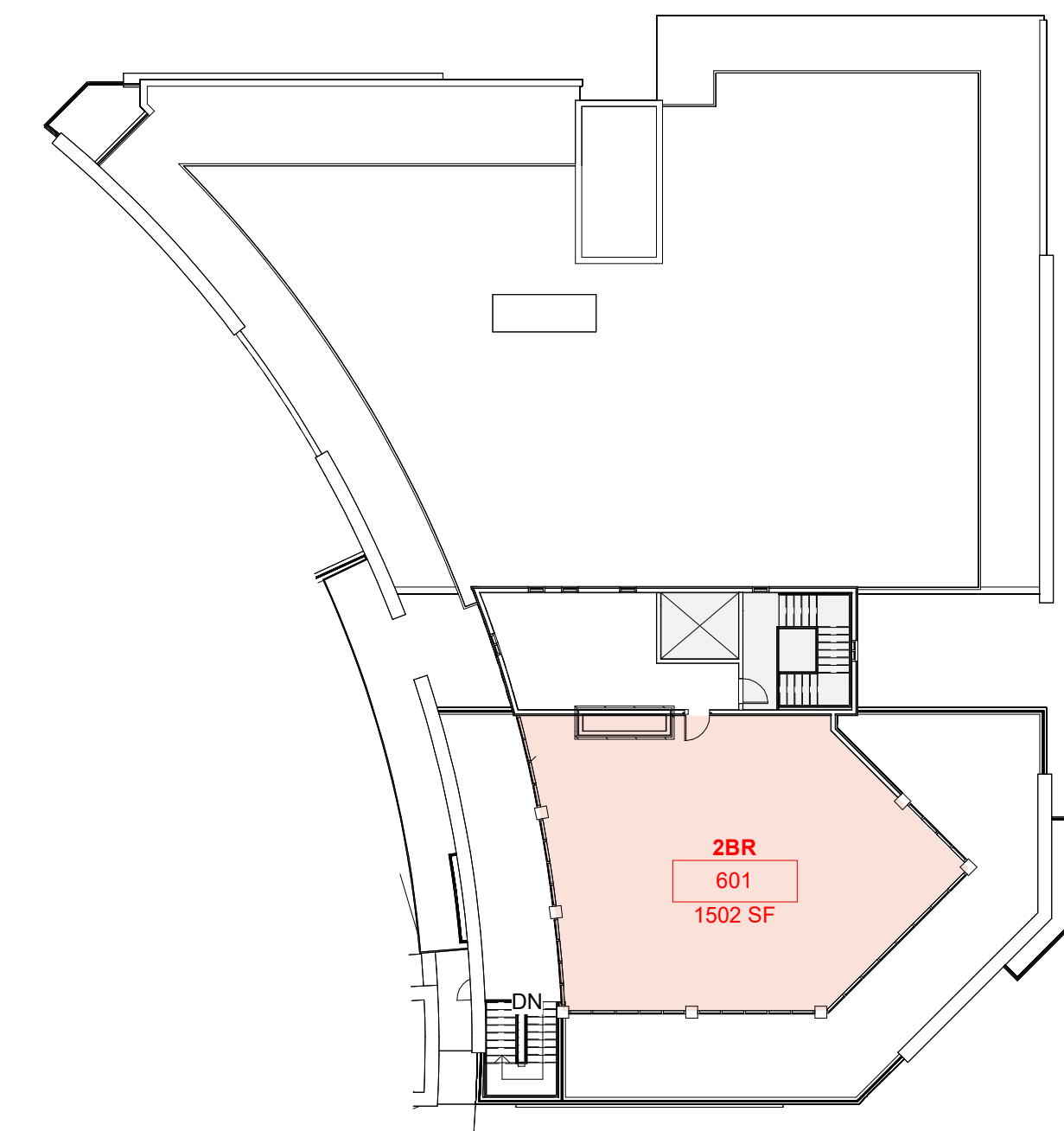
Proposed Floor Plan Level 3 MPD
SCALE: 1" = 20'-0"



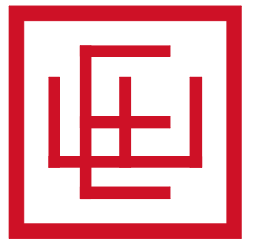
Proposed Floor Plan Level 4 MPD
SCALE: 1" = 20'-0"

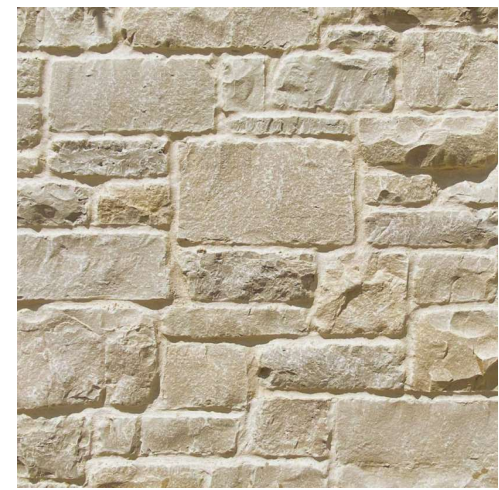


Proposed Floor Plan Level 5 MPD
SCALE: 1" = 20'-0"

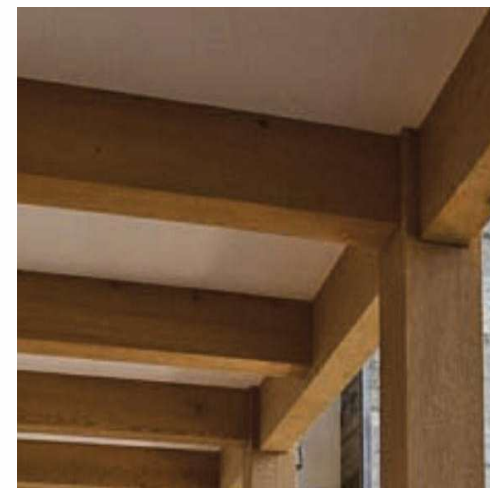


Proposed Floor Plan Level 6 MPD
SCALE: 1" = 20'-0"





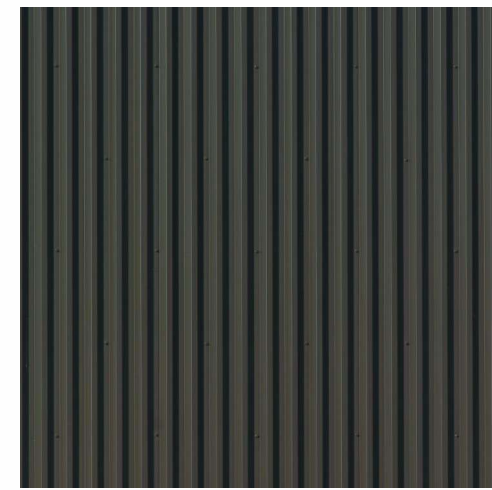
Cut Natural Stone Cladding
w/ Flush Grout



Heavy Timber Structural Elements



Wood or Wood-look Exterior
Rain-screen Cladding



Square Profile Corrugated
Dark Metal Siding



Black Aluminum-Clad Wood
Windows

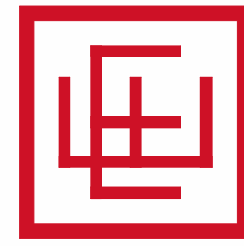


Black Powder-coated Horizontal
Metal Railings

Lower Iron Horse

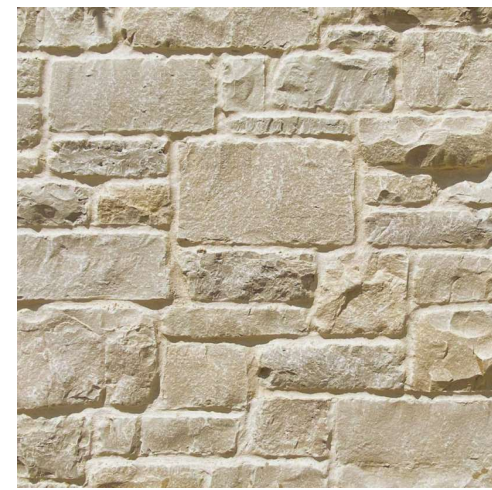
A104

West Elevation

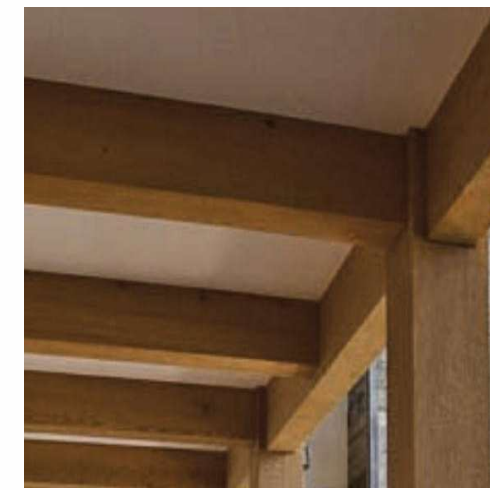


ELLIOTT WORKGROUP

2026.04.10
COPYRIGHT: Elliott Workgroup LLC 2026



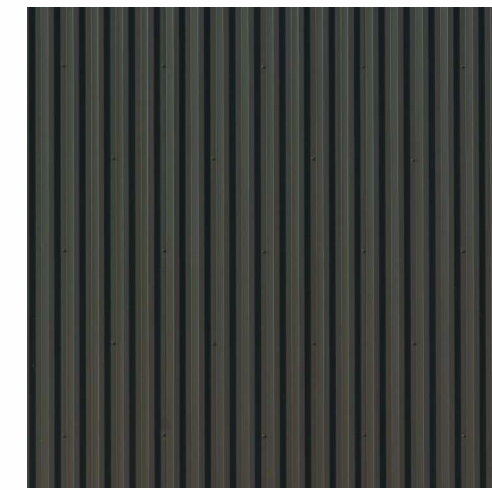
Cut Natural Stone Cladding
w/ Flush Grout



Heavy Timber Structural Elements



Wood or Wood-look Exterior
Rain-screen Cladding



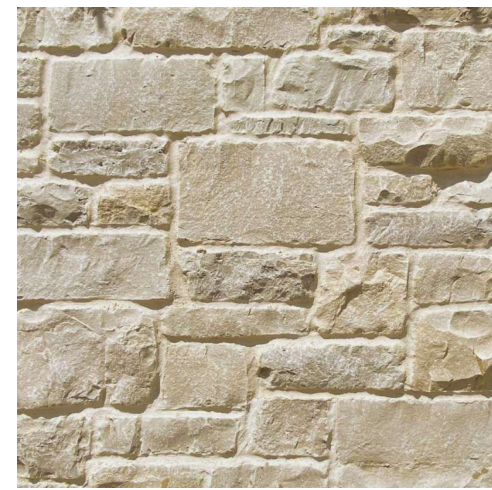
Square Profile Corrugated
Dark Metal Siding



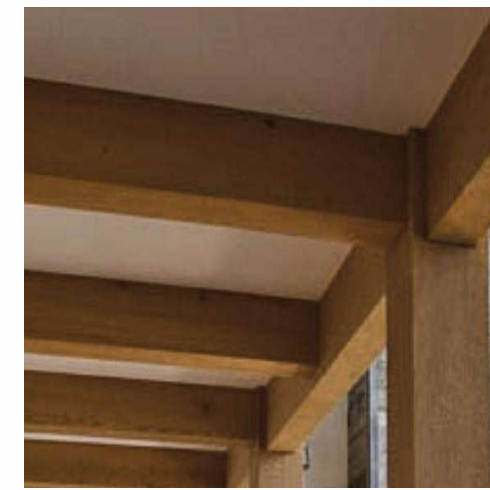
Black Aluminum-Clad Wood
Windows



Black Powder-coated Horizontal
Metal Railings



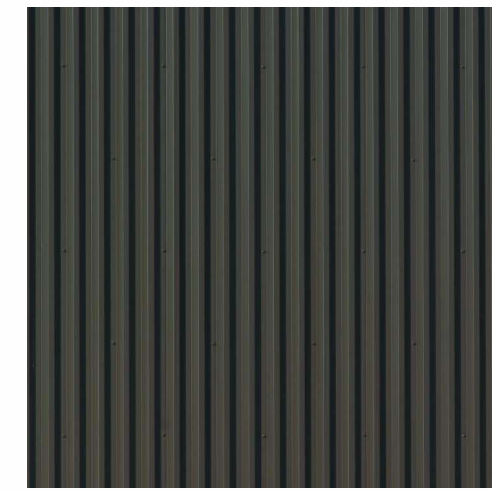
Cut Natural Stone Cladding
w/ Flush Grout



Heavy Timber Structural Elements



Wood or Wood-look Exterior
Rain-screen Cladding



Square Profile Corrugated
Dark Metal Siding



Black Aluminum-Clad Wood
Windows

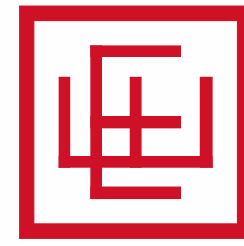


Black Powder-coated Horizontal
Metal Railings

Lower Iron Horse

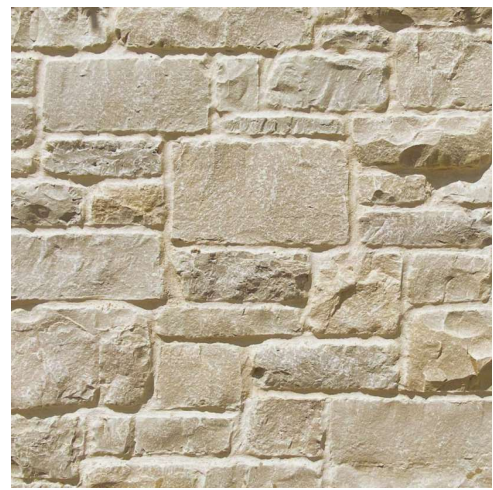
A106

East Elevation

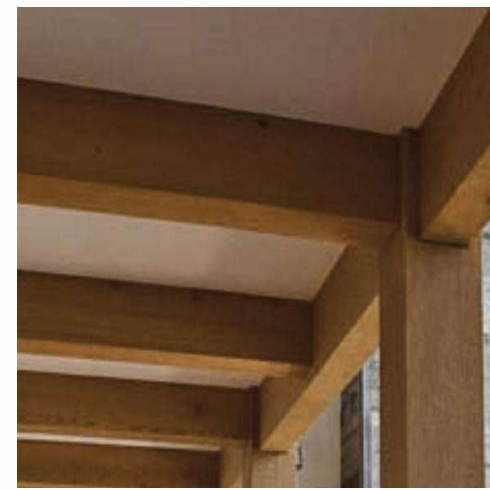


ELLIOTT WORKGROUP

2026.04.10
COPYRIGHT: Elliott Workgroup LLC 2026



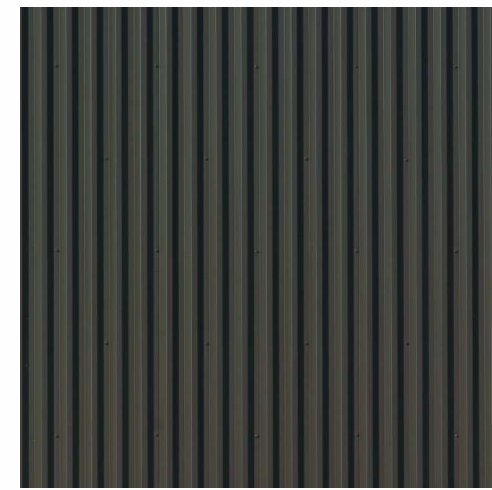
Cut Natural Stone Cladding
w/ Flush Grout



Heavy Timber Structural Elements



Wood or Wood-look Exterior
Rain-screen Cladding



Square Profile Corrugated
Dark Metal Siding



Black Aluminum-Clad Wood
Windows

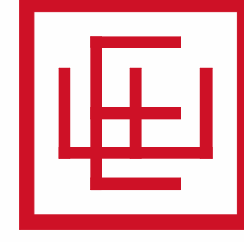


Black Powder-coated Horizontal
Metal Railings

Lower Iron Horse

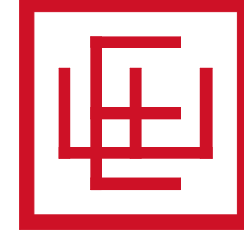
A107

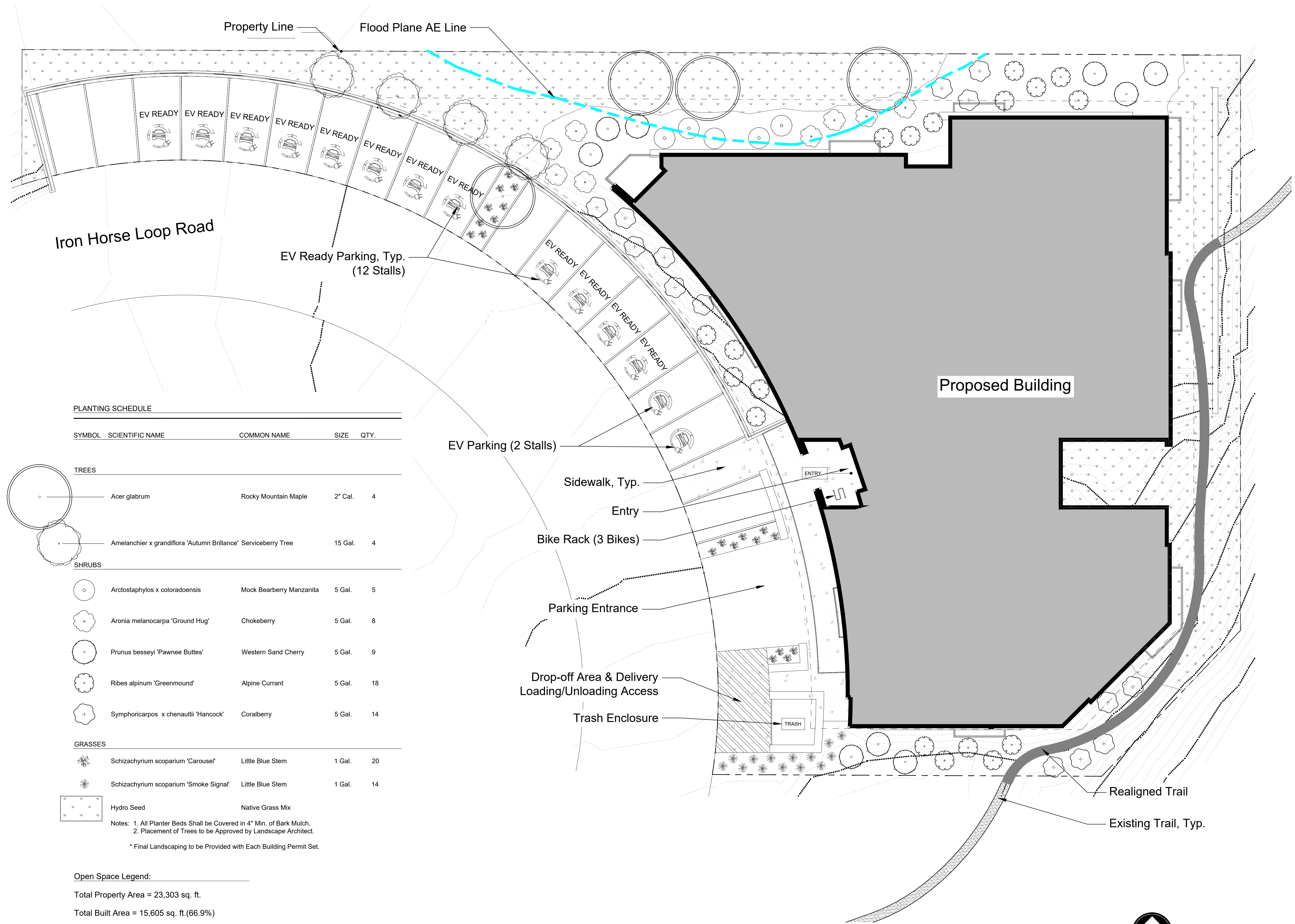
South Elevation



ELLIOTT WORKGROUP

2026.04.10
COPYRIGHT: Elliott Workgroup, LLC 2026





PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
--------	-----------------	-------------	------	------

TREES

	<i>Acer glabrum</i>	Rocky Mountain Maple	2" Cal.	4
	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Serviceberry Tree	15 Gal.	4

SHRUBS

	<i>Arctostaphylos x coloradoensis</i>	Mock Bearberry Manzanita	5 Gal.	5
	<i>Aronia melanocarpa</i> 'Ground Hug'	Chokeberry	5 Gal.	8
	<i>Prunus besseyi</i> 'Pawnee Buttes'	Western Sand Cherry	5 Gal.	9
	<i>Ribes alpinum</i> 'Greenmound'	Alpine Currant	5 Gal.	18
	<i>Symphoricarpos x chenaultii</i> 'Hancock'	Coralberry	5 Gal.	14

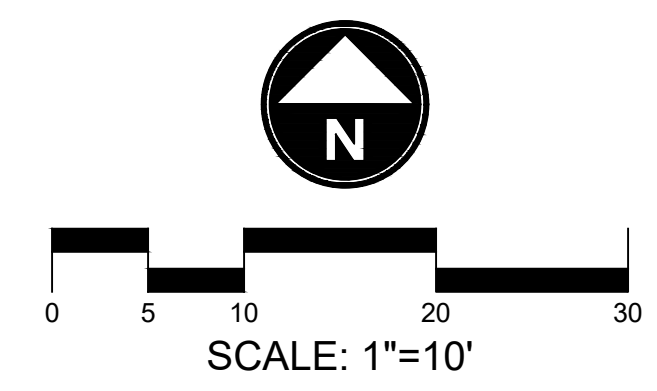
GRASSES

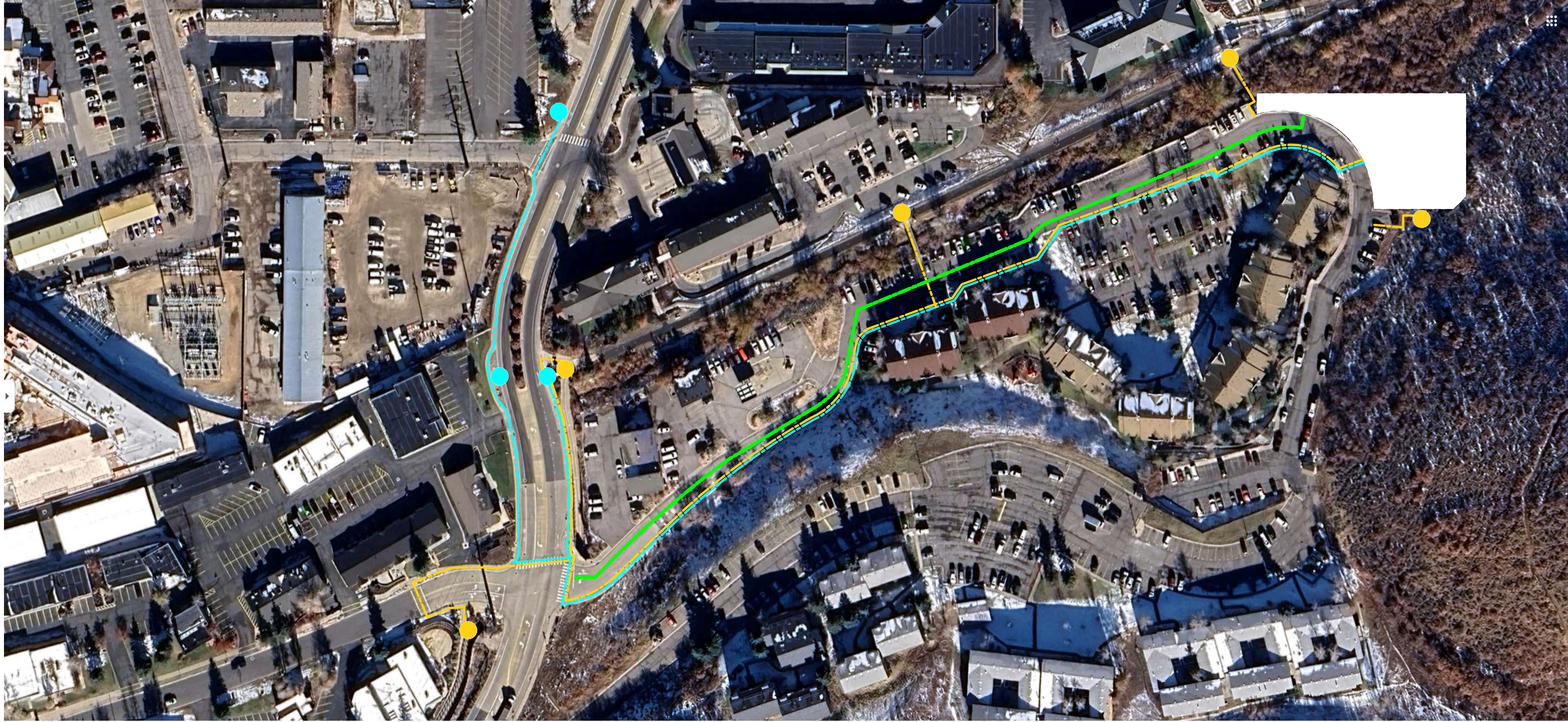
	<i>Schizachyrium scoparium</i> 'Carousel'	Little Blue Stem	1 Gal.	20
	<i>Schizachyrium scoparium</i> 'Smoke Signal'	Little Blue Stem	1 Gal.	14

	Hydro Seed	Native Grass Mix		
--	------------	------------------	--	--

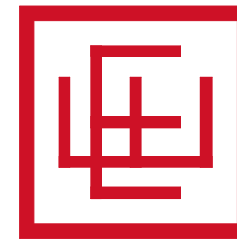
Notes: 1. All Planter Beds Shall be Covered in 4" Min. of Bark Mulch.
 2. Placement of Trees to be Approved by Landscape Architect.
 * Final Landscaping to be Provided with Each Building Permit Set.

Open Space Legend:
 Total Property Area = 23,303 sq. ft.
 Total Built Area = 15,605 sq. ft.(66.9%)
 Total Open Space = 7,698 sq. ft. (33.0%)





- Trail Access
- Bus Stop
- - - Pedestrian Circulation to Trails
- - - Pedestrian Circulation to Bus Stops
- - - Vehicular Circulation



**PARK CITY PLANNING COMMISSION
WORK SESSION NOTES
JUNE 26, 2002**

Present: Chair Chris Larson, Jim Barth, Bruce Erickson, Michael O'Hara, Andrew Volkman, Diane Zimney, Patrick Putt, Kevin LoPiccolo, Brooks Robinson, Eric DeHaan

WORK SESSION ITEMS

1885 Iron Horse Loop Road - Master Planned Development Pre-application for 192 residential moderate income units

Planner Kevin LoPiccolo stated that the applicant is requesting that the Planning Commission review and provide input on a pre-application request for 192 moderate-income housing units proposed at 1885 Iron Horse Loop Road. The applicants are Nonnie Hogle and Mr. and Mrs. Sommers. The site is zoned Estate and consists of two metes and bounds parcels comprising approximately 15.77 acres. The area consists of open space to the south and west, condominiums to the east, and the rail trail and Prospector Square to the north. Discussion this evening is based on General Plan compliance. The Staff requested that the Planning Commission discuss the land use element, housing element, community design, and transportation policies found in the General Plan. The land use element identifies this parcel as undeveloped open land. There are a number of items for discussion related to the housing element. The Staff is specifically asking for discussion of the policy to encourage construction of affordable housing that is not disproportionately borne by any single sector of the community. ↗

Planner LoPiccolo remarked that the main points for discussion at this stage are access and circulation. The proposed development would provide ingress and egress from Lower Iron Horse Loop Drive, a private drive off of Bonanza that serves the existing Iron Horse Condominiums with 84 units and the Fireside Condominiums with 98 units. The proposed development would have only one access and does not yet have permission from the property owners for use of the private drive to access both parcels. In previous plats, access was given to the Hogle parcel which comprises less than two acres. The remaining 13 acres belong to Mr. and Mrs. Sommers. The applicants propose application for a subdivision at a later date to combine the parcels for the proposed development and to request access via the property owners' private drive leading to the existing condos. Currently there is access for one of the two parcels. Both are metes and bounds parcels and would require subdivision.

Planner LoPiccolo noted that the City Engineer provided an analysis for the level of service on Bonanza Drive at the last meeting. He primarily looked at current development approvals before the Planning Commission. The City Engineer indicated that the proposed developments would not impact the level of service. However, when the City Engineer discussed the level of service for Bonanza, it included existing land uses and base density that the surrounding parcels would yield. The Estate Zone requires a minimum of three acres per single-family dwelling. The idea of an affordable housing project in the Estate Zone and the additional trips generated by 192 units was not included in the level of service analysis provided at the last meeting.

Planner LoPiccolo reported that he received four phone calls in opposition to this project. He also received a faxed letter which he submitted to the Planning Commission. He requested that the

Planning Commission determine whether this project complies with the General Plan and provide direction to the Staff in preparing findings.

Sean Massock, representing the applicants, clarified that the units are intended to be ownership units, not rental units as stated in the staff report. He reiterated that the Hogle parcel off of Iron Horse Loop has legal access, and the Sommers parcel will have to negotiate access. With regard to traffic concerns, he believed the close proximity to the trail, bus stops, and the nearby commercial development would alleviate some traffic concerns. He noted that the Fireside Condominiums no longer have affordable restrictions and are now being market driven. He believed this project would fit with the General Plan because it provides affordable housing so people who work in Park City can live in Park City. He noted that by keeping the project at the toe of the hill, they would preserve open space and retain the maximum existing vegetation. He commented on parking and noted that over half of the 238 parking stalls are underground, with half of the surface parking being hidden from public ways by the three buildings on the north side. He noted that the project is currently adjacent to existing medium density residential as shown on the maps contained in the General Plan.

Chair Larson explained that the two objectives of a pre-application meeting are to allow the public to see a project early in the process and for the Planning Commission to make a finding for compliance with the General Plan. He believed there were two very different perspectives on compliance with the General Plan for this project. One is affordable housing, and the other is open space. They are looking at an Estate-zoned property consisting of 15 acres with a base density of 1 unit per three acres. Chair Larson felt the Planning Commission needed to weigh these two elements. He stated that he went to the Community Character Element of the General Plan and the first bullet point discussing broad vistas across ridge lines, hillside and meadows and giving the town an open feeling, uninterrupted by obtrusive development, trees and vegetation. It refers to mountain slopes and maintaining the town's link with nature. He commented on an open space section that models the Sensitive Lands Ordinance. He stated that he generally favors affordable housing, but he believed they should look toward the last Chatham application that was zoned Estate and also used the allowance in the MPD for affordable housing to increase the density. He recalled that the Planning Commission reached a marginal consensus on that Chatham application because it was not generally visible and would meet the SLO. Chair Larson believed this application failed both of those tests because it is visible and is visually sensitive. In his opinion, the visual sensitivity of the project outweighed the affordable housing component, and he would lean toward denial of compliance.

Commissioner Barth agreed with Chair Larson and based on health, safety, and welfare concerns and the traffic analysis, he also opposed this proposal.

Commissioner Volkman concurred and stated that the approval given to the Chatham pre-application process for 22 units is far less than the 192 units proposed for this project. He stated that he could not support this proposal.

Commissioner Zimney agreed, noting that it is a visually sensitive site with terrific traffic issues, and she did not think it was appropriate.

Commissioner Erickson felt the application raised some questions about the General Plan and the fact that there is no land use designation in these areas. However, the applicants have estate zoning. He believed the Planning Commission had an obligation to consider some land use in that area, and he was concerned about holding onto the open space section of the General Plan because it is not zoned open space and there are some issues with the zoning laws. He believed it would be reasonable to consider land use in that area during the next review of the General Plan, and he believed any land use in the area should be considered in the context of the use of affordable housing in an area that is already concentrated with affordable housing. He was interested in hearing from the public but believed there was a significant problem with traffic in this location. On traffic alone, he did not believe it met the test of the General Plan.

Commissioner O'Hara agreed with his fellow Commissioners and expressed particular concern with the traffic issues and human safety of only one entrance and exit.

Chair Larson noted that a public hearing is scheduled this evening during the regular meeting, and the Planning Commission will provide direction after taking public input.

555 King Road - MPD density determination according to the Sensitive Lands analysis

Planner Brooks Robinson reviewed a revised application and noted that this project has been discussed several times previously. This application is for several units within the 555 King Road building pad that was approved through the subdivision for three individual stand-alone units and the main building which was required to be 20,000 square feet or less through the subdivision approval. The subdivision approval also included a limits of disturbance of half the building pads, or 45,000 square feet. The Planning Commission previously reviewed an application with an additional unit and did not believe it necessarily met the limits of disturbance. He stated that the Staff has wrestled with the issue of how this application meets the criteria in the Land Management Code. The land is in the Estate Zone, and there is a use in the conditional uses for that zone that is residential and transient lodging subject to the MPD section of the Code. Instead of a single-family house, the proposal is for a duplex structure and several stand-alone sections. The Staff has met with the applicant and they have been revising the plans. The Staff believes the limits of disturbance will comply with the 45,000-square-foot requirement. The Staff went through a Sensitive Lands Analysis which is part of the conditional use and MPD criteria. The applicant must develop a sensitive plan that is still somewhat undefined. The building pad had been sited when an application was submitted from the land owner for a reduction from five units to one unit, so the Staff did not continue with that analysis.

Planner Robinson briefly reviewed the Sensitive Lands criteria contained in the staff report. He noted that the subdivision included a finding of fact for a 12-foot driveway, and since it was not a plat note, they do not have to amend the plat. Instead, they can make a finding to allow a 20-foot-wide paved surface. The applicant has stated that they will bring back the 30-foot easement for the driveway and put in retaining walls and revegetate the slopes that were disturbed. Vehicle trips are part of the traffic count for streets and roads criteria, and studies show approximately 35 daily trips. The applicant believes that may be too high, and the Staff makes no recommendation either way. Planner Robinson stated that open space and density on steep slopes is the crux of the discussion this evening. The applicants have provided a slope map and an analysis table for the

front and historically commercial in use, they were supportive of this mixed use going into the structure. If this were a typical pyramid-shaped house in residential form, he did not think the HDC would be as supportive of this type of intensive commercial use.

MOTION: Commissioner O'Hara moved to CONTINUE this item to July 31. Commissioner Volkman seconded the motion.

VOTE: The motion passed unanimously.

4. 257 McHenry Avenue - Plat amendment

The Staff requested that this item be continued to July 10.

MOTION: Commissioner Erickson moved to CONTINUE this item to July 10. Commissioner Barth seconded the motion.

VOTE: The motion passed unanimously.

5. 1885 Iron Horse Loop Road - Master Planned Development Pre-application for 192 residential moderate income units

The Planning Commission discussed this item during the work session.

Planner Kevin LoPiccolo reviewed the application for 192 units located at 1885 Iron Horse Loop Drive. The site is zoned estate and is surrounded by open space and condominiums. During the work session, the Planning Commission discussed the elements of the General Plan, including the land use element, housing element, community design, and transportation policies. After addressing each element, the Planning Commissioners determined that the proposed project does not comply with the General Plan due to traffic impacts, circulation, and visibility of the site. The Planning Commission also discussed the intent of the Estate Zone which is to allow low density that is environmentally sensitive to the residential development and which preserves ridge tops, meadows, and visible hillsides. The Planning Commission concurred that the land use element identifies these parcels as undeveloped open land but recognized the given land use since this is an Estate Zone.

Sean Massock, representing the applicant, asked if the Planning Commission would be willing to look at additional information if they could show through a visual analysis the ability to resolve the concerns raised this evening. He also believed they could demonstrate how to eliminate the traffic concerns. Chair Larson felt the Planning Commission would be interested in seeing additional studies and information.

Chair Larson opened the public hearing.

Don Bloxom stated that during the work session he heard this project being compared to the project below Chatham, but he did not think it compared. He believed this project would be in a place where the bulk of the concerns could be handled. It is a much larger parcel and would allow

for left over open space. From his understanding of the topographics, this parcel is not as steep, which was a major situation in Chatham. He stated that he was never excited to see blanket zoning, and he hoped the City would begin to shy away from that. He believed this would be a good opportunity to change a dangerous intersection and fix it now instead of waiting until there is an accident. There is already an affordable unit, and directly across the rail trail the use is all commercial. This would not put heavy new impacts on a set of homes like the housing at Prospector. Mr. Bloxom wanted to see an extraction of park space at the toe adjacent to the rail trail to keep people from having to cross the road and to mitigate the issues coming in on Bonanza.

Chair Larson closed the public hearing.

Chair Larson felt it was prudent to allow the applicant an opportunity to provide additional information in an effort to respond to their comments. Commissioner Erickson was concerned about doing so based on testimony from the City Attorney. One purpose of this hearing is to keep from leading applicants down a long and winding road. The number of trips times 192 whole ownership units through an existing site with apartments and housing units and the single access did not make him comfortable with additional traffic information. The land owner is entitled to some land use determination on the site, but this project does not meet the test. He did not believe they could make the test with this proposed development based on the purposes of the Estate District as stated on page 5 of the staff report which, "allow for a very low density and environmentally residential development." 192 units is not low density under any stretch of the imagination, and Commissioner Erickson opposed any suggestion to the applicant that they could possibly receive approval of this project. Commissioner Barth agreed with Commissioner Erickson.

MOTION: Commissioner Erickson moved to DIRECT the Staff to prepare findings for denial based on density of the project, traffic circulation and impacts to existing subdivisions, and the total amount of trips in the finding of the City Engineer's traffic report that was put in the record for the Centura Commons and Munchkin projects already on Iron Horse. Commissioner Erickson concurred with the Staff analysis with respect to the General Plan housing analysis and this particular land use as adjacent to other land uses in this region and that the City has taken too much of the affordable housing burden. Commissioner Barth seconded the motion.

VOTE: The motion passed unanimously.

Commissioner Erickson requested that these particular parcels be included as items of interest in the next General Plan review.

6. 1790 Bonanza Drive, Rail Central Building Three - Master Planned Development

Planner LoPiccolo noted that this proposed project is located at 1790 Bonanza Drive, Lot A, in the General Commercial Zone. The applicant is proposing this development adjacent to the approved car wash with approximately 6,500 square feet of designated mixed commercial space and the remaining 4,800 square feet as residential single-room occupancy. The Planning Commission reviewed this application on May 8 as a pre-application and again on June 12. The Staff requested that the Planning Commission review the site planning requirements for the pending MPD and

March 27, 2026

VIA EMAIL

Park City Municipal Corporation
Park City Planning Department
PO Box 1480
Park City, Utah 84060

Re: 1885 Lower Iron Horse Proposed Master Planned Development ("MPD")


Dear Park City Planning Commission and Staff,

The undersigned is the owner of that certain real property commonly known as Tax Parcel Id. Nos. SA-254-3 and SA-254-6-C (collectively, the "Iron Horse Park Property") which parcels include Lower Iron Horse Loop, which currently provides access by a recorded easement (the "Easement") to 1885 Lower Iron Horse Loop, Park City, Summit County, Utah, Tax Parcel Id. No. SA-254-10-A (the "1885 Parcel") from Bonanza Road. We understand that John Jackovitch is currently under contract to purchase the 1885 Parcel and is proposing to develop the 1886 Parcel through a Master Planned Development under the standards of the General Commercial Zone under the Park City Land Management Code.

We further understand that, in order for the Park City Planning Department to move forward on any potential approval for the development on the 1885 Parcel, the current Easement will need to be relocated and realigned. While we have not yet agreed upon specific terms for such an agreement, we intend to work to mutually agree upon a revised easement. We also understand that access to the required parking areas for the proposed development on the 1885 Parcel may require backing into areas of the Lower Iron Horse Loop, and we do not currently have any objection to such access.

Sincerely,

Iron Horse Park, LC



By: Seth Miller, Vice President of
Oak Financial Services, Inc., Manager

Certificate of Compliance

This certifies that the property described as: **185LowerIronHorse**
Lot: SA-254-10-A

Complies with Chapter 15 Section 11 of the Park City Building Code, Park City Landscaping and Maintenance of Soil Cover.

The results of the inspection are as follows:

The property was inspected on **12/4/23** for compliance with Park City landscape requirements for properties within the Soil Ordinance Boundary. The analysis report provided at the time of inspection is attached to this Certification of Compliance.

It is the responsibility of the property owner to maintain the integrity of the cap placed on the property. Failure to maintain the cap will result in non-conformance with the "Soil Cover Ordinance"

Dated: **12/4/23**

Ryan Blair

Digitally signed by Ryan Blair
Date: 2023.12.04 17:32:56 -07'00'

Park City Representative: Ryan Blair, Env. Regulatory Program Manager

Planning Department Memo

Subject: 1885 Lower Iron Horse Loop Master Planned Development

To: Molly Guinan, Elliott Workgroup

Authors: Virgil Lund

Jaron Ehlers

Date: March 3, 2026

Response in Red: Elliott Workgroup et al

“The Building Height requirements of the Zoning District in which a Master Planned Development is located shall apply, except that the Planning Commission may consider an increase in Building Height based upon a Site specific analysis. Height exceptions will not be granted for Master Planned Developments within the HR-1, HR-2, HRC, and HCB Zoning Districts. The Applicant must request a Site-specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings for an increase in Building Height can be made, according to Subsections (1) through (5) below. In order to grant Building Height in addition to that which is allowed in the underlying Zoning District, the Planning Commission must find that:

a. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density, including requirements for Facade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits;

With the allowed setbacks (taking into consideration steps in facade and architectural/facade variation), the site would accommodate a building of roughly 38,900 square feet with 35' height from grade per general commercial zone requirements.

The proposed design increases the front setback from 20' to 30' allowing for increased open space, greater setback from road, increased architectural/facade variation and lowers the total building square footage to roughly 36,000 square feet. The height of the proposed design is shown at 45' from grade (see elevations for exact location of increase). This reduces the allowed accommodated building square footage for the site.

b. Buildings have been positioned to minimize visual impacts on adjacent

Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site specific analysis;

There are no immediately adjacent buildings - see civil plans for adjacencies. However the building is proposed to step with the natural landscape to reduce any potential over-shadowing, reduction in solar access. No reduction in air circulation exists.

c. There is adequate Landscaping and buffering from adjacent Properties and Uses;

An existing vegetative buffer along the South side of the regional trail separates the existing buildings on the North side of the trail from the proposed building. Proposed landscape on the North side of the proposed building adds to the existing buffer. The building has no direct neighbors and is buffered by landscape on all sides.

d. Increased Setbacks and separations from adjacent projects are proposed; The building has no direct neighbors and is buffered by landscape on all sides. The front setback has been increased from 20' to 30'.

e. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible; Minimum open space is required to be 30% - we are providing 33% Open space is surrounding the building, with no private/internal open space. The existing trail will be updated and publicly accessible

f. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review, or the Design Guidelines for Park City's Historic Districts and Historic Sites if the Building is located within the Historic District.

If and when the Planning Commission grants additional Building Height based on a Site specific analysis, the approved additional Building Height shall only apply to the specific plans reviewed and approved by the Planning Commission. Additional Building Height shall be specified as a Finding of Fact in the Master Planned Development Approval, in the Development Agreement, and on each plat within the Master Planned Development that includes a Building with an additional Height allowance."

Yes. The building height steps up and transitions with the existing slope of the site. This offers architectural variation and interest as well as minimizing impacts on views.



Justin Keys
Justin@hlhparkcity.com
Direct: 435.731.9195

April 9, 2025

VIA EMAIL

Park City Planning Department
Virgil Lund, Planner II
Virgil.lund@parkcity.org
PO Box 1480
Park City, Utah 84060

Re: Written narrative supporting 1885 Iron Horse Zone Change

Dear Mr. Lund,

J. Four Properties (the “Applicant”) provides this narrative in support of its Application for Zone Change of the property located at 1885 Lower Iron Horse Loop with Tax ID SA-254-10-A (the “Property”).

The Applicant is seeking a zone change from the Estate zone to Light Industrial. The Property is directly adjacent to other Light Industrial zoned properties that are developed as apartment rentals. Indeed, a majority of the surrounding properties accessible from Iron Horse Road are zoned Light Industrial.

A zone change to Light Industrial will allow the Applicant to apply to develop the property as an affordable master planned development under Park City Land Management Code Section 15-6.1. Under current Estate zoning, the Property does not qualify to be developed as an affordable master planned development.

This area is ideally located for an affordable master planned development because such a use is in harmony with surround uses. The property is also centrally located near major employers—precisely where the demand for deed-restricted affordable housing is highest. Transit opportunities are readily available along with improved public trails, allowing for alternative forms of commuting, reducing traffic on Park City’s roadways. Finally, the property is easily serviced by public utilities that are readily available.

For all of the foregoing reasons, a zone change is merited in this location. The result of the zone change will be the addition of affordable units where such units are most needed.

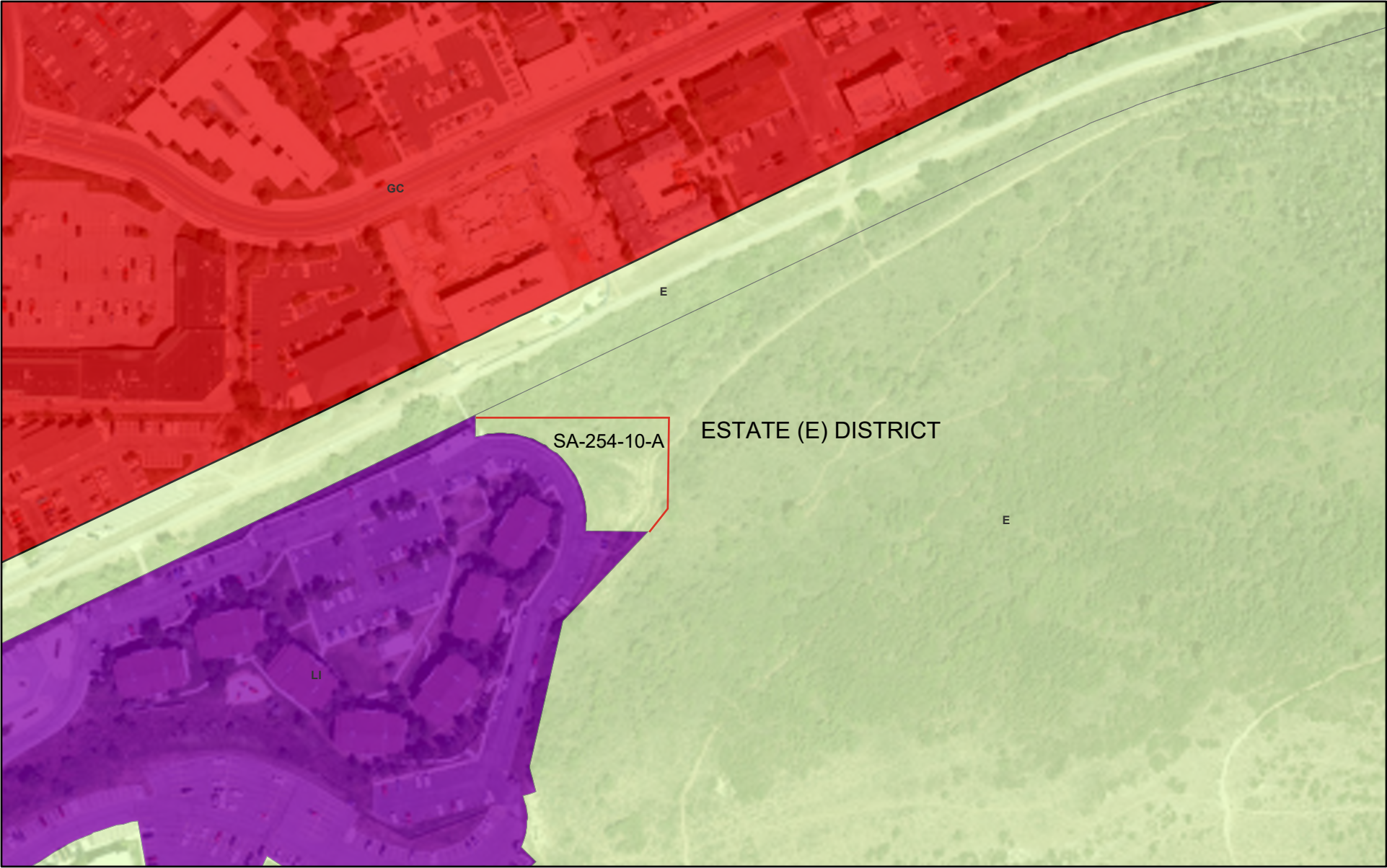
Very Truly Yours,
HOGGAN LEE HUTCHINSON

A handwritten signature in blue ink, appearing to read "Justin J. Keys", with a stylized, cursive script.







Justin J. Keys

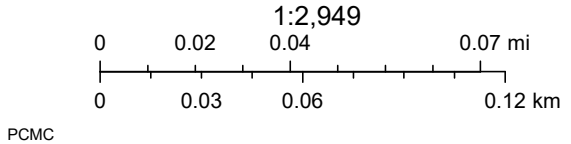
Encl.

Zoning

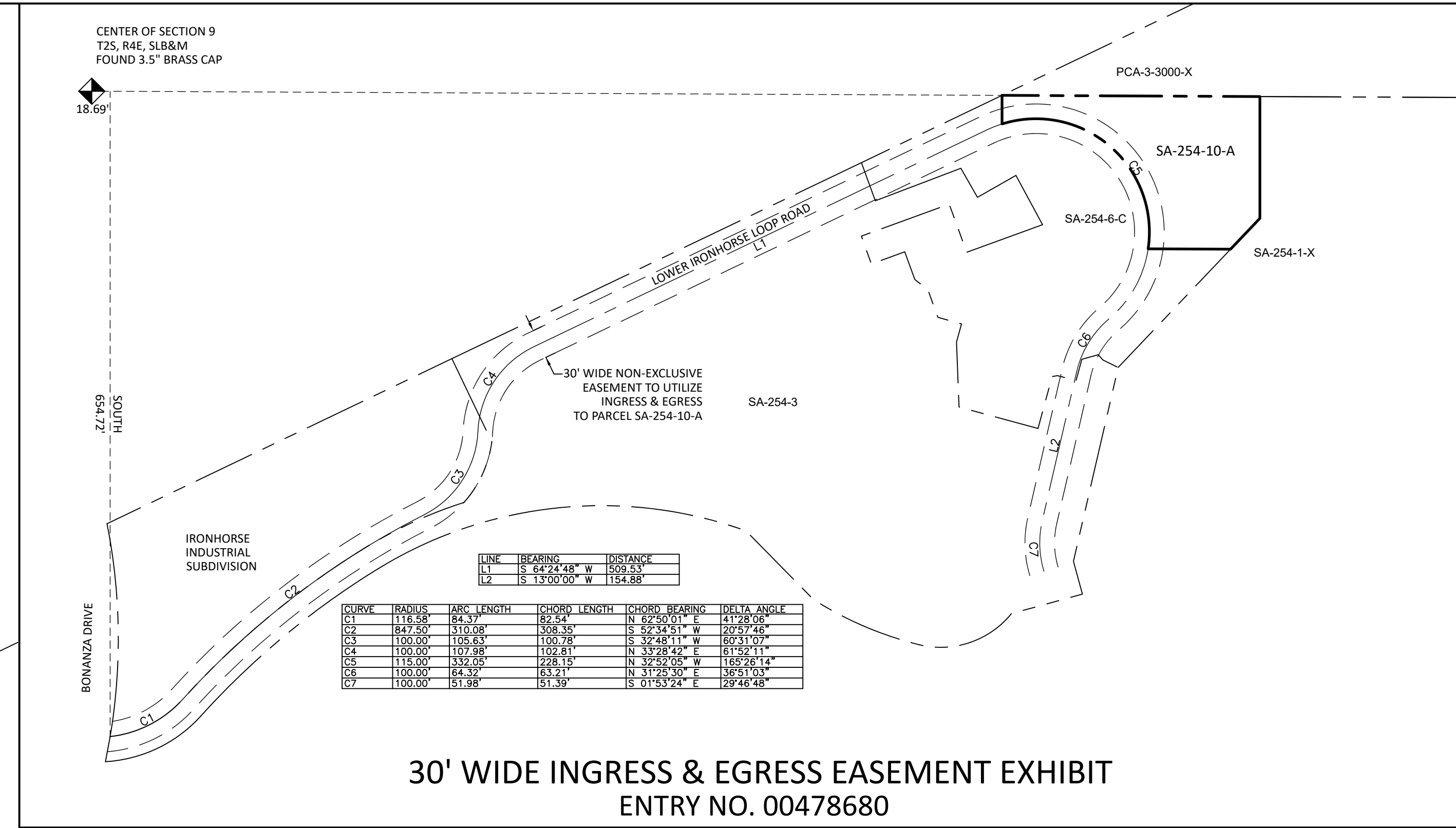
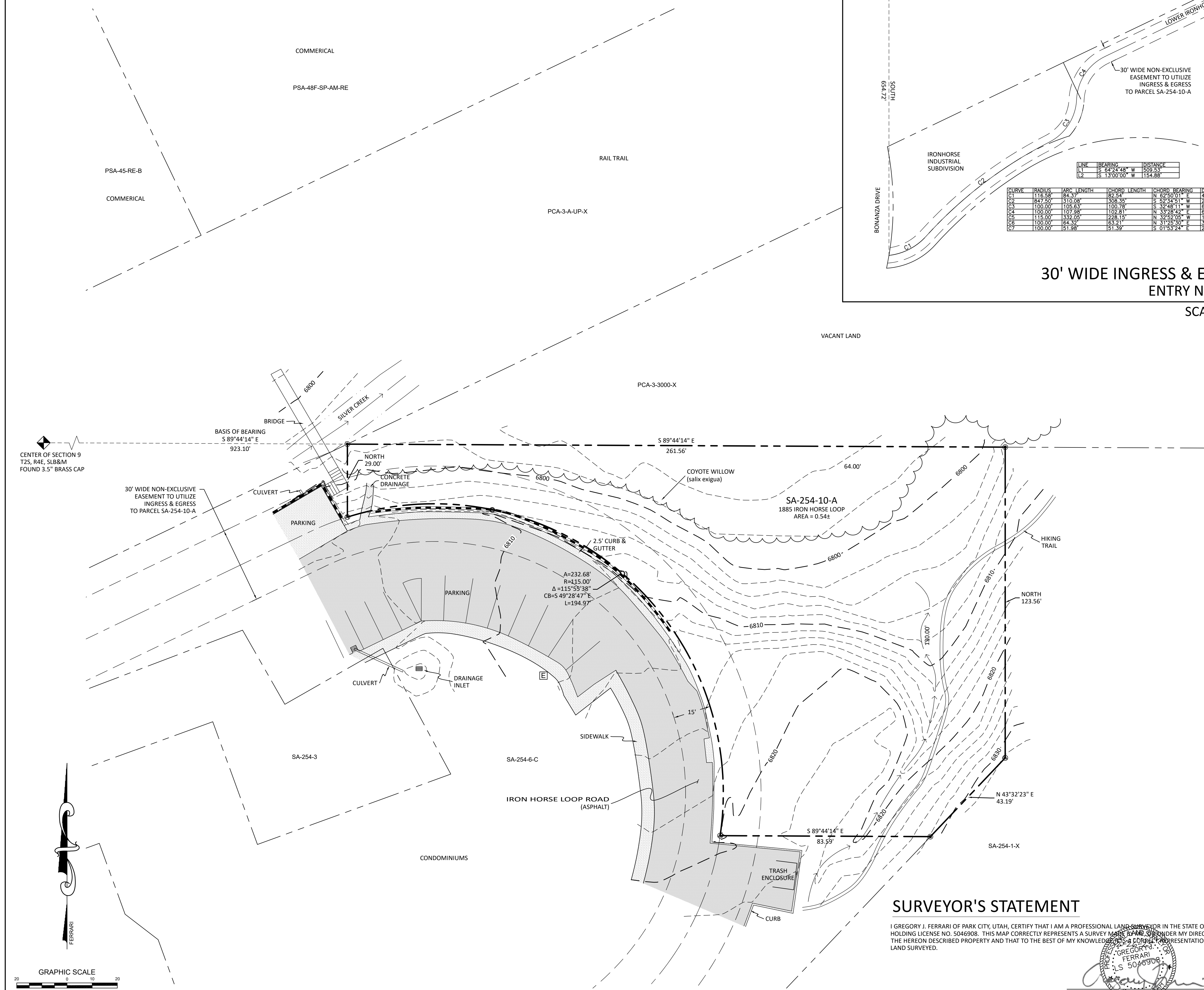


2/18/2025

Zoning		GC		Green: Green
		LI		Red: Red
		E		Blue: Blue



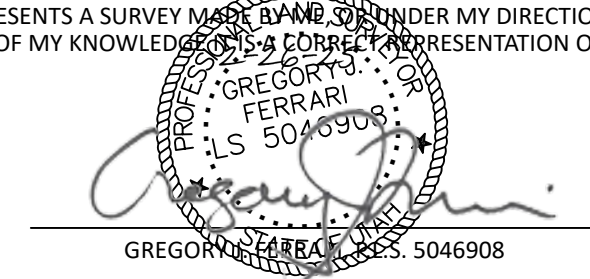
SITE PLAN
PARCEL SA-254-10-A
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9
 TOWNSHIP 2S RANGE 4E
 SALT LAKE BASE AND MERIDIAN



30' WIDE INGRESS & EGRESS EASEMENT EXHIBIT
 ENTRY NO. 00478680
 SCALE 1:100

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD COMPANY SAID POINT BEING SOUTH 89°44'14" EAST 923.100 FEET ALONG THE CENTER OF SECTION LINE FROM THE CENTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°44'14" EAST, 261.563 FEET; THENCE SOUTH 123.556 FEET; THENCE SOUTH 43°32'23" WEST 43.191 FEET; THENCE NORTH 89°44'14" WEST 83.595 FEET TO A POINT ON A 115.000 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 81°30'58" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 232.681 FEET (DELTA=115°55'38"); THENCE NORTH 29.004 FEET TO THE POINT OF BEGINNING.
 SUBJECT TO AND TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO UTILIZE A 30 FOOT WIDE PARCEL OF PROPERTY FOR THE PURPOSE OF INGRESS AND EGRESS, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHICH IS SOUTH 89°44'14" EAST 18.689 FEET ALONG THE CENTER OF SECTION LINE AND SOUTH 654.717 FEET FROM THE CENTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON A POINT ON A 116.58 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS N 06°25'56" W) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 84.374 FEET (DELTA = 41°28'07") TO A POINT OF CURVATURE OF A 847.500 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS SOUTH 47°54'02" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 310.075 FEET (DELTA = 20°57'46") TO A POINT OF CURVATURE OF A 100.000 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 26°56'16" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 105.625 FEET (DELTA = 60°31'07") TO A POINT OF CURVATURE OF A 100.000 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 87°27'23" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 107.983 FEET (DELTA = 61°52'11") THENCE NORTH 64°24'48" EAST 509.533 FEET TO A POINT OF CURVATURE OF A 115.000 FOOT RADIUS CURVE TO THE RIGHT (RADIUS POINT BEARS SOUTH 25°35'12" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 332.054 FEET (DELTA = 165°26'15") TO A POINT OF CURVATURE OF A 100.000 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 40°08'56" EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 64.317 FEET (DELTA = 86°51'04") THENCE SOUTH 13°00'00" WEST 154.878 FEET TO A POINT OF CURVATURE OF A 100.000 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 77°00'00" EAST); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 51.976 FEET (DELTA = 29°46'49"); THENCE SOUTH 16°46'49" EAST 32.732 FEET TO A POINT WHICH IS SOUTH 89°44'14" EAST 975.55 FEET ALONG THE CENTER OF SECTION LINE AND SOUTH 513.934 FEET FROM THE CENTER OF SECTION 9.

LEGEND:

	CLIENT PROPERTY LINE		FOUND 5/8" REBAR & CAP 'ROCKHILL' (11)
	ADJOINING PROPERTY LINE		FOUND 5/8" REBAR NO CAP
	CENTERLINE		FOUND NAIL & WASHER
	MAJOR CONTOUR		FOUND 5/8" REBAR & CAP LS359005 (12)
	MINOR CONTOUR		ELECTRIC TRANSFORMER
	FENCE		
	EASEMENT		
	FLOWLINE		
	TOP OF BANK		
	SECTION LINE TIE		
	RETAINING WALL		

PROJECT INFORMATION:

CLIENT:	JOHN JACKOVICH
PROJECT ADDRESS:	1885 LOWER IRON HORSE LOOP PARK CITY, UT 84060
SERIAL NO.:	SA-254-10-A
RECORD INFORMATION:	ENTRY NO. 417729, BOOK 846, PAGE 0066-0068
SURVEY BY:	GF
SURVEY DATE:	11-13-23
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF
XREFS:	
DRAWING:	SA-254-10-A
DATE:	2-28-25
SCALES:	
1:20 HORIZONTAL	1 OF 1
2' CONTOURS VERTICAL	
PROJECT NO.:	2025.17

INITIAL

REVISIONS

DATE

REV

P.O. BOX 981142
 PARK CITY, UT 84098
 ferrari.surveying@gmail.com

REUSE OF DOCUMENTS
 THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRARI SURVEYING & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.

UTAH

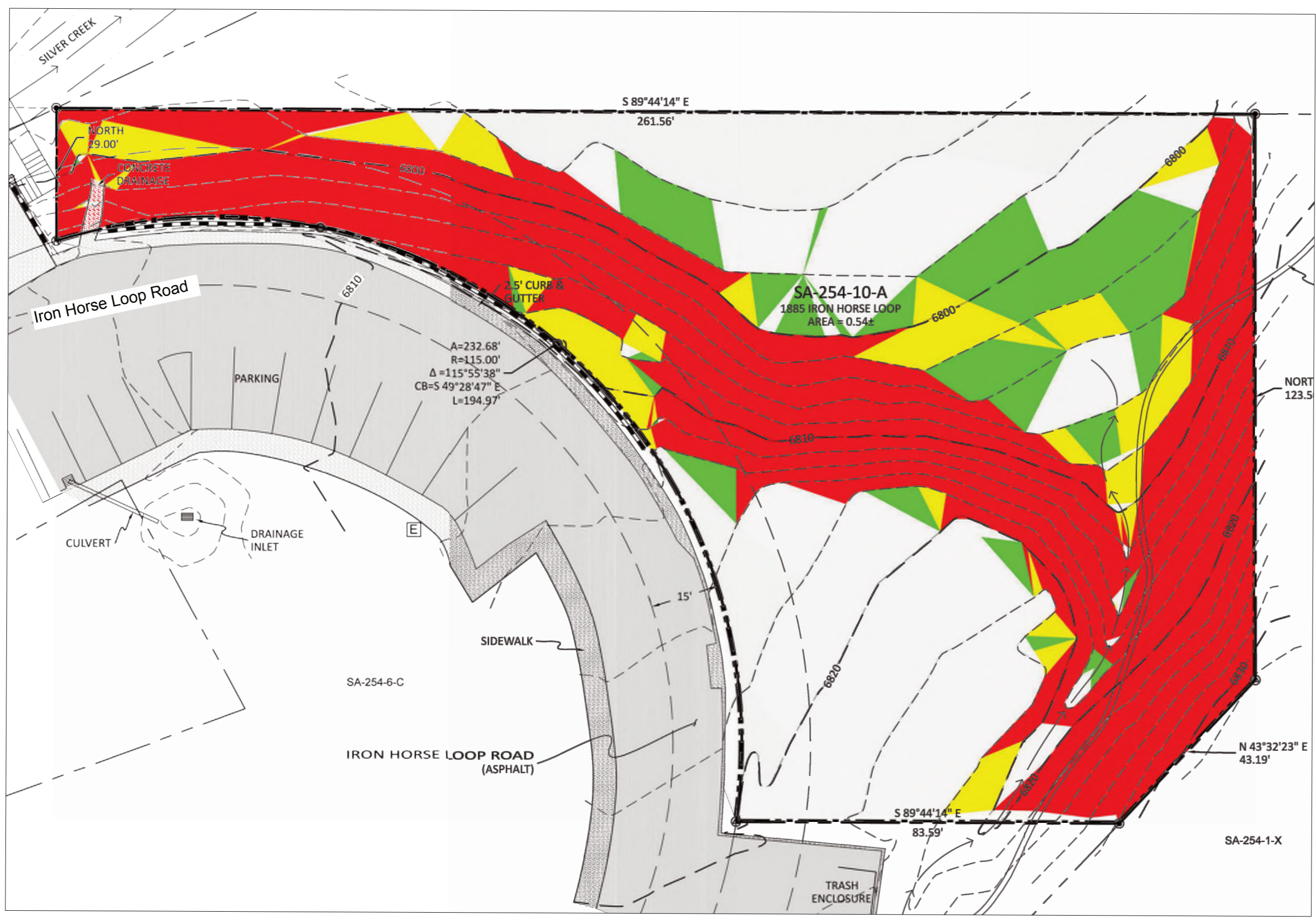
SUMMIT COUNTY

PARK CITY

SITE PLAN
PARCEL SA-254-10-A
1885 LOWER IRON HORSE LOOP
JOHN JACKOVICH

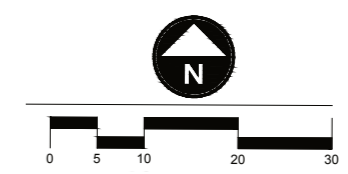
BAR IS ONE INCH ON ORIG. DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

1 INCH = 20 FEET



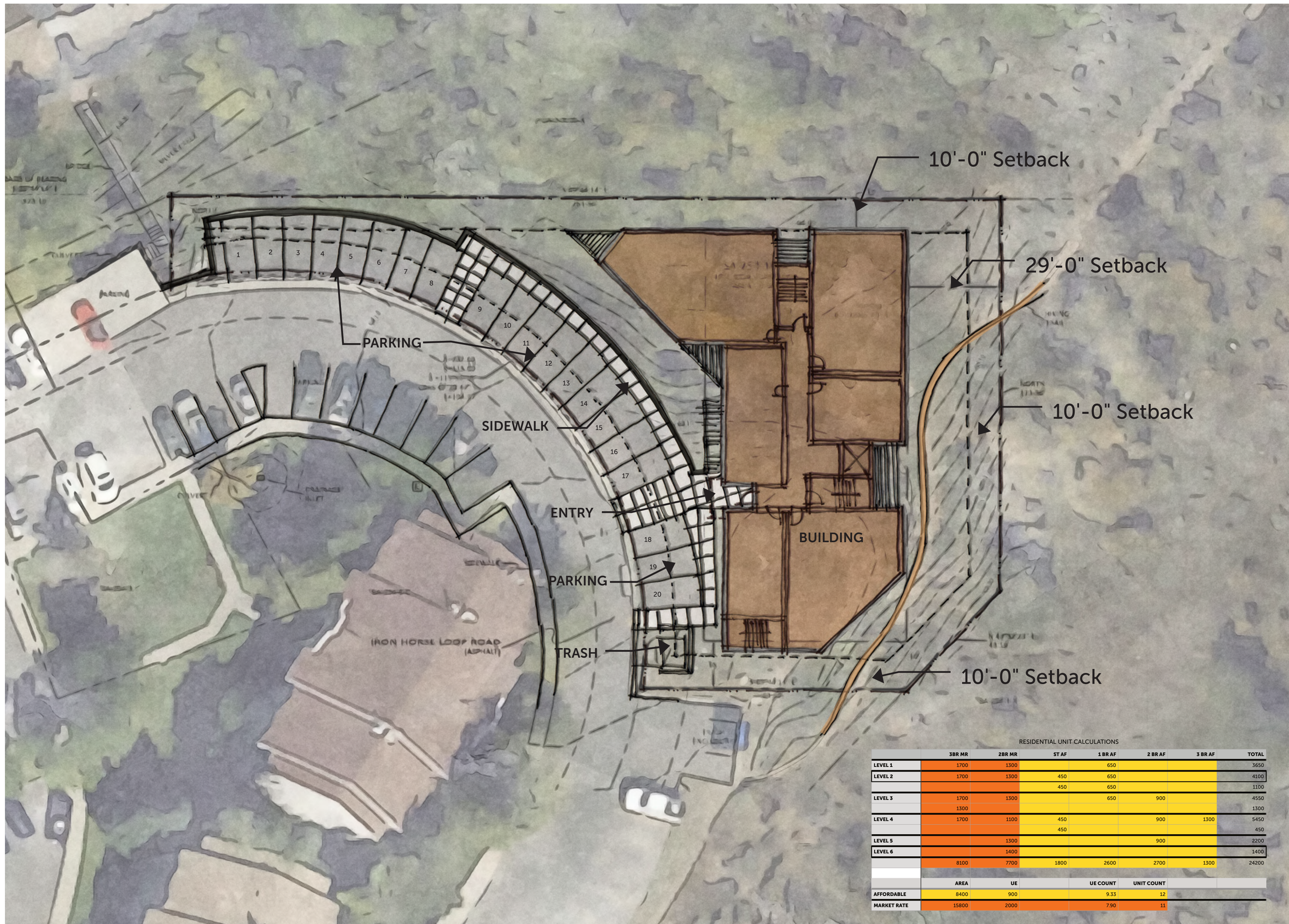
Slope Analysis Data:

- 0-15% Slope
- 15-30% Slope
- 30-40% Slope
- 40 - <% Slope



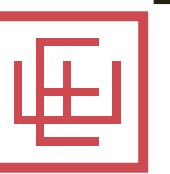
CONCEPT 1 SLOPE ANALYSIS

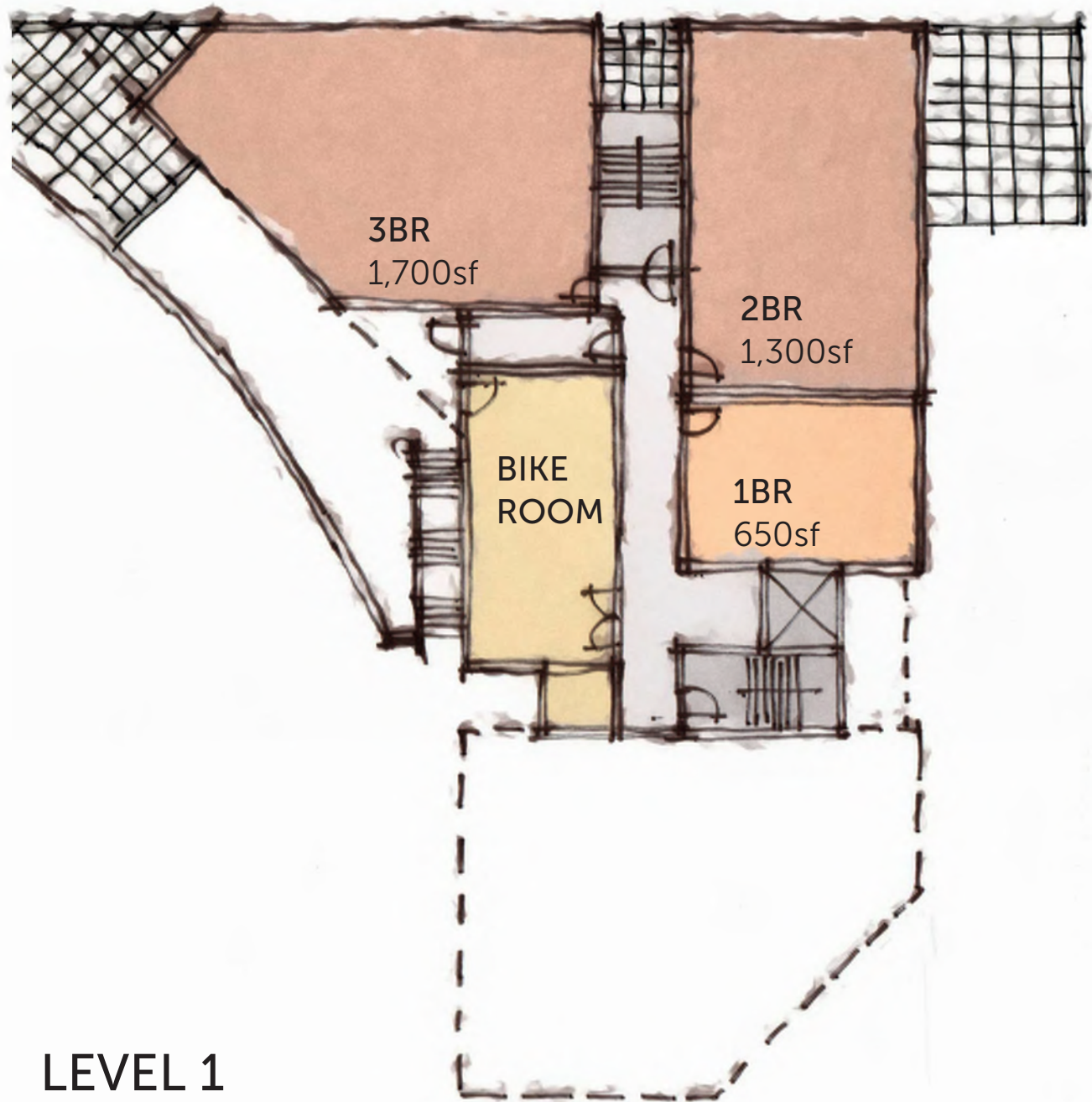
June 20, 2025



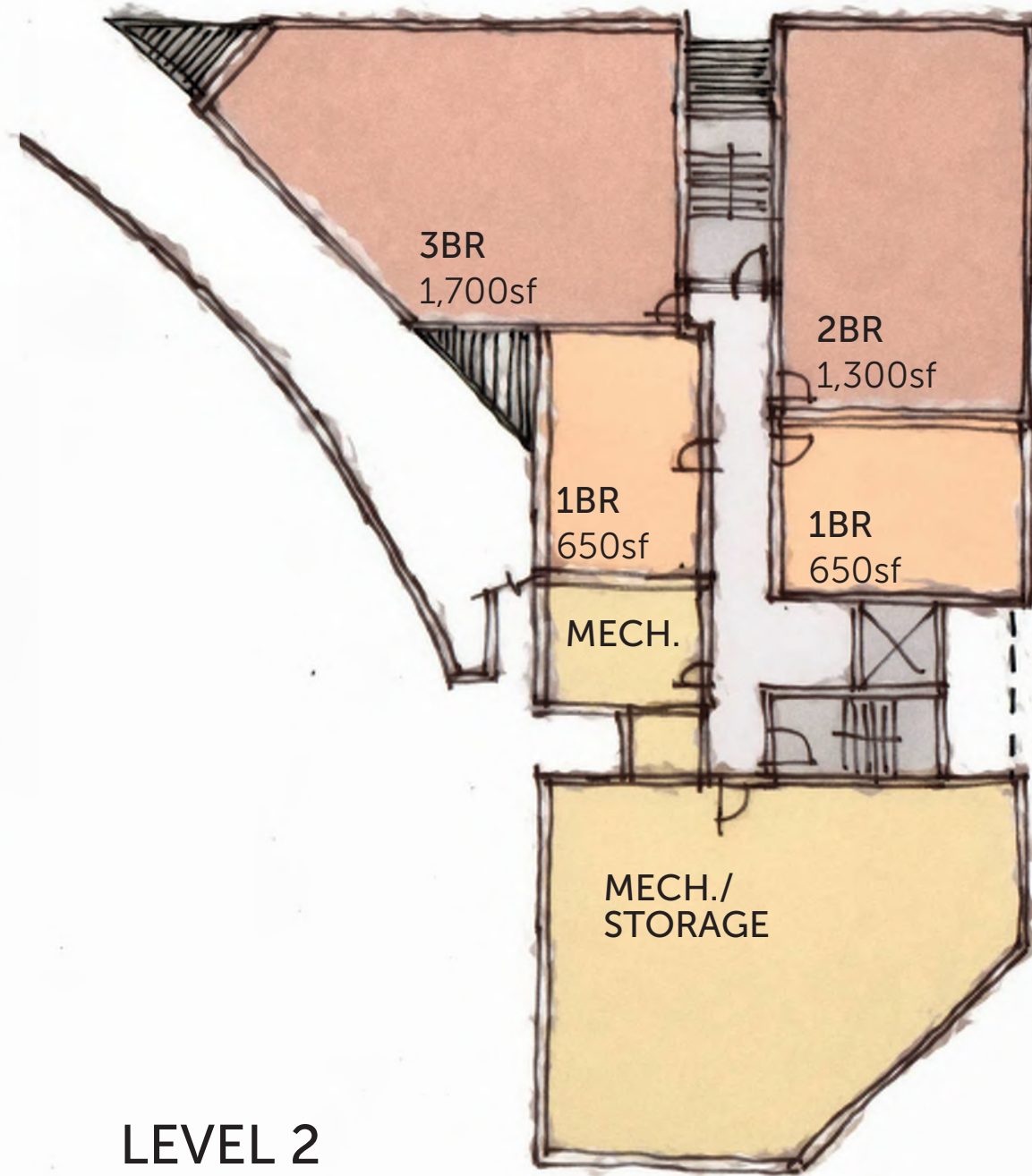
CONCEPT 1 SITE PLAN

June 20, 2025

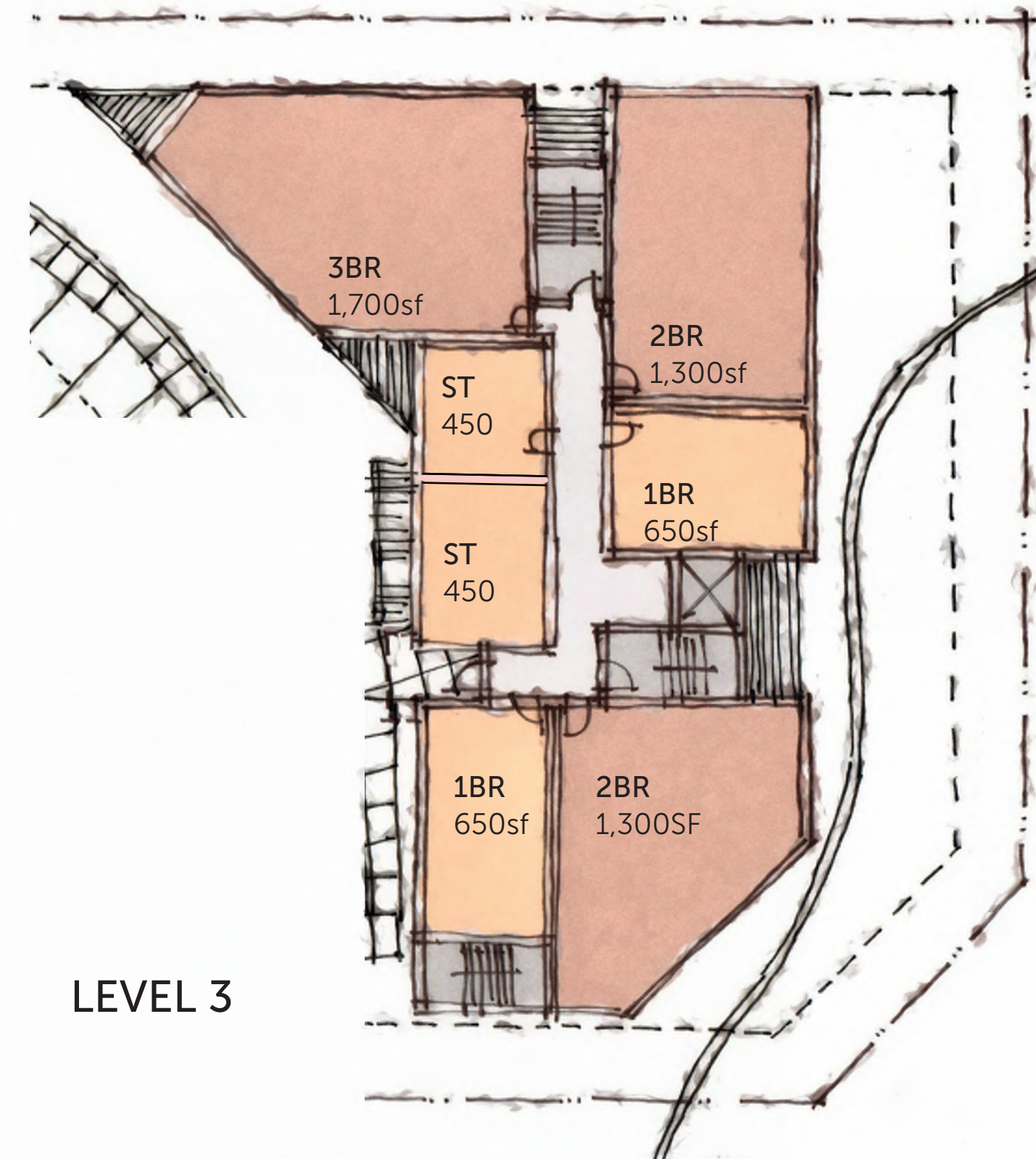




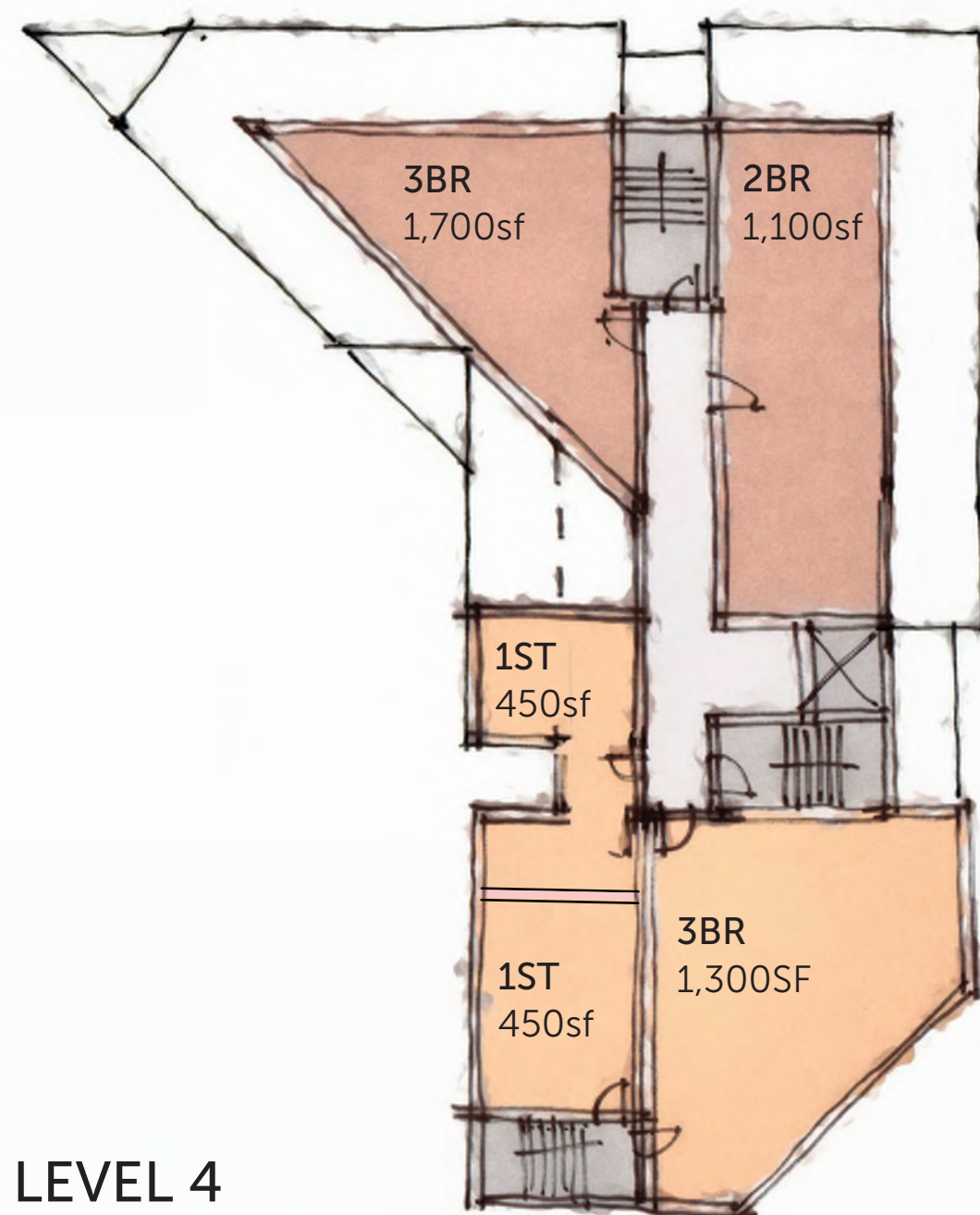
LEVEL 1



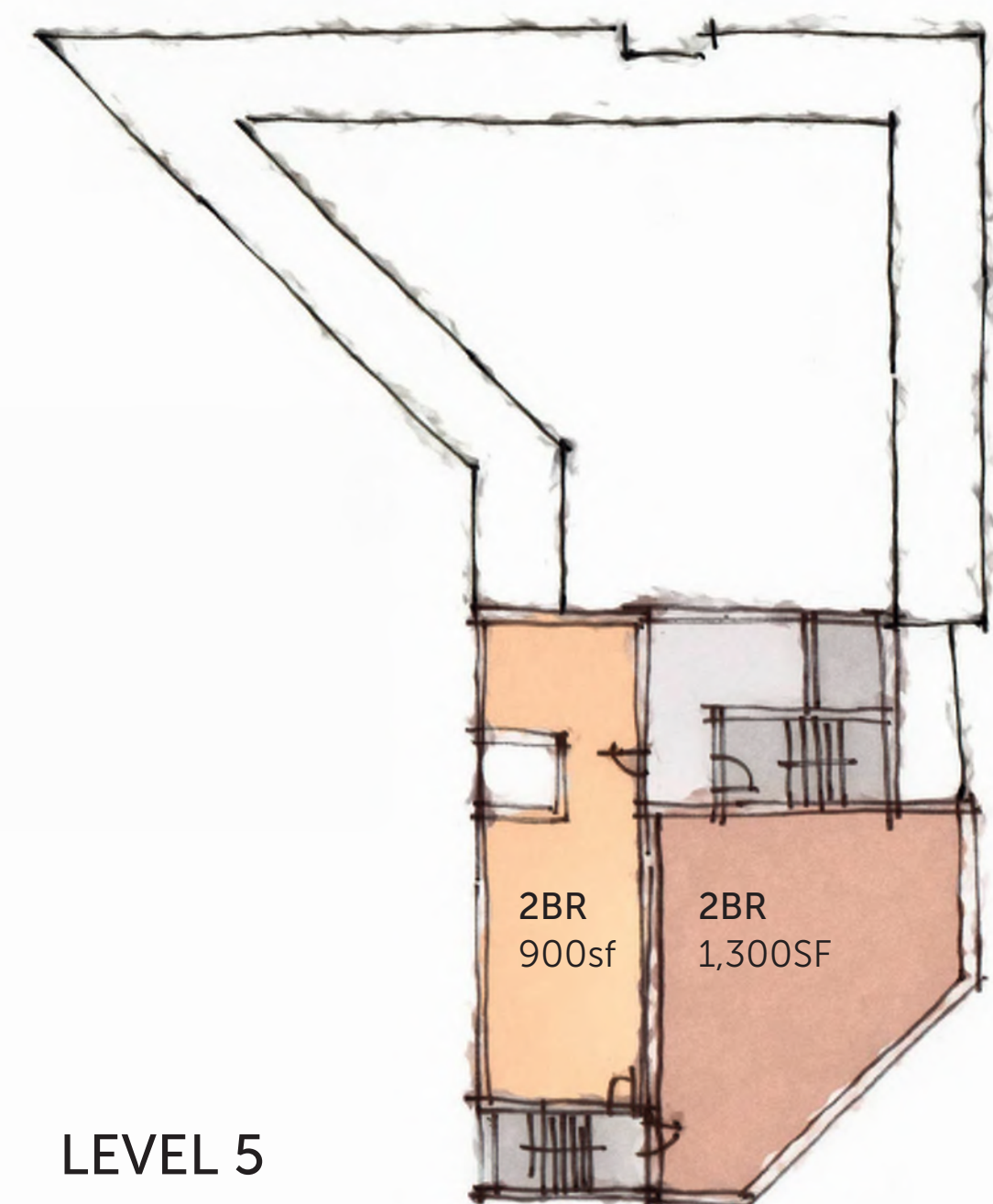
LEVEL 2



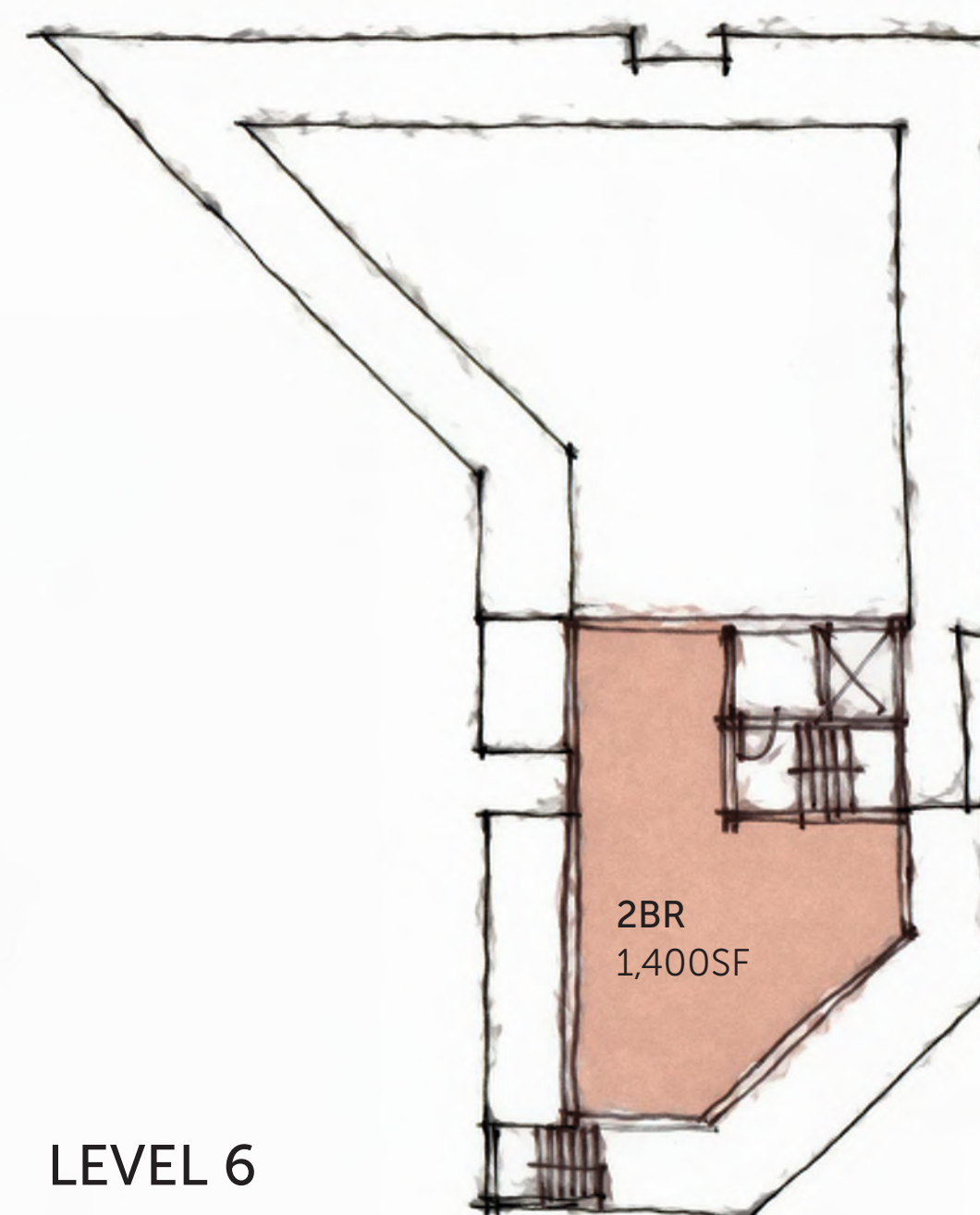
LEVEL 3



LEVEL 4

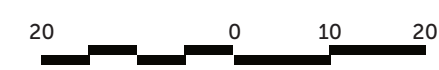


LEVEL 5



LEVEL 6

CONCEPT 1 FLOOR PLANS

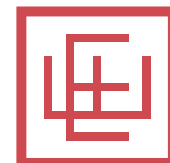


June 20, 2025





EAST ELEVATION STUDY



Planning Commission Staff Report



Subject: Municipal Sign Code Amendments
Application: PL-26-06819
Author: Virgil Lund, Planner II
Date: April 22, 2026
Type of Item: Work Session

Recommendation

Review potential amendments to Municipal Code of Park City (MCPC) [Chapter 12-10](#) regarding Sign Code regulations for Construction Marketing Signs and Real Estate Signs and provide input on a draft ordinance.

Description

Applicant: Planning Department

Zoning District: All Zoning Districts within City Limits

Reason for Review: The Planning Commission makes recommendations to City Council regarding Sign Code Amendments.

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 12-2-1](#).

Summary

On February 25, 2026, the Planning Commission discussed potential amendments related to Construction Marketing Signs in the Sign Code at a work session ([Meeting Packet](#), Item 5.A; [Minutes](#), p. 2). The Commission:

- Expressed concern about increasing the size of Construction Marketing Signs.
- Discussed allowing additional Construction Marketing Signs in limited circumstances based on the size of a Development.
- Expressed support for updating the definition for Construction Marketing Signs to limit these signs to construction of a new Development.
- Expressed concern regarding the threshold in the existing requirement that only allows Construction Marketing Signs if the Development has four dwelling units or 4,000 square feet of commercial area.
- Requested data on current leasing at EngineHouse and Studio Crossing.
- Discussed review of the definition and regulations regarding Real Estate Signs that may be permitted after construction is completed and a Certificate of Occupancy is obtained.

Analysis

Real Estate Signs

- These are small-scale, temporary signs typically used for individual residential or commercial sales.

- Definition: Signs advertising the sale or lease of a specific parcel of property.
- Size: Maximum 3 sq. ft.
- One allowed per parcel (plus limited "Open House" exceptions).
- Permit: Not required if complying with standards.
- Placement: Parallel to the street; minimum 10' setback from curb.

Construction Marketing Signs

These are larger temporary signs designed for the initial construction of development projects.

- Definition: Signs for projects with 4+ dwelling units or 4,000+ sq. ft. of commercial area, used during the construction phase.
- Size: Maximum 24 sq. ft.
- One allowed per project.
- Duration: Must be removed upon issuance of the last temporary Certificate of Occupancy, unless a \$5,000 deposit is paid for a single 6-month extension.
- Placement: Minimum 20' setback from curb (subject to limits of disturbance).

A new definition and regulations is proposed for Leasing Signs help to bridge the gap after Certificate of Occupancy is received for the project and the Construction Marketing Signs are removed. The definition and regulations for Real Estate Signs do not allow for advertising of for-lease Units.

The following table outlines existing regulations for Construction Marketing Signs and Real Estate Signs:

Sign Category	Maximum Size (Area)	Number of Signs Allowed	Eligibility / Threshold
Real-Estate Sign (Existing)	3 sq. ft.	1 per parcel (+ open house signs)	Any property for sale or lease
Construction Marketing Sign (Existing)	24 sq. ft.	1 per project	Projects with 4+ units or 4,000+ sq. ft. commercial area
Leasing Sign (Proposed)	32 sq. ft.	1 per street frontage	Large, new developments only (>10 units or >20,000 sq. ft. commercial area)

Staff proposes the following definition and regulations for a Leasing Sign:

SIGN, LEASING. To facilitate the initial occupancy of large-scale Developments, one (1) Leasing Sign is permitted per street frontage for any new Development containing more than ten (10) residential units or more than twenty thousand square feet (20,000 sq. ft.) of commercial floor area.

- **SIZE.** Leasing Signs shall not exceed thirty-two square feet (32 sq. ft.) in area.
- **DURATION.** Leasing Signs may be installed upon the issuance of the first

Certificate of Occupancy and must be removed within twelve (12) months or 90% occupancy, whichever occurs first.

- o PLACEMENT. Leasing Signs must meet the same setback standards as Construction Marketing Signs.

Temporary Portable Signs

The Planning Commission may consider allowing Temporary Portable Signs in the Community Transition (CT) Zoning District or just the Regional Commercial Overlay (RCO) to improve wayfinding at Studio Crossing. The existing Sign Code limits Temporary Portable Signs to the Historic Commercial Business, Historic Recreation Commercial, General Commercial, Light Industrial, Residential Development, and Recreation Commercial Zoning Districts and the regulations are outlined below:

Businesses located in a private plaza may display temporary portable signs to advertise or identify their businesses. Such temporary portable signs must be placed within the boundaries of the private plaza and are subject to the following criteria:

1. *SIZE. No temporary portable sign may exceed twelve square feet (12 sq. ft.).*
2. *NUMBER OF SIGNS. Only one (1) temporary portable sign is allowed per business.*
3. *ORIENTATION. Temporary portable signs are allowed only on private property, and must not impede pedestrian circulation or ADA or fire access. No temporary portable signs will be permitted on City-owned property, including any City-owned right-of-way.*
4. *ZONING RESTRICTIONS. Temporary portable signs are allowed only within the HCB, HRC, GC, LI, RD and RC zoning districts.*
5. *DESIGN. Fluorescent colors and reflective surfaces are prohibited on portable signs. Reflective colored materials that give the appearance of changing color are also prohibited.*
6. *ILLUMINATION. Illumination of temporary portable signs is prohibited.¹*

¹ Sign Code [§ 12-10-2\(G\)](#)

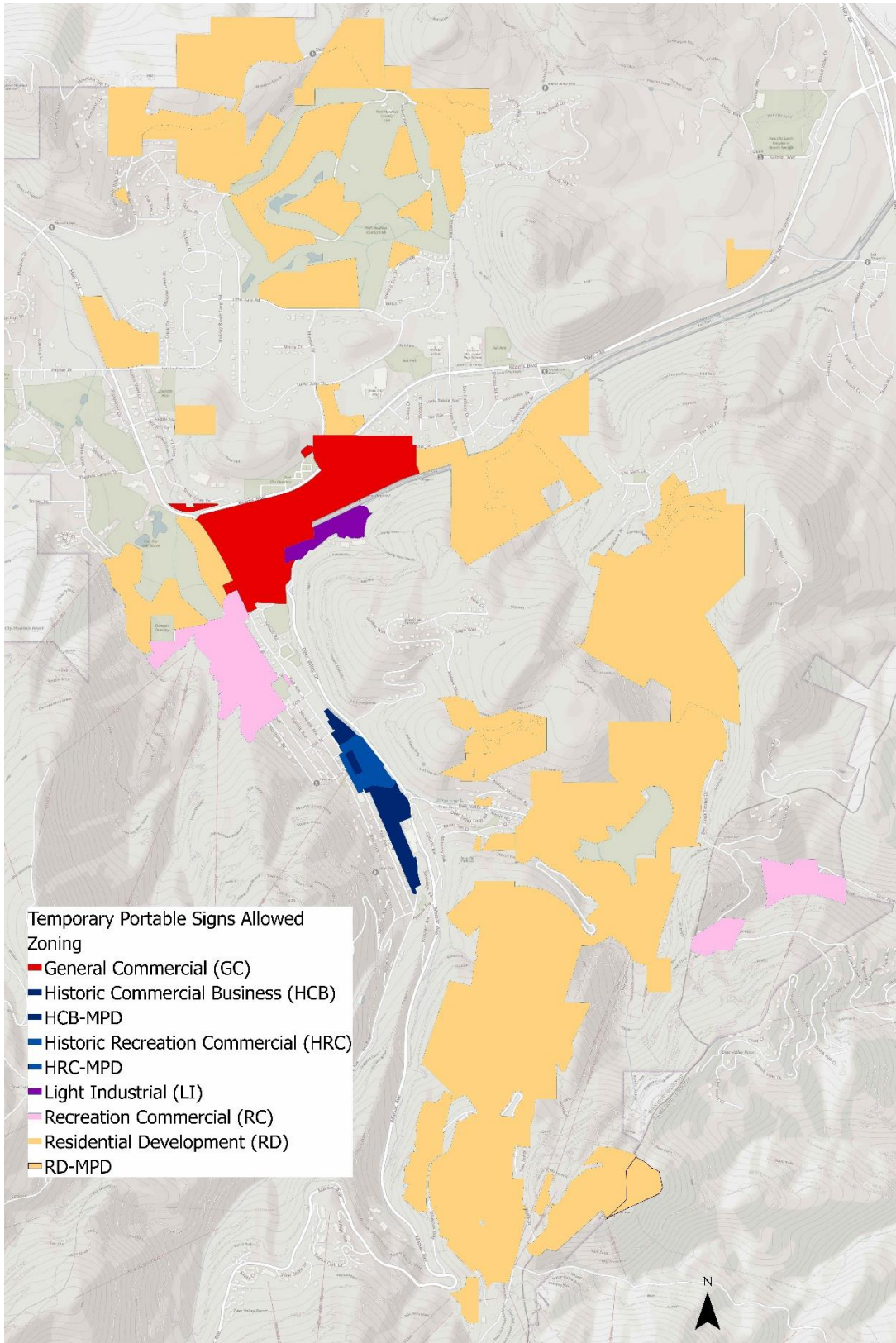


Figure 1: Zoning Districts Where Temporary Portable Signs Are Permitted

Questions for Commission discussion:

- ***Does the Planning Commission support the proposed definition for Leasing Sign?***
- ***Does the Planning Commission support allowing Temporary Portable Signs in the CT Zoning District?***
- ***Does the Planning Commission recommend additional changes to the Sign Code?***

Staff met with the leasing agents for Studio Crossing and Engine House.

Engine House leasing data:

- As of March 30, 2026, 67 of the 99 income-restricted units (67%) are leased.² Also, 11 of the 24 market-rate units have been leased. Advertising is done through online rental platforms, the EngineHouse webpage, and word of mouth. The Developer believes they will reach full capacity by the end of the year. There are an additional 100 people who are moving through the pre-application stage.
- No leasing signs or construction marketing signs are used at EngineHouse.

Studio Crossing leasing data:

- As of March 11, 2026, 9 of 104 units (9%) are leased.
- Current approved signage for the site includes one Construction Marketing Sign.
- Advertising for the units are also done through online rental platforms and the Studio Crossing [webpage](#).
- The leasing agent said that people coming to tour the apartments sometimes have difficulty finding the leasing office because Studio Crossing is still under construction.

Department Review

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

² The Park Record March 30, 2026 [Article](#)

Planning Commission Staff Report



Subject: 384 Woodside Avenue
Application: PL-26-06858, a Modification to a Steep Slope Conditional Use Permit (PL-25-06388)
Author: Elissa Martin, Planning Project Manager
Date: April 22, 2026
Type of Item: Modification

Recommendation

(I) Review the Steep Slope Conditional Use Permit (SSCUP) Modification to amend the November 12, 2025 Planning Commission Final Action Letter Condition of Approval (8)(a) requiring the Single-Family Dwelling Garage be reduced to 18 feet in depth, (II) conduct a public hearing, and (III) consider denying the modification based on the Findings of Fact and Conclusions of Law outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Rob and Laura Beasley
Represented by Jonathan DeGray

Location: 384 Woodside Avenue

Zoning District: Historic Residential – 1

Adjacent Land Uses: Residential

Reason for Review: The Planning Commission reviews, conducts a public hearing, and takes Final Action on Steep Slope Conditional Use Permit Modifications.¹

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

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

Background

384 Woodside Avenue is Lot B of the Wardell Replat First Amended Subdivision approved by the Planning Commission on April 2, 2025 ([Meeting Packet](#), Item 6C; [Minutes](#), p. 11). On November 12, 2025, the Planning Commission approved the 384 Woodside Avenue SSCUP for a Single-Family Dwelling (SFD), with a Building Height

¹ LMC [§ 15-11-12](#)

exception for the Garage on a downhill Lot according to the provisions in LMC [§ 15-2.2-5 \(D\)\(4\)](#) ([Agenda Packet](#), Item 6C; [Minutes](#), p. 2). The SSCUP Final Action Letter includes Condition of Approval (8)(a) requiring that prior to Historic District Design Review, the plans be updated to reduce the depth of the Garage from 20 feet to 18 feet to comply with the parking dimensions pursuant to LMC [§ 15-2.1-5\(D\)\(4\)](#), which states “the depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Chapter 15-3.” LMC § 15-3-3(F), *Parking Space Dimensions* requires a 9-foot width and 18-foot depth for a Parking Space.

On March 23, 2026, the Applicant applied to modify Condition of Approval (8)(a) to construct a garage that is 20 feet in depth.



Figure 1: 384 Woodside Avenue proposed SFD within the Streetscape

Analysis

(I) The proposal does not comply with the Land Management Code.

In the Historic Residential – 1 (HR-1) Zoning District, Land Management Code (LMC) [§ 15-2.2-5 HR-1 District, Building Height](#), allows for a Building Height of up to 27 feet from Existing Grade. However, LMC [§ 15-2.2-5 \(D\)\(4\) Building Height Exceptions, Garage on Downhill Lot](#), establishes the following exception:

GARAGE ON DOWNHILL LOT. *The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Chapter 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.*

According to LMC [§ 15-3-3\(F\) Parking Space Dimensions](#) the minimum depth of a Parking Space is 18 feet.

On November 12, 2025, the Planning Commission granted a Building Height exception with the Condition of Approval that the Applicant update the Garage to comply with the minimum depth for an internal Parking Space – 18 feet, which results in a Building Height of 31 feet 2 inches, exceeding the Zone Height by 4 feet 2 inches.

The Applicant now requests the Planning Commission allow a garage that is 20 feet in

depth, which would grant an increase in Building Height allowance of approximately 32 feet and 2 inches, which exceeds the allowed height by 5 feet 2 inches. Staff recommends the Planning Commission deny this request and require the Applicant to update the plans to comply with the Planning Commission's express terms of the Building Height exception granted in the November 12, 2025 Final Action Letter in accordance with LMC [§ 15-2.2-5 \(D\)\(4\)](#) *Building Height Exceptions, Garage on Downhill Lot*, requiring the depth of the garage be a maximum of 18 feet.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and in the Park Record on April 8, 2026. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on April 8, 2026.²

Public Input

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

Alternatives

The Planning Commission may:

- Deny the Modification to the SSCUP.
- Approve the Modification to the SSCUP 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: November 12, 2026 SSCUP Final Action Letter
- C: Applicant's Narrative
- D: Proposed Plans

² LMC [§ 15-1-21](#)



Planning Department

April 22, 2026

Rob and Laura Beasley
CC: Jonathan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 384 Woodside Avenue
Zoning District: Historic Residential-1
Application: Modification to a Steep Slope Conditional Use Permit
Project Number: PL-26-06858, a Modification to a Steep Slope Conditional Use Permit (PL-25-06388)
Action: DENIED
Date of Final Action: April 22, 2026
Project Summary: The Applicant requests to modify the November 12, 2026 Planning Commission Final Action Letter Condition of Approval (8)(a) requiring the Applicant to update the Garage to be a maximum of 18 feet in depth for the proposed new Single-Family Dwelling (SFD) approved with a height exception pursuant to Land Management Code (LMC) § 15-2.2-5(D)(4), *Building Height Exception, Garage on a Downhill Lot*.

Action Taken

On April 22, 2026, the Planning Commission conducted a public hearing and denied the request to modify the November 12, 2025 Steep Slope Conditional Use Permit Final Action Letter Condition of Approval (8)(a) for the proposed SFD at 384 Woodside Avenue according to the following Findings of Fact and Conclusions of Law:

Findings of Fact

1. Pursuant to LMC § 15-2.2-5, the HR-1 Zoning District maximum height is 27 feet from Existing Grade; however, LMC § 15-2.2-5(D)(4) *Building Height Exceptions, Garage on Downhill Lot* establishes the following exception:



Planning Department

- a. *GARAGE ON DOWNHILL LOT. The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Chapter 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.*
 - b. LMC § 15-3-3(F) *Parking Space Dimensions* require a minimum depth of 18 feet for a Parking Space.
2. On November 12, 2025, the Planning Commission approved the SSCUP application for a new SFD at 384 Woodside Avenue and granted a Building Height exception pursuant to LMC § 15-2.2-5 (D)(4) based on the following findings:
- a) The site is limited in depth and contains Very Steep Slopes; additionally, the required Off-Street Parking is limited to the portion of the driveway that is outside the public ROW and the Garage.
 - b) The length of the driveway outside the public ROW is 18 feet, which will accommodate one Parking Space with the required dimension of 18 feet in depth, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*.
 - c) The Applicant proposes a tandem parking configuration with the second required Parking Space in a single-car Garage that has a Building Height of 32 feet, 2 inches from Existing Grade for the north gable end of the Garage. The proposed Garage exceeds the 27-foot Zone Height, by five feet, two inches.
 - d) The Applicant's proposed interior height, measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 35 feet 8 inches, which exceeds the HR-1 Zoning District maximum 35-foot internal height requirement and is allowed with an approved Building Height Exception.
 - e) The Applicant's plans show the Garage has a depth of 20 feet. Condition of Approval [(8)(a)] requires the plans to be modified to meet the required depth for a Garage pursuant to the Building Height exception for Garages



Planning Department

on a Downhill Lot, which requires the depth of the Garage not to exceed the minimum depth for internal Parking Space(s), pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*, which is 18 feet in depth.

8. On March 23, 2026, the Applicant submitted a modification application to request a modification to the SSCUP Condition of Approval (8)(a) in the November 12, 2026 Planning Commission Final Action Letter to allow the Garage to be 20 feet in depth, in accordance with LMC § 15-3-4(A)(1) *Single Family Residences and Duplexes, Single Garages*, instead of 18 feet in depth according to LMC § 15-3-3(F), *Parking Space Dimensions*.
9. The Building Height of the Garage with a depth of 20 feet is approximately 32 feet and 2 inches, which exceeds the zone height by 5 feet 2 inches.
10. The Planning Commission's approval of the Building Height exception was expressly conditioned on the garage being reduced to 18 feet in depth, which corresponds to a Building Height that exceeds the Zone height by 4 feet 2 inches, a one-foot difference.

Conclusions of Law

1. The proposed 20-foot-deep Garage does not comply with LMC § 15-2.2-5 (D)(4) *Building Height Exceptions, Garage on Downhill Lot* requiring the depth of the Garage not to exceed the minimum depth for an internal Parking Space pursuant to LMC Chapter 15-3, *Off-Street Parking Requirements*.
2. The proposed change is inconsistent with the mitigation and express terms of the prior height approval, as stated in the Planning Commission's November 12, 2025 Final Action Letter.

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 the project planner at 435-699-7741 or email elissa.martin@parkcity.gov.

Sincerely,

Christin Van Dine, Planning Commission Chair

CC: Elissa Martin



Planning Department

November 12, 2025

Rob and Laura Beasley

CC: Jonathan DeGray

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 384 Woodside Avenue

Zoning District: Historic Residential-1

Application: Steep Slope Conditional Use Permit

Project Number: PL-25-06608

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 12, 2025

Project Summary: The Applicant proposes to construct a 2,465-square-foot Single-Family Dwelling on a Very Steep Slope.

Action Taken

On November 12, 2025, the Planning Commission conducted a public hearing and approved the 384 Woodside Avenue Steep Slope Conditional Use Permit (SSCUP), according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 384 Woodside Avenue is Lot B of the Wardell Replat First Amended Subdivision within the Historic Residential-1 (HR-1) Zoning District.
2. The Planning Commission approved the Wardell Replat First Amended Subdivision on April 2, 2025, which created the 2,812.5-square-foot Lot A (368 Woodside Avenue) and the 1,875-square-foot Lot B (384 Woodside Avenue); the plat has not been recorded and this SSCUP approval is conditioned upon the recordation of the Plat with Summit County.



Planning Department

3. The existing Single-Family Dwelling (SFD) straddles the common Lot line and is proposed to be demolished and two new SFDs are proposed to be constructed on Lot A and B.
4. The property owner submitted a SCCUP application for 384 Woodside Avenue to construct a 2,465-square-foot SFD on a slopes over 30% in accordance with Land Management Code (LMC) § 15-2.2-6, which requires a Steep Slope Conditional Use Permit for construction of any Structure with a Building Footprint in excess of two hundred square feet (200 sq. ft.) if said Building Footprint is located on or projecting over an existing Slope of thirty percent (30%) or greater.
5. A SSCUP for a SFD on Lot A (368 Woodside Avenue) is being processed concurrently, along with Historic District Design Review (HDDR) applications for both properties.
6. The proposed SFD meets the HR-1 Zoning District Lot and Site Requirements, pursuant to LMC § 15-2.2-3, according to the following findings:

Zoning Requirement	Analysis
LMC § 15-2.2-3(A) Minimum Lot Size for an SFD – 1,875 square feet	COMPLIES: The SFD is proposed on a 1,875-square-foot Lot
Maximum Lot Size – 3,750 square feet	COMPLIES: The area of the Lot is under 3,750 square feet, at 1,875 square feet.
LMC § 15-2.2-3(B) Minimum Lot Width is 25 feet, measured 15' back from the Front Lot Line	COMPLIES: The Lot measures 25 feet in width
LMC § 15-2.2-3(E) Maximum Building Footprint – 843.75 square feet ¹	COMPLIES: The proposed Structure has a Building Footprint that measures 842 square feet.
LMC § 15-2.2-3(F) Lots that are 75 feet in depth require 10-foot Front and Rear Setbacks ²	COMPLIES: The Lot is 75 feet in depth. The proposed Structure and decks are set back 10 feet from the Front and Rear Lot lines.
LMC § 15-2.2-3(G)(1) , Front Setback must be open and free of any Structure except:	

¹ MAXIMUM FP = (A/2) x 0.9^{A/1875} where FP = maximum Building Footprint and A = Lot Area.

² LMC § [15-2.2-3\(F\)](#)



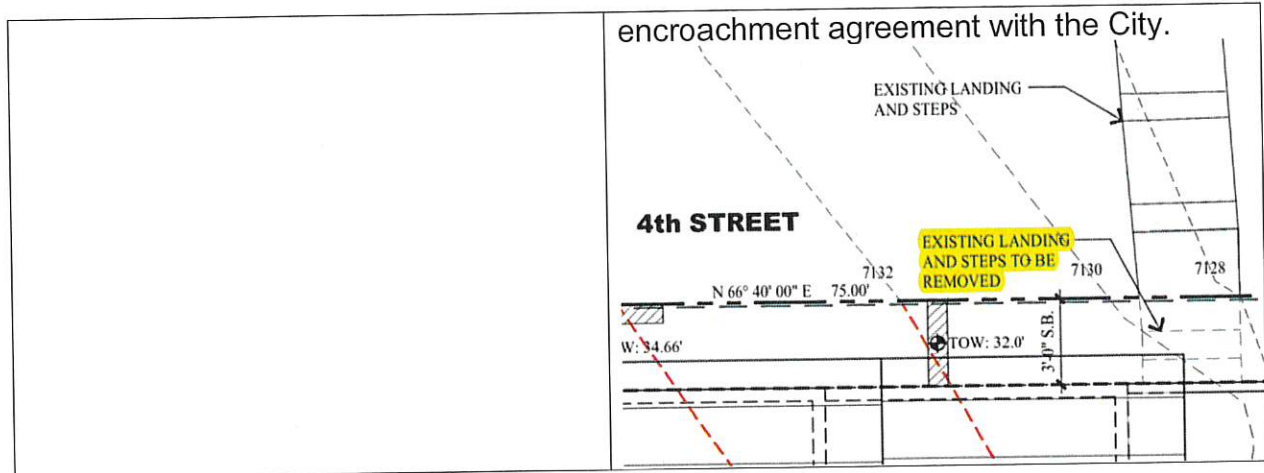
Planning Department

<p>“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.”</p> <p>“Roof overhangs, eaves or cornices projecting not more than three feet (3') into the Front Setback.”</p> <p>“Hard-surfaced driveways leading to a Garage”</p>	<p>COMPLIES: The Applicant proposes a retaining wall that encroaches into the Front Setback and does not exceed four feet in height.</p> <p>COMPLIES: The roof overhang extends two feet into the Front Setback.</p> <p>COMPLIES: The proposed driveway is within the Front Setback and leads to an approved garage (see Analysis Section II Off-Street Parking below for additional requirements related to the driveway)</p>
<p>LMC § 15-2.2-3(H), the Rear Setback must be open and free of any Structure (except those elements listed in the above section).</p>	<p>COMPLIES: No Structures are proposed in the Rear Setback.</p>
<p>LMC § 15-13-2.2-3(I) Side Setbacks for Lots up to 25 feet in width require three-foot Setbacks on each side³</p> <p>Pursuant to LMC § 15-2.2-3(J), the Side Setback must be open and free of any Structure except:</p> <p>LMC § 15-4-2(A), “Fences and retaining walls shall not exceed six feet (6') in height measured from Final Grade within any required Rear Setback or Side Setback.”</p> <p>“A one foot (1') roof or eave overhang is permitted on Lots with a Side Setback of less than five feet (5')”</p> <p>“Pathways or steps connecting to a City staircase or pathway”</p>	<p>COMPLIES: The Structure is set back three feet from the side Lot Lines</p> <p>COMPLIES: The Applicant proposes retaining walls that encroach into the Side Setback, that do not exceed six feet in height.</p> <p>COMPLIES: The roof overhang extends one foot into the Side Setbacks on each side.</p> <p>There are existing steps on the property (in the Side Setback) that connect to existing steps in the 4th Street (unbuilt) Right-of-Way (ROW). The plans indicate the steps in the Side Setback are proposed to be removed. Condition of Approval 8b requires the existing steps in the unbuilt ROW be removed unless there is an approved</p>

³ LMC [§ 15-2.2-3\(I\)](#)



Planning Department



7. The SFD complies with the Off-Street Parking Requirements pursuant to LMC Chapter 15-3, with an approved Building Height Exception in accordance with LMC § 15-2.2-5(D)(4) *Building Height Exceptions, Garage on Downhill Lot*, according to the following findings:
- a) To meet the minimum Off-Street Parking requirement of two Parking Spaces, pursuant to Off-Street Parking standards outlined in LMC § 15-3-6(A), the Applicant requests Planning Commission approval of a Building Height exception pursuant to LMC § 15-2.2-5 (D)(4) *Building Height Exceptions, Garage on Downhill Lot*.
 - b) The site is limited in depth and contains Very Steep Slopes; additionally, the required Off-Street Parking is limited to the portion of the driveway that is outside the public ROW and the garage.
 - c) The length of the driveway outside the public ROW is 18 feet, which will accommodate one Parking Space with the required dimension of 18 feet in depth, pursuant to LMC § 15-3-3(F), *Parking Space Dimensions*.
 - d) The Applicant proposes a tandem parking configuration with the second required Parking Space in a single-car garage that has a Building Height of 32 feet, 2 inches from Existing Grade for the north gable end of the garage. The proposed garage would exceed the 27-foot Zone Height, by five feet, two inches.
 - e) The Applicant's plans show the garage has a depth of 20 feet. Condition of Approval 9 requires the plans to be modified to meet the required depth for a garage pursuant to the Building Height exception for Garages on a Downhill Lot, which requires the depth of the garage not to exceed the



Planning Department

- minimum depth for internal Parking Space(s), pursuant to LMC § 15-3-3(F), Parking Space Dimensions, which is 18 feet in depth.
- f) The proposed driveway and garage meet the standards outlined in Chapter 15-13 Historic District Regulations, as required by Chapter 15-3, Off-Street Parking in the following ways:
- i. The proposed driveway is 10 feet in width
 - ii. The proposed attached garage does not require excavation and is designed to be offset behind the pedestrian entrance.
8. The proposed SFD meets the HR-1 Zoning District Building Height requirements outlined in LMC § 15-2.2-5, with a Building Height Exception, pursuant to LMC § 15-2.2-5(D)(4) *Building Height Exception, Garage on a Downhill Lot*, in the following ways:
- a) While most of the Building, as measured from Existing Grade, meets the HR-1 Zone height of 27 feet, the Applicant requests a Building Height exception to allow a height of 32 feet, 2 inches from Existing Grade, for the north gable end of the garage, pursuant to LMC § 15-2.2-5(D)(4), which grants heights up to 35' to accommodate a single car wide garage in a Tandem Parking configuration, with Planning Commission approval.
 - b) The interior height, as measured from the Lowest Floor Plane to the point of the highest wall top plate that supports the ceiling joists is 36 feet 5 inches. The Applicant's proposed external Building Height, requested through a Building Height exception, results in the internal Building Height exceeding the HR-1 maximum 35-foot internal height requirement.
 - c) The proposed SFD meets the requirement for a 10-foot horizontal step in the downhill façade.
 - d) The proposed Contributing Roof Form has a 7:12 roof pitch, consistent with the requirement to be between seven: twelve (7:12) and twelve: twelve (12:12) pitch. The rear of the Structure contains a shed roof.
 - e) The proposed Final Grade is within four feet of Existing Grade.
9. The Applicant submitted a Geotechnical Analysis and a Topographic Map, in accordance with the requirements outlined in LMC § § 15-2.2-6(B) *Development on Steep Slopes, Steep Slopes Review*.
10. As conditioned, the proposed SFD meets the SSCUP criteria outlined in LMC § 15-2.2-6 *Development on Steep Slopes*, which requires Development on Steep Slopes to be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and is



Planning Department

consistent with the Design Guidelines for Historic Districts and Historic Sites Chapter 15-13.

- 1. LOCATION OF DEVELOPMENT** – *Development is located and designed to reduce visual and environmental impacts of the Structure.*

NO UNMITIGATED IMPACTS: The proposed SFD is designed to step up the hillside, in a similar pattern to adjacent properties on the street and meets the 843.75-square-foot Maximum Building Footprint, required Setbacks and is consistent with the horizontal step-back requirement of the HR-1 Zoning District

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

COMPLIES: The Applicant provided a visual analysis of the proposed development, that includes four panoramic views of the existing site as viewed looking away from the site as well as four panoramic views looking towards the site, a streetscape elevation view, a 3D massing model and a rendering that superimposes the proposed project on the site, according to the SSCUP visual analysis requirements. The Visual Analysis shows the proposed SFD is highly visible from cross canyon views.

Screening

The proposed retaining walls surrounding the SFD are minimally visible from cross-canyon Vantage Points.

Soil Stabilization

The City Engineer has reviewed the Applicant's submitted Geotechnical and Soils Investigation Report to ensure soil stabilization and drainage impacts are mitigated and may require additional modifications to the design of the SFD prior to Building Permit.

Vegetation Protection

The site includes an existing SFD which is planned to be demolished; most of the site is already disturbed and there is some natural vegetation surrounding the existing SFD.



Planning Department

- 3. ACCESS** – *Access points and driveways must be designed to minimize Grading of the natural topography and to reduce overall Building scale. Shared Driveways and Parking Areas, and side Access to garages are strongly encouraged, where feasible.*

NO UNMITIGATED IMPACTS: Driveway access is from Woodside Avenue, at the highest elevation of the Lot which allows the SFD to appear small in scale, as viewed from the Street. The driveway is proposed in the same location as the existing driveway and therefore, will not require extensive grading. The proposed driveway is 10 feet in width and 35 feet in depth; the portion of the driveway not within the City ROW is 18 feet in depth. The two required Off-Street Parking Spaces are provided in the driveway and in the single-car garage. The garage would require a Building Height exception pursuant to LMC § 15-2.2-5(D)(4).

- 4. TERRACING** – *The Applicant shall terrace retaining walls to return to Natural Grade. The proposed Plans shall include detailed information, including height from Existing Grade, width, and length of all proposed retaining walls. A Building Permit, including drawings stamped by a licensed engineer, is required for any retaining wall or combination retaining wall with a total or combined height greater than four feet (4') in height.*

NO UNMITIGATED IMPACTS: The Applicant submitted plans that include detailed information on the height from Existing Grade, width and length of the proposed retaining walls. The proposed retaining walls do not exceed four feet in height. The Natural Grade of the site was disturbed with the construction of the original SFD. The proposed development on the site is designed to integrate with the existing grading on the site to restore Natural Grade.

- 5. BUILDING LOCATION** – *Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site. The Site design and Building Footprint must coordinate with adjacent properties to maximize opportunities for open Areas and preservation of natural vegetation, to minimize driveway and Parking Areas, and to provide variation of the Front Yard.*

NO UNMITIGATED IMPACTS: The proposed SFD will be built within the existing Building Footprint and existing site disturbance. The site is adjacent to unbuilt public ROW which is used as pedestrian access – the proposed development will not impact the adjacent public access and ROW.



Planning Department

6. **BUILDING FORM AND SCALE** – *Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Director and/or Planning Commission may require a garage separate from the main Structure or no garage.*

NO UNMITIGATED IMPACTS: The building mass of the proposed Structure steps with the Grade and is broken into a series of smaller volumes that are compatible with the historic districts. The garage is set back behind the primary entryway to the SFD.

7. **SETBACKS** – *The Planning Commission may require an increase in one or more Setbacks to minimize the creation of a "wall effect" along the Street front and/or the Rear Lot Line. The Setback variation will be a function of the Site constraints, proposed Building scale, and Setbacks on adjacent Structures.*

NO UNMITIGATED IMPACTS: The proposed structure is compliant with the required Setbacks of the HR-1 Zoning District and is sited in a distance like adjacent properties.

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

The Structure is 19 feet in width, which is relatively narrow compared to surrounding buildings. The design of the home respects the required Setbacks of the HR-1 Zoning District.

9. **BUILDING HEIGHT | STEEP SLOPE** – *The Zone Height in HR-1 is 27' for Structures and is restricted as stated above in Section 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures.*

NO UNMITIGATED IMPACTS, WITH APPROVED HEIGHT EXCEPTION: The proposed SFD height is 32 feet, 3 inches at the highest roof ridgeline, which is the north gable end of the garage. This exceeds the Zone height of 27 feet; the Applicant requests a height exception pursuant to LMC § 15-2.2-



Planning Department

5(D)(4), which grants heights up to 35' with Planning Commission approval.

The minimum Off-Street parking requirement of two parking spaces necessitates a building height of the attached garage that exceeds the zone height due to site constraints of the downhill Lot.

11. The Development Review Committee reviewed the proposal on August 5, 2025 and requires Conditions of Approval.

Conclusions of Law

1. As conditioned, the proposal complies with the LMC requirements in Chapter 15-2.2, *Historic Residential - 1 (HR-1) Zoning District*.
2. As conditioned, the proposal complies with the Steep Slope Conditional Use Permit criteria outlined in LMC § 15-2.2-6, *Development on Steep Slopes*.
3. As conditioned, the proposal complies with the LMC requirements in Chapter 15-3, *Off-Street Parking*.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed November 12, 2025, by the Planning Commission, with staff redlines and required modifications in the Conditions of Approval of this Final Action Letter and pending additional design modifications required as part of the Historic District Design Review.
2. The proposed SFD shall meet all applicable standards outlined in LMC § 15-13-8. Prior to application for a Building Permit the Applicant shall obtain approval of the Historic District Design Review application, which may require additional modifications to the design of the SFD to comply with LMC Chapter 15-13, *Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts*.
3. If the Applicant does not obtain a building permit within one year of the date of this approval, this SSCUP approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Director approves an extension.
4. Residential fire sprinklers are required for all new construction on this Lot, per requirements of the Chief Building Official.
5. The Wardell Replat First Amended Subdivision shall be recorded with the Summit County Recorder prior to submitting for a Building Permit.
6. Impacts to existing vegetation shall be minimized. Prior to HDDR approval, a landscape plan shall be submitted that shows all Significant Vegetation within



Planning Department

twenty feet (20') of proposed Development, pursuant to LMC § 15-2.2-10 *Vegetation Protection*; any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.

7. The landscape plan, submitted prior to HDDR Final Action, shall include vegetative screening to reduce visibility of the retaining walls.
8. The plans shall be modified prior to HDDR Final Action to:
 - a. show the depth of the garage does not exceed the minimum depth for internal Parking Space(s), pursuant to LMC § 15-3-3(F), Parking Space Dimensions, which is 18 feet in depth.
 - b. indicate that the existing steps in the unbuilt fourth street ROW will be removed unless there is an approved encroachment agreement with the City to allow the steps in the unbuilt ROW.
 - c. updated to address any non-compliance with the HDDR standards, including glazing and external siding.
9. If the height of any retaining walls is proposed to be modified by more than twelve inches in height, width, length, or location, the Applicant shall file a modification application with the Planning Department and return to the Planning Commission for review and Final Action. Additionally, modifications of pervious material to impervious material or changes to excavation depths require a modification application and Planning Commission review and Final Action.
10. Additional modifications to the structural components may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to applying for a Building Permit.
11. The Applicant will be required to provide intermediary shoring plans at the building permit phase.
12. If a heated driveway is installed in the portion of the driveway that encroaches into the City ROW, an encroachment agreement with the City is required.
13. For the sides of the SFD that are adjacent to another property, a Snow Shed Agreement and Access Agreement are required to be submitted to the Building Department, along with the Applicant's Building Permit.
14. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans; any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.



Planning Department

15. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

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

Sincerely,

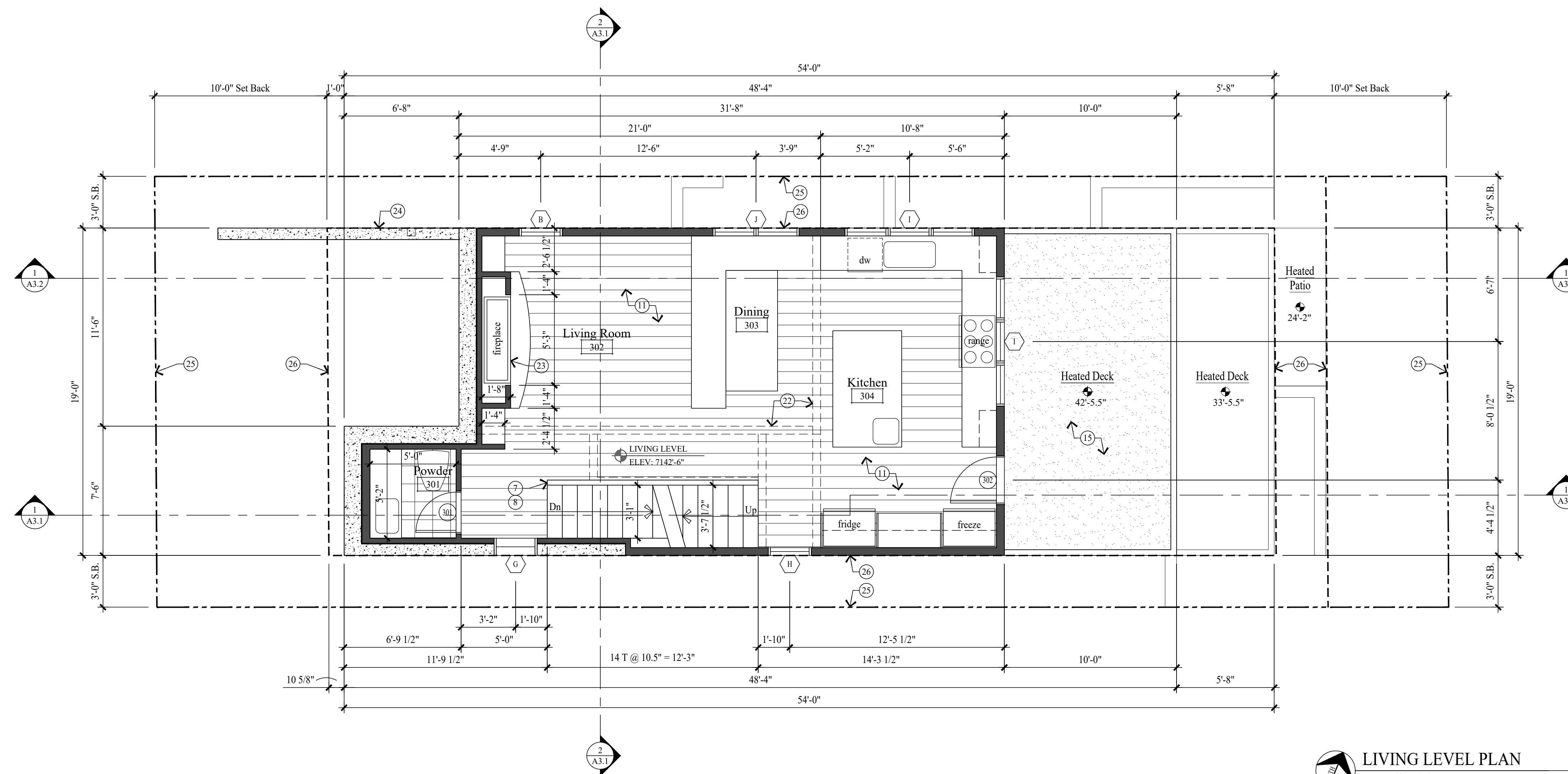
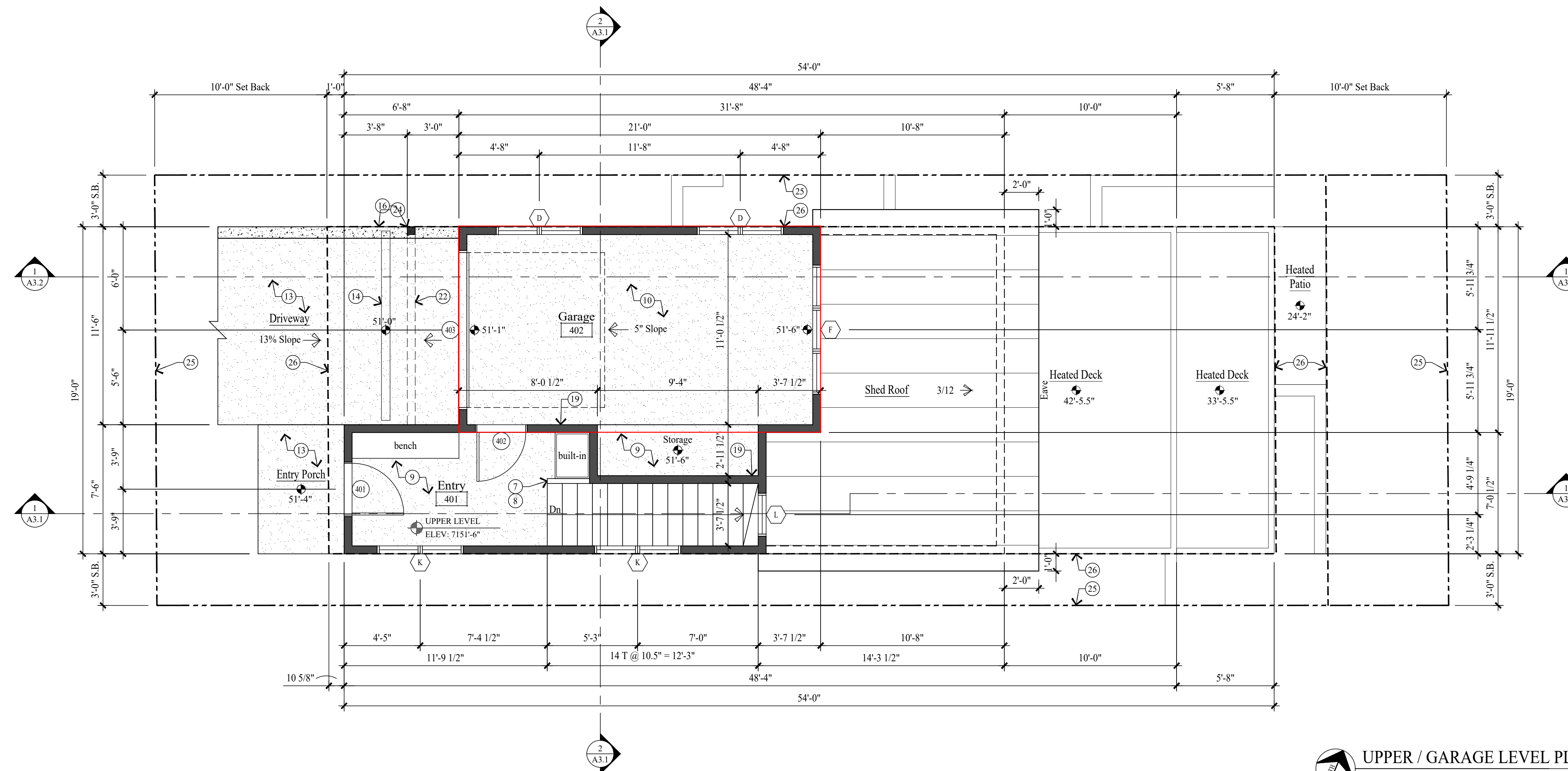
A handwritten signature in black ink, appearing to read "Christin Van Dine", written over a horizontal line.

Christin Van Dine
Planning Commission Chair

CC: Elissa Martin

Attachment: 384 Woodside Approved Plans

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.



GENERAL NOTES

- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- 1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- 2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.
- 3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-FREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- 4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- 5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND / URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 METAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAIN.
- 4 1x6 TAG CEDAR SOFFIT - STAIN/PAIN. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 10 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
- 11 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 12 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL. ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAIN.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 20 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 21 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 22 DASHED LINES INDICATES WALL/BREAM ABOVE.
- 23 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- 24 CONCRETE RETAINING WALL.
- 25 PROPERTY LINE.
- 26 SET BACK / PUE LINE.

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

LIVING LEVEL PLAN
UPPER / GARAGE LEVEL PLAN

REVISIONS:

DATE:
OCTOBER 07, 2025

PROJECT NUMBER:
2503-01

SHEET NUMBER:

A1.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

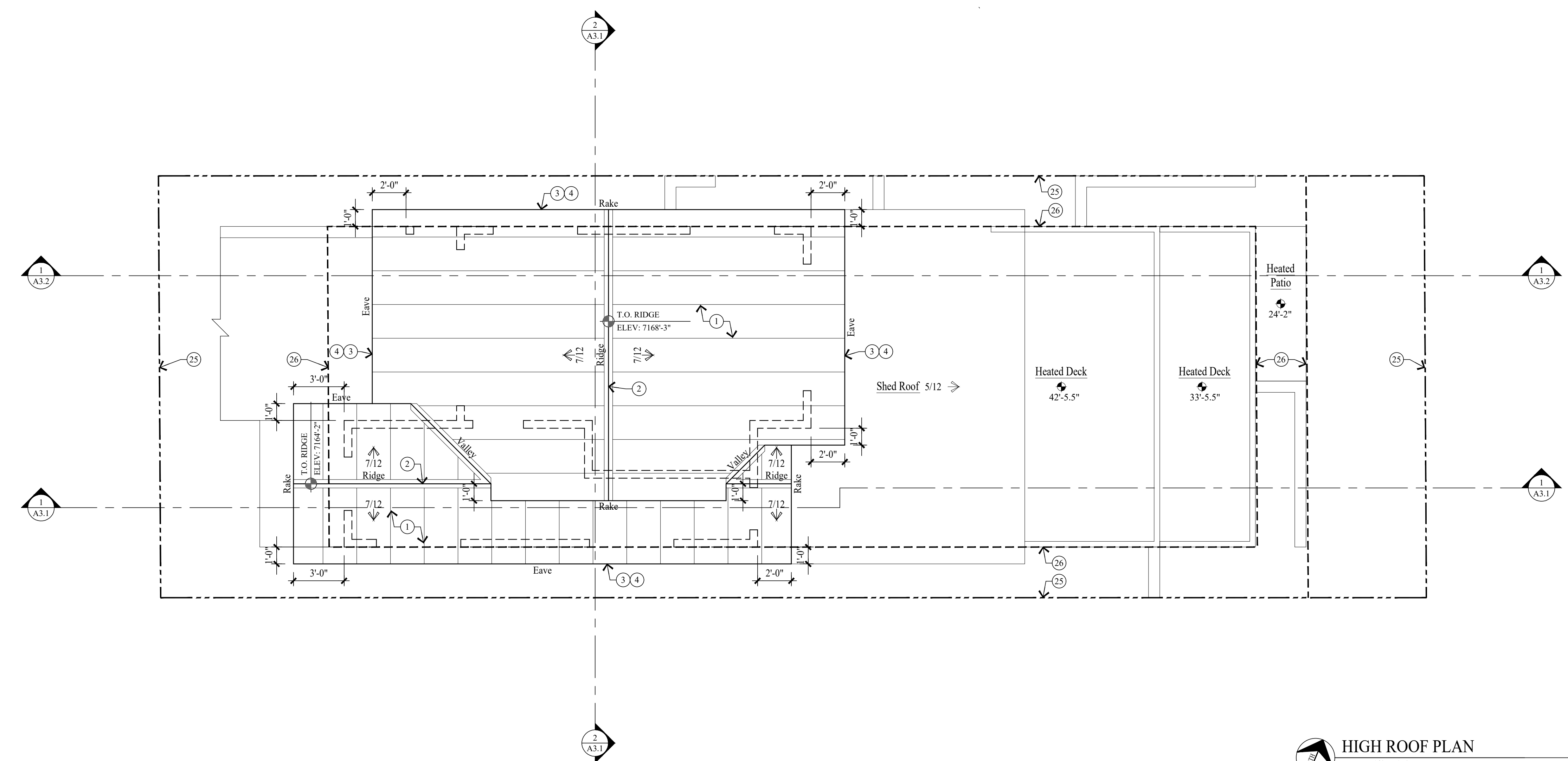
NOTE:
 SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING
 DETAILS.

GENERAL NOTES

- NEW CONCRETE WALL
 - NEW 2x FRAMED WALL
1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.
 3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
 4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
 5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 METAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 4 1x6 TAG CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 10 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
- 11 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 12 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAINT.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 20 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 21 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 22 DASHED LINES INDICATES WALL/BREAM ABOVE.
- 23 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- 24 CONCRETE RETAINING WALL.
- 25 PROPERTY LINE.
- 26 SET BACK / PUE LINE.



HIGH ROOF PLAN
 SCALE: 1/4" = 1'-0"

Jonathan DeGray
 A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
HIGH ROOF PLAN

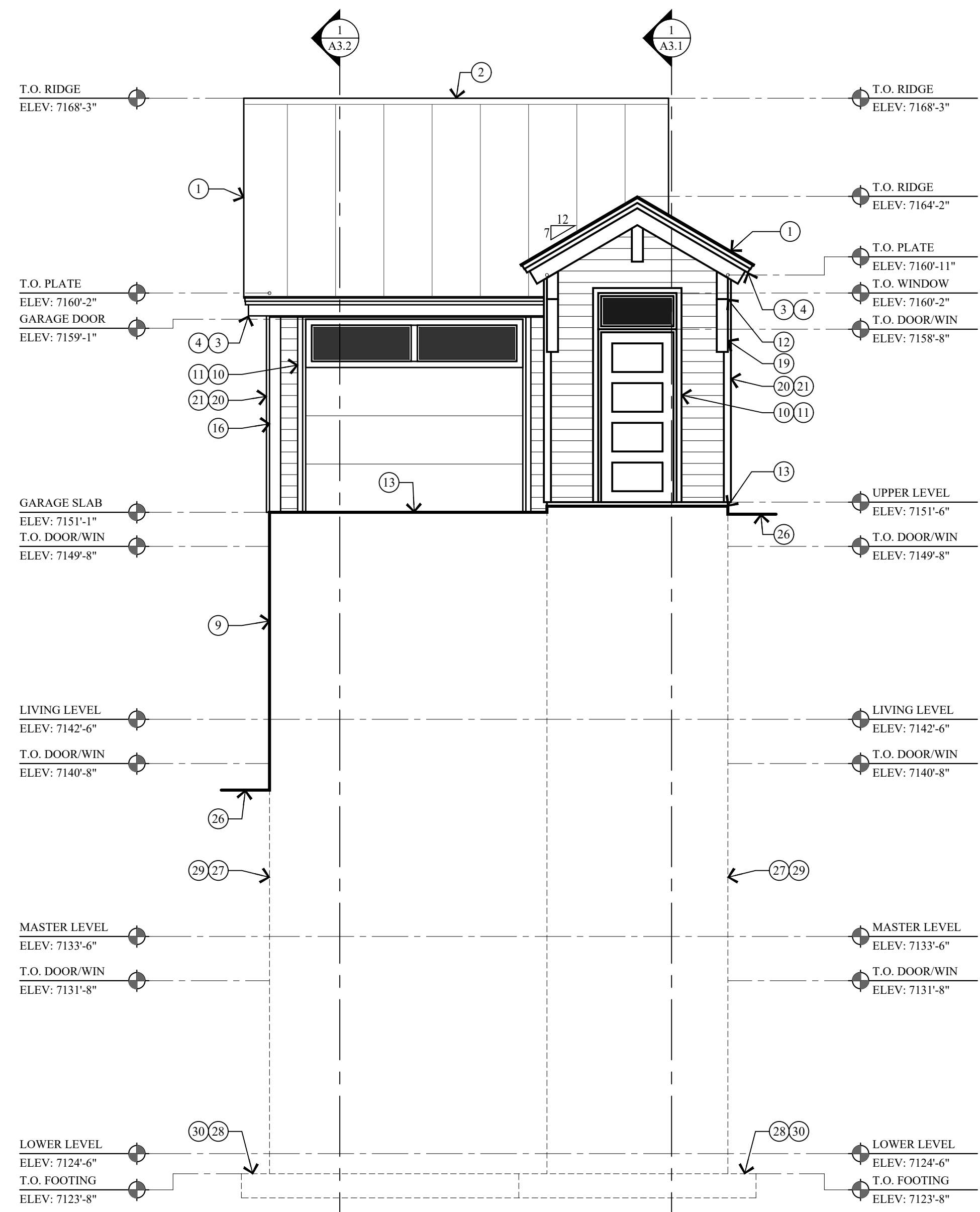
REVISIONS:

DATE:
 OCTOBER 07, 2025

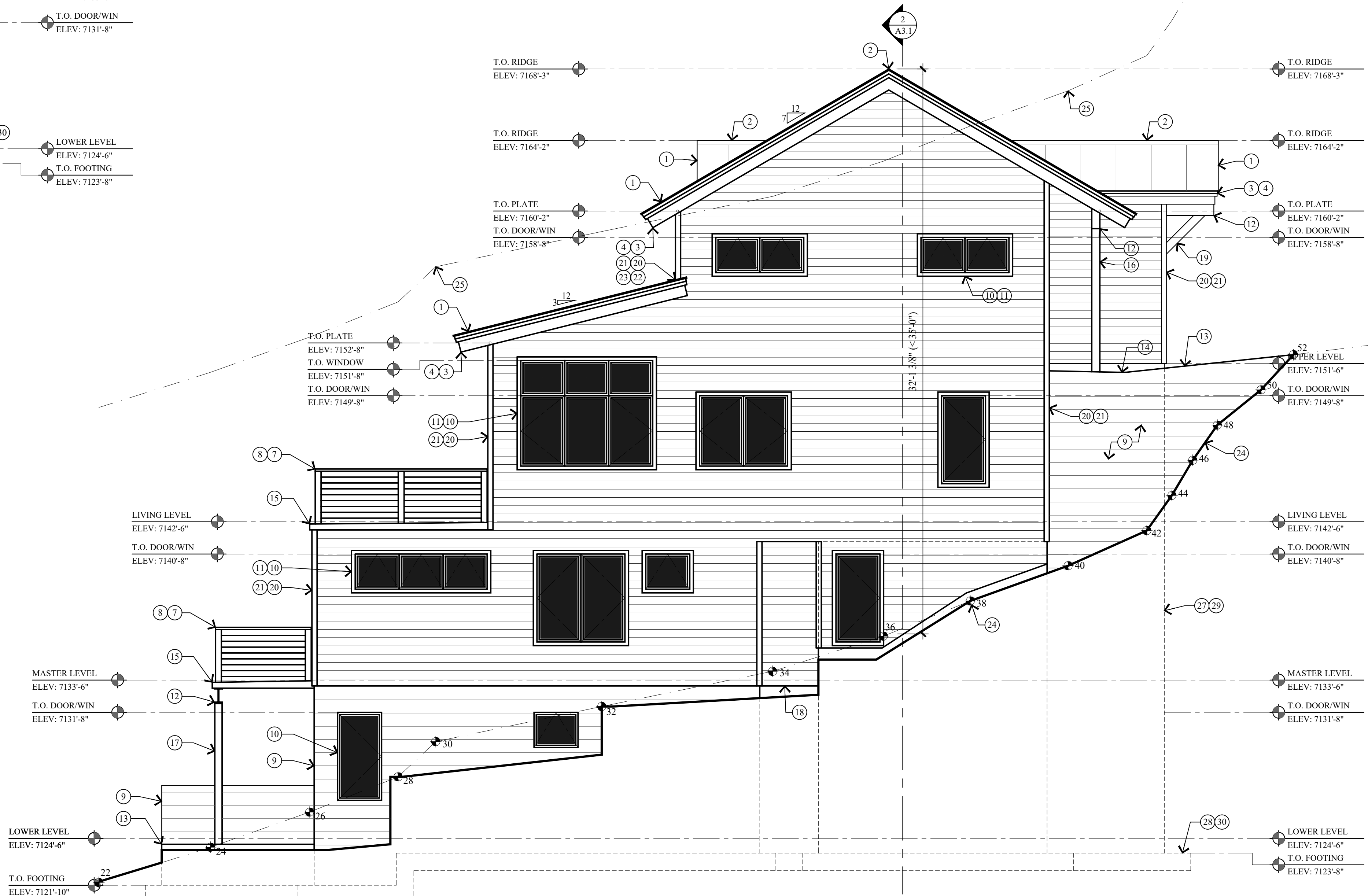
PROJECT NUMBER:
 2503-01

SHEET NUMBER:
A1.3

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 MEATL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAIN.
- 4 1x6 T&G CEDAR SOFFIT - STAIN/PAIN. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL. SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
- 10 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 11 WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
- 12 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAIN.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 6x6 TIMBER KNEE BRACE - STAIN/PAIN.
- 20 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAIN ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
- 21 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAIN. SEE DETAIL 4A4.1.
- 22 FLASHING AND COUNTER FLASHING - TYPICAL.
- 23 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 24 EXISTING GRADE LINE.
- 25 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 26 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 27 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 29 DRAINAGE MATT ON WATERPROOF MEMBRANE.
- 30 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.

Jonathan DeGray
 Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@gwstoffice.net

BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

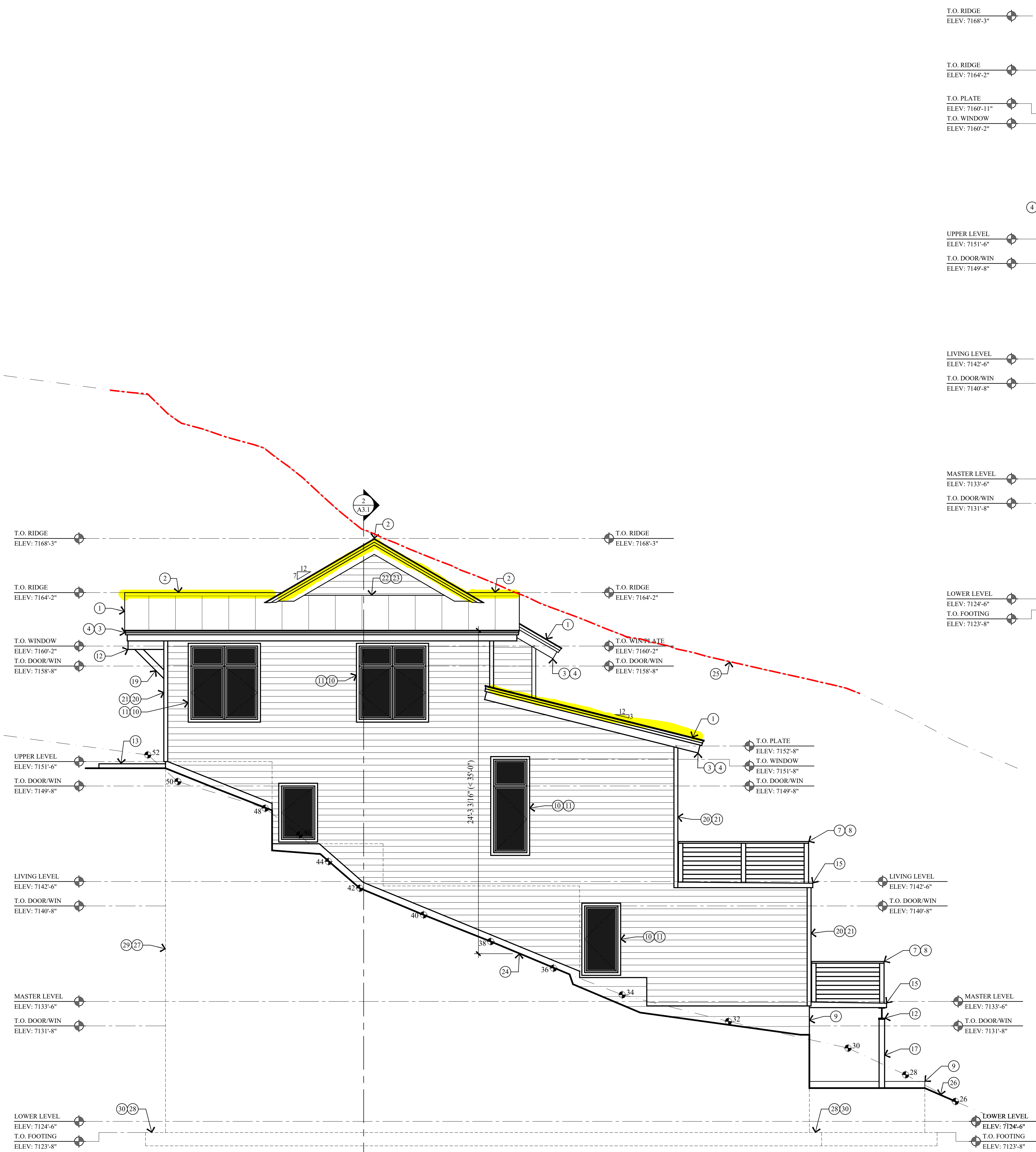
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

NORTH AND WEST ELEVATIONS

DATE: OCTOBER 07, 2025
 PROJECT NUMBER: 2503-01
 SHEET NUMBER: A2.1

A2.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



1 SOUTH ELEVATION
 A2.2 SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
 A2.2 SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 METAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAIN.
- 4 1x6 T&G CEDAR SOFFIT - STAIN/PAIN. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
- 10 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 11 WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
- 12 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAIN.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAIN ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
- 20 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAIN. SEE DETAIL 4-A4.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 EXISTING GRADE LINE.
- 24 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 DRAINAGE MATT ON WATERPROOF MEMBRANE.
- 29 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.

Jonathan DeGray
 Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

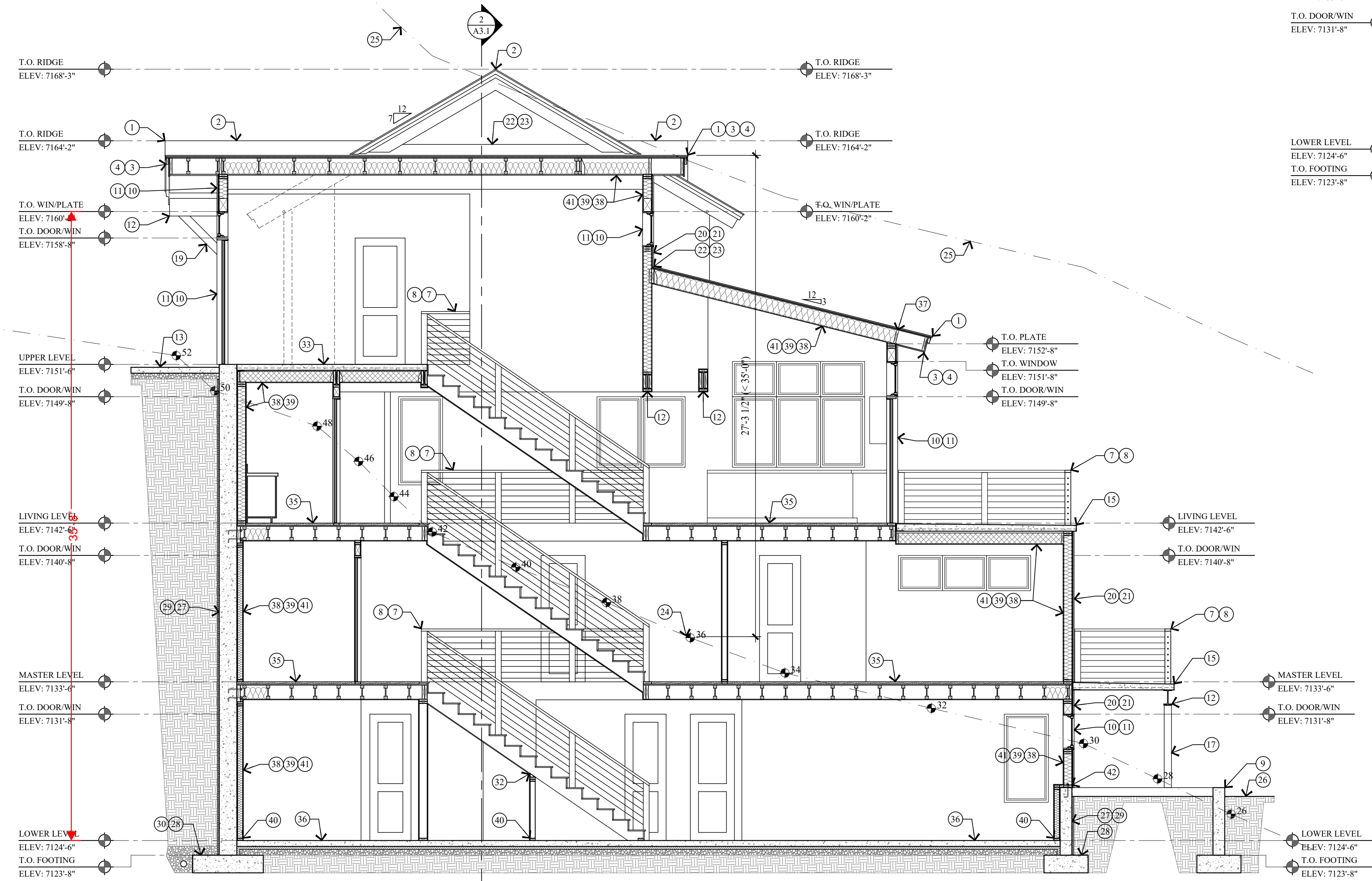
BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

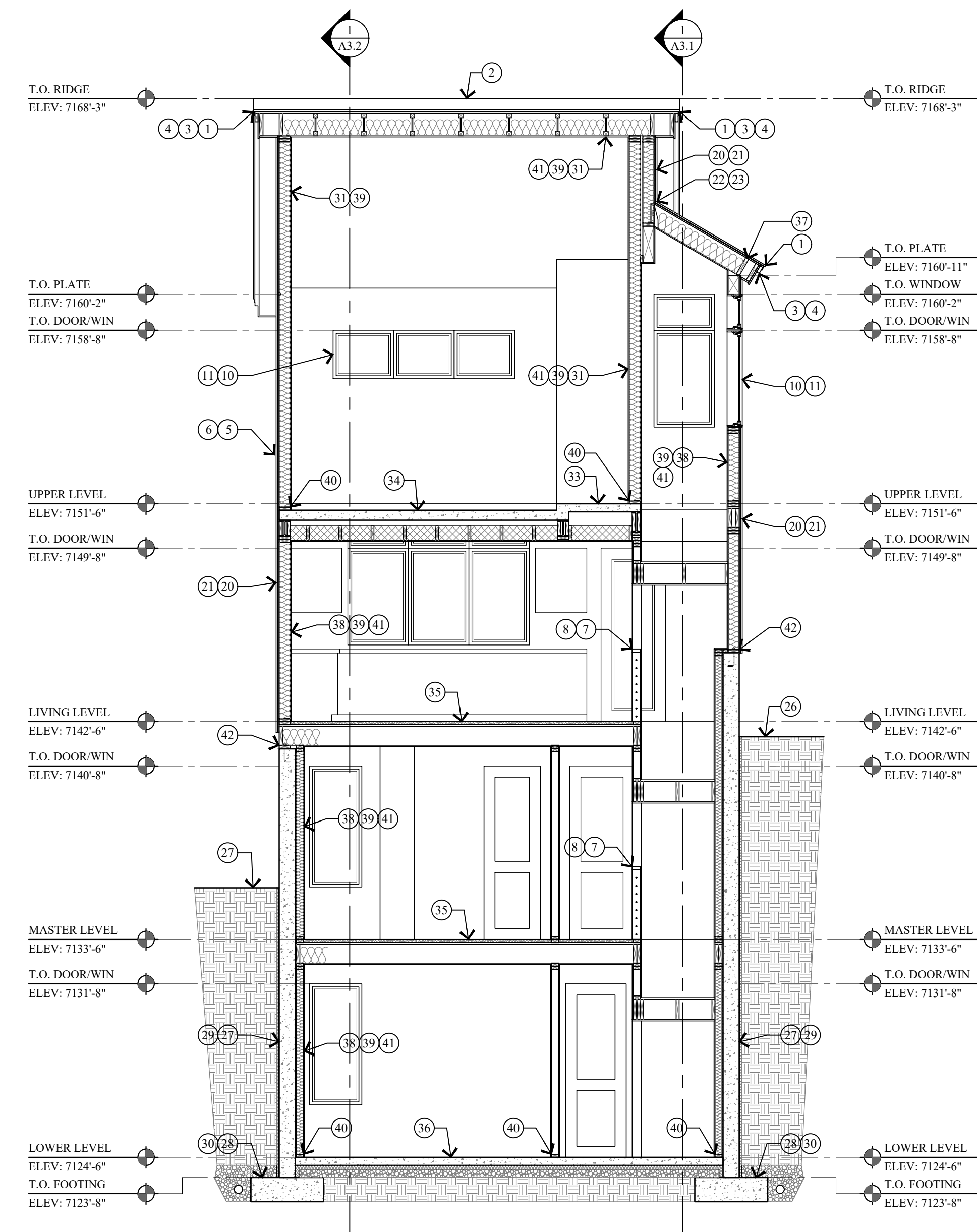
SOUTH AND EAST ELEVATIONS

DATE: OCTOBER 07, 2025
 PROJECT NUMBER: 2503-01
 SHEET NUMBER: A2.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.



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



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

- ### KEY NOTES
- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
 - 2 MEATAL RIDGE VENT.
 - 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
 - 4 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
 - 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
 - 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
 - 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP, CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
 - 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
 - 9 EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
 - 10 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
 - 11 WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
 - 12 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
 - 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
 - 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
 - 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
 - 16 6x6 TIMBER COLUMN - STAIN/PAINT.
 - 17 5x5 TS COLUMN - PAINT.
 - 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
 - 19 6x6 TIMBER KNEE BRACE - STAIN/PAINT.
 - 20 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
 - 21 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4-A4.1.
 - 22 FLASHING AND COUNTER FLASHING - TYPICAL.
 - 23 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
 - 24 EXISTING GRADE LINE.
 - 25 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
 - 26 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
 - 27 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - 28 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - 29 DRAINAGE MATT ON WATERPROOF MEMBRANE.
 - 30 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
 - 31 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
 - 32 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
 - 33 HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
 - 34 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
 - 35 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
 - 36 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
 - 37 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
 - 38 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
 - 39 INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
 - 40 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
 - 41 FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
 - 42 TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

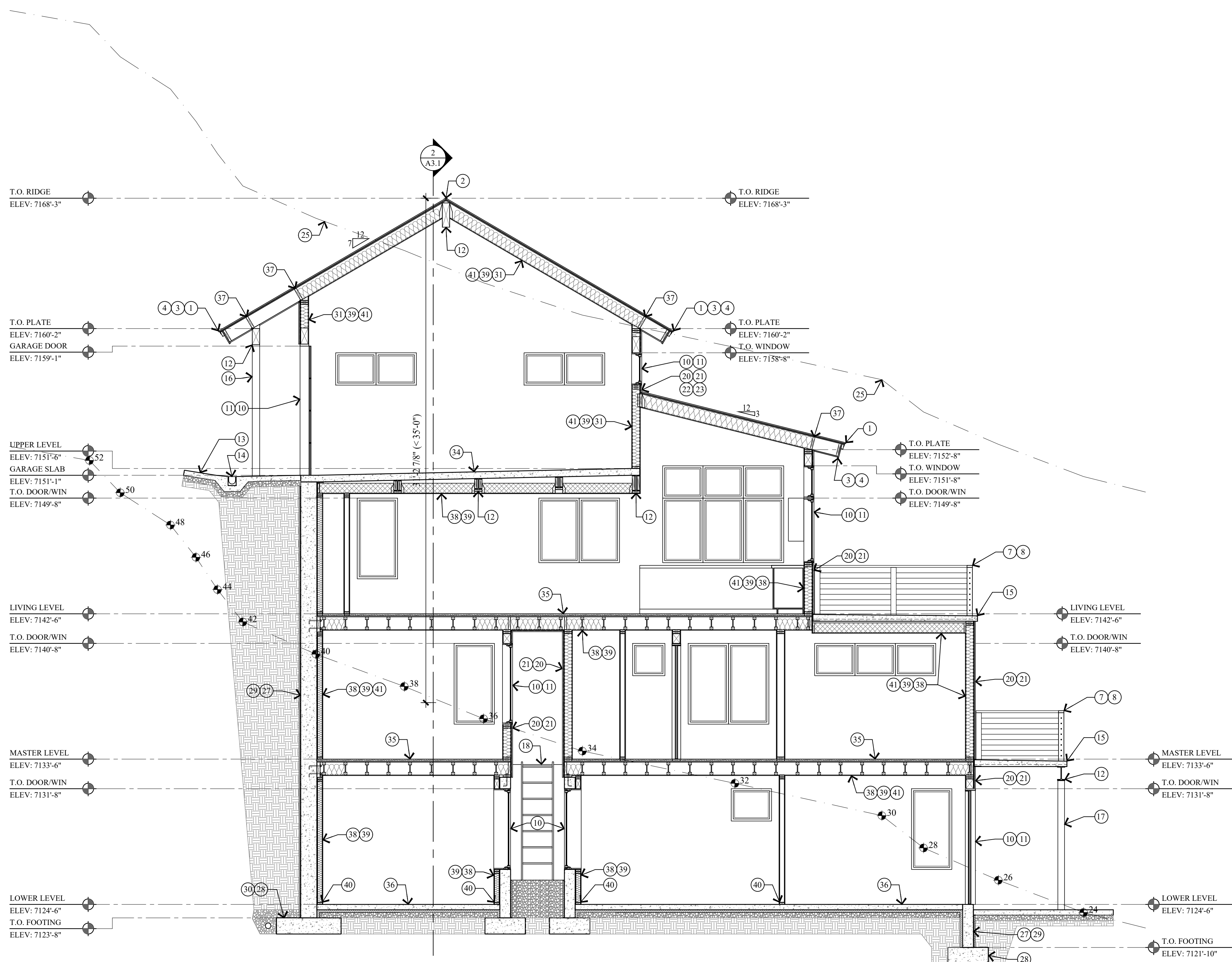
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

BUILDING SECTIONS

PROJECT DESCRIPTION: REVISIONS:

DATE:	REVISIONS:
OCTOBER 07, 2025	
PROJECT NUMBER:	2503-01
SHEET NUMBER:	A3.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



1 BUILDING SECTION
 A3.2 SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 MEATAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 4 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
- 10 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 11 WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
- 12 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAINT.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 6x6 TIMBER KNEE BRACE - STAIN/PAINT.
- 20 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
- 21 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4A4.1.
- 22 FLASHING AND COUNTER FLASHING - TYPICAL.
- 23 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 24 EXISTING GRADE LINE.
- 25 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 26 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 27 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 29 DRAINAGE MATT ON WATERPROOF MEMBRANE.
- 30 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- 31 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 32 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 33 HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 34 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
- 35 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 36 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- 37 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 38 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 39 INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 40 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 41 FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
- 42 TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE. SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

Jonathan DeGray
 A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
 Tel. 435-649-7263, E-mail: degrayarch@gwstoffice.net

BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW
 384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

BUILDING SECTION

REVISIONS:

DATE: OCTOBER 07, 2025

PROJECT NUMBER: 2503-01

SHEET NUMBER:

A3.2

March 21, 2026

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

Attn: Planning Commission

Re: Modification Request:
405 Woodside Ave.
SSCUP Condition of Approval Item 8a.

Dear Planning Commission,

On November 12, 2025, you approved the Steep Slope Conditional Use Permit for 384 Woodside Ave. Condition 8a of the approval states:

- 8. The plans shall be modified prior to HDDR final action to:*
- a. Show the depth of the garage does not exceed the minimum depth for internal parking space(s), pursuant to LMC 15-3-3(F), Parking Space Dimensions, which is 18' in depth.*

After reviewing the code and extensive discussion with staff we find we are in disagreement with staff's interpretation of the code in this matter. We are asking for the Planning Commission to review, what we see as an error in staff's condition of approval 8a, and approve a Modification of the conditions to allow a 20' deep garage as the code stipulates.

The garage at 384 Woodside was approved using the height exception for single car garages on a downhill lot. Section 15-2.2-5 reads as follows:

15-2.2-5

GARAGE ON DOWNHILL LOT. The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. **The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Chapter 15-3.** The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

Per the ordinance, the depth of the **garage** may not exceed the min. depth for internal parking spaces as dimensioned within this code, chapter 15-3. The ordinance specifically says garage and does not specifically reference section 15-3-3 but the chapter in its entirety.

Staff's misinterpretation sites 15-3-3 as the driver for "internal parking space dimension" for a garage. But this section of chapter 15-3 is titled "General Parking Area and Driveway Standards". This section references surface parking spaces in driveways and parking lots. It does not reference garages, as 15-2.2-5 clearly states. Section 15-3-3 reads as follows:

15-3-3 General Parking Area And Driveway Standards

Off-Street parking shall meet the following standards:

PARKING SPACE DIMENSIONS.

1. Parking Spaces must be at least nine feet (9') wide by eighteen feet (18') long. The City Engineer may approve minor variations in Parking Space dimensions.
2. ADA Parking Space width requirements vary and shall be consistent with current International Building Code standards.
3. Compact spaces with dimensions of nine feet (9') wide by sixteen feet (16') long may be provided. These spaces are not Code spaces for the purpose of satisfying parking requirements.

To determine the minimum depth of a **garage** for a single-family residence by code, you need to apply section 15-3-4. The section reads as follows"

15-3-4 Specific Parking Area And Driveway Standards For Single Family Residences And Duplexes, Parking Areas With 5 Or More Spaces, And Parking Structures

1. SINGLE FAMILY RESIDENCES AND DUPLEXES.

1. **SINGLE GARAGES.** In Single Family Dwellings, single car **garages** must have a **minimum interior dimension of eleven feet (11') wide by twenty feet (20') deep.** Double car garages must be at least twenty feet (20') wide by twenty feet (20') deep.

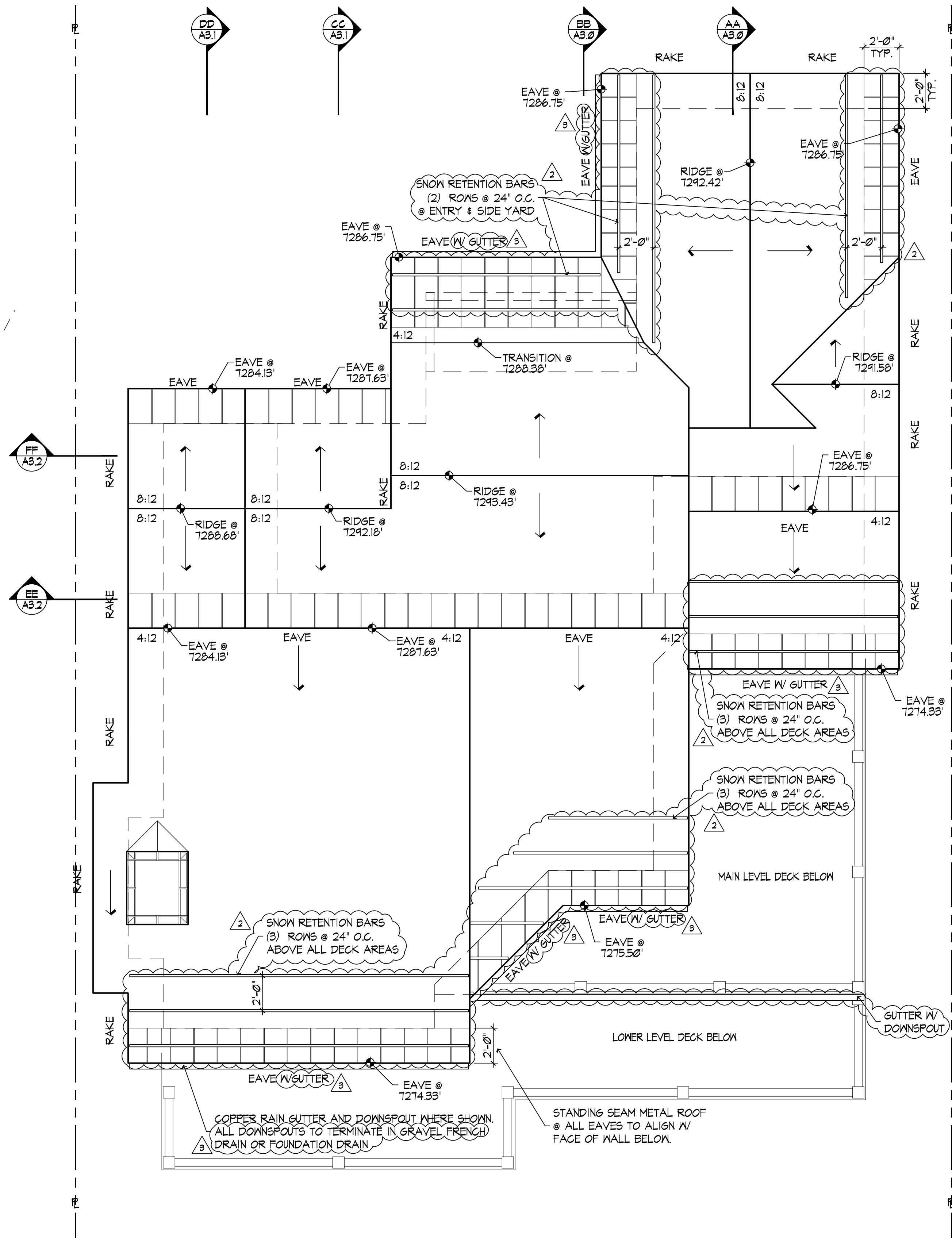
We believe since 15-2.2-5 specifically governs **garage** size and that section 15-3-4 is the relevant section to determine **garage** size not 15-3-3 which regulates surface parking spaces.

Attached are several examples from my archives of previously approved projects that were approved using the height exception for single car garages on a downhill lot. All have 11'x 20' single car garages.

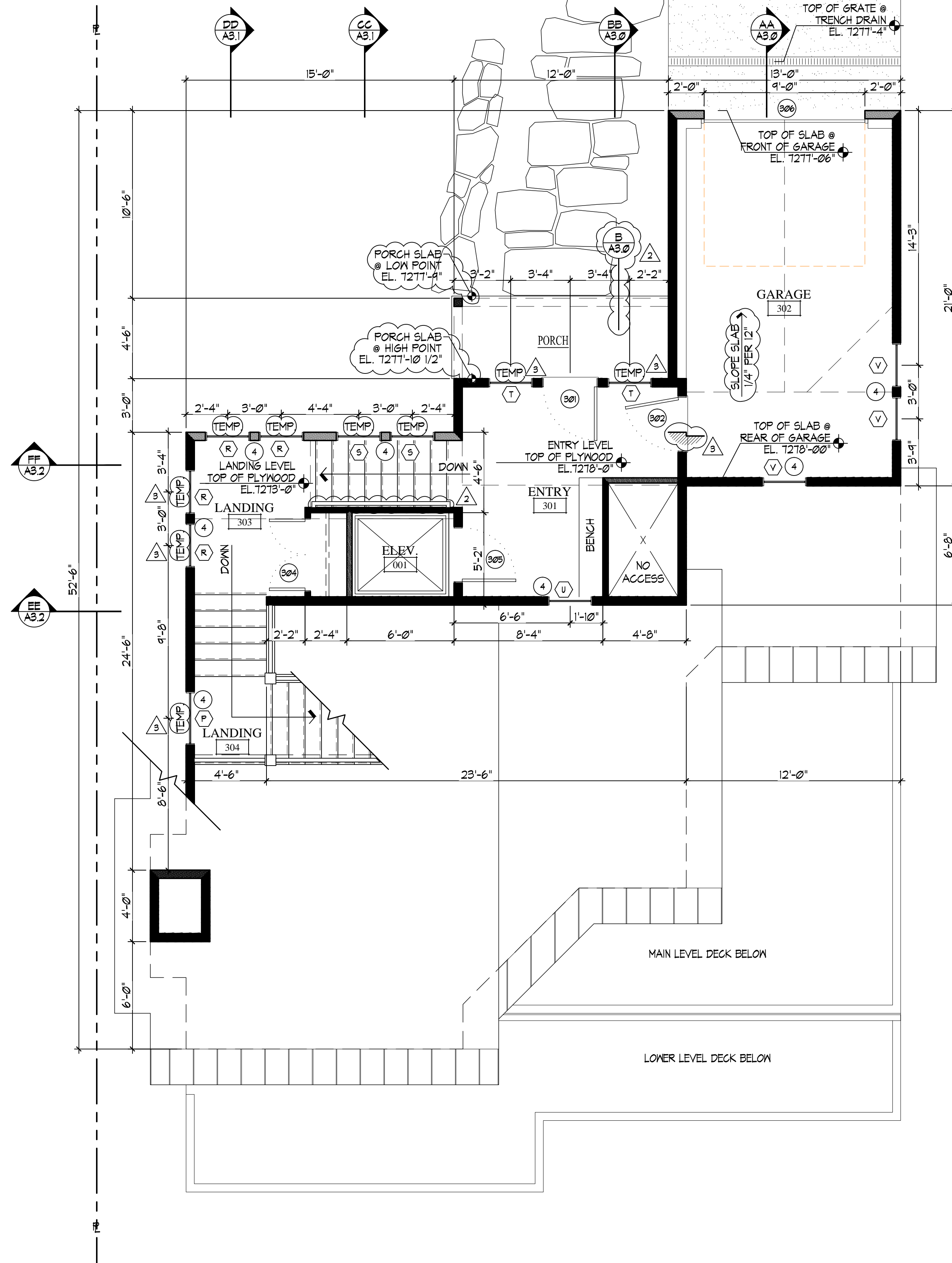
We appreciate your review of this condition of approval and hope you agree with our request to modify it.

Sincerely,


Jonathan DeGray - Architect



2 ROOF LEVEL PLAN
 1/4" = 1'-0"
 NORTH



1 ENTRY LEVEL FLOOR PLAN
 1/4" = 1'-0"
 248 SQ. FT. LIVING AREA
 567 SQ. FT. GARAGE
 NORTH

GENERAL NOTES

- NEW 2X FRAMED WALL
- NEW 8" CONCRETE WALL
- 1- EXTERIOR WALLS TO BE 2X6 FRAMING W/ R-21 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2X4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL FLOOR JOIST TO BE 11 7/8" TJI FRAMING U.N.O. W/ R-42 INSULATION - TYP. ALL ROOF JOIST TO BE 11 7/8" TJI FRAMING U.N.O. W/ R-42 INSULATION TYP.

KEYED NOTES

- 1 48" ENCLOSED GAS FIREPLACE. OPENING FRAMED ON 10" PLATFORM.
- 2 TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
- 3 36" HIGH RAILING: 6x6 SHAPED TOP RAIL, 3x6 SHAPED BOTTOM RAIL & 2X2 PICKETS W/ 8X8 CEDAR POSTS - STAINED
- 4 ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS - SEE SCHEDULE.
- 5 HEATED CONCRETE PORCH/ PATIO/ DRIVEWAY, BROOM FINISHED NATURAL COLOR. W/ 6x6 W/ 4 X W/ 4 WVF

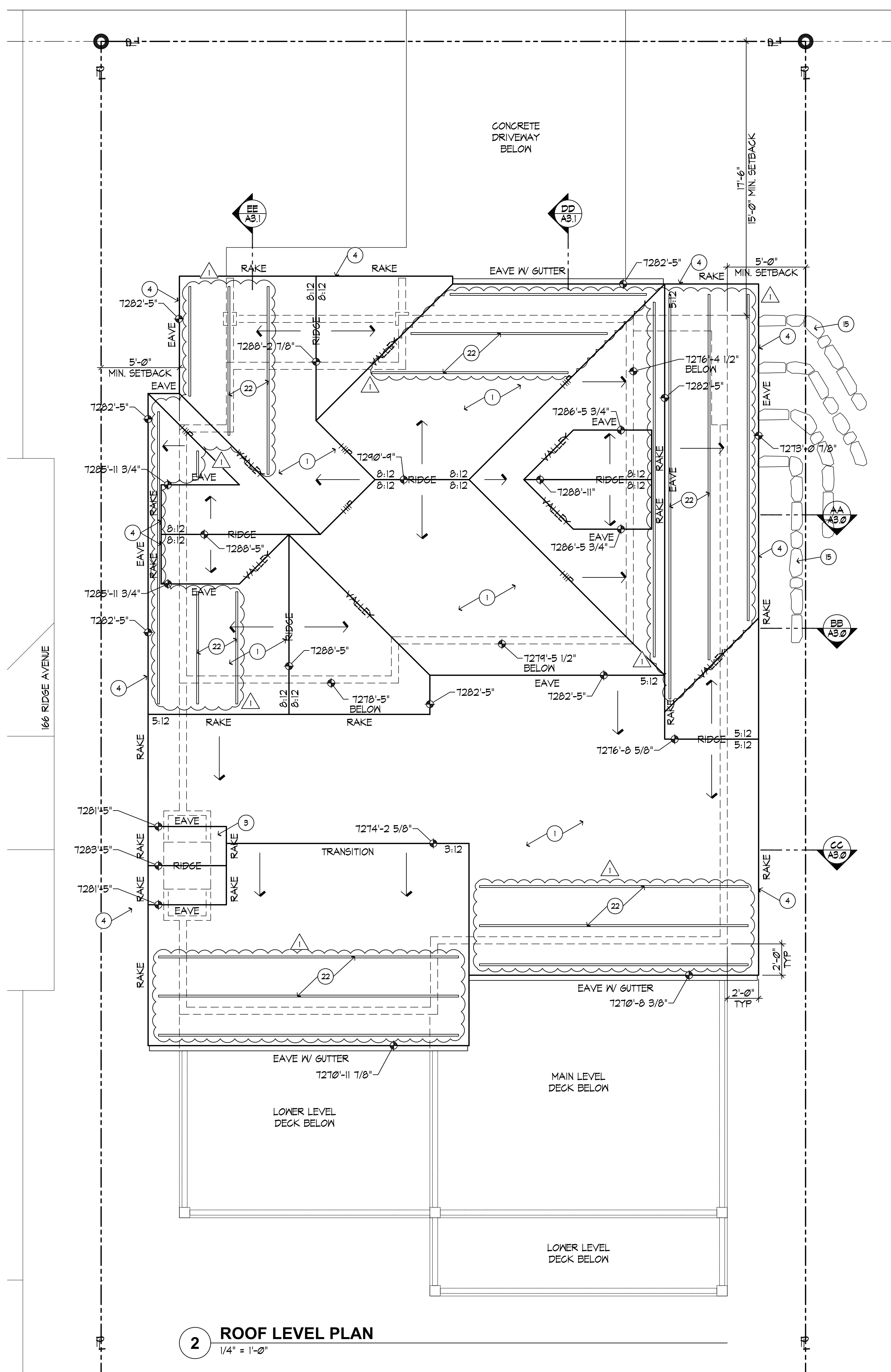
Jonathan DeGray
 Architect
 P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel: 435-649-7263, Email: jdeggray@jdeggray.com

NAVARRO RESIDENCE
 166 RIDGE AVENUE
 PARK CITY, UT 84060

ENTRY LEVEL FLOOR PLAN
ROOF LEVEL PLAN

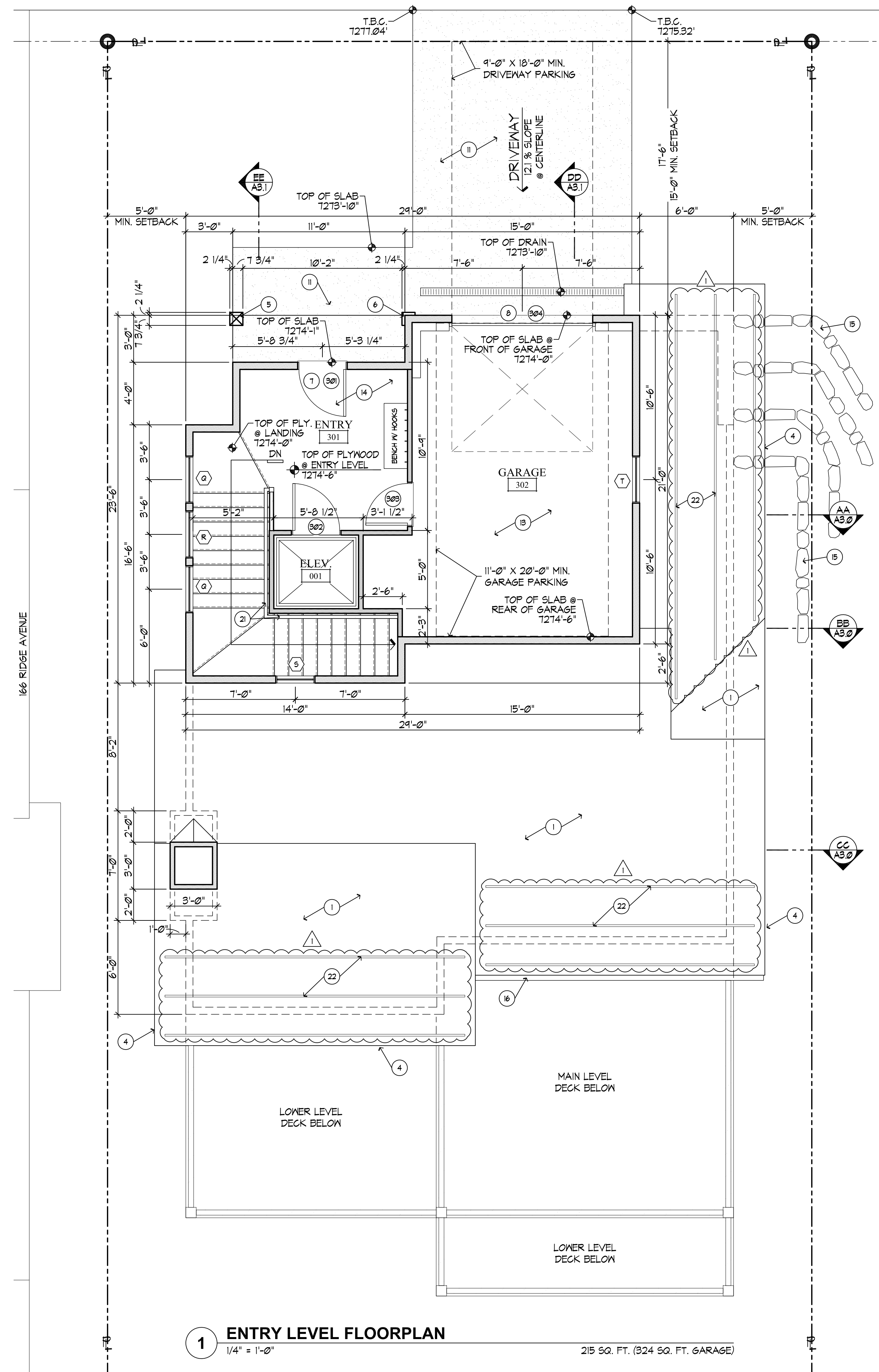
REVISIONS:	2 02/05/15
	3 02/09/15
DATE:	02/09/15
PROJECT NUMBER:	
SHEET NUMBER:	A1.2

RIDGE AVENUE
(COMMON DRIVEWAY)



2 ROOF LEVEL PLAN
1/4" = 1'-0"

RIDGE AVENUE
(COMMON DRIVEWAY)



1 ENTRY LEVEL FLOORPLAN
1/4" = 1'-0"

215 SQ. FT. (324 SQ. FT. GARAGE)

KEYED NOTES

- 1 ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP.
- 2 NOT USED
- 3 CHIMNEY CAP. SEE B/A2.0 FOR DETAILS.
- 4 1x4 ON 1x8 BUILT UP CEDAR FASCIA - STAINED
- 7 ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND RESCHEDULE REPORT.
- 8 36" HIGH RAILING. 2" x 4" POWDER COATED STEEL TOP & BOTTOM RAILS & VERTICAL POSTS W/ HORIZONTAL ST. STL. CABLES @ 3 1/2" O.C. - 8" x 8" POWDER COATED STEEL BALUSTERS.
- 10 CONCRETE FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 11 HEATED CONCRETE PORCH/ PATIO/ DRIVEWAY. BROOM FINISHED NATURAL COLOR. 6x6 W/4 X W/4 WAF, TYP.
- 12 4" CONCRETE FLOOR SLAB. REINFORCED PER ENGINEER. OVER 6 MIL VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 6" GRANULAR FILL. (R506.2.3) ANY EDGE OF SLAB LESS THAN 12" BELOW GRADE SHALL BE INSULATED - R10 @ 4 FEET OR R15 @ 4 FEET FOR HEATED SLABS (IECC, SECTION 402.2.6)
- 13 NOT USED
- 14 1 1/2" CONCRETE TOPPING WITH RADIANT HEAT COILS PER CONTRACTOR SPECS. CONCRETE FINISH T.B.D.
- 15 STACKED STONE RETAINING WALL - SEE DETAIL A/A2.0
- 17 TOUGHNDRY VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4" CONTINUOUS FOUNDATION DRAIN, SET IN GRAVEL. DRAIN TO SUMP. ALL SIDES OF FOUNDATION. BACKFILL FOUNDATION WITH GRANULAR FILL @ 95% COMPACTION.
- 18 ENCLOSED GAS FIREPLACE. OPENING FRAMED ON 10" PLATFORM. SIZE PER PLAN.
- 19 SEALED GAS APPLIANCE FIREPLACE APPROVED FOR SLEEPING ROOM USE. OPENING FRAMED ON 10" PLATFORM. SIZE PER PLAN.
- 20 TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION FIBER-CEMENT OR GLASS MAT GYPSUM BACKER. GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
- 21 WOOD HANDRAIL OR GUARDRAIL - SEE STAIRWAY/HANDRAILING/GUARDRAILING NOTES ON A5.1 FOR REQUIREMENTS.
- 22 SNOW RETENTION BARS - TO BE INSTALLED PER MANUFACTURERS DIRECTION - SEE DETAIL C/A01

Jonathan DeGray
Architect

162 RIDGE AVENUE
PARK CITY, UT 84060

PROJECT DESCRIPTION:
ENTRY LEVEL FLOORPLAN & ROOF LEVEL PLAN

REVISIONS:
1 10/24/15
2 10/24/15



DATE:
10/28/15

PROJECT NUMBER:
A1.2

SHEET NUMBER:
A1.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.

WALL LEGEND

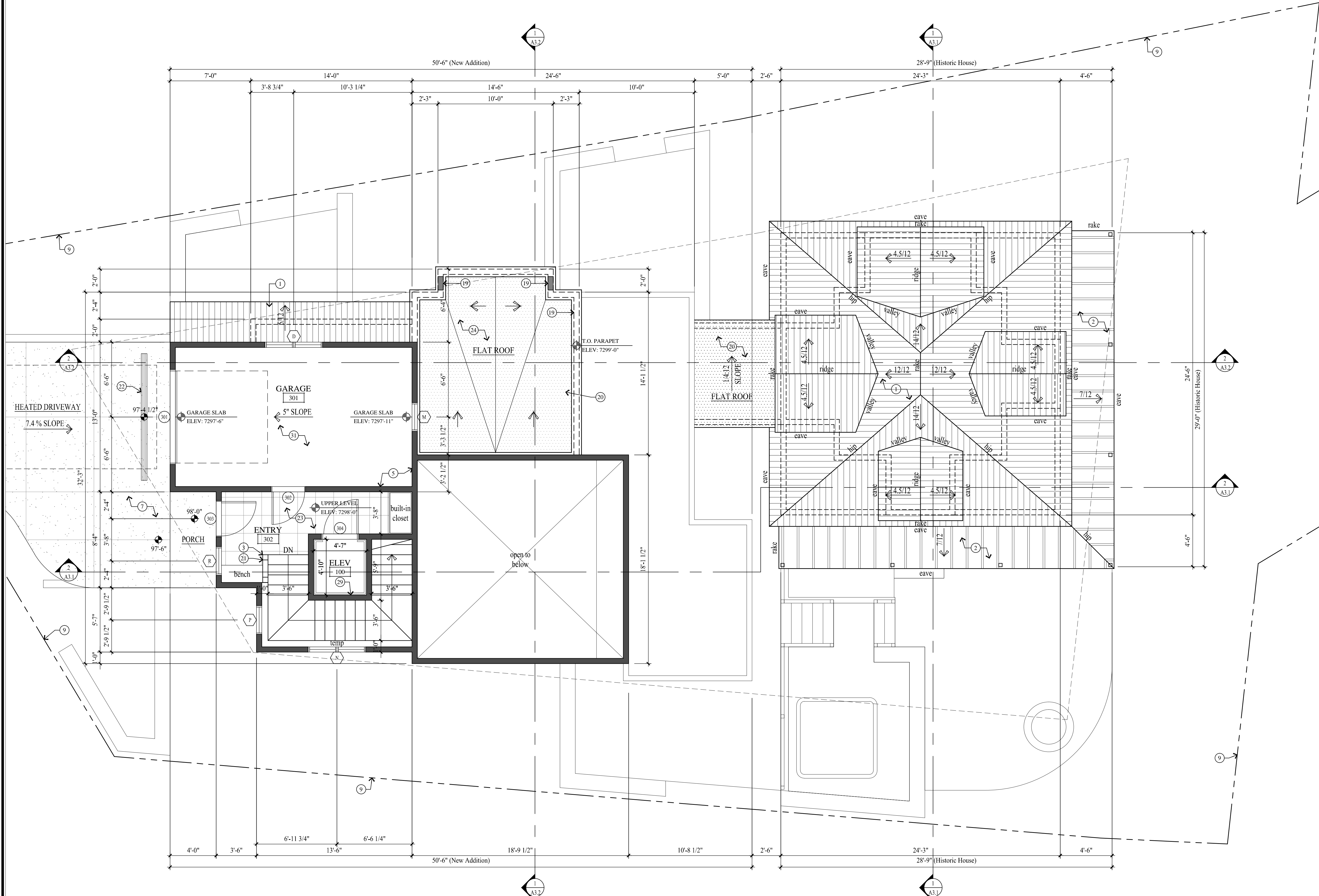
-  NEW CONCRETE WALL
-  NEW 2x FRAMED WALL

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ 4" CLOSED CELL FOAM AND THE REMAINING VOID TO BE BIB INSULATION R-49 - TYP.
3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-REZEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
5. TWO INSPECTIONS ARE REQUIRED (FOAM AND BALANCE OF INSULATION), UNVENTED CONDITIONED ATTIC ASSEMBLIES.

KEY NOTES

- 1 ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355 PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 2 NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 3 TYP. STAIRWAY, HANDRAILING, GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
- 4 TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER; GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
- 5 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 6 16" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 7 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
- 8 HEATED DECK: WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
- 9 PROPERTY LINE.
- 10 SET BACK LINE.
- 11 LINE OF WALL BEAM ABOVE.
- 12 36" HEAT & GLO SLIMLINE GAS FIREPLACE, #SL-9X, FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- 13 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.
- 14 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 15 36" HIGH GUARD RAILING; 2x6 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4", THROUGH 6x6 VERTICAL POST.
- 16 CONCRETE LIGHT WELL W/ EGRESS LADDER.
- 17 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL 6/A5.1.
- 18 SNOW RETENTION BARS; S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 17/S5.2.
- 19 6"x12" SCUPPER, SHEET METAL CONSTRUCTION TO MEET "SMACNA" STANDARD, 4" DOWN SPOUTS TO THE INTO STORM DRAIN SYSTEM.
- 20 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON 3/4" PLYWOOD ON ROOF 2x12 JOIST SLOPED 1/4" PER FOOT. SEE STRUCTURAL FOR DETAILS.
- 21 36" HIGH WOOD TOP RAIL/HAND GRIP TO BE STD. MILL SHAPE CONT. W/ 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
- 22 TRENCH DRAIN TO THE INTO STORM DRAIN.
- 23 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 24 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
- 25 4" REINFORCED STAMPED CONCRETE PATIO ON 4" GRAVEL BASE.
- 26 REMOVEABLE WALL PANEL SYSTEM.
- 27 36" HIGH RAILING; 2x4 SHAPED TOP RAIL ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
- 28 ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
- 29 ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIRECODE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
- 30 60" HEAT & GLO SLIMLINE GAS FIREPLACE, #SL-9X, FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- 31 5" CONCRETE COMPOSITE FLOOR DECK - SEE STRUCTURAL FOR SIZE AND DETAILS.



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@questoffice.net

115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

UPPER LEVEL PLAN

REVISIONS:

DATE: MAY 22, 2018

PROJECT NUMBER: 1711-02

SHEET NUMBER:

A1.3



PLANNING DEPARTMENT

June 18, 2018

Joseph Sponholz and Nancy Bronstein
25 East End Avenue
New York, NY 10028

CC: Jonathan Degray, Architect

NOTICE OF PLANNING DEPARTMENT ACTION

Project Address: 115 Sampson Avenue
Project Description: Historic District Design Review
Date of Action: June 18, 2018
Project Number: PL-17-03580

Summary of Staff Action

Staff reviewed this HDDR application for compliance with the 2009 Historic District Design Guidelines for Historic Sites, specifically with Universal Guidelines; A. Site Design; B. Primary Structures; C. Parking Areas, Detached Garages, & Driveways; D. Additions to Historic Structures; G. Reconstruction of Existing Historic Structures, and J. Exterior Lighting. Staff found that, as conditioned, the proposed construction of a new single family dwelling will comply with applicable Guidelines. This letter serves as the final action letter and approval for the proposed design for the rehabilitation of the historic house and new addition to 115 Sampson Avenue. The plans, as redlined, are approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 115 Sampson Avenue. The property is located in the Historic Residential-Low Density (HR-L) Zoning District.
2. The historic site is designated as Significant on the Historic Sites Inventory (HSI).
3. The Legal Description for this property is Lot 1 of the 115 Sampson Avenue Subdivision. On March 6, 2014, Park City Council approved the 115 Sampson Avenue Subdivision through Ordinance 14-07; it was recorded on February 26, 2015.
4. On February 12, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 115 Sampson Avenue; it was deemed complete February 22, 2018.
5. The exact date of construction of this house is unknown, but the Summit County Recorder's Office lists the date of construction as 1904 and it appears in 1920s photographs of Old Town as a simply pyramid-roof cottage with a porch and no dormers.

6. The first recorded owner of the property is the Park City Townsite Corporation, and the site may have housed mine workers. It was first purchased by an individual in 1937— Frank Pintar, his wife Celia, and son Victor lived in the house.
7. From 1907 to 1941, the Sanborn Fire Insurance Maps show the house remained largely unchanged. It was a one and one-half story, square pyramid-roof house with a small one-story addition on the southwest corner. It had a porch that wrapped around the east façade and south elevation.
8. Since the 1941 Sanborn Fire Insurance Map, there have been several additions including a rear lean-to addition across the west elevation. There is also a second addition on the west elevation that is built into the hillside and is closed off from the interior of the house. This addition is constructed of railroad ties with stacked stone on the exterior; it may have been used as a root cellar at one time.
9. Between 1960 and 1980, several modifications were made to the historic house diminishing its historical significance. The window-door configuration was substantially altered after 1970, with new aluminum sliding and picture windows and flush wood doors. On the east façade, the original double-hung wood windows were replaced with large picture windows. A vinyl faux-Permastone product was installed on the east façade and aluminum siding covered the original wood drop novelty siding. Additionally, skylights were cut into the porch roof on the south elevation and new dormers were constructed after 1920.
10. The parking structure along Sampson Avenue was constructed in 1983 and consists of a railroad tie retaining wall with packed gravel. There is a newer set of stairs leading from the parking pad to the house, likely built in 1995.
11. On October 13, 2010, the Chief Building Official issued a Notice and Order to Repair and Vacate the historic house. Subsequently, the Planning Department received a plan to stabilize and mothball the house on November 4, 2011. Work included documenting the historic house, developing a Physical Conditions Report, as-built drawings, structurally stabilizing the house, making necessary repairs to achieve the preservation plan/ mothballing plan, exterminate and control pests, protect the exterior envelope from moisture penetration, secure the building and its component features to reduce vandalism and break-ins, provide adequate ventilation, secure and/or modify the mechanical utility systems, and a plan for maintenance and monitoring.
12. On April 10, 2013, the Building Department issued a second Notice and Order to Repair or Vacate the house.
13. On May 16, 2018, the Historic Preservation Board approved the Material Deconstruction and Disassembly/Reassembly (Panelization) associated with the project.
14. On June 13, 2018, the Planning Commission approved the Steep Slope Conditional Use Permit for this site as well as a height exception as permitted by LMC 15-2.1-5(D)(4). The height exception for a Garage on a Downhill Lot states that the depth of the garage may not exceed the minimum depth for an internal Parking Space as dimensioned within this code, Section 15-3. LMC 15-3 requires a minimum depth of 20 feet; the proposed garage is 21 feet in depth.
15. The proposal complies with LMC 15-2.1-2 Uses as a Single Family Dwelling is an Allowed Use in the HRL Zoning District.
16. The proposal complies with LMC 15-2.1-3(A) Lot Size as the minimum Lot Area in this zone is 3,750 square feet. The existing lot size is 7,613.13 square feet.
17. The proposal complies with LMC 15-2.1-3(D) Footprint as the maximum footprint permitted for a lot size of 7,613.13 square feet is 2,481.66 square feet. The applicant is proposing a footprint of 2,004 square feet.

18. The proposal complies with LMC 15-2.1-3(E) as the minimum front and rear yard setbacks for this site are 15 feet. The applicant is proposing a 15 foot front yard setback and 12 foot rear yard setback due to the porch of the historic house.
19. The proposal complies with LMC 15-2.1-3(F) as the following Front Yard Setback Exceptions are permitted: (1) retaining walls not more than 4 feet in height; (3) porches not more than 10 feet wide and 3 feet deep; (5) sidewalks and pathways; and (6) driveways leading to a garage are permitted in the front yard setback.
20. The proposal complies with LMC 15-2.1-3(G) as the following Rear Yard Setback Exceptions are permitted: (8) mechanical equipment such as the proposed fire pit maintaining a minimum setback of 3 feet from the rear property line (the applicant is proposing a 14 foot setback); and (10) patios and decks not more than 30 inches above Final Grade are permitted in the rear yard setback.
21. The proposal complies with LMC 15-2.1-3(H) as the minimum Side Yard Setbacks are 5 feet, for a total of 10 feet. The applicant has proposed a 10 foot side yard setback on the south side and 10 foot side yard setback on the north side.
22. The proposal complies with LMC 15-2.1-3(I) as the following Side Yard Setback Exceptions are permitted: (1) Bay windows not more than 10 feet wide, projecting not more than 2 feet into the side yard, as proposed on the north side of the house; (3) window and light wells projecting not more than 4 feet into the side yard setback, such as the light well proposed to encroach 2.5 feet into the north side yard setback; (6) patios, decks, and pathways not more than 30 inches above Final Grade; (7) retaining walls, such as those the applicant has proposed; (8) driveways leading to a garage; and (11) mechanical equipment located at least 3 feet from the side yard line.
23. Per LMC 15-2.1-4, Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures. Additions to Historic Structures are exempt from Off-Street parking requirements provided the addition does not create a Lockout Unit or Accessory Apartment. Additions must comply with Building Setbacks, Building Footprint, driveway location standards and Building Height.
24. The proposal complies with LMC 15-2.1-5 Building Height. The interior height of the structure, measured from the lowest floor plane to the top of the highest wall plate is 35 feet. The required 10 foot horizontal step on the downhill façade has been provided by the historic house. The roof pitch of the addition's Contributing Roof Form is 7:12.
25. The proposal complies with LMC 15-2.1-5(D)(4) as the Planning Commission approved a height exception for a garage with parking in a tandem configuration on a downhill lot on June 13, 2018.
26. The proposal complies with LMC 15-2.1-9 Vegetation Protection. The site is largely overgrown and the only Significant Vegetation is a deciduous tree on the south side of the property. The applicant does not propose to remove this tree, and the landscape plan proposes additional new trees.
27. The proposal complies with Universal Design Guidelines for Historic Sites:
 - a. The proposal complies with Universal Design Guideline #1 as the site shall be used as it was historically, a single family house, which requires minimal change to the distinctive materials and features.
 - b. The proposal complies with Universal Design Guideline #2 as changes to a site or building that have acquired historic significance in their own right will be retained and preserved. The applicant has proposed to reconstruct many of the details and features of the historic house that have been lost by past renovations.
 - c. The proposal complies with Universal Design Guideline #3 in that the historic exterior features of a building will be retained and preserved. Where they have been lost, the applicant proposes to reconstruct them.

- d. The proposal complies with Universal Design Guideline #4 in those distinctive materials, components, finishes, and examples of craftsmanship will be retained and preserved. The applicant is proposing to restore and reconstruct missing historic elements.
 - e. The proposal complies with Universal Design Guideline #5 as conditioned.
 - f. The proposal complies with Universal Design Guideline #6 as features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines. There were a number of changes made to the historic house after the historic period. The applicant has proposed to remove these later additions and restore the original features of the historic house.
 - g. The proposal complies with Universal Design Guideline #7 as the site will be recognized as a physical record of its time, place and use. The applicant is not proposing to introduce architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
 - h. The proposal complies with Universal Design Guideline #8 as conditioned.
 - i. The proposal complies with Universal Design Guideline #9 in that the new additions, exterior alterations, and related new construction will not destroy historic materials, features, and spatial relationships that characterize the site or building. The new addition is setback from the west (rear) elevation of the historic house so that the historic house remains the focal point of the project.
 - j. The proposal complies with Universal Design Guideline #10 in that the new addition and related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.
28. The proposal complies with the Specific Design Guidelines for Historic Sites:
- a. The proposal complies with Specific Design Guideline A.1. Building Setbacks & Orientation. The applicant has proposed to maintain the original front and side yard setbacks of the historic house. The original location of the main entry will also be maintained. The house faces east, toward Norfolk Avenue. The applicant has proposes to reconstruct the historic porch.
 - b. Specific Design Guidelines A.2 Stone Retaining Walls are not applicable as this property does not have any historic stone retaining walls. New stone retaining walls are proposed in the side and front yard along Sampson Avenue; however, these will not exceed 4 feet in height and will be constructed in a traditional style to compliment the historic house.
 - c. Specific Design Guidelines A.3 Fences and Handrails are not applicable as there are no historic fences or handrails on this site.
 - d. Specific Design Guidelines A.4 Steps are not applicable as there are no historic hillside steps on this site.
 - e. The proposal complies with Specific Design Guidelines A.5 Landscaping and Site Grading. There were no historic landscape features to retain and reconstruct on this site. The applicant has incorporated landscape treatments for the driveway, walkways, and paths in a comprehensive, complimentary, and integrated design. The historic character of the site will not be significantly altered by substantially changing the proportion of built or paved area to open space; the applicant has located the patios and decks in the side yard to limit the amount of paved space and created vegetated separations between this house and its neighbors. The landscape plans provides for snow storage on site, in the south side yard

setback. The landscape plan respects the manner and materials used traditionally, with special consideration given to the front yard. Landscape separations have been provided between parking areas, drives, service areas, and public use areas. The original grading of the site will be maintained when and where feasible. The non-historic parking pad will be removed and the site regarded to restore an appearance similar to what existed historically.

- f. The proposal complies with Specific Design Guidelines B.1 Roofs. No photovoltaic panels or skylights have been proposed. The applicant has proposed asphalt shingle roofing on the historic house and standing seam metal on the reconstructed porch.
- g. The proposal complies with Specific Design Guidelines B.2. Exterior Walls. The original window-door configuration of the historic house has been lost in past renovations. The applicant will determine the original window-door configuration when the non-historic siding layers are removed. Original materials are proposed to be repaired using recognized historic preservation methods. No substitute materials are proposed.
- h. The proposal complies with Specific Design Guidelines B.3. Foundations. The applicant has proposed to construct a new slab foundation beneath the historic house. The foundation will not raise the elevation of the reconstructed historic house more than 2 feet. The original placement, orientation, and grade of the historic house will be retained where and when feasible.
- i. The proposal complies with Specific Design Guidelines B.4. Doors. The historic doors have been lost. The applicant is proposing to remove the 1970s doors that exist today and replace them with new doors that are more historic in appearance.
- j. The proposal complies with Specific Design Guidelines B.5 Windows. The applicant has proposed to uncover and restore the original window openings. Replacement windows will be wood, double-hung windows typical of the historic period. The proposal complies with Specific Design Guidelines B.6 Mechanical Systems, Utility Systems, and Service Equipment as conditioned.
- k. The proposal complies with Specific Design Guidelines B.7 Paint and Color as conditioned.
- l. The proposal complies with Specific Design Guidelines C.1 Off-Street Parking. The applicant has proposed off-street parking in a single-car garage and driveway on the northwest corner of the site. The driveway will be shielded with landscaping to minimize its appearance along the street. The existing topography will be minimally impacted.
- m. The proposal complies with Specific Design Guidelines C.2 Driveways. The existing topography of the site will be minimally impacted by the construction of the driveway. No shared driveway is proposed.
- n. Specific Design Guidelines C.3 Detached Garages are not applicable as the applicant is proposing an attached one-car garage.
- o. The proposal complies with Specific Design Guidelines D.1 Protection for Historic Structures and Sites. The applicant has set the proposed three-story addition behind the historic house so that much of the historic roof form blocks the view of the addition when viewed from the façade of the house. The addition mimics the scale and proportion of the historic house and steps up the hill so as not to overwhelm the historic house.
- p. The proposal complies with Specific Design Guidelines D.2 General Compatibility. The addition will complement the visual and physical qualities of the historic pyramid-roof cottage as it incorporates similarly shaped and scaled

windows and doors, wood siding, and truncated gable roofs. The building components and materials used on the addition will be similar in scale and size to those found on the reconstructed historic house. Window shapes, patterns, and proportions found on the reconstructed house are reflected in the new addition. The addition is taller than the existing historic house and is visually separated from the historic house when viewed from the front of the historic house. No in-line addition is proposed.

- q. The proposal complies with Specific Design Guidelines D.3. Scenario 1: Residential Historic Sites—Basement Addition without Garage as the basement addition will be constructed as part of the new addition; however, only a slab foundation is proposed beneath the historic house. The proposed foundation will not raise the historic structure more than 2 feet from its original floor elevation. Window or egress wells are not proposed to be located on the primary façade. Window or egress wells will be located behind the midpoint of the secondary façades or in a location that is not visible from the primary public right-of-way. Landscape elements are proposed to be used to screen window/egress wells.
 - r. Specific Design Guidelines D.4 Scenario 2: Residential Historic Sites—Basement Addition with Garage are not applicable as no basement garage addition is proposed.
 - s. Specific Design Guidelines E. Relocation and/or Reorientation of Intact Buildings do not apply as the applicant is not proposing to relocate the historic house.
 - t. The proposal complies with Specific Design Guidelines F. Disassembly/ Reassembly of All or Part of a Historic Structure as the applicant is proposing to panelize the north, south, and east walls of the historic house. The applicant has provided measured drawings of the structure and identified the walls to be panelized in order to disassemble the structure into the largest workable pieces possible. A photographic survey of the existing structure has been made and a structural engineer has certified that panelization is the best approach to restoring the historic house. The HPB approved the Disassembly/Reassembly on May 16, 2018.
 - u. Specific Design Guidelines G. Reconstruction of Existing Historic Structures does not apply as the applicant is not proposing to reconstruct the historic house.
 - v. Specific Design Guidelines H. Accessory Structures are not applicable as there are no existing or proposed accessory structures on the site. There are three non-historic sheds on the site and the applicant is proposing to demolish these.
 - w. Specific Design Guidelines I. Signs are not applicable as no signs are proposed.
 - x. The proposal complies with Specific Design Guidelines J. Exterior Lighting as Conditioned.
 - y. Specific Design Guidelines K. Awnings are not applicable as no awnings are proposed.
 - z. The proposal complies with Specific Design Guidelines L. Sustainability as conditioned. No renewable energy systems are proposed.
 - aa. The proposal complies with Specific Design Guidelines M. Seismic Systems as the visual impact of exterior treatments associated with seismic upgrades will be minimized.
 - bb. Specific Design Guidelines N. ADA Compliance are not applicable as no ADA access is proposed.
29. Per LMC 15-11-9 Preservation Policy, the Planning Department is also authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.

Conclusion of Law

1. The proposal complies with the 2009 Park City Design Guidelines for Historic Districts and Historic Sites, as conditioned.
2. The proposal complies with the Land Management Code requirements pursuant to the Historic Residential-Low Density (HR-L) District (lot size, setbacks, etc.).
3. The proposed work is consistent with Park City General Plan.

Conditions of Approval

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate impacts to the existing neighboring structures, and existing infrastructure/streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
2. Final building plans and construction details shall reflect substantial compliance with the drawings stamped in on May 23, 2018, and approved on June 18, 2018, as redlined. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to construction. Any changes, modifications, or deviations from the approved work that have not been approved by the Planning and Building Departments may result in a stop work order.
3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction shall be reviewed and approved prior to construction.
4. If a complete building permit has not been obtained by June 18, 2019, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department.
5. The City Engineer shall review and approve all appropriate grading, utility installation, public improvements, drainage plans, and flood plain issues, for compliance with City and Federal standards, and this is a condition precedent to building permit issuance.
6. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
7. The applicant shall reduce the interior depth of the garage to 20 feet to comply with LMC 15-2.4-4(D)(4).
8. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Department shall review and approve in writing all replacements of historic materials prior to disposal.
9. Chemical or physical treatments, when appropriate, shall be undertaken using recognized preservation methods. Treatments that cause damage to historic materials shall not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
10. The landscape plan shall balance water efficient irrigation methods and drought tolerant and native plant materials with existing plant materials and site features that contribute to the significance of the site.
11. Roof colors shall be earth-tone and muted in color; materials shall not be reflective.

12. If original grade cannot be achieved, no more than two feet (2') of the new foundation shall be visible above finished grade on the primary façade (east) and secondary facades (north and south).
13. Where historic windows and doors cannot be repaired and need to be replaced, the applicant shall use wood windows and doors on the historic portion of the house; aluminum clad wood windows and doors may be used on the basement level and new additions.
14. Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the rear façade or another inconspicuous location or incorporated into the appearance as an element of the design. Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials. The applicant shall avoid removing or obstructing historic building elements when installing systems and equipment.
15. Original materials such as brick and stone that are traditionally left unpainted shall not be painted. Materials that are traditionally painted, such as the wood siding, shall have an opaque rather than transparent finish. A weather-protective finish shall be applied to wood surfaces that were not historically painted. When possible, low-VOC (volatile organic compound) paints and finishes shall be used.
16. After construction of the basement, the site should be re-graded to approximate the grading prior to construction of the addition.
17. The driveway shall be reduced to 12 feet in width.
18. The building permit shall include written plans detailing the disassembly and reassembly steps and procedures. To ensure accurate reassembly, all parts of the building or element shall be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, if there is any risk of damage to these elements during the disassembly-storage-reassembly process. The disassembled components—trim, windows, doors, wall panels, roof elements, etc.--shall be securely stored in a storage trailer on-site or in a garage/ warehouse/trailer off-site until needed for reassembly. When reassembling the structure, its original orientation and siting shall be approximated as closely as possible.
19. Exterior lighting fixtures shall be compatible with the building's style, period, materials, and shall also be down-directed and shielded. The Planning Department shall approve all proposed lighting fixtures in writing prior to installation.
20. Construction and renovation waste shall be diverted from disposal if recycling facilities or services are available.
21. All conditions of approval related to the May 16, 2018, Historic Preservation Board approval of the Material Deconstruction continue to apply.
22. All conditions of approval related to the June 13, 2018, Planning Commission approval for the Steep Slope Conditional Use Permit and Height Exception for Garages on a Downhill Lot continue to apply.
23. All standard conditions of approval shall apply (see attached).

All approvals are subject to all of the notes as indicated on the drawings. If you have any questions about this approval, please do not hesitate to contact me. I can be reached at (435) 615-5067, or via e-mail at anya.grahn@parkcity.org.

Sincerely,

A handwritten signature in black ink that reads "Anya E. Grahn". The script is cursive and fluid, with the first name "Anya" being the most prominent part of the signature.

Anya Grahn
Historic Preservation Planner II

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.
11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.
19. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.

September 2012

BEASLEY RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

SURVEY
 PARK CITY SURVEYING
 MARTINA NELSON
 PO BOX 682993
 PARK CITY, UTAH 84068
 TEL. (435) 649-2918
 www.parkcitysurvey.com

LEGEND

	BRICK & STONE		OFFICE 103		ROOM NAME ROOM NUMBER
	EARTH		FLOOR, POINT ELEV.		CENTER LINE
	CONCRETE		ROUND, DIA.		CHANNEL
	CONCRETE MASONRY UNIT		ANGLE		DETAIL
	STEEL (LARGE SCALE)		SECTION CUT, DETAIL		BUILDING SECTION
	RIGID INSULATION		KEYED NOTES		WINDOW TYPE
	ROUGH WOOD		DOOR NUMBER		REVISION
	BLOCKING		INTERIOR WALL ELEV.		WALL TYPE
	ALUMINUM (LARGE SCALE)				
	GRAVEL				
	FINISHED WOOD				
	BATT OR BLOWN INSULATION				
	PLASTER, SAND, GROUT, MORTAR				
	STEEL (SMALL SCALE)				
	BITUMINOUS PAVING				
	PLYWOOD				
	GYPSUM BOARD				

CODE ANALYSIS

APPLICABLE CODES
 2021 IRC 2021 IBC
 2021 IPC 2021 IMC
 2020 NEC 2021 IFGC
 2015 IECC RES. 2021 IFC
 2018 IECC COM. 2021 IEBC

OCCUPANCY: R2

CONSTRUCTION TYPE: VB
 BUILDING TO BE FIRE SPRINKLED: CONTRACTOR
 TO PROVIDE APPROVALS PRIOR TO
 INSTALLATION

AREA CALCULATION
 LOWER LEVEL LIVING AREA: 829 S/F
 MASTER LEVEL LIVING AREA: 829 S/F
 LIVING LEVEL LIVING AREA: 652 S/F
 TOTAL LIVING AREA: 2465 S/F
 GARAGE AREA: 272 S/F
 ALLOWABLE FOOTPRINT: 844 S/F
 PROPOSED FOOTPRINT: 842 S/F
 LOT AREA: 1875 S/F
 DISTURBED / GROUND COVER AREA: 514 S/F
 IMPERVIOUS AREA: 1375 S/F

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
SURVEY		
2	1 of 3	RECORD OF SURVEY AND EXISTING CONDITIONS MAP
3	2 of 3	RECORD OF SURVEY AND EXISTING CONDITIONS MAP
4	3 of 3	RECORD OF SURVEY AND EXISTING CONDITIONS MAP
ARCHITECTURAL		
5	3D1	3D MODEL VIEWS
6	3D2	3D MODEL VIEWS
7	3D3	STREETSCAPE & CROSS CANYON VIEWS
8	A0.1	ARCHITECTURAL SITE PLAN
9	A0.2	LANDSCAPE PLAN
10	A0.3	STORM WATER POLLUTION PREVENTION PLAN
11	A0.4	PARK CITY WATER DETAILS
12	A1.1	LOWER LEVEL PLAN AND MASTER LEVEL PLAN
13	A1.2	LIVING LEVEL PLAN, UPPER / GARAGE LEVEL PLAN, FLAT ROOF PLAN
14	A1.3	HIGH ROOF PLAN
15	A2.1	NORTH AND WEST ELEVATIONS
16	A2.2	SOUTH AND EAST ELEVATIONS
17	A3.1	BUILDING SECTIONS
18	A3.2	BUILDING SECTION
19	A4.1	ARCHITECTURAL NOTES AND DETAILS
20	A4.2	ROOF FLASHING DETAILS
21	A5.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REVD.	REVISED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISION
B.U.	BUILT-UP	GA.	Gauge	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHelf AND ROD
BLK.	BLOCK	G.W.B.	GYPSUM WALL BOARD	S.C.	SOLID CORE
BRK.	BRICK	G.L.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	ID.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUC.	STRUCTURAL
CONC.	CONCRETE	IRRIg.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	JOINT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MANFR	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	OF.D.	OVERFLOW DRAIN	WR.	WATER RESISTANT
EQ.	EQUAL	OPNG.	OPENING	WH.	WATER HEATER
E.T.	EXPANSION TANK	PLYWD.	PLYWOOD	WS.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINTED	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- THESE SHEETS - LISTED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
- ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2021 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
- ALL 2.5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
- ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.1.1.
- TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
- EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
- BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.

Jonathan DeGray
 Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net

BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

COVER SHEET

REVISIONS:

DATE:

JUNE 19, 2025

PROJECT NUMBER:

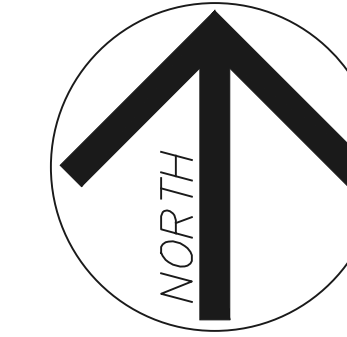
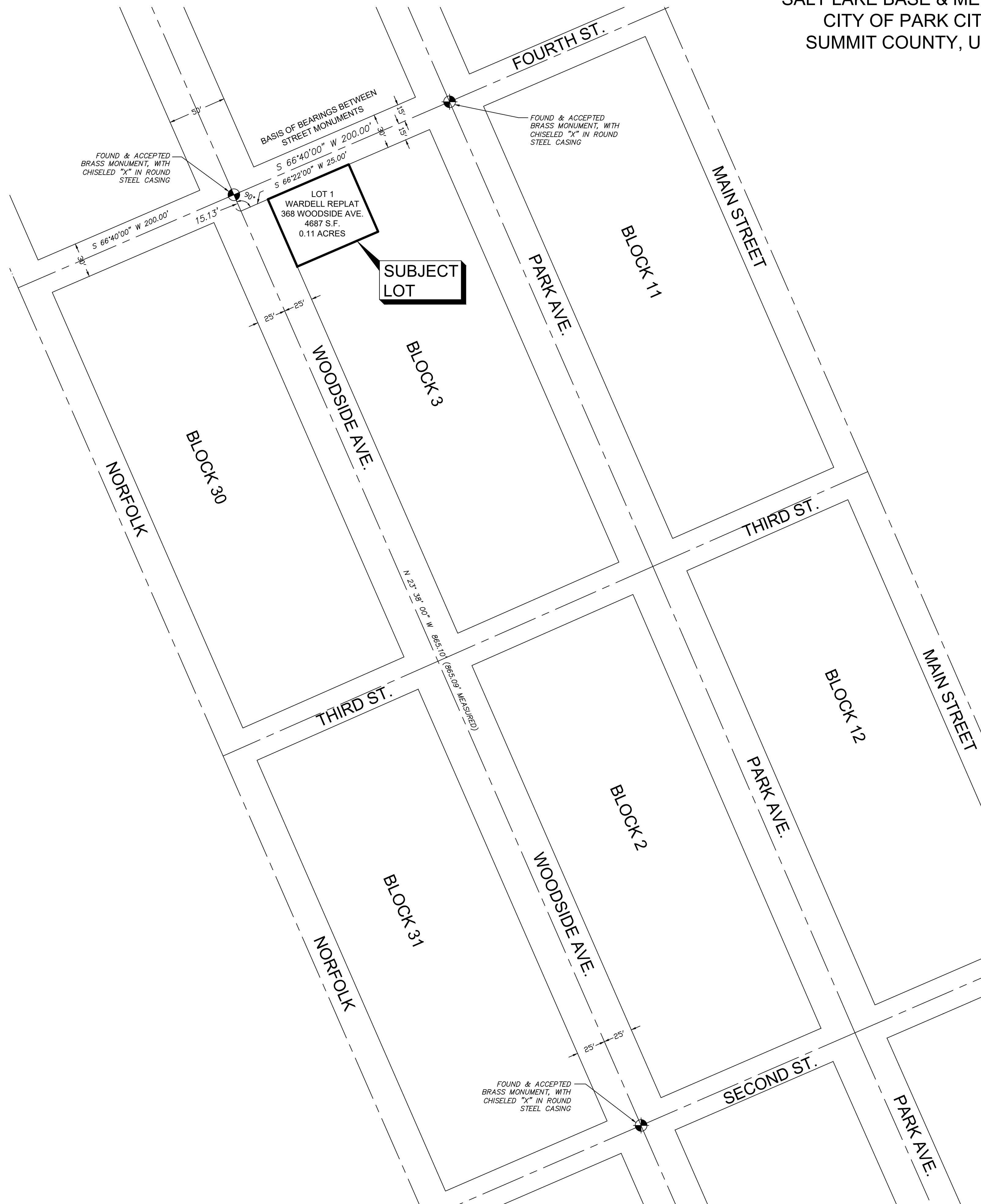
2503-01

SHEET NUMBER:

Aa

RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
 LYING WITHIN THE SOUTHEAST QUARTER OF
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 CITY OF PARK CITY,
 SUMMIT COUNTY, UTAH



GRAPHIC SCALE
 1 INCH = 50 FEET
 THIS MAP PRINTS TO SCALE
 AT SIZE 24"X36" PAPER

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY LINES & EXISTING CONDITIONS OF THE SUBJECT PROPERTY IN ANTICIPATION OF A POSSIBLE REMODEL OF THE EXISTING HOUSE.

THIS SURVEY MAP WAS GENERATED USING 2 (TWO) FOOT CONTOURS.

ELEVATION DATUM FOR THIS SURVEY IS NAVD 88 (NORTH AMERICAN VERTICAL DATUM 1988)
 VERTICAL N.G.S. BENCHMARK MONUMENT USED: CHISELED SQUARE 3,
 PID L00236

SUMMIT COUNTY, UTAH
 USGS QUAD "PARK CITY EAST" (1955)
 NAVD 88 ELEVATION (ORTHO): 6563.44'
 (MEASURED ELEVATION OF 6563.37' ON 05-21-2020)
 THIS BENCHMARK IS ALONG THE RAIL TRAIL AND LIES WITHIN SUMMIT COUNTY PARCEL ID SS-64-A.

EXISTING SURVEY MONUMENTS IN ADJACENT ROADWAYS WERE USED TO REESTABLISH THE PROPERTY CORNERS.
 THE BASIS OF BEARING IS SHOWN HEREON. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE THE EQUIVALENT OF RECORD, UNLESS NOTED.

NOTE THAT THE BOUNDARY TIE FROM THE WOODSIDE AVENUE CENTERLINE TO THE NORTHWEST CORNER OF THE WARDELL REPLAT BOUNDARY IS A 90° (NINETY DEGREE) ANGLE. THAT IS WHY THE TIE BEARING IS N 66°22'00" EAST A DISTANCE OF 25.00', WHILE THE FOURTH STREET CENTERLINE BEARING IS N 64°40'00" E.

SEE THE FOLLOWING SUBDIVISIONS OF RECORD, WHICH ECHO THIS BOUNDARY TIE BEARING:
 352 WOODSIDE AVENUE SUBDIVISION, ENTRY 1086290
 334 WOODSIDE REPLAT, ENTRY 518766
 341 WOODSIDE AVENUE PLAT AMENDMENT, ENTRY 1114892
 327 WOODSIDE PLAT AMENDMENT, ENTRY 1036926

EXISTING BUILDING LOCATION IS TO AS-BUILT LOCATION OF BUILDING WALL CORNERS. ACTUAL FOUNDATION LOCATION MAY DIFFER.

RTK GPS AND ROBOTIC TOTAL STATION INSTRUMENTS WERE USED ON THIS SURVEY.

SURVEY COMPLETED: 05-11-2020

ZONING FOR THIS LOT IS HISTORIC RESIDENTIAL (HR-1), PER PARK CITY ARCGIS ZONING MAP ACCESSED ON 05/18/2020.
 HTTPS://PARKCITY.MAPS.ARCGIS.COM/HOME/WEBMAP/VIEWER.HTML?WEBMAP=AA328E9CFDFB4C8EB8E8A542ADD9A03

THIS SITE IS IN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD MAP SERVICE ACCESSED ON 05/28/2020 AT 12:24 pm MOUNTAIN TIME
 WWW.FEMA.GOV
 FIRM MAP NUMBER 49043C0938C
 PANEL 938 OF 1250
 EFFECTIVE DATE MARCH 16, 2006

SEE SAID OFFICIAL WARDELL REPLAT SUBDIVISION FOR ANY EASEMENTS, SETBACK REQUIREMENTS, BUILDING ENVELOPES AND BUILDING LOT RESTRICTIONS.
 NOTE: OTHERS MAY APPLY.

THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS, OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS SHOWN HEREON.

EVIDENCE FOR THIS SURVEY WAS TAKEN FROM RECORDED DEEDS, RECORDS OF SURVEYS, PLATS AND PHYSICAL EVIDENCE OBTAINED IN THE FIELD. ALL FOUND EVIDENCE HAS BEEN CONSIDERED IN THE ESTABLISHMENT OF THE BOUNDARY AS SHOWN HEREON.

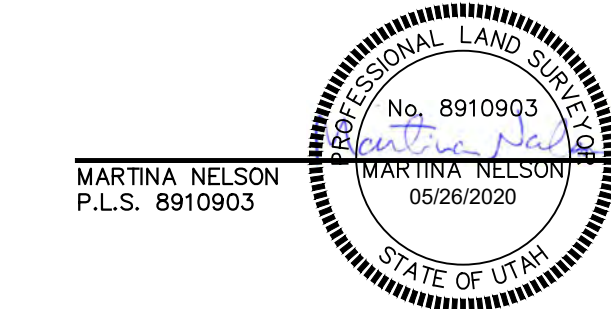
THIS SURVEY IS IN COMPLIANCE WITH THE GENERALLY ACCEPTED STANDARDS OF CARE AND STANDARDS OF ACCURACY FOR THIS TYPE OF SURVEY IN THIS LOCALE.

LEGAL DESCRIPTION

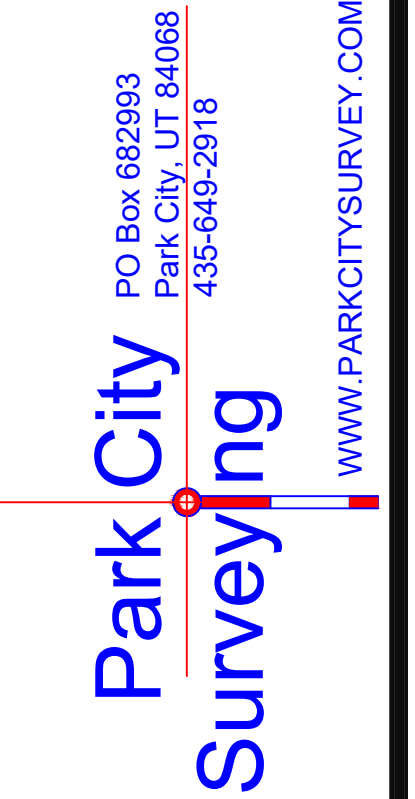
LOT 1 OF THE WARDELL REPLAT SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. ENTRY 568119, RECORDED 06/27/2000.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



MARTINA NELSON
 P.L.S. 8910903



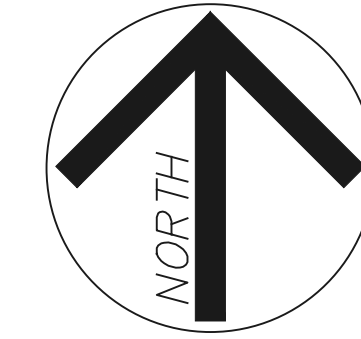
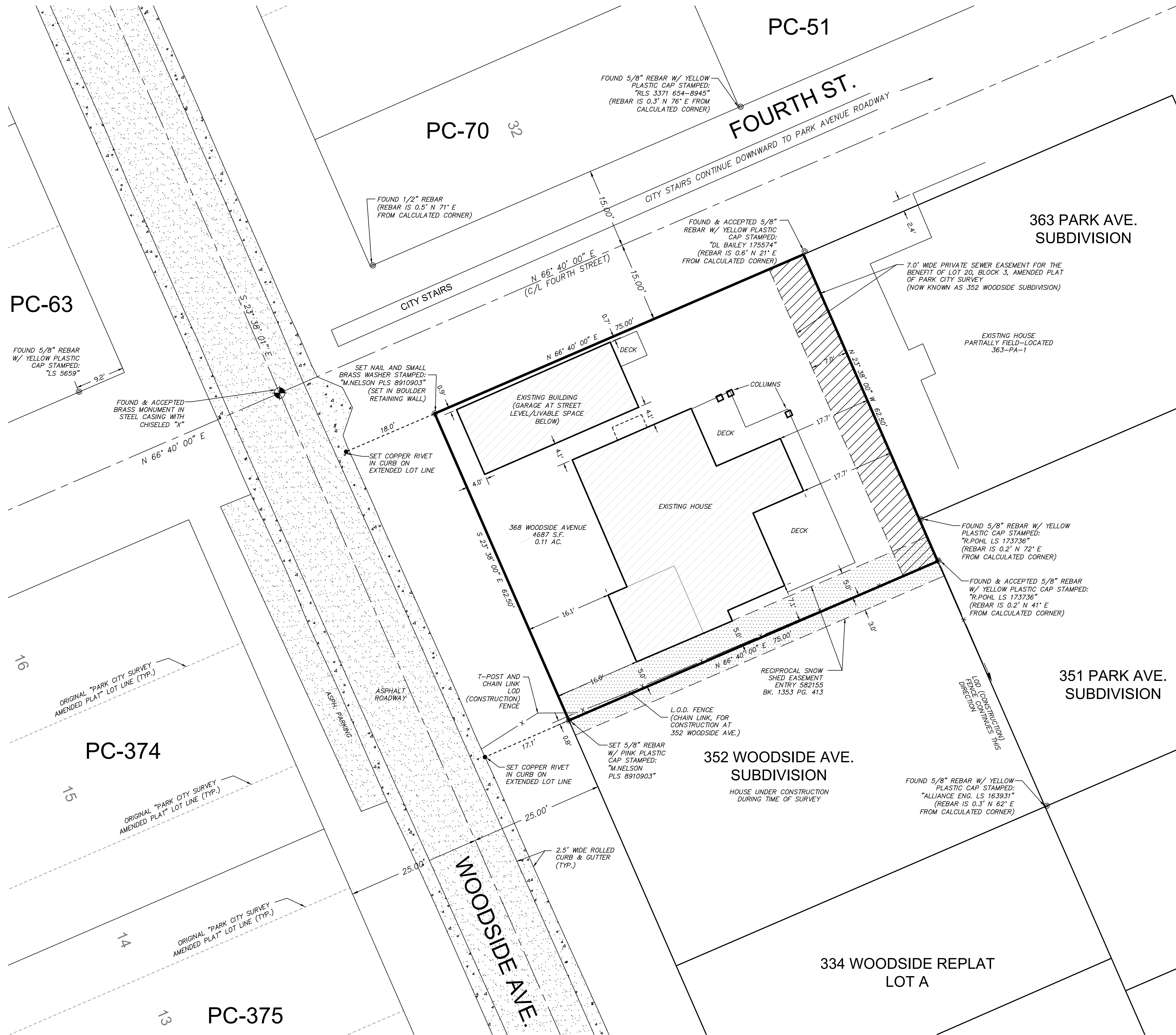
THIS DRAWING SHALL REMAIN THE PROPERTY OF PARK CITY SURVEYING. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THIS MAP HAS BEEN PREPARED.
 THE INFORMATION CONTAINED HEREON CANNOT BE COPIED, DUPLICATED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PARK CITY SURVEYING.

SURVEYED BY:
 KR/GB/MN
 DRAFTED BY:
 MN/KR
 CHECKED BY:
 MN
 DATE:
 MAY 26, 2020

RECORD OF SURVEY & EXISTING CONDITIONS MAP
 368 WOODSIDE AVENUE
 WARDELL REPLAT SUBDIVISION LOT 1
 PARK CITY, UTAH
 FOR: LAURA & ROB BEASLEY
 DWG: 368 WOODSIDE ROS-ASB.dwg

RECORD OF SURVEY & EXISTING CONDITIONS MAP

LOT 1 OF THE WARDELL REPLAT SUBDIVISION
 LYING WITHIN THE SOUTHEAST QUARTER OF
 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST
 SALT LAKE BASE & MERIDIAN
 CITY OF PARK CITY,
 SUMMIT COUNTY, UTAH



GRAPHIC SCALE
 1 INCH = 10 FEET
 THIS MAP PRINTS TO SCALE
 AT SIZE 24"x36" PAPER

LEGEND

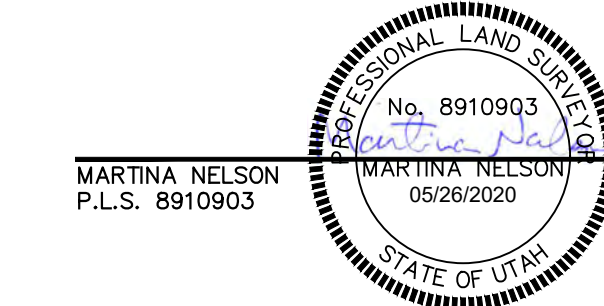
- FOUND STREET MONUMENT
- SET 5/8" REBAR W/ PINK PLASTIC CAP STAMPED: "M.NELSON PLS 8910903"
- SET COPPER RIVET IN CURB
- FOUND REBAR W/ CAP (AS DESCRIBED)
- FIRE HYDRANT
- PRIVATE SEWER EASEMENT AS DESCRIBED ON THE WARDELL REPLAT SUBDIVISION, ENTRY 568119
- RECIPROCAL SNOW SHED EASEMENT, ENTRY 582155 BK. 1353 PG. 413-417

NARRATIVE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE HOUSE, FENCES, EASEMENTS AND INFORMATION IN RELATION TO THE BOUNDARY.

SURVEYOR'S CERTIFICATE

I, MARTINA NELSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 8910903. I FURTHER CERTIFY I HAVE PERFORMED A SURVEY ON THE HERON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.



Park City
 Surveying
 PO Box 682993
 Park City, UT 84088
 435-649-2918
 WWW.PARKCITYSURVEY.COM

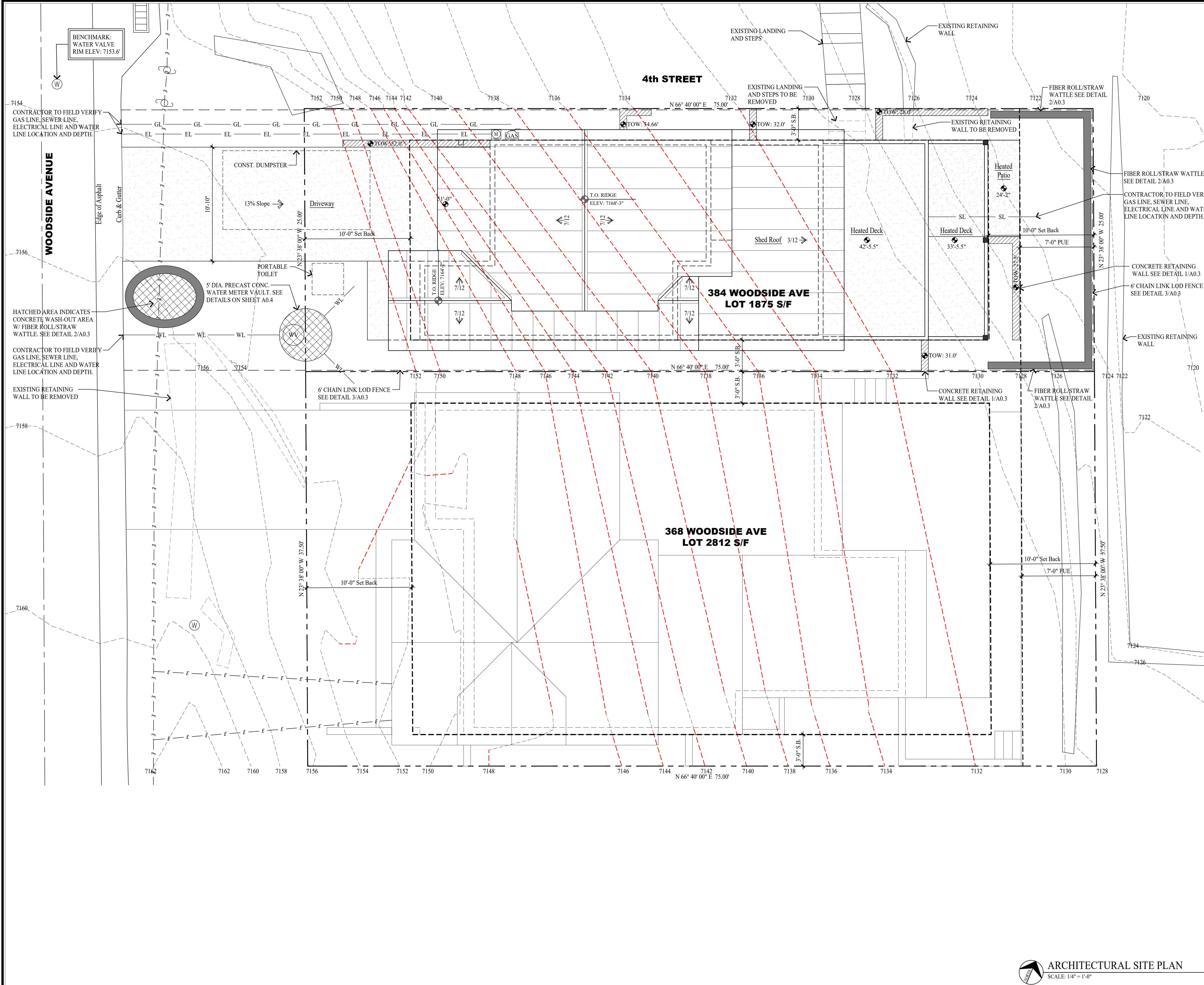
THIS DRAWING SHALL REMAIN THE PROPERTY OF PARK CITY SURVEYING. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT FOR ANY PURPOSE OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THIS MAP HAS BEEN PREPARED.

THE INFORMATION CONTAINED HEREON CANNOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PARK CITY SURVEYING.

SURVEYED BY:
 KR/GB/MN
 DRAFTED BY:
 MN/KR
 CHECKED BY:
 MN
 DATE:
 MAY 26, 2020

RECORD OF SURVEY & EXISTING CONDITIONS MAP
 368 WOODSIDE AVENUE
 WARDELL REPLAT SUBDIVISION LOT 1
 PARK CITY, UTAH
 FOR: LAURA & ROB BEASLEY
 DWG: 368 WOODSIDE ROS-ASB.dwg

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.



GENERAL NOTES

SITE PLAN NOTES:
 1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE
 FOR A MINIMUM OF 50' FROM ROADWAY. A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1/2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIATED AT ONCE.

GRADING NOTES
 1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
 2. MAXIMUM ALTERED SLOPES AT 2:1
 3. MINIMUM SLOPE FOR DRAINAGE = 2%
 4. DRAIN AWAY FROM BUILDING
 5. CONTAIN DRAINAGE ON PROPERTY
 6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
 7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES
 1. ALL UTILITY LINES TO BE UNDERGROUND.
 2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL
 SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- EXISTING ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRICAL LINE

0 5 10'
 GRAPHIC SCALE

NOTE:
 1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
 2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

DATE:	OCTOBER 07, 2025
PROJECT NUMBER:	2503-01
SHEET NUMBER:	A0.1
IMPERVIOUS AREA:	1375 S/F

Jonathan DeGray

Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

PROJECT DESCRIPTION:

BEASLEY RESIDENCE

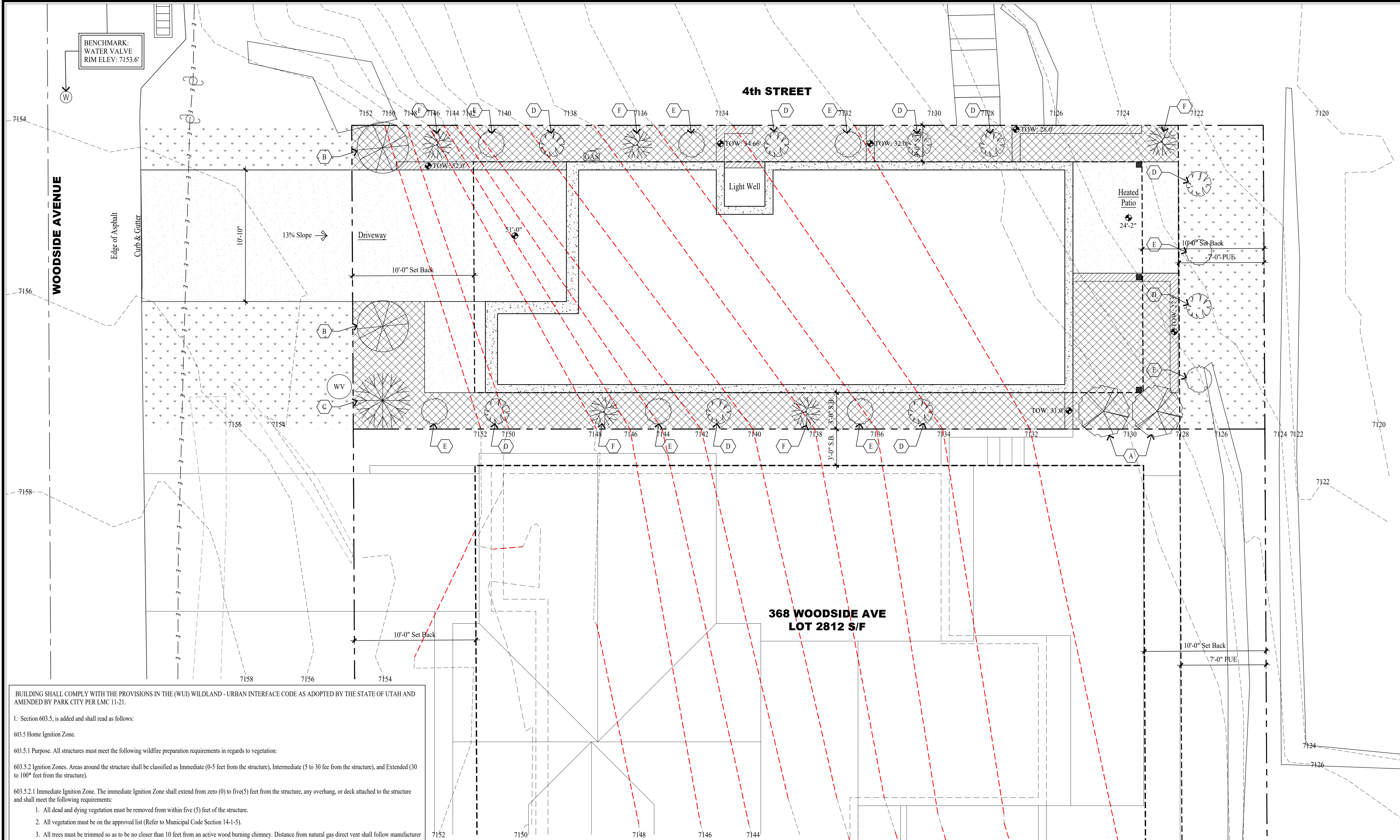
HISTORIC DISTRICT DESIGN REVIEW

SHEET DESCRIPTION:

ARCHITECTURAL SITE PLAN

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



GENERAL NOTES

SITE PLAN NOTES:
 1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE
 FOR A MINIMUM OF 50' FROM ROADWAY. A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1/2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIATED AT ONCE.

GRADING NOTES
 1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
 2. MAXIMUM ALTERED SLOPES AT 2:1
 3. MINIMUM SLOPE FOR DRAINAGE = 2%
 4. DRAIN AWAY FROM BUILDING
 5. CONTAIN DRAINAGE ON PROPERTY
 6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT
 7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES
 1. ALL UTILITY LINES TO BE UNDERGROUND.
 2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL
 SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED INTO THE STREET.

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- EXISTING ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRICAL LINE

BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WU) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

1. Section 603.5, is added and shall read as follows:
 603.5 Home Ignition Zone.
 603.5.1 Purpose. All structures must meet the following wildfire preparation requirements in regards to vegetation:
 603.5.2 Ignition Zones. Areas around the structure shall be classified as Immediate (0-5 feet from the structure), Intermediate (5 to 30 feet from the structure), and Extended (30 to 100 feet from the structure).
 603.5.2.1 Immediate Ignition Zone. The immediate Ignition Zone shall extend from zero (0) to five(5) feet from the structure, any overhang, or deck attached to the structure and shall meet the following requirements:
 1. All dead and dying vegetation must be removed from within five (5) feet of the structure.
 2. All vegetation must be on the approved list (Refer to Municipal Code Section 14-1-5).
 3. All trees must be trimmed so as to be no closer than 10 feet from an active wood burning chimney. Distance from natural gas direct vent shall follow manufacturer recommendations.
 603.5.2.2 Intermediate Ignition Zone. The Intermediate Ignition Zone shall extend from the edge of the Immediate Ignition Zone to a distance not to exceed 30 feet, which may include an area outside the established LOD and shall meet the following requirements:
 1. All vegetation in this zone must be on the approved list. See Municipal Code Section 14-1-5 (Also see 2006 Utah Wildland Urban Interface Code Appendix B).
 2. All dead and dying vegetation shall be removed.
 3. Grasses must be kept to a maximum of 4 inches in height above ground.
 4. Vegetation under trees shall be removed so as to preclude the ladder effect of a ground fire from spreading into the tree crown.
 5. Trees taller than 10 feet and less than 15 feet must have all branches removed from within four (4) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
 6. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
 7. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 18 feet to the next closest cluster.
 8. No single tree cluster shall exceed five (5) trees or cover more than 15% of the Intermediate Ignition Zone, whichever is lesser.
 Exception: Structures meeting all of the requirements labeled in sub-section C items 1 through 4 and at least 3 of the items labeled 5 through 9 listed in Section 603.4.3 are not required to meet items 5 through 8 above. Notwithstanding any exception, all landscaping in the Intermediate Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.
 603.5.2.3 Extended Ignition Zone. The Extended Ignition Zone shall extend from the edge of the Intermediate Ignition Zone to a distance not to exceed 100 feet, which may include an area outside of the established LOD, and shall meet the following requirements:
 1. All dead and dying vegetation shall be removed.
 2. Small conifers growing between trees may be removed in the context of clumping, clustering, and thinning, in accordance with Section 603.4
 3. Trees greater than 15 feet must have all branches removed from within six (6) feet of the ground as measured from the highest point of the ground below the canopy of the tree.
 4. Trees and shrubs must be clustered with the canopies of the clusters being no closer than 12 feet to the next closest cluster.
 5. No single tree cluster shall exceed 5 trees or cover more than 25% of the Intermediate Ignition Zone, whichever is lesser.
 6. Exception Structures meeting all of the items listed in Section 603.4 are not required to meet items 3 through 5 above. Notwithstanding any exception, all landscaping in the Extended Ignition Zone must be such that a ground fire is not likely to spread into the tree canopy.

PLANT SCHEDULE

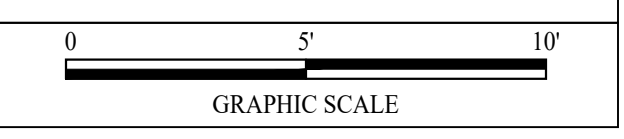
SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES							
	A	2	Aspen	Populus tremuloides	3" Dia.	6'-10'	
	B	2	Rocky Mtn. Maple	Acer glabrum	3" Dia.	3'-8'	
	C	1	Flowering Crabapple	Malus floribunda	3" Dia.	6'-8'	6'-10' Tall
SHRUBS							
	D	8	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
	E	8	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted on plan
	F	5	Honeysuckle	Diervilla lonicera	5 Gal.		Spacing as noted on plan
GROUND COVER and HYDROSEEDING							
	G	30	Mountain Lover	Pachistima myrsinites	4" Pots	12"-18"	Distribute Equally
	H	30	Creeping Mahonia	Mahonia repens	1 Gal.	12"-18"	Distribute Equally
	I	100 S/F	Wood Chips		Small		3" Thick Layer
	J	414 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseed	See seed mix below

NATIVE GRASS SEED MIX
 The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseeding must occur. Apply at a rate of 80 lbs./acre on the following percentages:
 20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.
 * In addition, add 10 lbs./acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

PLANTING NOTES

- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
- ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYS STANDARD SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
- CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
- IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
- SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
- ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
- SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "Trex" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/NATIVE GRASS LOCATIONS.
- ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
- ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
- NO BARE ROOT STOCK SHALL BE USED.

NOTE:
 THE LANDSCAPING SHALL HAVE AN IRRIGATION SYSTEM WITH A WATERSENSE LABELED SMART IRRIGATION CONTROLLER. PER LMC 15-5-5 (N).



NOTE:
 1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
 2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

DISTURBED / GROUND COVER AREA: 514 S/F

Jonathan DeGray

Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PRODUCT DESCRIPTION:

BEASLEY RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

LANDSCAPE PLAN

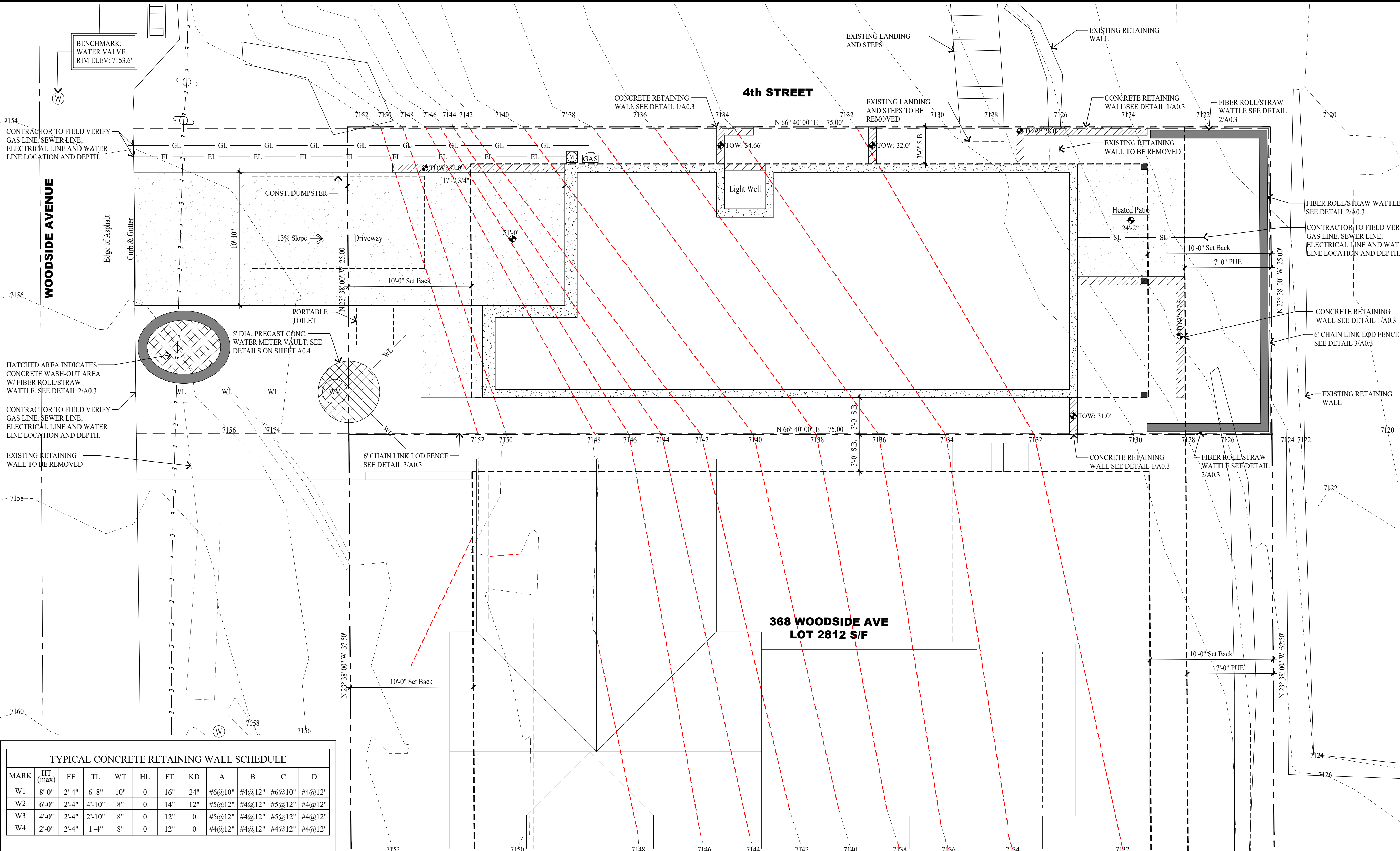
REVISIONS:

DATE: JUNE 19, 2025

PROJECT NUMBER: 2503-01

SHEET NUMBER: **A0.2**

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.



GENERAL NOTES

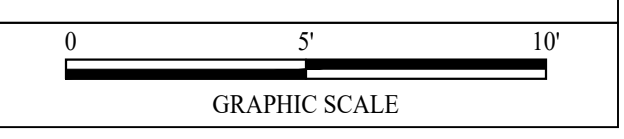
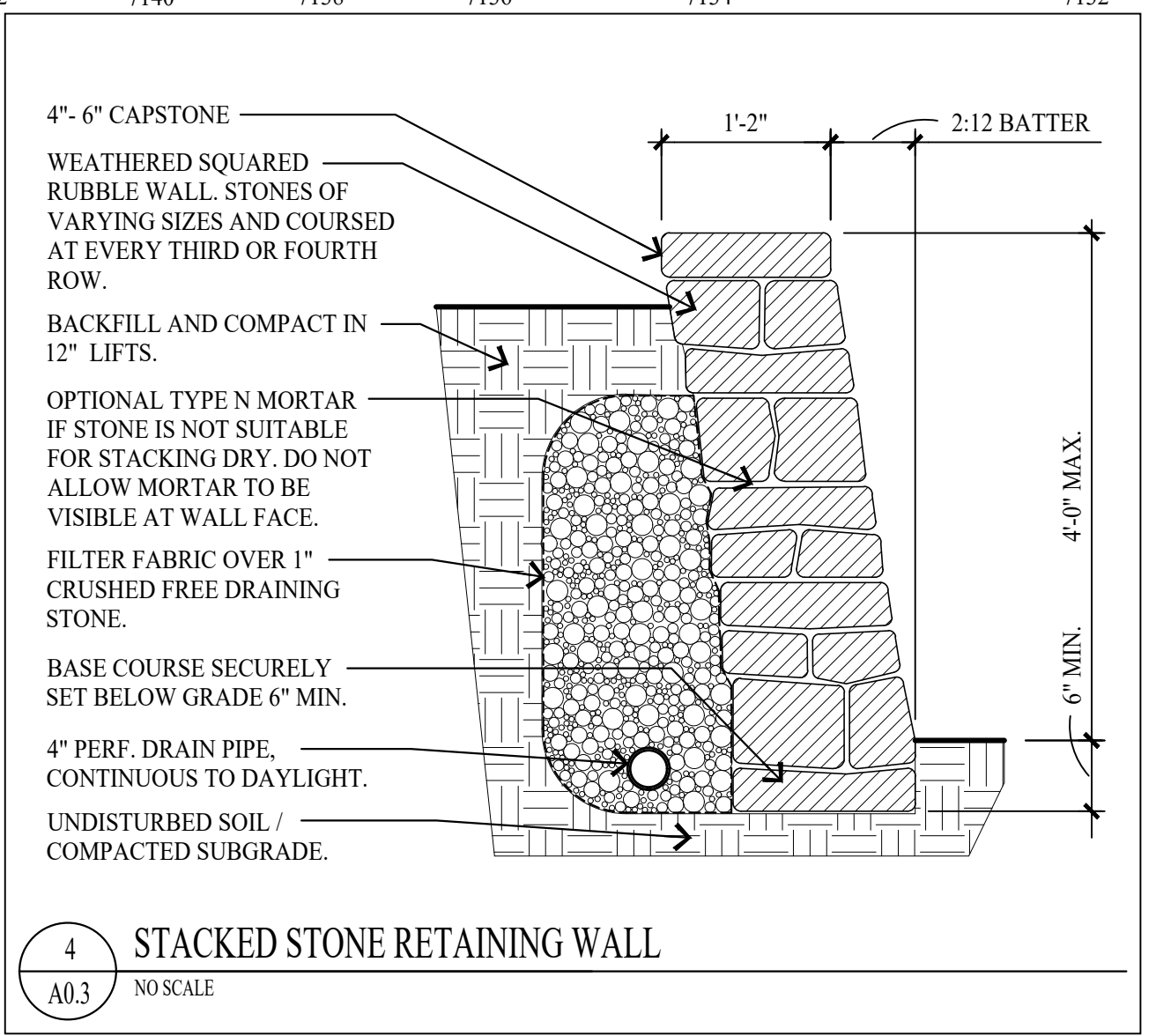
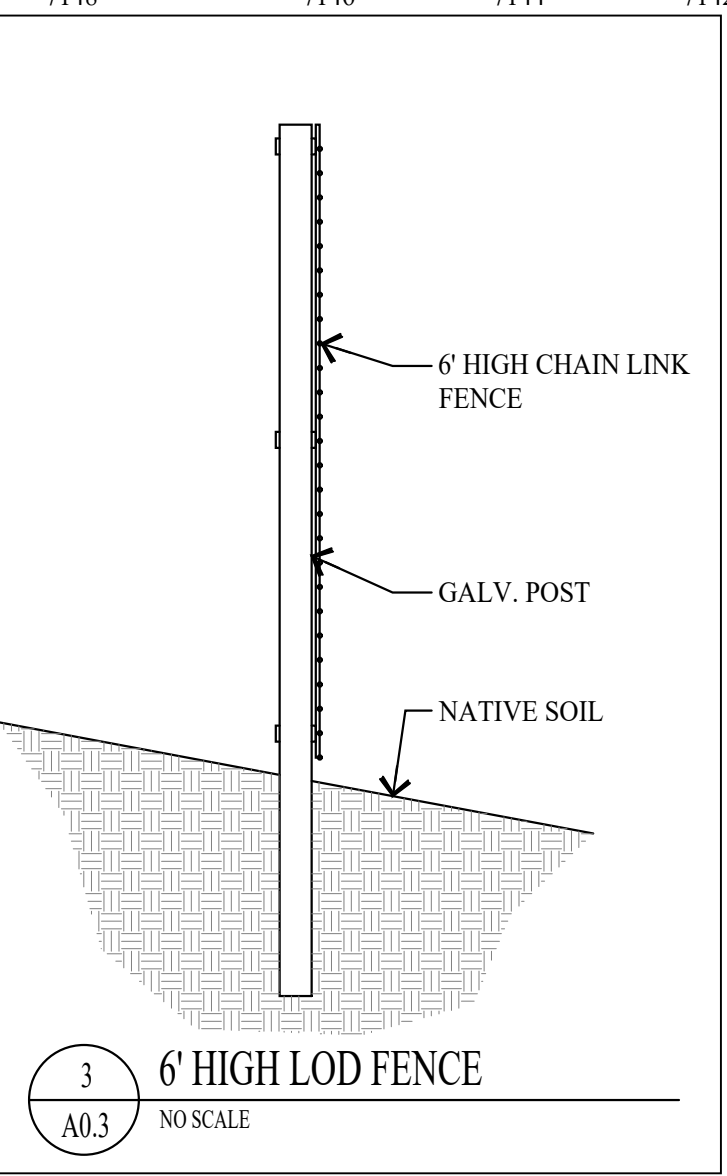
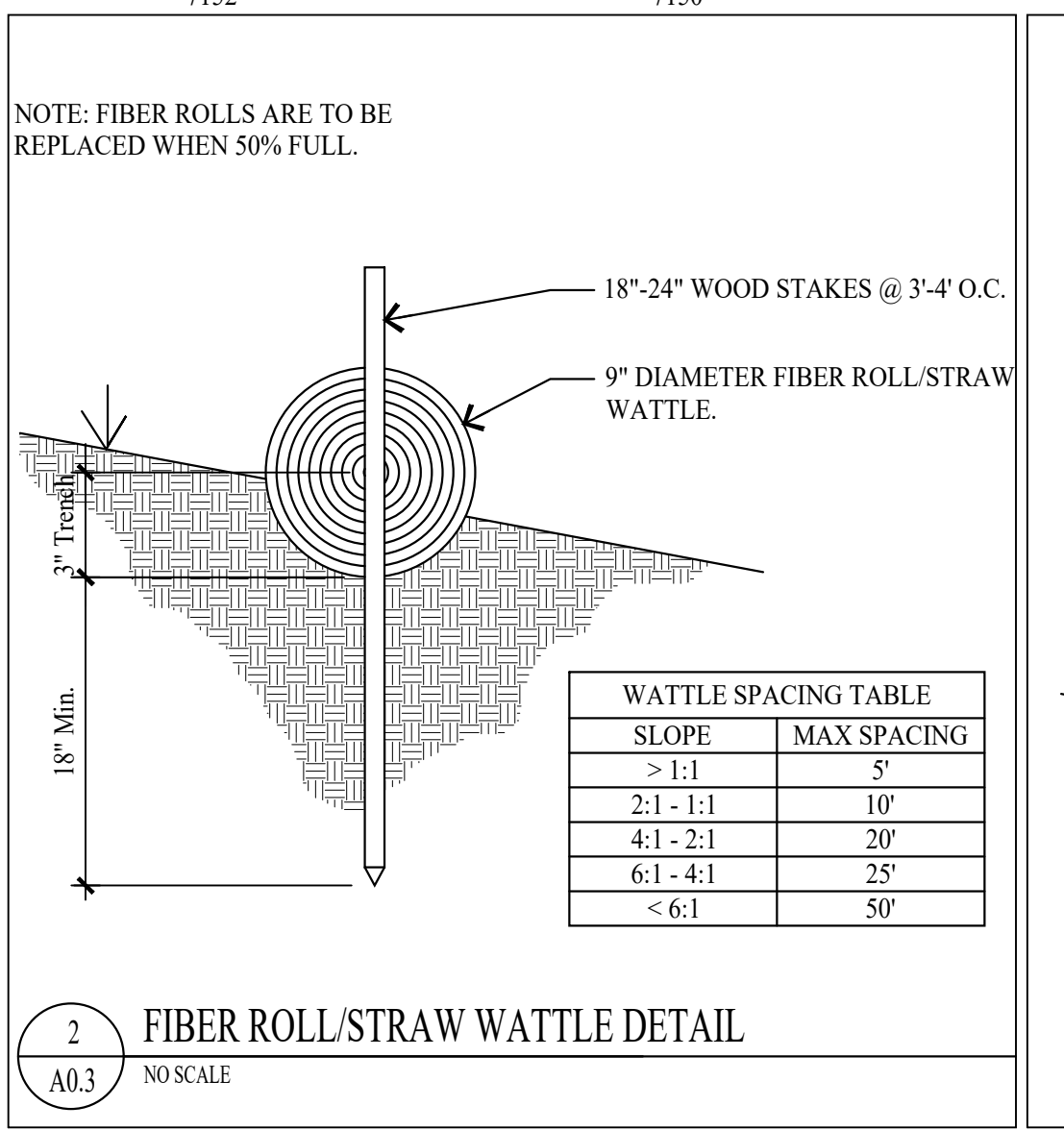
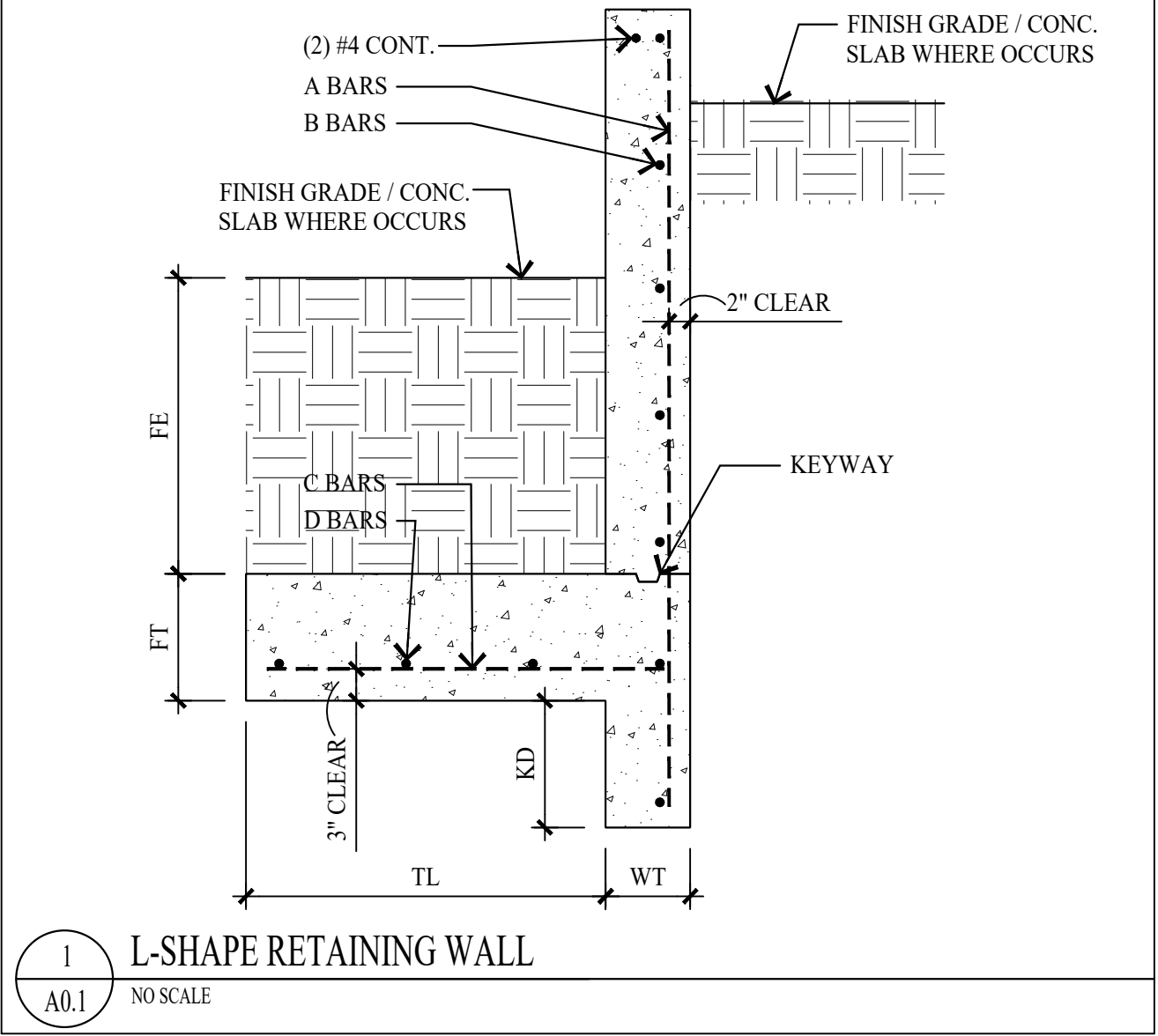
- SITE PLAN NOTES:**
1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3
- STABILIZATION CONSTRUCTION ENTRANCE**
- FOR A MINIMUM OF 50' FROM ROADWAY. A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1/2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIATED AT ONCE.
- GRADING NOTES**
1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
 2. MAXIMUM ALTERED SLOPES AT 2:1.
 3. MINIMUM SLOPE FOR DRAINAGE = 2%.
 4. DRAIN AWAY FROM BUILDING.
 5. CONTAIN DRAINAGE ON PROPERTY.
 6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
 7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
- UTILITY NOTES**
1. ALL UTILITY LINES TO BE UNDERGROUND.
 2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.
- SNOW REMOVAL**
- SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- SEWER MANHOLE LID
- ELECTRIC METER BOX
- GAS METER
- WATER VALVE
- WATER METER
- STORM DRAIN LID
- POWER POLE
- WATER METER VAULT
- DATUM ELEVATION
- FIRE HYDRANT
- TELECOM BOX
- ELECTRICAL BOX
- SEWER CLEAN OUT
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- ASSUMED CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- EXISTING HOUSE FOOTPRINT
- EXISTING ELECTRICAL LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRICAL LINE

TYPICAL CONCRETE RETAINING WALL SCHEDULE

MARK	HT (max)	FE	TL	WT	HL	FT	KD	A	B	C	D
W1	8'-0"	2'-4"	6'-8"	10"	0	16"	24"	#6@10"	#4@12"	#6@10"	#4@12"
W2	6'-0"	2'-4"	4'-10"	8"	0	14"	12"	#5@12"	#4@12"	#5@12"	#4@12"
W3	4'-0"	2'-4"	2'-10"	8"	0	12"	0	#5@12"	#4@12"	#5@12"	#4@12"
W4	2'-0"	2'-4"	1'-4"	8"	0	12"	0	#4@12"	#4@12"	#4@12"	#4@12"



NOTE:
 1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
 2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

IMPERVIOUS AREA: 1375 S/F

Jonathan DeGray

Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

BEASLEY RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

PROJECT DESCRIPTION:

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SWPPP PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

A0.3

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

HORIZONTAL SEPARATION REQUIREMENTS

VERTICAL SEPARATION REQUIREMENTS

NOTES:

- SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.
- ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

	DATE	6/2019	WATER - SANITARY SEWER SEPARATION	STD. PLAN	547-A
	REV.	1			
	PARK CITY MUNICIPAL CORPORATION WATER				

HORIZONTAL SEPARATION

NOTES:

- ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS

ZONE 2: A) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND
B) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND
C) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE AND
SITE SPECIFIC REQUIREMENTS APPROVED BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER

ZONE 3: WATER LINE AND SEWER LINE SEPARATION LESS THAN 6 FEET - NOT ALLOWED
- SERVICE LINE TAPS NOT ALLOWED IN ZONE 2.
- SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
- MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
- CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION

NOTES:

- ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER - NO SPECIAL REQUIREMENTS

ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE

ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE

ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UNCUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
- SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
- MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
- CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS
- ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

	DATE	6/2019	WATER - SANITARY SEWER SEPARATION	STD. PLAN	547-B
	REV.	1			
	PARK CITY MUNICIPAL CORPORATION WATER				

PLAN NTS

SECTION NTS

NOTES:

- REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
- REFER TO STD. PLAN 525 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

	DATE	05/2014	1-1/2" DUAL METERS OUTSIDE SETTING	STD. PLAN	525
	REV.	0			
	PARK CITY MUNICIPAL CORPORATION WATER				

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'VD EQ.	PS2-PDFD
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
⑤	2" DIA. BRASS NIPPLE x 3" LENGTH, M.I.P. (5 EA)	FORD	B11-777Q
⑥	2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	2" BRONZE 90° ELBOW, F.I.P., THREADED (2 EA)		
⑧	2" BRONZE UNION, F.I.P., THREADED (2 EA)		
⑨	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (2 EA)		
⑩	1-1/2" METER YOKE (2 EA) COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS METER LAY LENGTH - 13 INCHES	MUELLER	1-1/2"x18" B-1423-2-01N (WITH BYPASS) 1-1/2"x18" B-2422N (WITHOUT BYPASS)
⑪	2" CONNECTION, F.I.P. x CTS, 2" BRASS NIPPLE x 4" LENGTH, 2"x1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (OUTLET) (2 EA)	MUELLER	H-15451N
⑫	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	FORD	C-14-66-G-NL
⑬	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED	SENSUS	OMNI
⑭	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑮	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑯	END CAP AND MARKER, CTS X F.I.P., (OUTLET) (2 EA)		H-15451N AND H-10035N

DETAIL NOTES

- LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
- SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

	DATE	03/2024	1-1/2" DUAL METERS OUTSIDE SETTING	STD. PLAN	525 S
	REV.	2			
	PARK CITY MUNICIPAL CORPORATION WATER				

PLAN NTS

NOTES:

- REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

	DATE	03/2024	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN	541
	REV.	2			
	PARK CITY MUNICIPAL CORPORATION WATER				

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	SERVICE SADDLE: • DUCTILE IRON (DI) PIPE, DUAL STRAP • PVC PIPE, DUAL STRAP • ASBESTOS CEMENT (AC) PIPE, DUAL STRAP • PERMASTRAND PIPE, DUAL STRAP • HDPE PIPE, ELECTROFUSION	POWERSEAL ROMAC FORD ISCO OR APP'VD EQUAL	DI PVC, AC & PERMASTRAND PIPE, STAINLESS STEEL SADDLECORP, 3450AS-POWERJOINT, 2" SERVICE PVC, AC & PERMASTRAND PIPE, STYLE 202NS DUAL STAINLESS STEEL STRAPS, 2" SERVICE, FIP THDS DI PIPE, BRONZE, STYLE 202B, 2" SERVICE, FIP THDS HDPE PIPE, 2" SERVICE, BY APPROVAL
②	BRASS CORPORATION STOP, INLET IP THREAD, OUTLET CTS COMPRESSION	MUELLER FORD	B-25008N FB1100-2-Q-NL
③	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHOD C	MCWANE OR APP'VD EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APP'VD EQUAL	85525
⑤	2" WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APP'VD EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APP'VD EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

- COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
- LOCATE SERVICE PER APPROVED PLANS
- NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
- APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

	DATE	03/2024	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN	541 S
	REV.	2			
	PARK CITY MUNICIPAL CORPORATION WATER				

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net

BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

PARK CITY WATER DETAILS

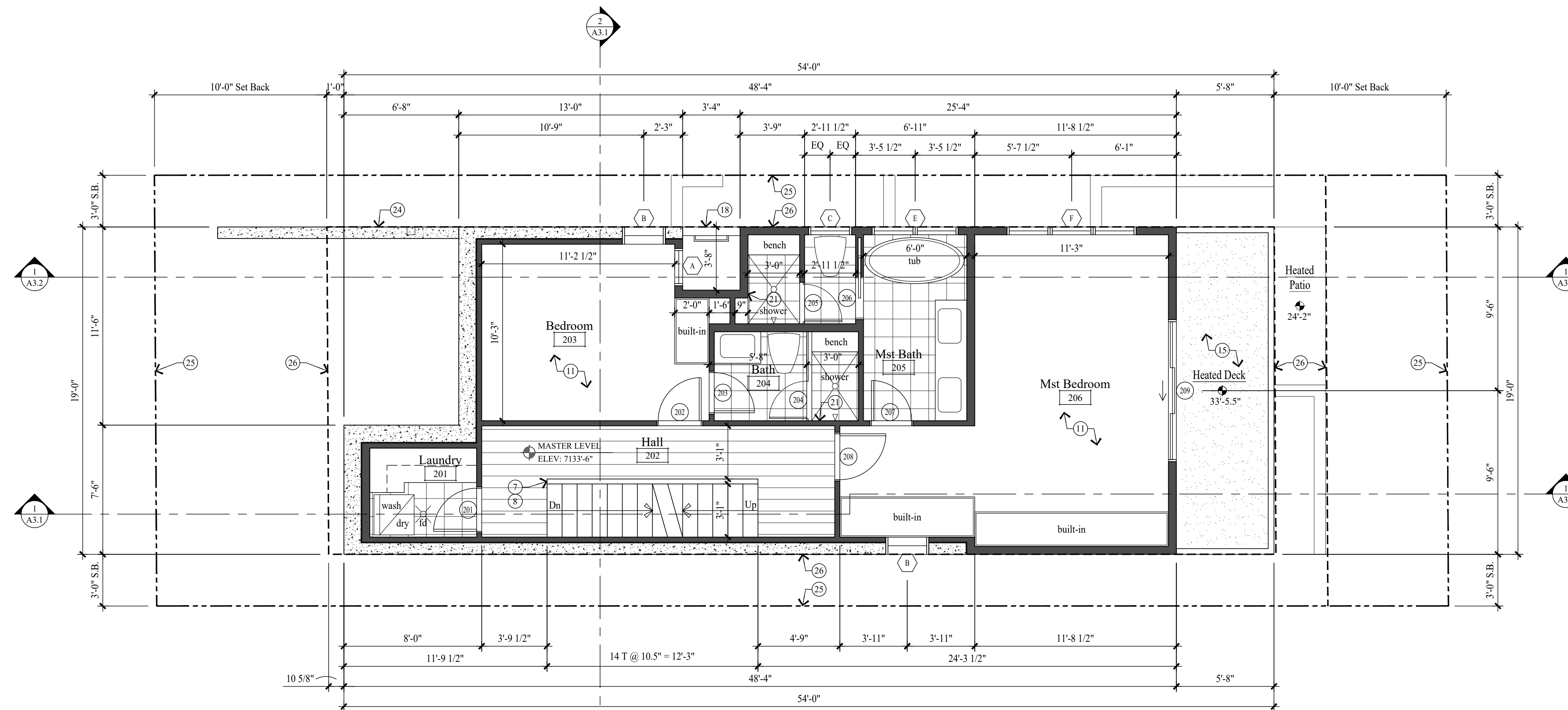
DATE: JUNE 19, 2025

PROJECT NUMBER: 2503-01

SHEET NUMBER: A0.4

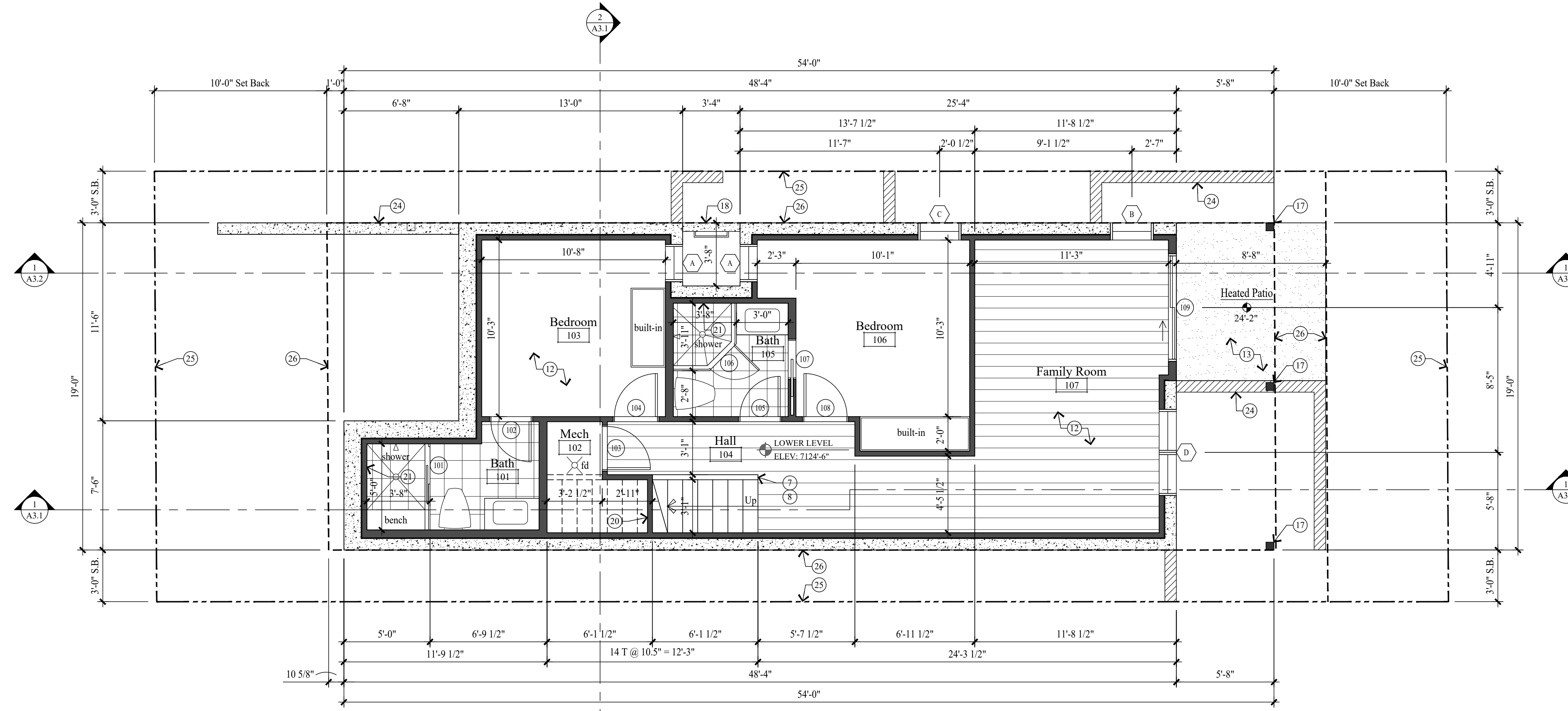
A0.4

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.



MASTER LEVEL PLAN
SCALE: 1/4" = 1'-0"

Living Area: 829 s/f
Footprint: 842.0 s/f



LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

Living Area: 829 s/f
Footprint: 842.0 s/f

GENERAL NOTES

- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- 1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- 2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.
- 3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- 4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- 5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 METAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAIN.
- 4 1x6 T&G CEDAR SOFFIT - STAIN/PAIN. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 10 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
- 11 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 12 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN 25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAIN.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 20 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 21 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 22 DASHED LINES INDICATES WALL/BEAM ABOVE.
- 23 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- 24 CONCRETE RETAINING WALL.
- 25 PROPERTY LINE.
- 26 SET BACK / PUE LINE.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:
LOWER LEVEL PLAN
MASTER LEVEL PLAN

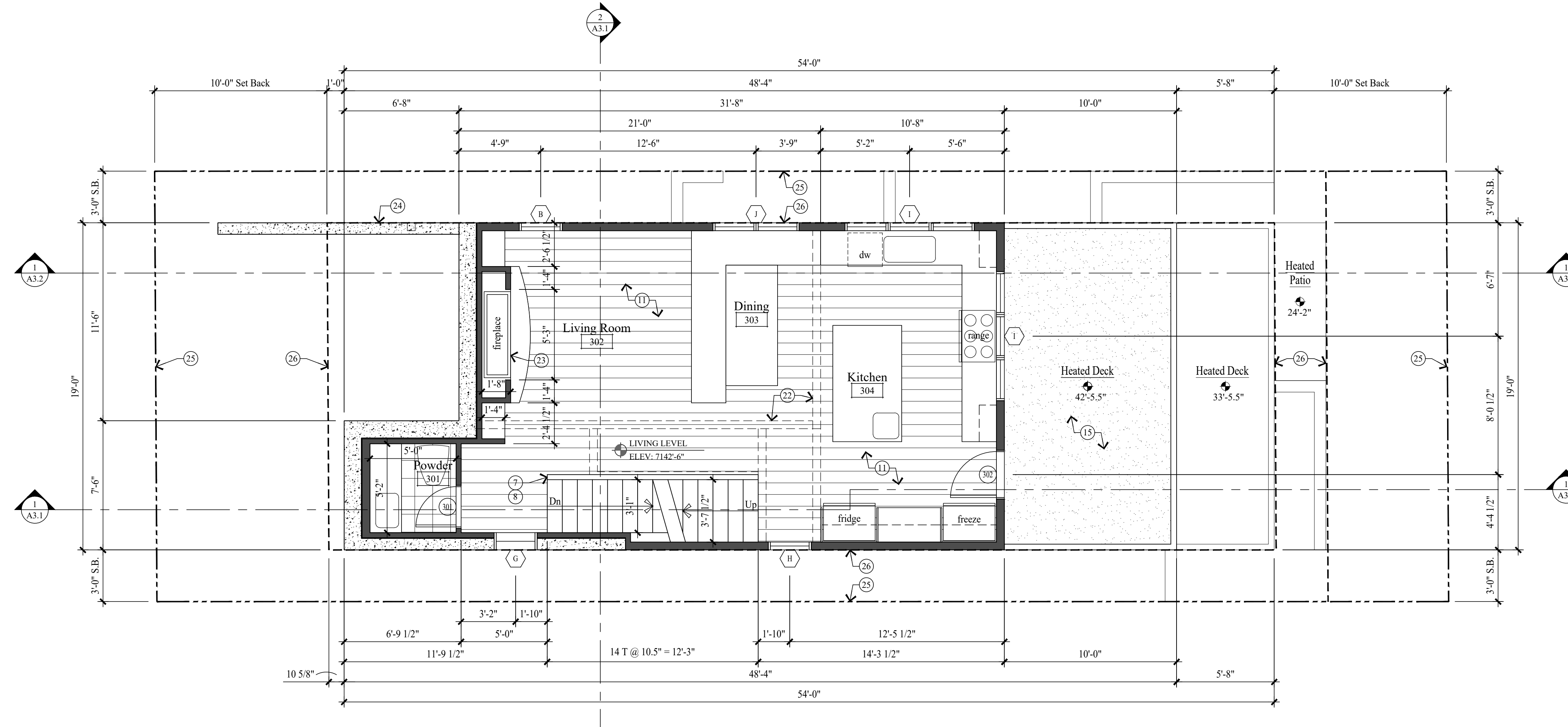
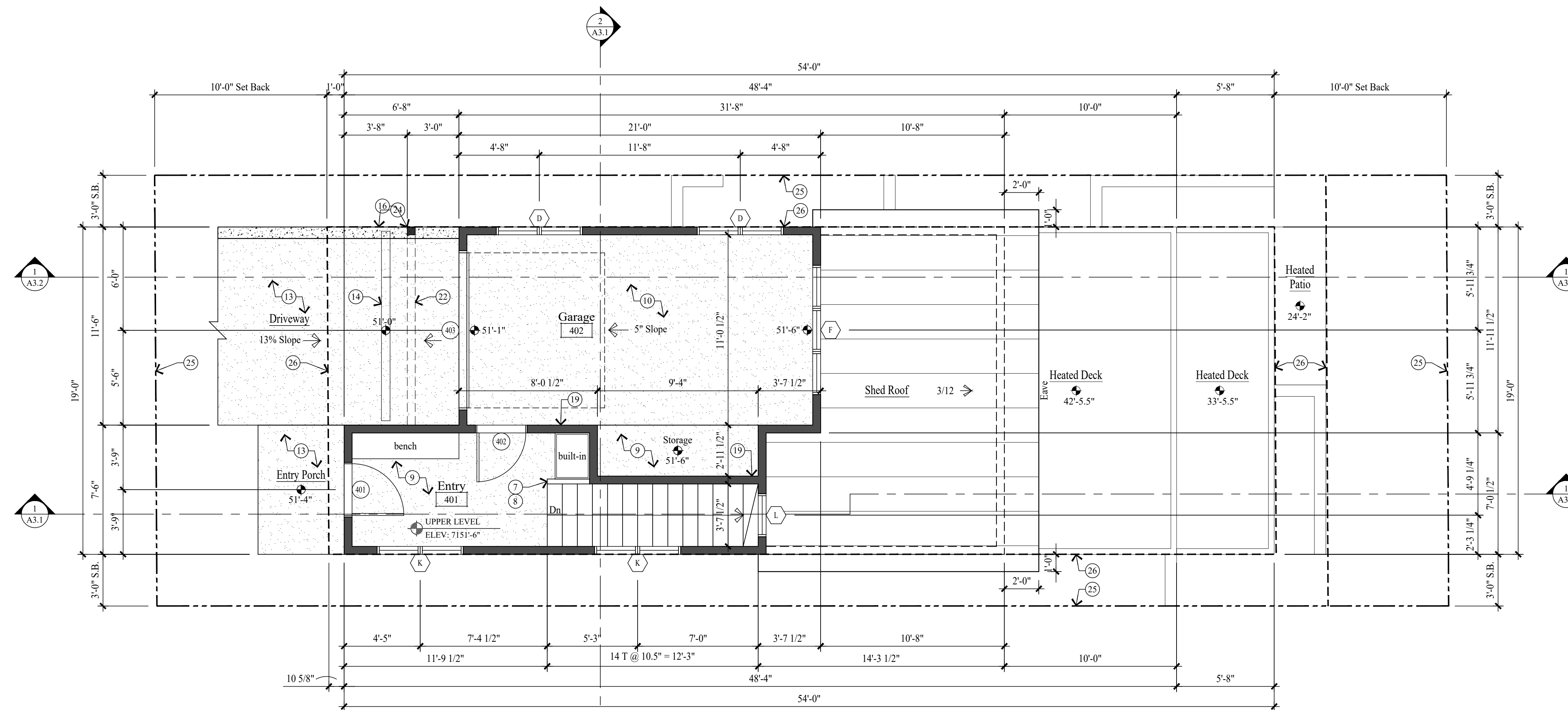
REVISIONS:

DATE: OCTOBER 07, 2025

PROJECT NUMBER: 2503-01

SHEET NUMBER: **A1.1**

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.



GENERAL NOTES

- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- 1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- 2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.
- 3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTI-FREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- 4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- 5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 METAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAIN.
- 4 1x6 TAG CEDAR SOFFIT - STAIN/PAIN. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 10 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
- 11 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 12 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL. ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAIN.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 20 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 21 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 22 DASHED LINES INDICATES WALL/BREAM ABOVE.
- 23 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- 24 CONCRETE RETAINING WALL.
- 25 PROPERTY LINE.
- 26 SET BACK / PUE LINE.

Jonathan DeGray
 Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

PROJECT DESCRIPTION:
 384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
 LIVING LEVEL PLAN
 UPPER / GARAGE LEVEL PLAN

REVISIONS:

DATE:	OCTOBER 07, 2025
PROJECT NUMBER:	2503-01
SHEET NUMBER:	A1.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

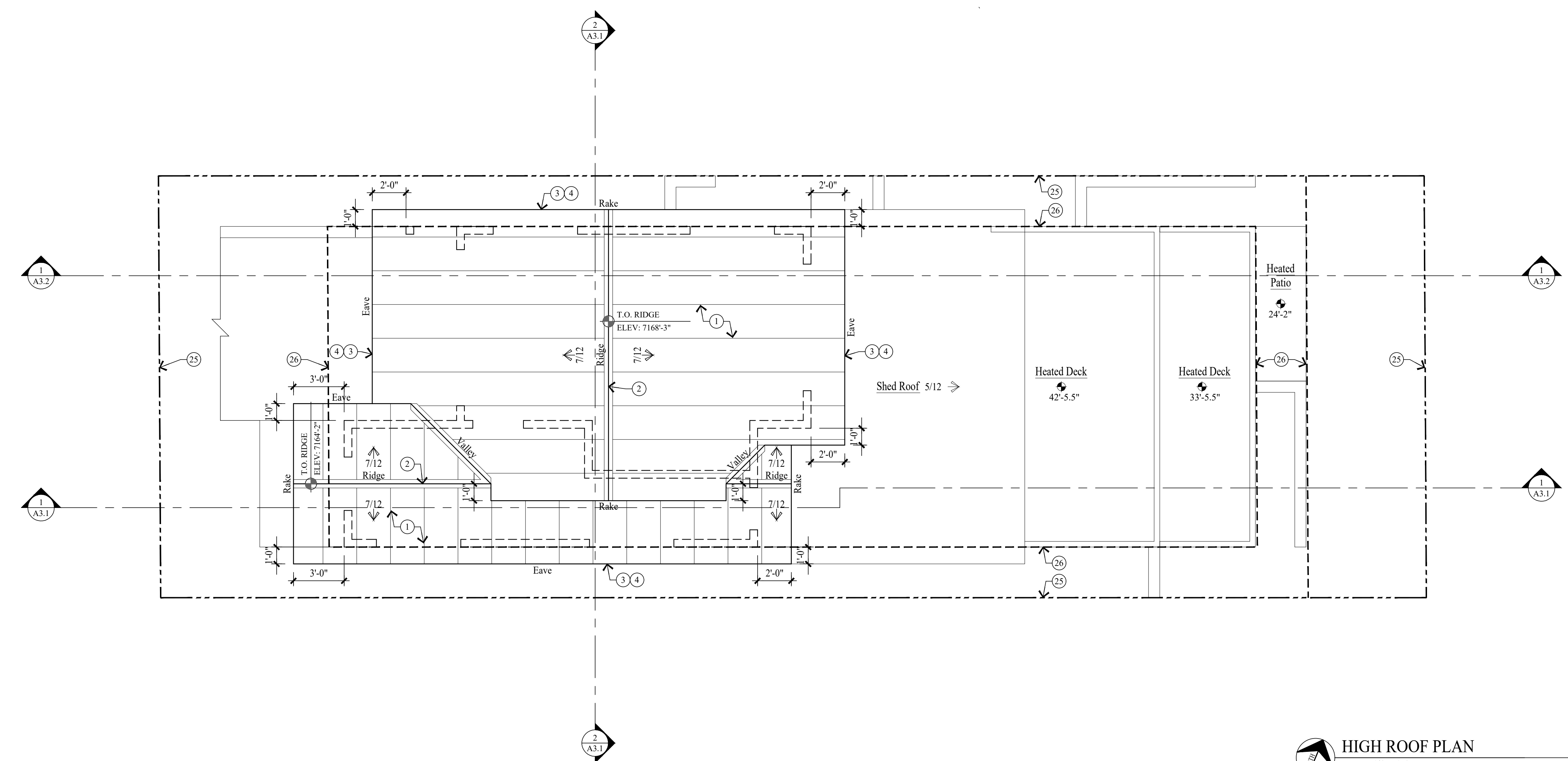
NOTE:
 SEE SHEET A4.2 FOR TYPICAL ROOF FLASHING
 DETAILS.

GENERAL NOTES

- NEW CONCRETE WALL
 - NEW 2x FRAMED WALL
1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
 2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 TYP. ROOF JOIST TO BE 9 1/2" TJI FRAMING W/ BIB INSULATION R-38 TYP.
 3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
 4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
 5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH.

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 METAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 4 1x6 TAG CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 10 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
- 11 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 12 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAINT.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 20 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 21 TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 22 DASHED LINES INDICATES WALL/BEAM ABOVE.
- 23 60" GAS FIREPLACE DIRECT VENT. ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- 24 CONCRETE RETAINING WALL.
- 25 PROPERTY LINE.
- 26 SET BACK / PUE LINE.



HIGH ROOF PLAN
 SCALE: 1/4" = 1'-0"

Jonathan DeGray
 A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

HIGH ROOF PLAN

PROJECT DESCRIPTION:

SHEET DESCRIPTION:

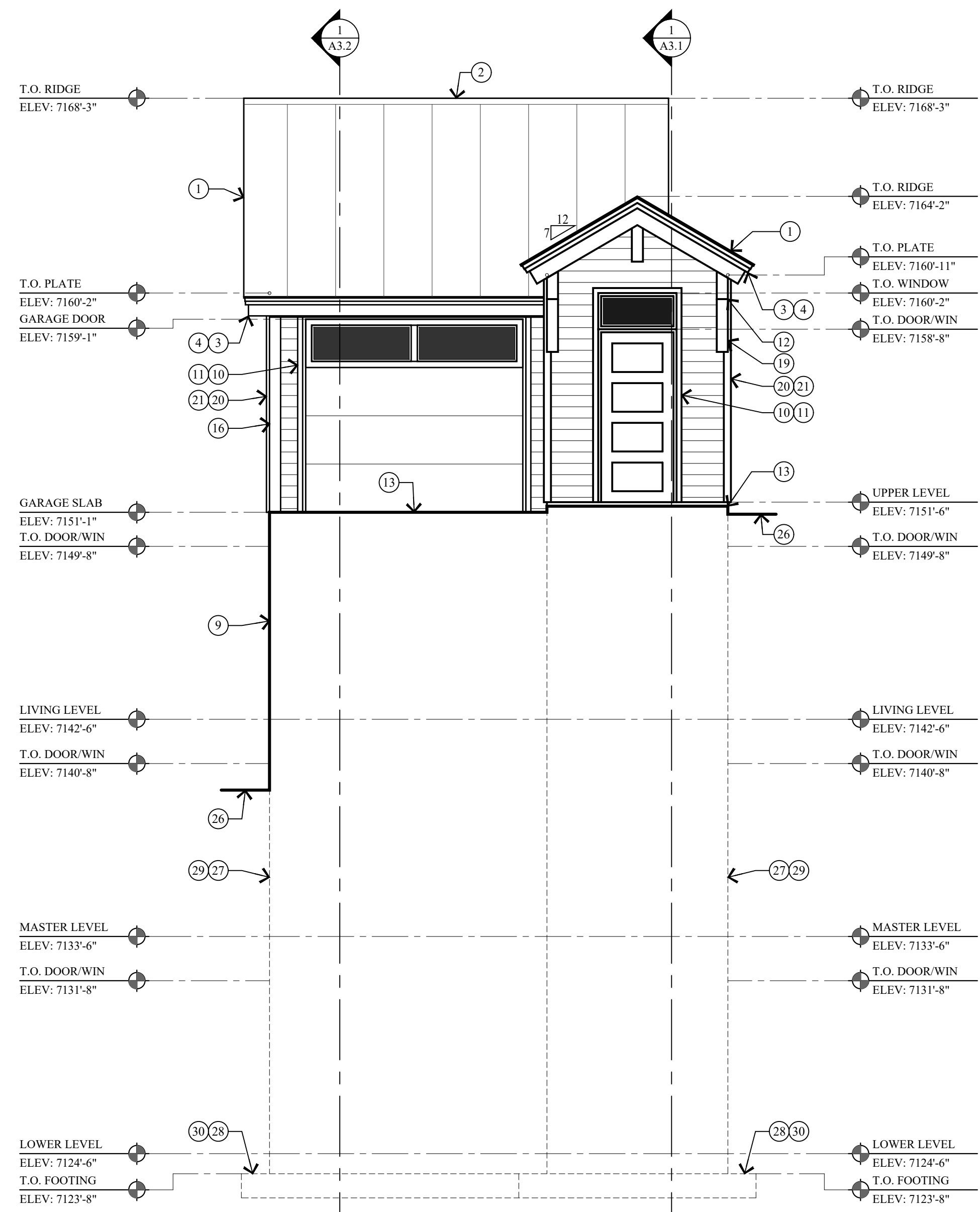
REVISIONS:

DATE: OCTOBER 07, 2025

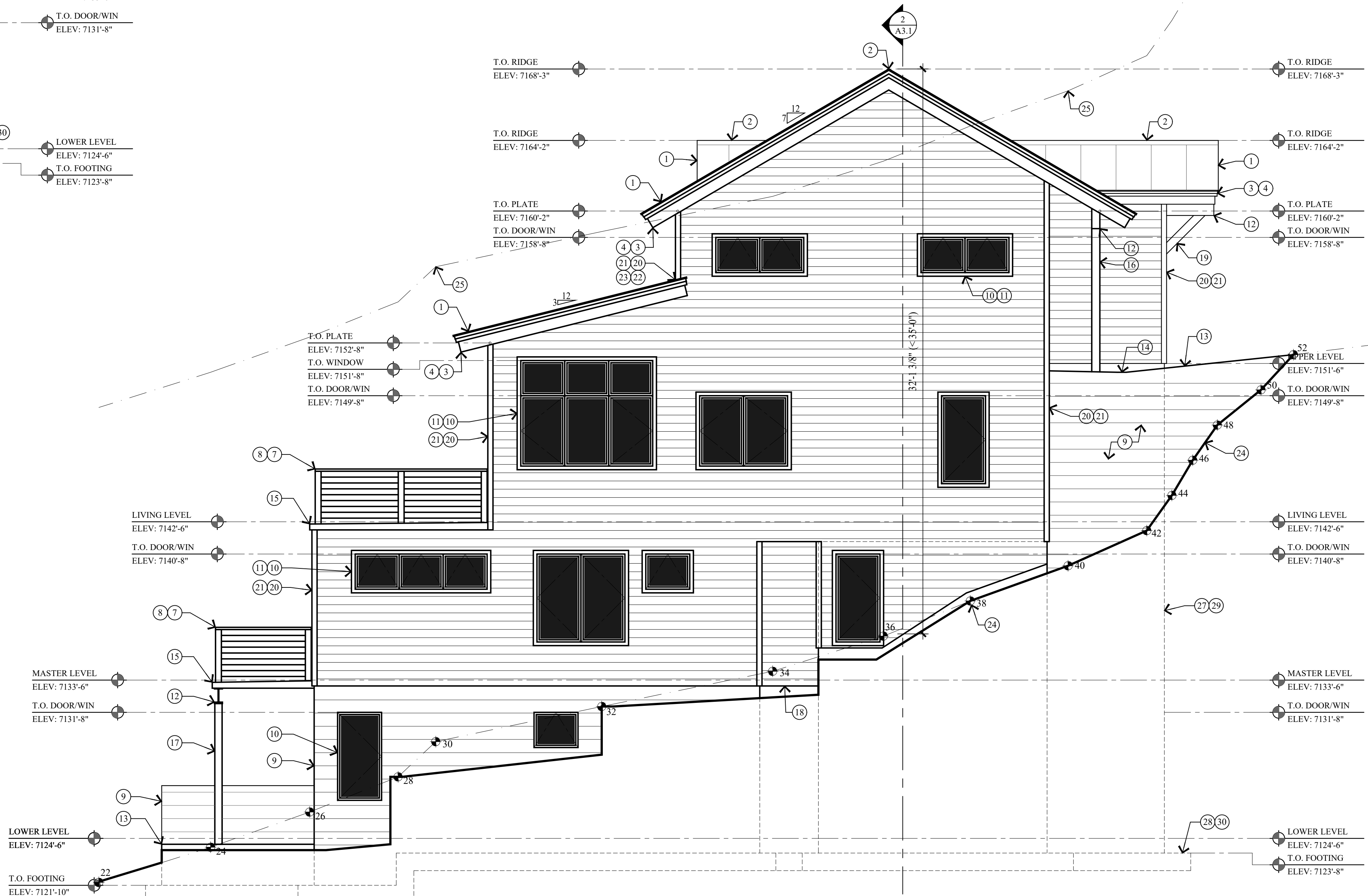
PROJECT NUMBER: 2503-01

SHEET NUMBER: **A1.3**

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 MEATAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 4 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL. SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
- 10 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 11 WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
- 12 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAINT.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 6x6 TIMBER KNEE BRACE - STAIN/PAINT.
- 20 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
- 21 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4A4.1.
- 22 FLASHING AND COUNTER FLASHING - TYPICAL.
- 23 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 24 EXISTING GRADE LINE.
- 25 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 26 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 27 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 29 DRAINAGE MATT ON WATERPROOF MEMBRANE.
- 30 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.

Jonathan DeGray
 Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

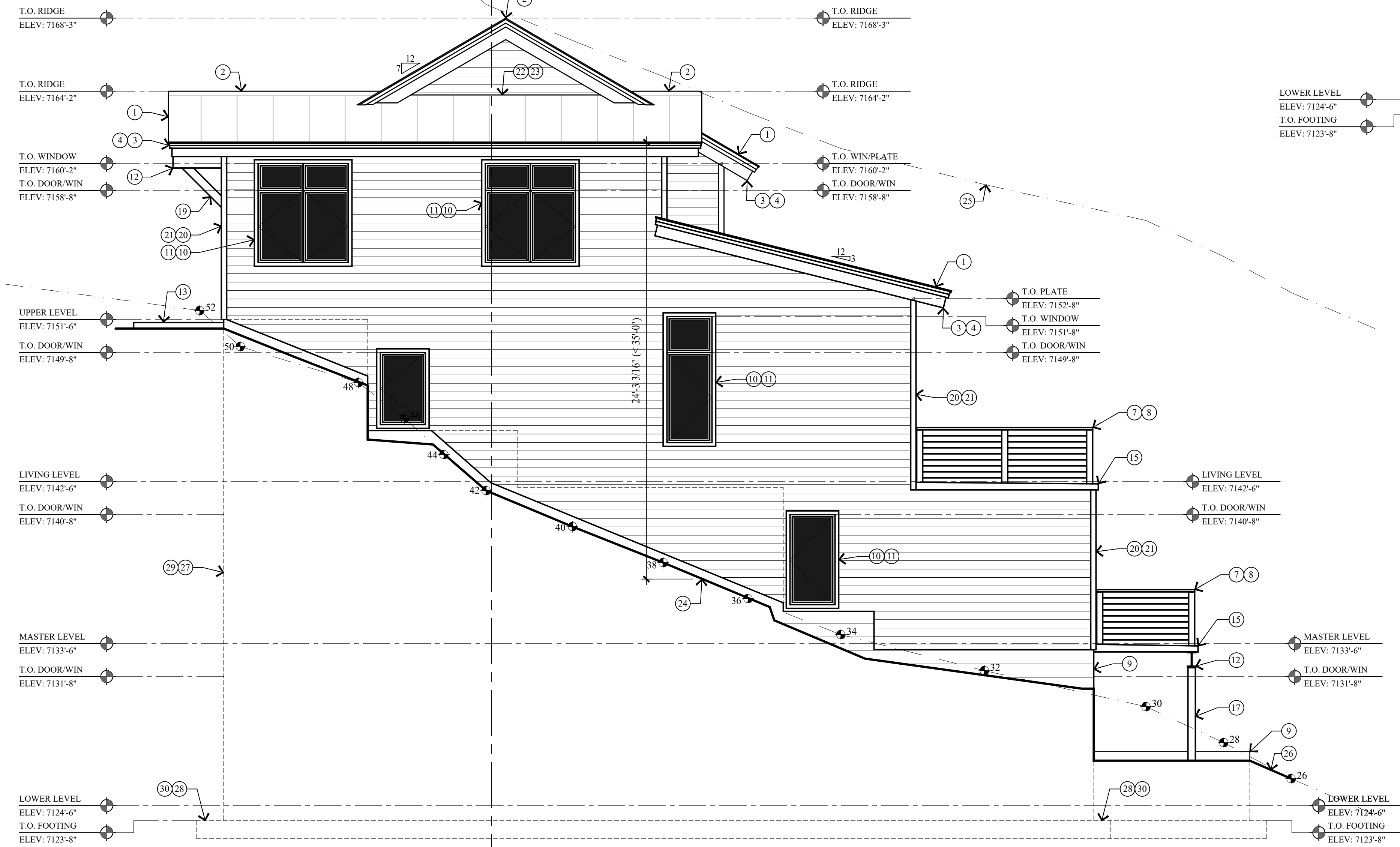
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

NORTH AND WEST ELEVATIONS

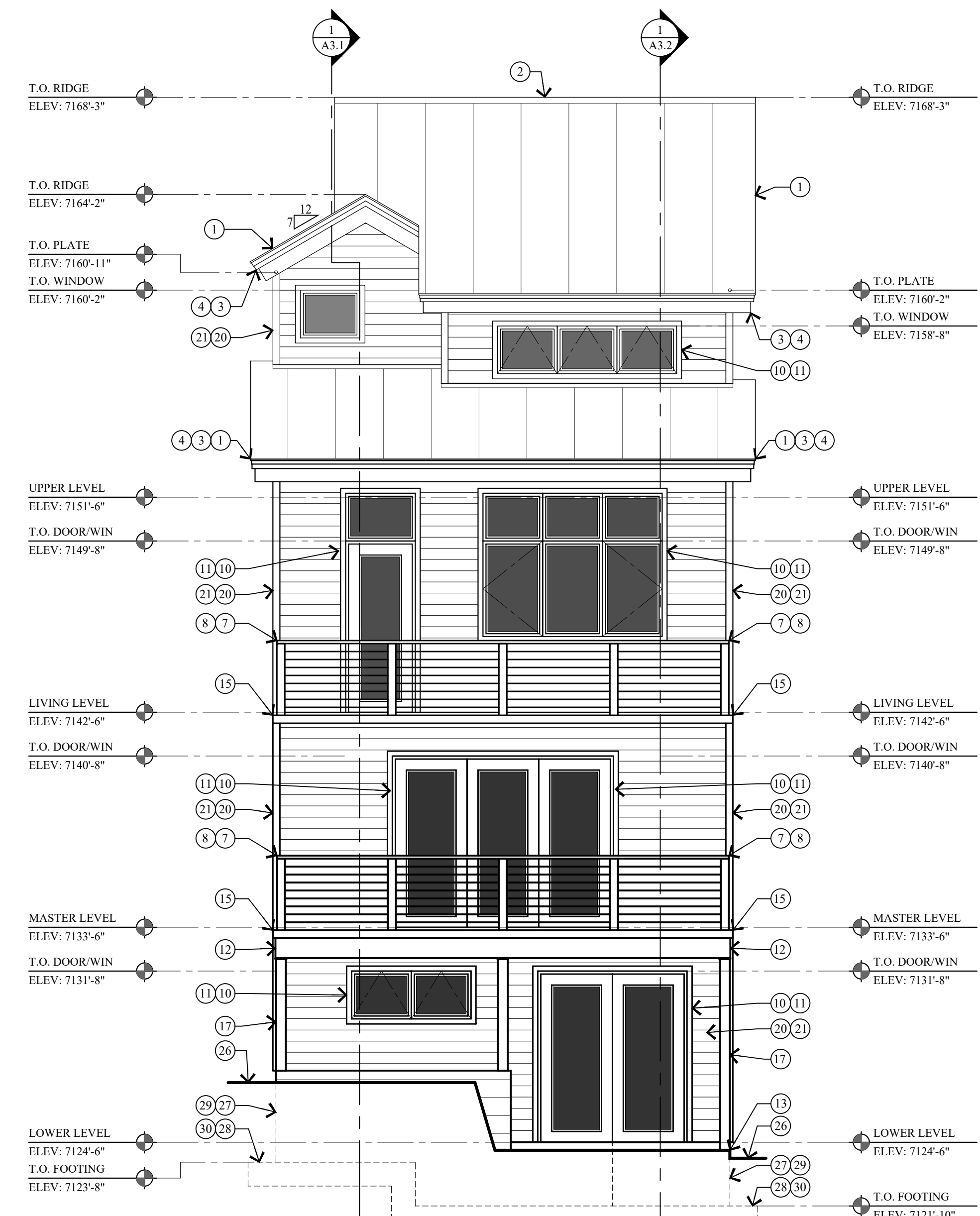
DATE: OCTOBER 07, 2025
 PROJECT NUMBER: 2503-01
 SHEET NUMBER: A2.1

A2.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



1 SOUTH ELEVATION
 A2.2 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 A2.2 SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 METAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAIN.
- 4 1x6 T&G CEDAR SOFFIT - STAIN/PAIN. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL. SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
- 10 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 11 WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL. STAIN / PAINT.
- 12 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL. TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL. ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAIN.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAIN ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
- 20 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAIN. SEE DETAIL 4-A4.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 EXISTING GRADE LINE.
- 24 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 DRAINAGE MATT ON WATERPROOF MEMBRANE.
- 29 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.

Jonathan DeGray
 Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

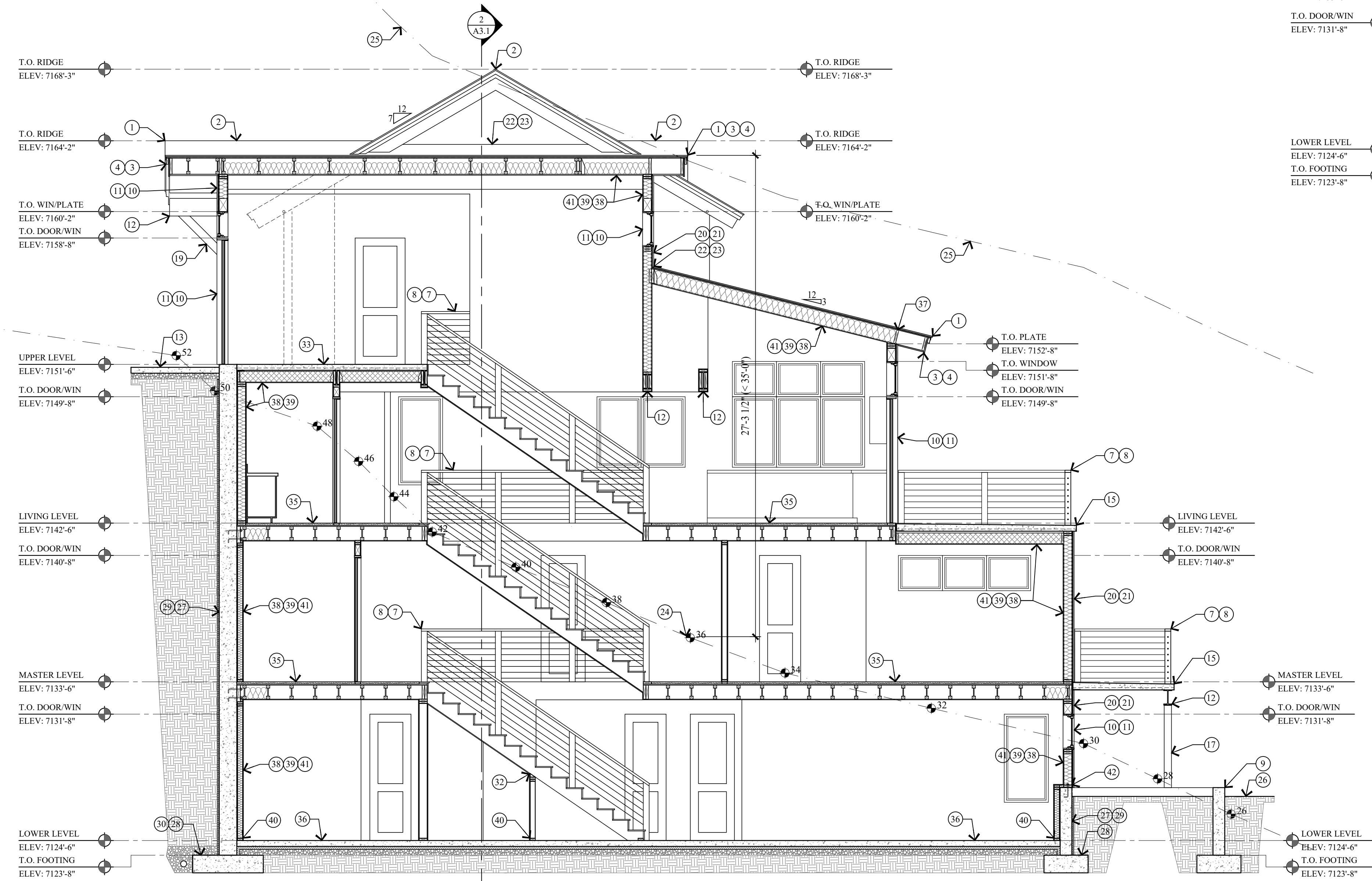
BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

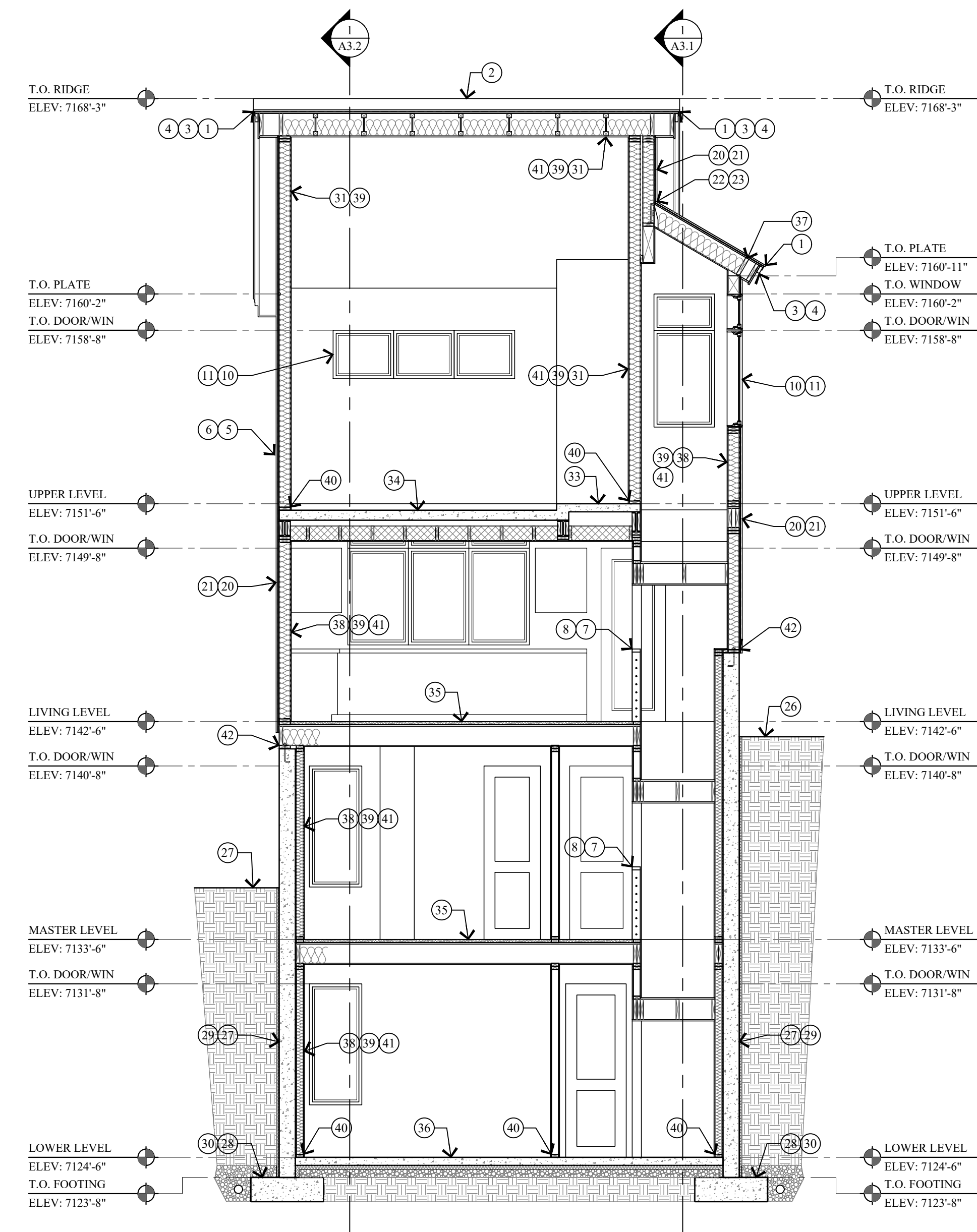
SOUTH AND EAST ELEVATIONS

DATE: OCTOBER 07, 2025
 PROJECT NUMBER: 2503-01
 SHEET NUMBER: A2.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



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



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

- ### KEY NOTES
- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
 - MEATL RIDGE VENT.
 - 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
 - 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
 - FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
 - ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
 - 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
 - FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
 - EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
 - WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
 - WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
 - STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
 - 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
 - POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
 - HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25% ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
 - 6x6 TIMBER COLUMN - STAIN/PAINT.
 - 5x5 TS COLUMN - PAINT.
 - 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
 - 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
 - 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4-A4.1.
 - FLASHING AND COUNTER FLASHING - TYPICAL.
 - ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
 - EXISTING GRADE LINE.
 - LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
 - FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
 - FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - DRAINAGE MATT ON WATERPROOF MEMBRANE.
 - FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
 - 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
 - ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
 - HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
 - HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
 - 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
 - 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
 - SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
 - 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
 - INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
 - ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
 - FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
 - TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

Jonathan DeGray
 Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

BUILDING SECTIONS

PRODUCT DESCRIPTION:

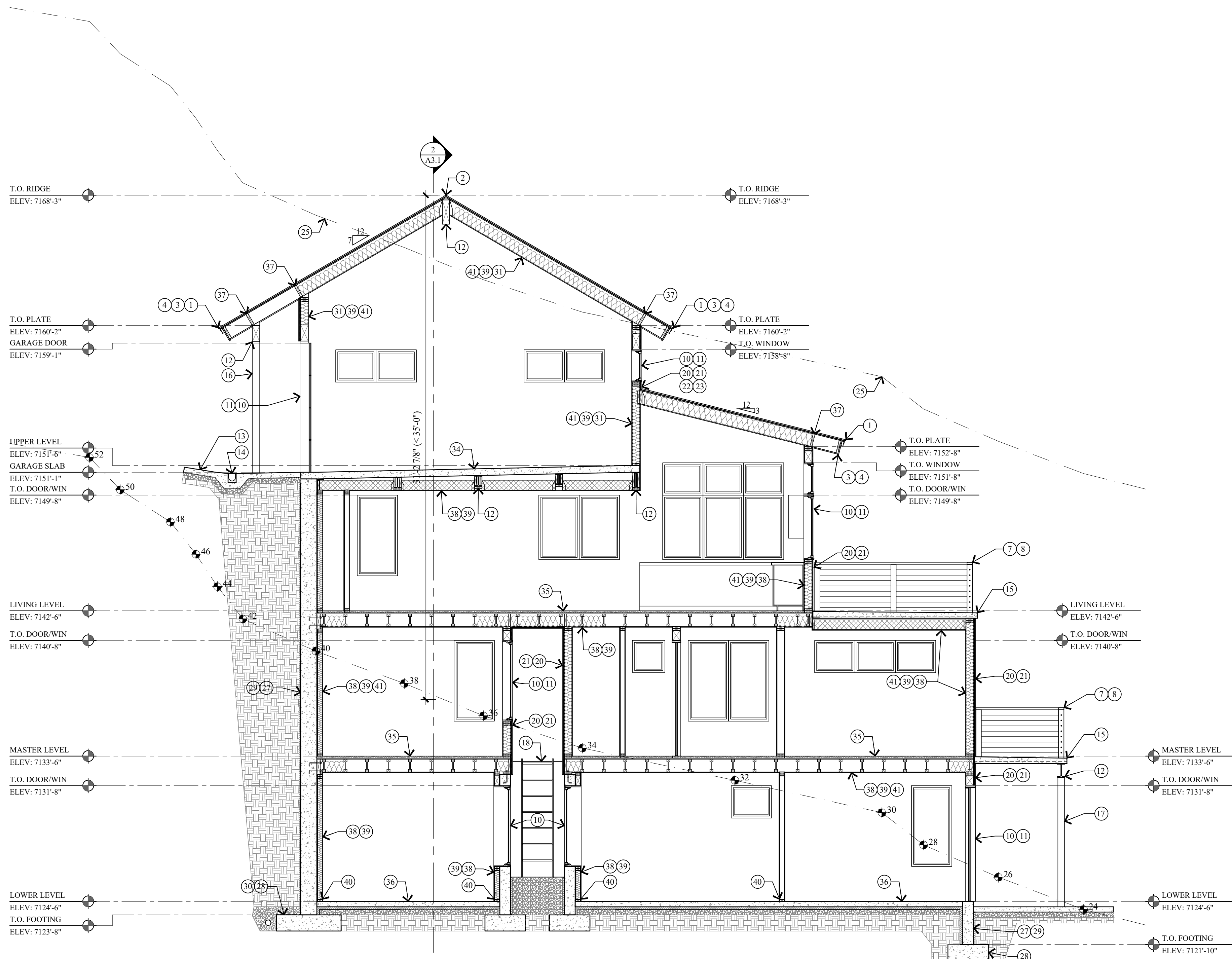
REVISIONS:

DATE: OCTOBER 07, 2025

PROJECT NUMBER: 2503-01

SHEET NUMBER: **A3.1**

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
 JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



1 BUILDING SECTION
 A3.2 SCALE: 1/4" = 1'-0"

KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCT. FOR SIZE & SPACING.
- 2 MEATAL RIDGE VENT.
- 3 1 1/2" x 3" CONT. METAL DRIP EDGE ON 2x4 ON 1x10 BUILT-UP FASCIA - STAIN/PAINT.
- 4 1x6 T&G CEDAR SOFFIT - STAIN/PAINT. SOFFIT TO BE VENTED @ ALL ROOF EAVES.
- 5 FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWD. ON ROOF JOIST. SEE STRUCT. FOR JOIST SIZE AND SPACING.
- 6 ROOF DRAIN & OVER FLOW SYSTEM OR POLYCAST TRENCH DRAIN SYSTEM. CONTRACTOR TO COORDINATE PIPE/WALL LOCATION. ALL ROOF DRAINS TO TIE INTO GRAVEL SUMP.
- 7 36" HIGH GUARD RAILING: 1 1/2"x4" METAL TOP CAP. CONTINUOUS W/ 1/2" DIA. STEEL BARS HORIZONTAL, SPACED LESS THAN 4". THROUGH 4x4 VERTICAL TUBE STEEL POSTS.
- 8 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A4.1.
- 9 EXPOSED CONCRETE WALL TO BE BOARD FORMED W/ 1x10 ROUGH SAWN TIMBER.
- 10 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 11 WINDOW / DOOR TRIM: 2x3 HEAD, 2x3 JAMB AND SILL, STAIN / PAINT.
- 12 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 13 4" REINFORCED HEATED CONCRETE PATIO / PORCH / WALKWAY / DRIVEWAY ON 4" GRAVEL BASE.
- 14 POLYCAST TRENCH DRAIN SYSTEM OR EQUAL, TIE INTO GRAVEL SUMP.
- 15 HEATED DECK: 4"-6" CONCRETE TOPPING SLOPED TO DRAIN .25%, ON LIQUID APPLIED WATERPROOF MEMBRANE OR EQUAL, ON METAL DECKING - SEE STRUCTURAL.
- 16 6x6 TIMBER COLUMN - STAIN/PAINT.
- 17 5x5 TS COLUMN - PAINT.
- 18 6" CONCRETE WINDOW WELL W/ EGRESS LADDER. SEE STRUCTURAL FOR DETAILS.
- 19 6x6 TIMBER KNEE BRACE - STAIN/PAINT.
- 20 1x6 CEDAR HORIZONTAL LAP SIDING, THIN LINE - STAIN/PAINT ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL.
- 21 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED/PAINT. SEE DETAIL 4A4.1.
- 22 FLASHING AND COUNTER FLASHING - TYPICAL.
- 23 ROOF TO WALL SURFACE: EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 24 EXISTING GRADE LINE.
- 25 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 26 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 27 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 29 DRAINAGE MATT ON WATERPROOF MEMBRANE.
- 30 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- 31 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 32 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 33 HEATED FLOOR SLAB: 4" CONCRETE TOPPING ON METAL DECKING. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 34 HEATED GARAGE SLAB: 5" CONCRETE TOPPING ON METAL DECKING - SLOPED 5". SEE STRUCT. FOR REINFORCING AND DETAILS.
- 35 1 1/2" GYPCRETE W/ HYDRONIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 36 4" REINFORCED CONCRETE SLAB W/ HYDRONIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- 37 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 38 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 39 INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 40 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 41 FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
- 42 TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

Jonathan DeGray
 Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
 Tel. 435-649-7263, E-mail: degrayarch@gwstoffice.net

BEASLEY RESIDENCE
 HISTORIC DISTRICT DESIGN REVIEW
 384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

BUILDING SECTION

REVISIONS:

DATE: OCTOBER 07, 2025

PROJECT NUMBER: 2503-01

SHEET NUMBER:

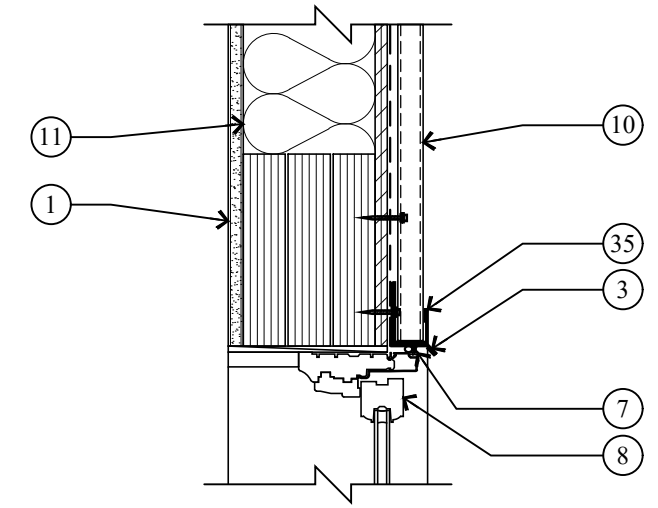
A3.2

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

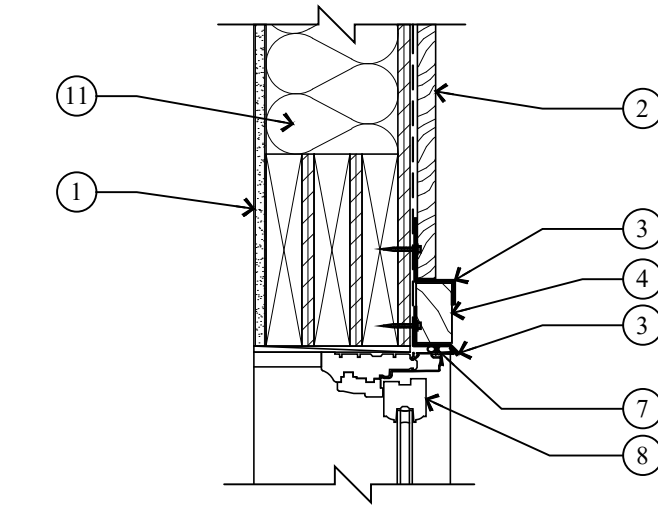
- STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1
- THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2
- THE MAXIMUM RISER HEIGHT SHALL BE 7 1/2 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. -IRC R311.7.4.1
- THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 1/8 INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN 1/8 INCH OF THE RECTANGULAR TREAD DEPTH. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 1/8 INCH. -IRC R311.7.4.2
- THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5
- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1
- HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2
- ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/2 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/2 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/2 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 1/2 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 1/2 INCH WITHIN 1/2 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 1/2 INCH TO A LEVEL THAT IS NOT LESS THAN 1 1/2 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/2 INCHES TO MAXIMUM OF 2 1/2 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH. -IRC R311.7.7.3
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMP AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1
- GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2
- GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3
- STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT NOT MORE THAN 1 1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS:
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

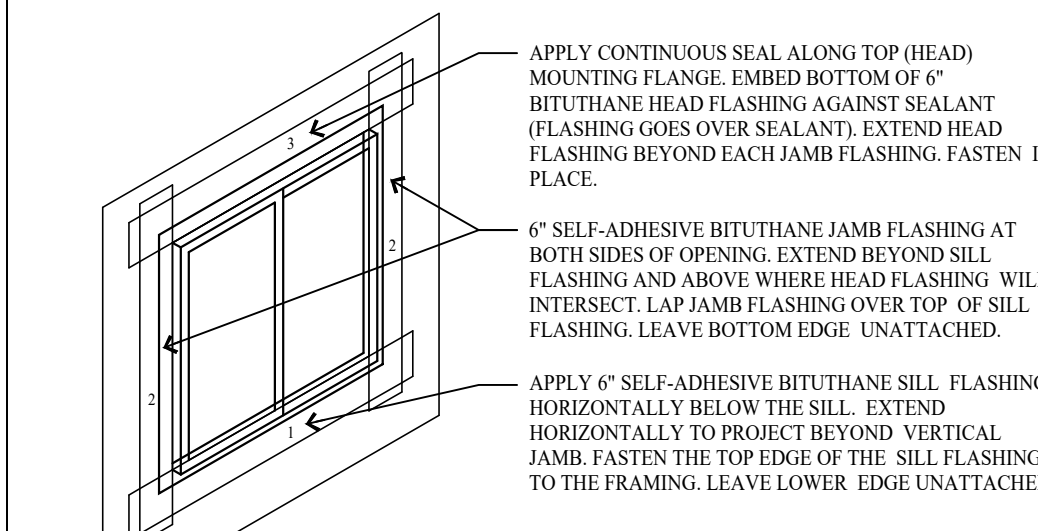
- INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INST ALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.
- OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.
- OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.
- ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.
- ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS. EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.
- PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "T" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "T" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
- TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.
- SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



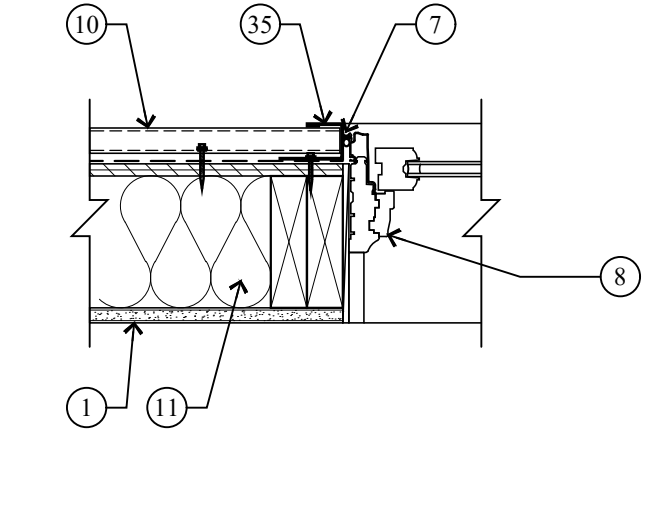
6 HEAD DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



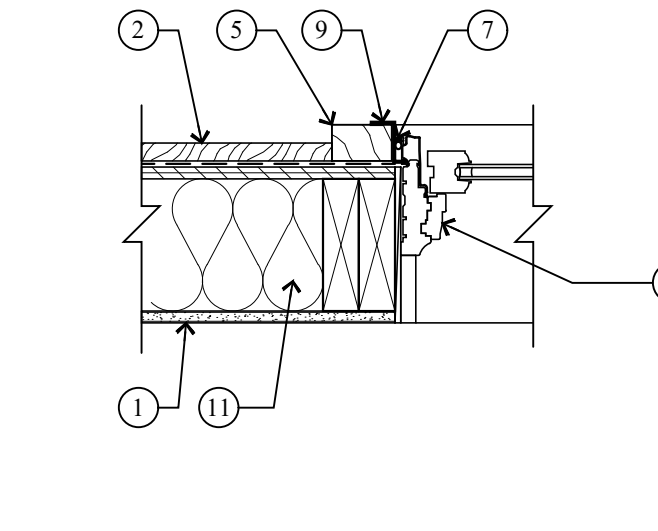
1 HEAD DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



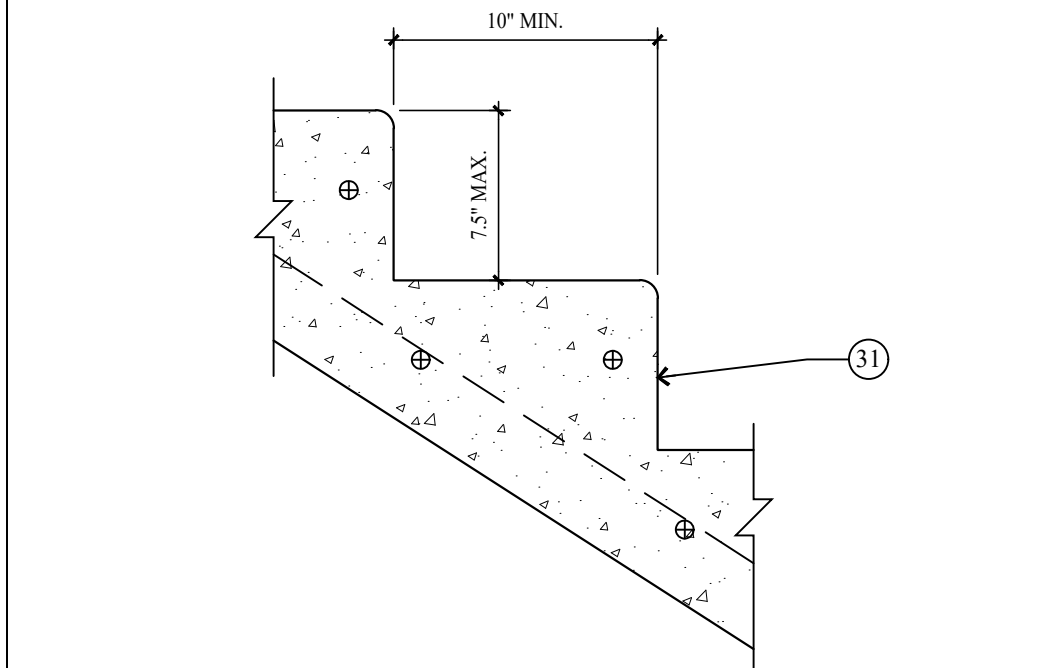
11 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
A4.1 NO SCALE



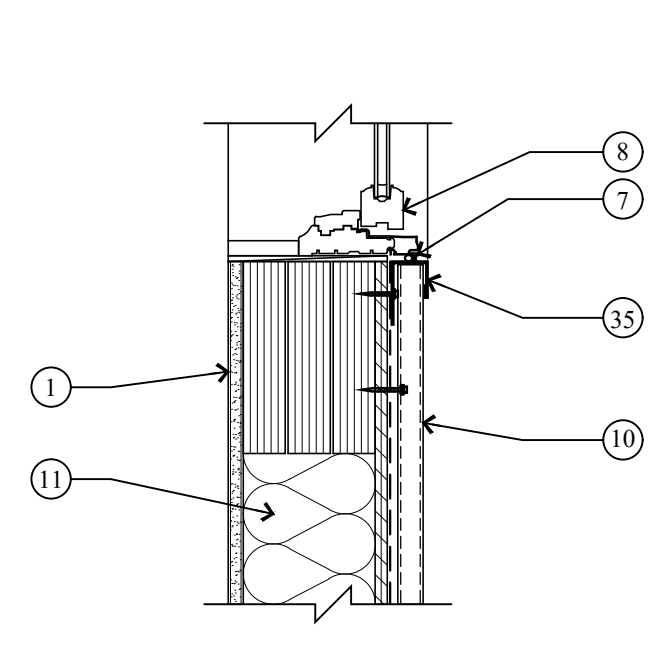
7 JAMB DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



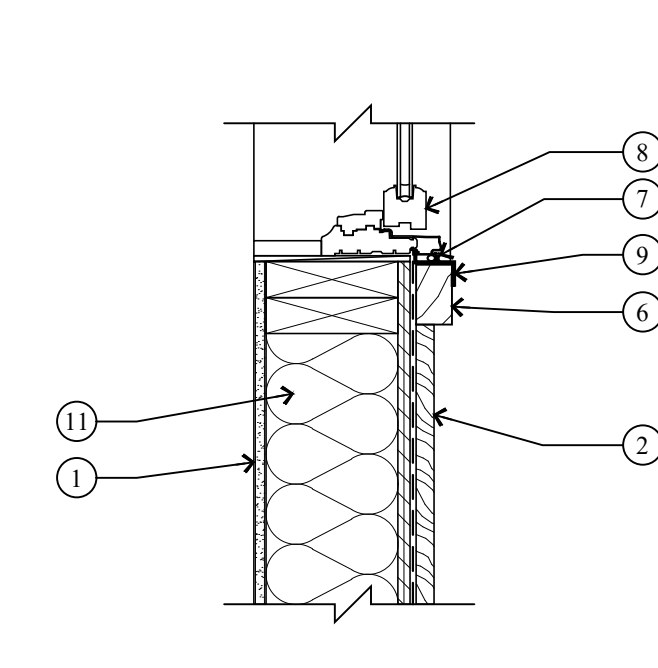
2 JAMB DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



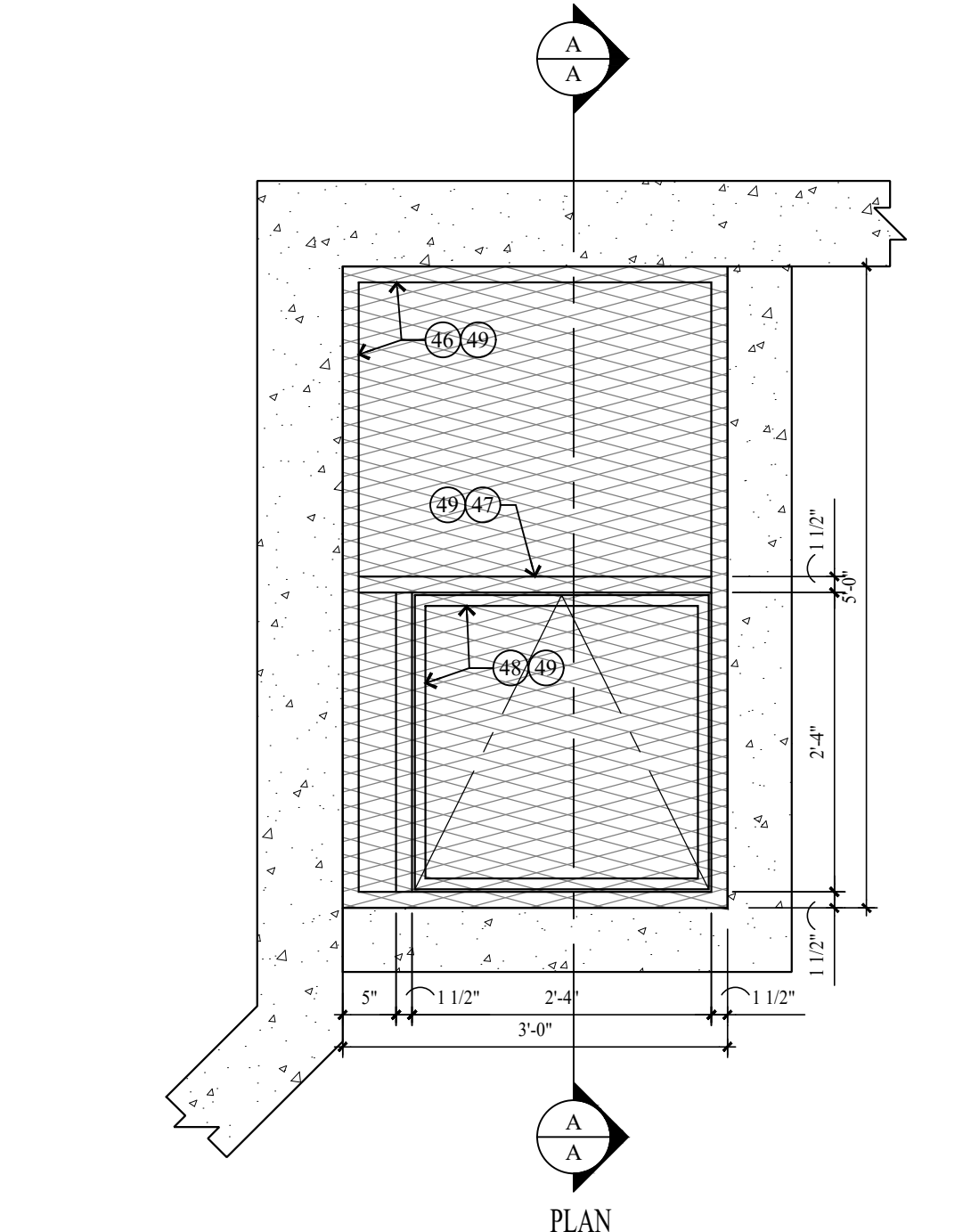
12 TYP. STAIR TREAD/RISER DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



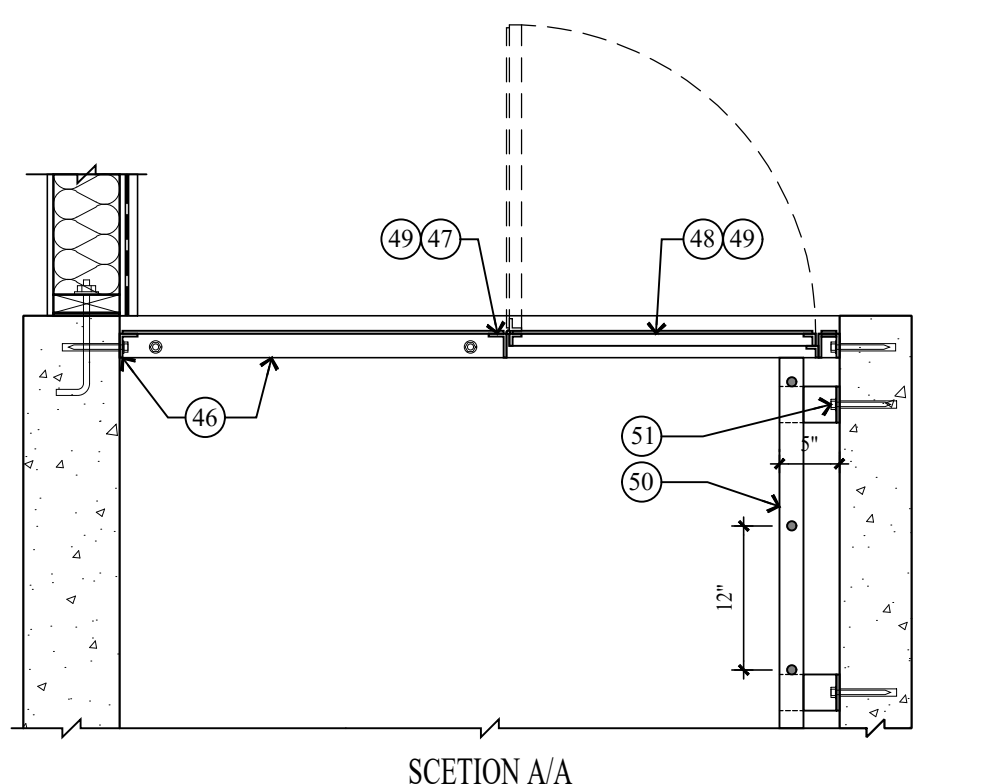
8 SILL DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



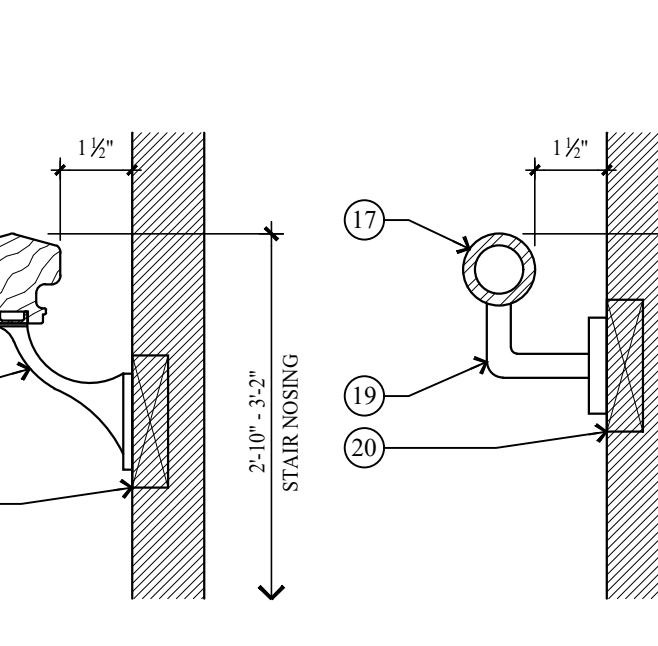
3 SILL DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



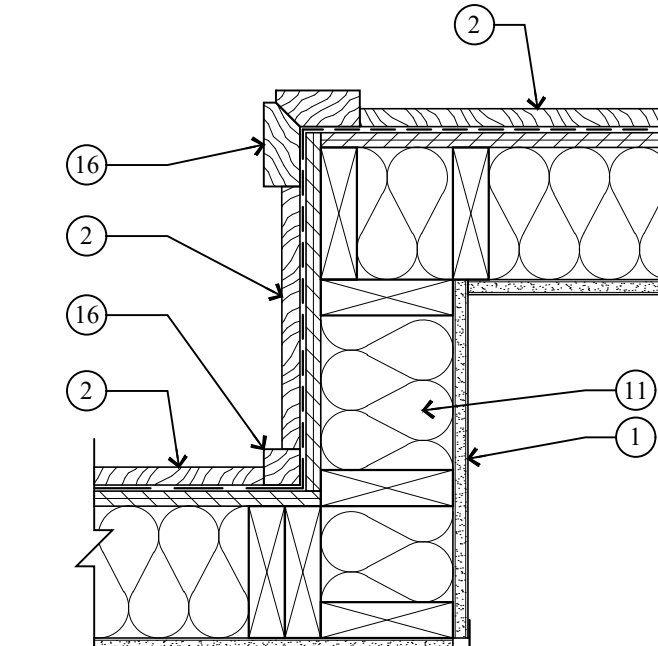
15 LIGHT WELL W/ STEEL GRATE AND ACCESS LADDER FOR EGRESS
A4.1 SCALE: 3/4" = 1'-0"



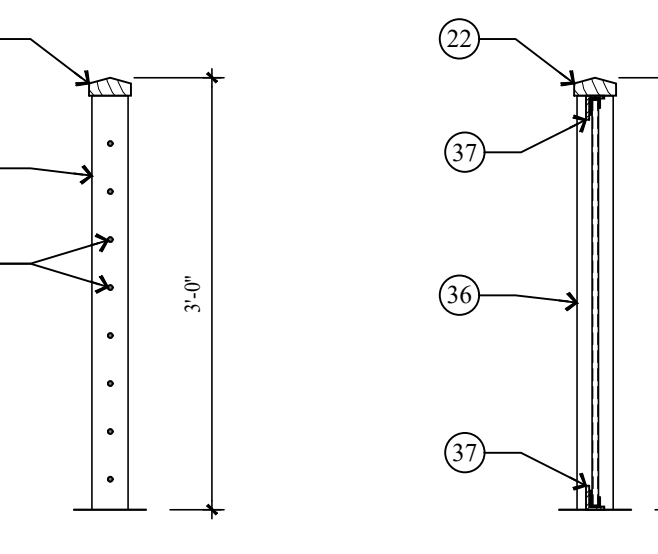
14 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A4.1 SCALE: 3/4" = 1'-0"



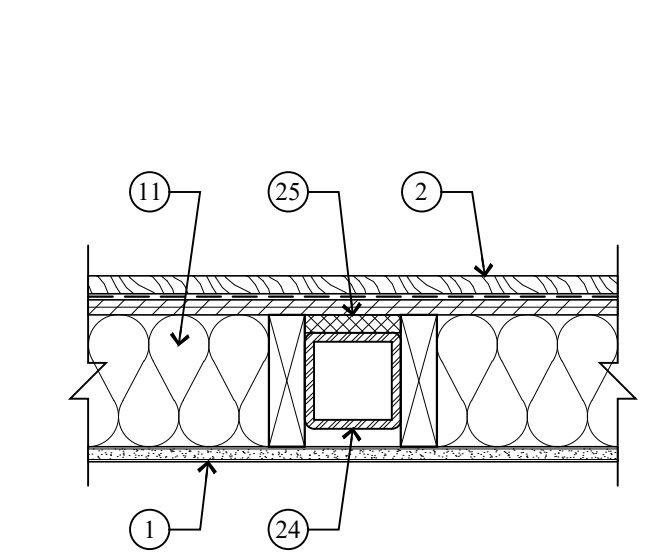
9 TYPICAL HANDRAIL DETAIL
A4.1 NO SCALE



4 INSIDE AND OUTSIDE CORNER TRIM DETAIL
A4.1 SCALE: 1 1/2" = 1'-0"



10 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A4.1 SCALE: 3/4" = 1'-0"



5 THERMAL BREAK DETAIL @ TUBE STEEL COLUMN
A4.1 SCALE: 1 1/2" = 1'-0"

KEY NOTES

- 1 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
- EXTERIOR WOOD SIDING ON AIR VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- HEAD FLASHING/TRIM.
- 2x3 WINDOW/DOOR HEAD - PAINT/STAIN.
- 2x3 WINDOW/DOOR JAMB - PAINT/STAINED.
- 2x3 WINDOW SILL - PAINT/STAINED.
- BACKER ROD AND CAULK.
- WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
- METAL FLASHING.
- EXTERIOR METAL SIDING ON AIR VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- EXTERIOR WALLS TO BE 2x6 FRAMING. FOR INSULATION SEE GENERAL NOTE 2 ON THE FLOOR PLAN SHEET A1.1.
- 3/4" HARDWOOD TREAD - SEE STAIR NOTES.
- 3/4" HARDWOOD CLOSED RISER - SEE STAIR NOTES.
- 2x12 STRINGERS.
- 1 1/2" GYPSUM BOARD.
- 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 1 1/2" DIA. STEEL PIPE - PAINTED.
- 6x6 WOOD END POST.
- HANDRAIL BRACKET.
- SOLID BACKING - TYP.
- HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
- 36" HIGH 2x SHAPE HARDWOOD CONT.
- 5/32" DIA. 316 STAINLESS STEEL CABLE. WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4" THROUGH VERTICAL TUBE STEEL POSTS.
- TUBE STEEL COLUMN - SEE STRUCTURAL.
- 3/4" RIGID INSULATION.
- 12" STEEL CHANNEL STRINGER.
- 27 3/8 x 12 GLU LAM BEAM TREAD.
- 2"x2"x1/2" STEEL ANGLE W/ 2-1/2" DIA. x 3" LAG BOLTS.
- 36" HIGH HARDWOOD TOP RAIL/HAND GRIP TO BE STANDARD MILL SHAPE CONTINUOUS.
- 1/2" DIAMETER STEEL BALLAST, VERTICAL, SPACED LESS THAN 4" - PAINTED/POWDER COATED.
- 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
- 36" HIGH HAND RAIL TO BE 2 1/2" x 5" SHAPE HARDWOOD, CONTINUOUS.
- (3) TOP AND BOTTOM RAILS TO BE 1 1/2" x 3" TUBE STEEL - PAINT/POWDER COAT.
- 6x6 HARDWOOD END POST TAPERED 3/4" - STAINED.
- 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
- 1 1/2" x 3" TUBE STEEL END/MID POST - PAINT/POWDER COAT.
- 1 1/2" x 3" STEEL ANGLE TOP AND BOTTOM W/ FLAT PANEL METAL SIDING INFILL.
- ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.
- 2x12 PRESSURE TREATED STRINGERS.
- TREAD TO BE 2x6 TREX OR EQUAL.
- RISERS TO BE 1x6 TREX OR EQUAL.
- DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
- DECK BEAM - SEE STRUCTURAL FOR DETAILS.
- 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
- 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.
- 1 1/2"x2"x3/16" STEEL ANGLE W/ 1/2" DIA. s5" EXPANSION BOLTS @ 24" O.C.
- 1 1/2"x2"x3/16" STEEL ANGLE @ PERIMTER OF ACCESS OPENING.
- 1"x1"x3/16" STEEL ANGLE ACCESS DOOR, TO BE HINGED. FIELD VERIFY THAT WHEN OPEN IT WILL CLEAR EXTERIOR SIDING AND TRIM.
- 1.5" x #6 EXPANDED STEEL MESH, DIAMOND SHAPE TO BE WELDED TO STEEL ANGLE.
- 2"x3"8" STEEL LADDER W/ 3/4" DIA. STEEL RUNGS @ 12" O.C. FIELD VERIFY LENGTH TO BOTTOM OF GRAVEL.
- 3"x4"x5"x3/16" STEEL ANGLE WELDED TO LADDER, BOLTED W/ 1/2" DIA. s5" EXPANSION BOLTS @ 24" O.C.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84080
Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

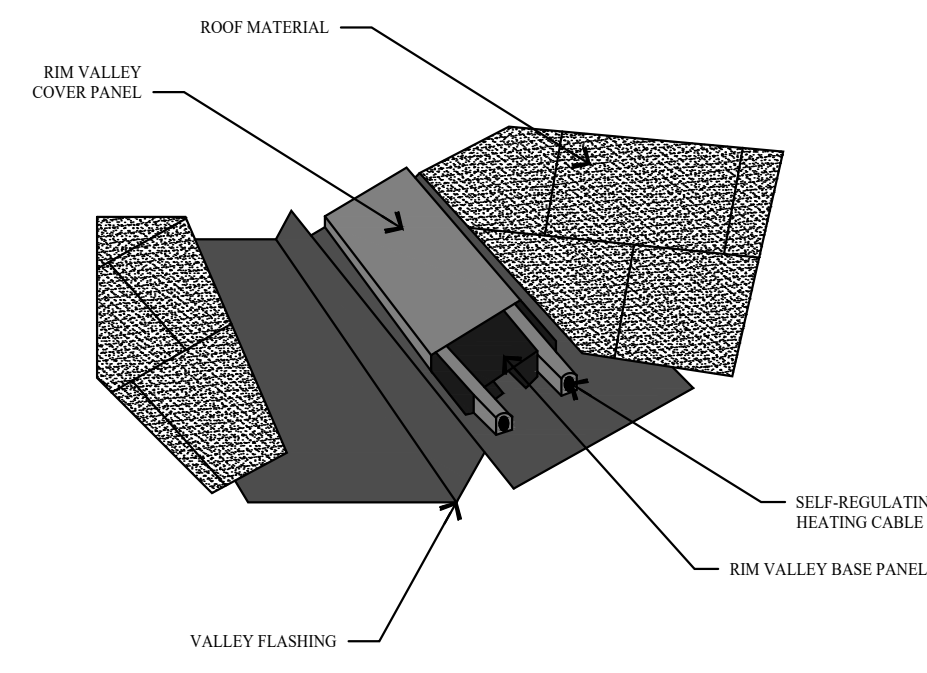
ARCHITECTURAL DETAILS
STAIR / RAILING NOTES

DATE: JUNE 19, 2025
PROJECT NUMBER: 2503-01
SHEET NUMBER:

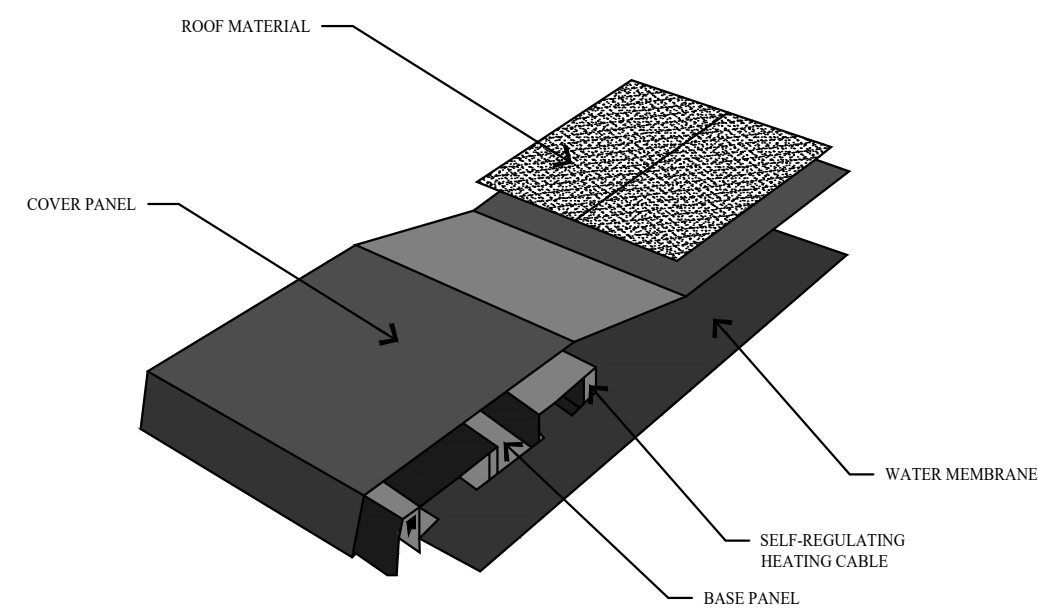
A4.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR RESALE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.

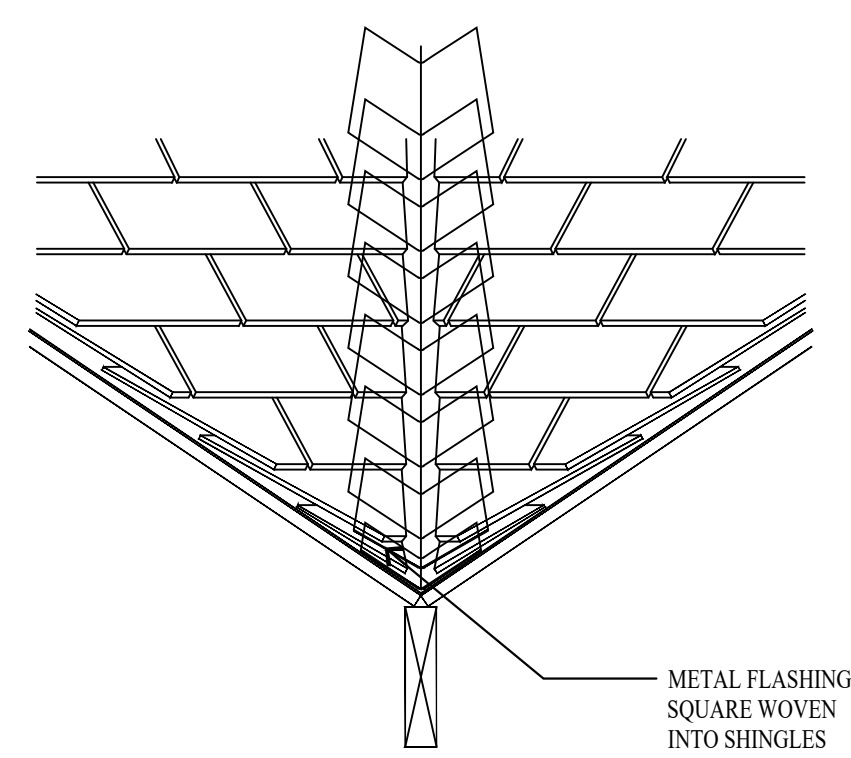
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.



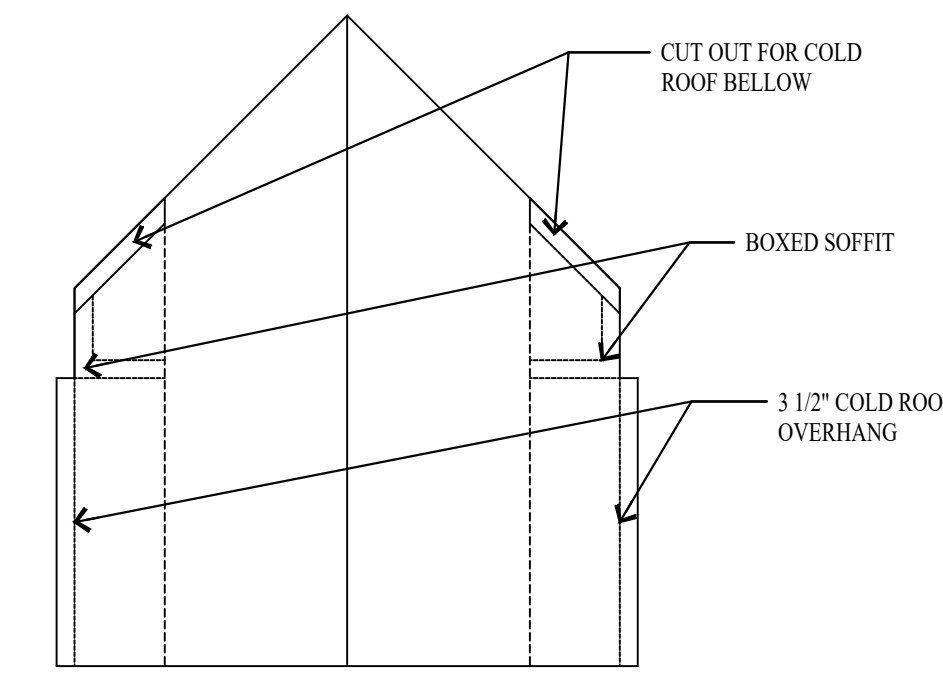
1 VALLEY SNOW MELT DETAIL
A4.2 NO SCALE



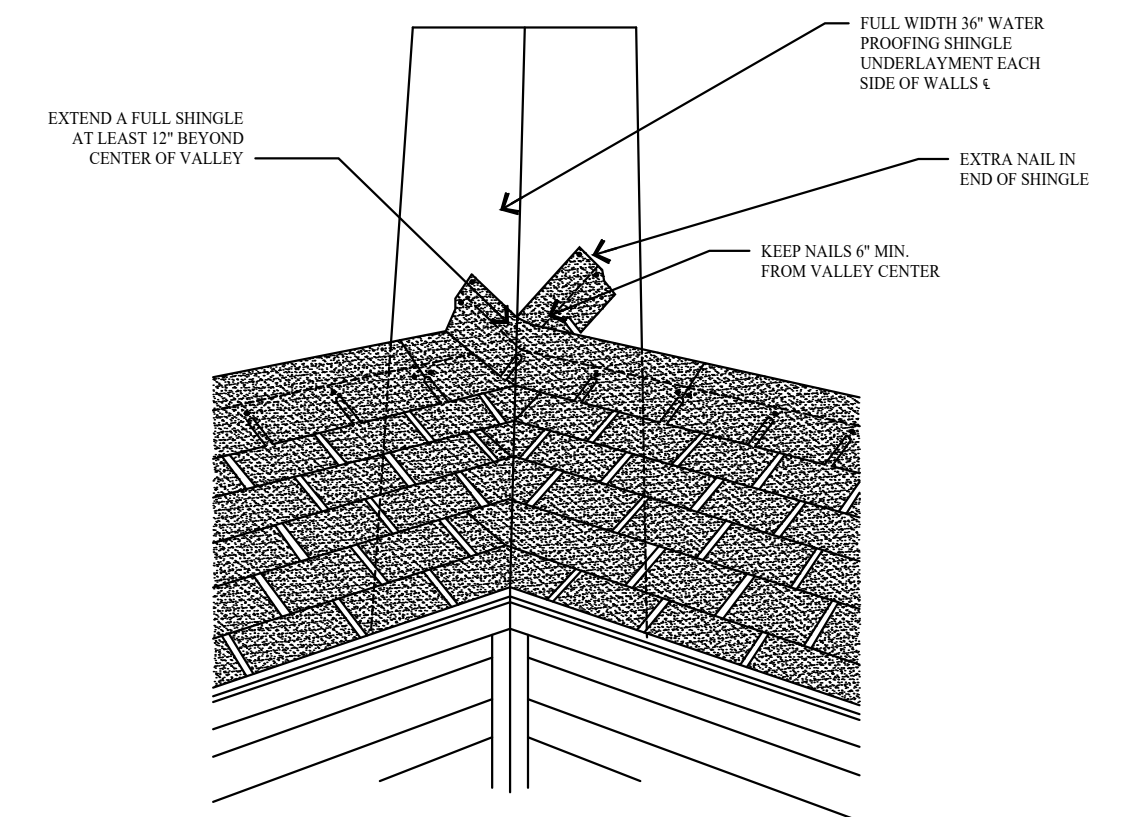
2 EAVE SNOW MELT DETAIL
A4.2 NO SCALE



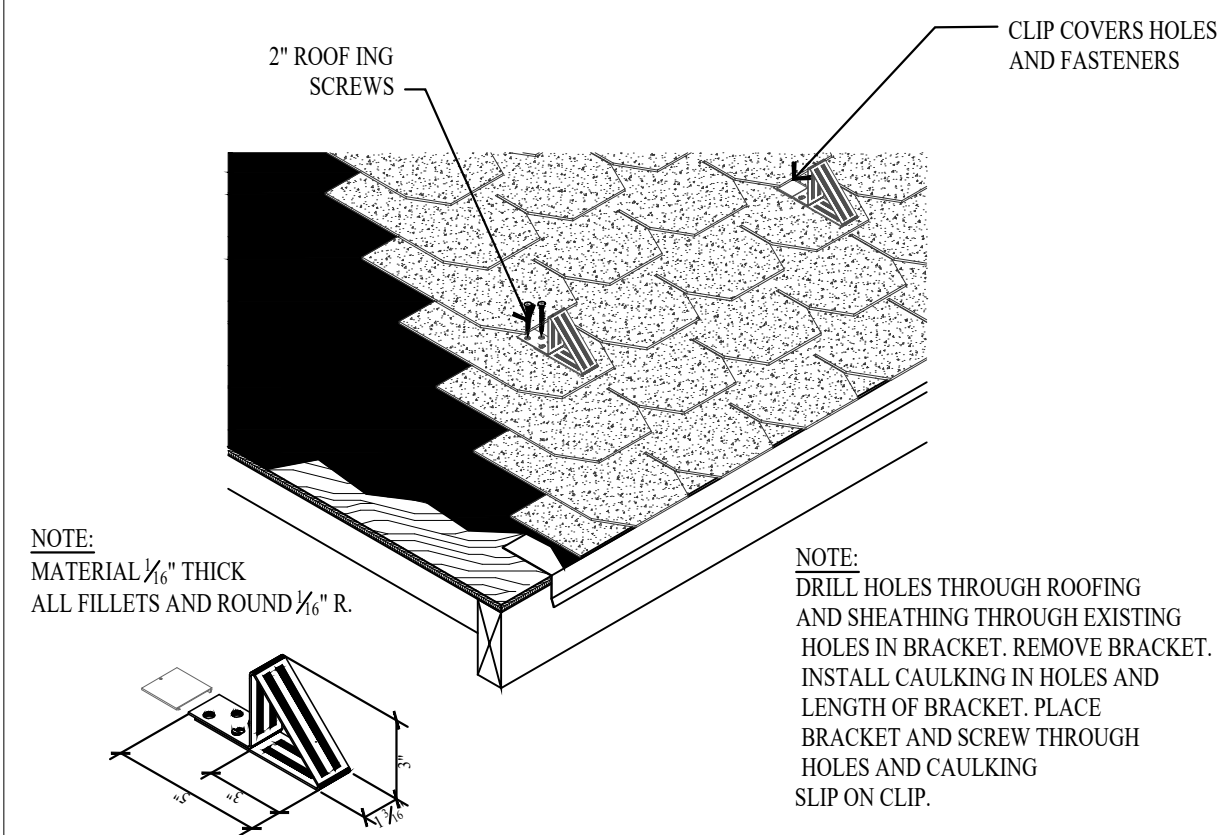
3 CLOSED VALLEY FLASHING
A4.2 NO SCALE



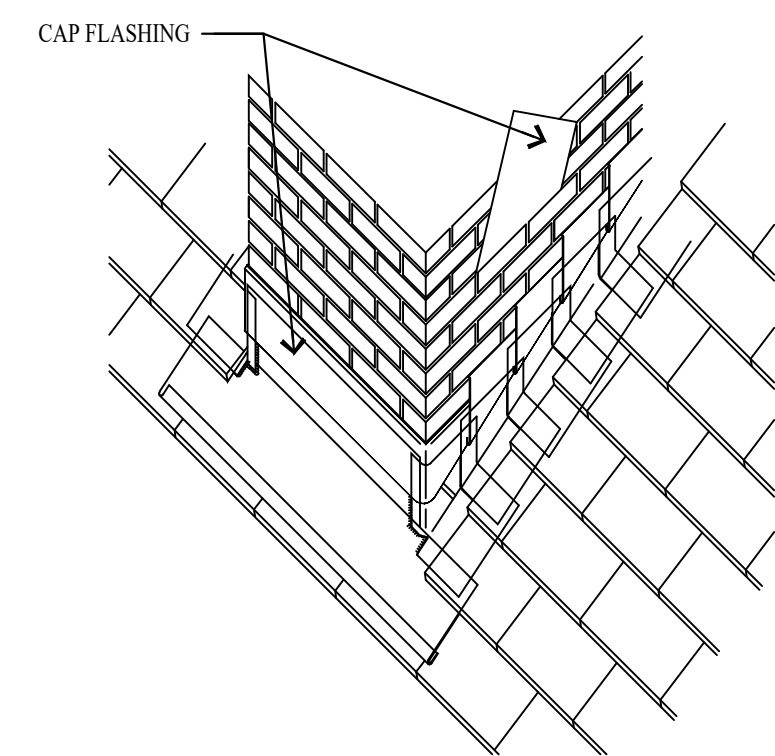
4 DORMER ROOF
A4.2 NO SCALE



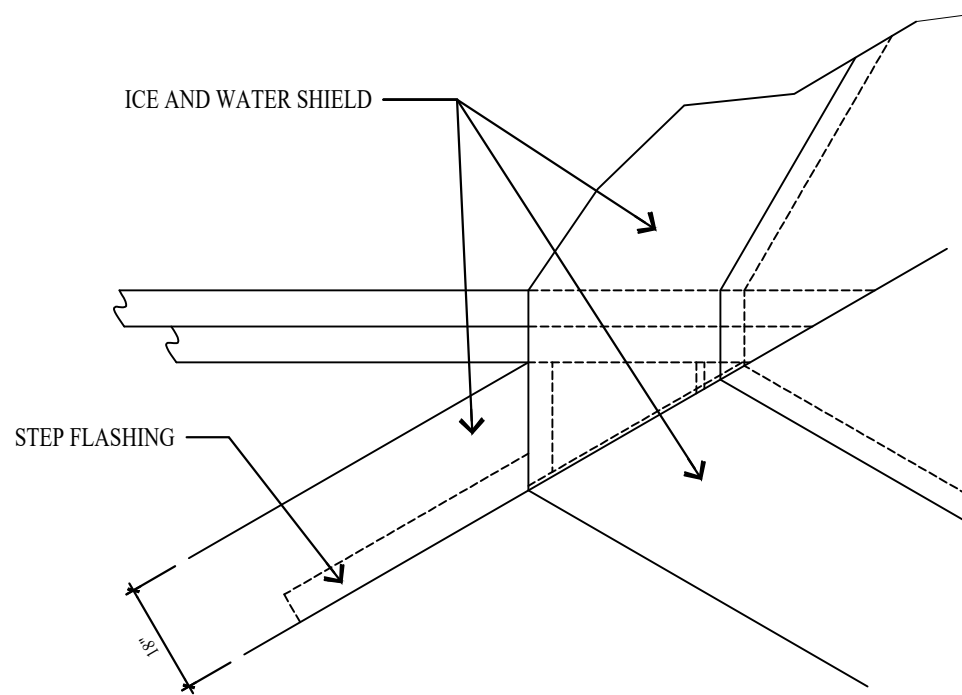
5 WOVEN VALLEY DETAIL
A4.2 NO SCALE



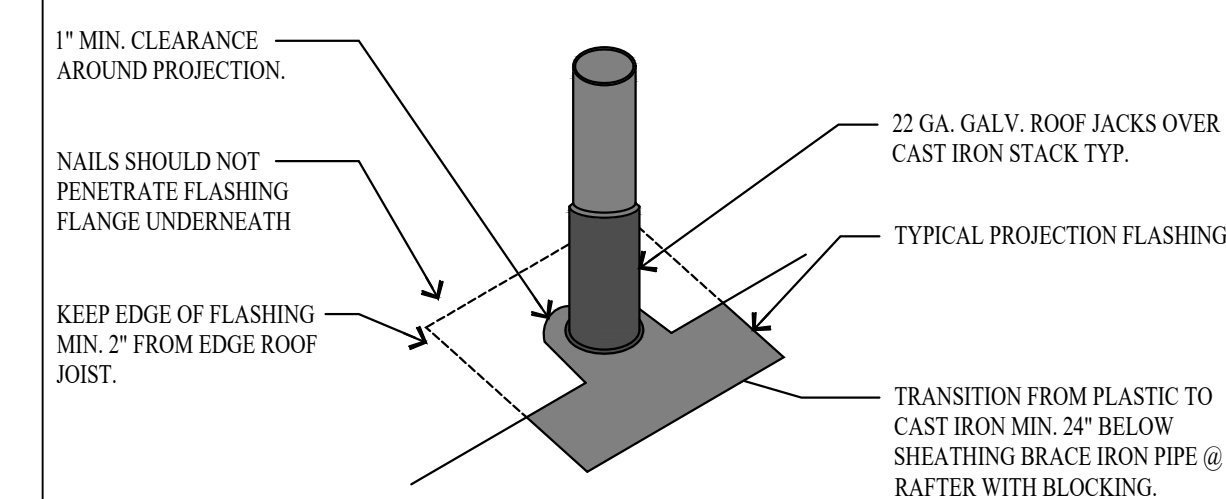
6 SNOW BRACKET DETAIL
A4.2 NO SCALE



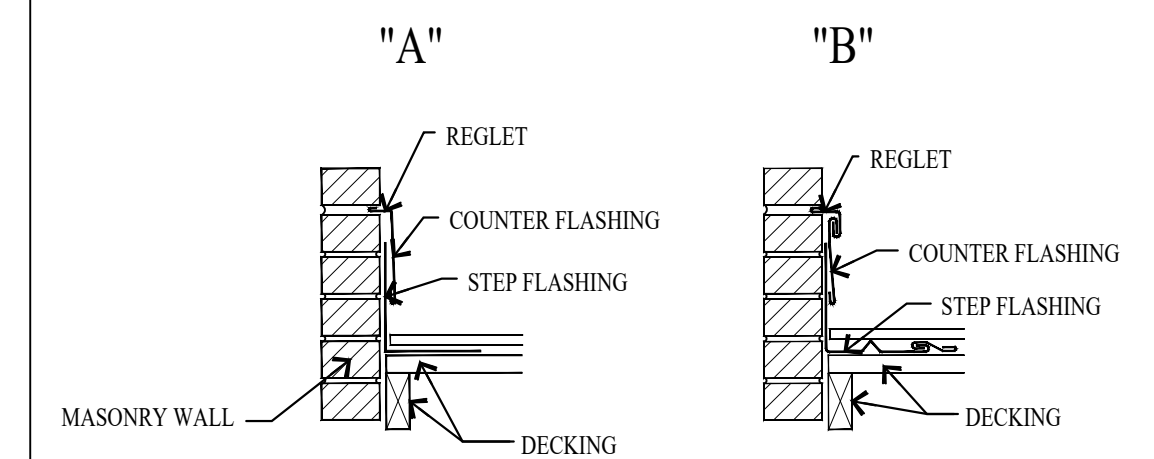
7 CHIMNEY FLASHING
A4.2 NO SCALE



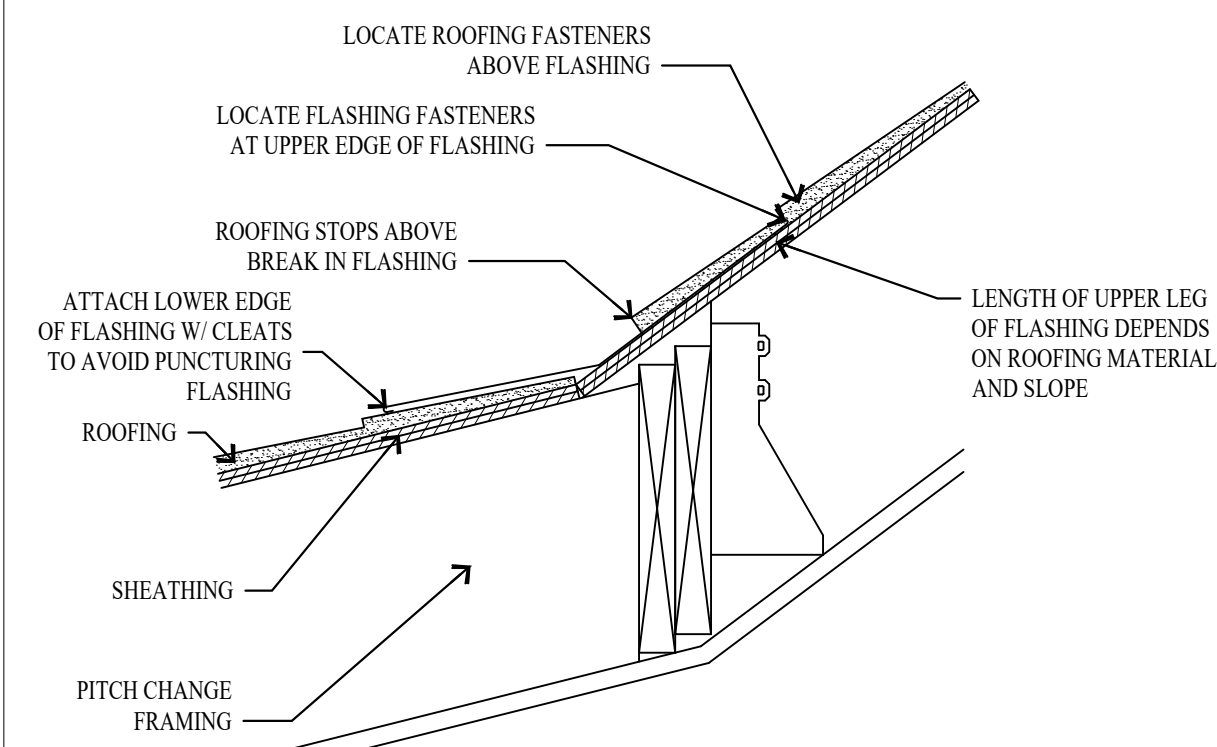
8 DORMER FLASHING DETAIL
A4.2 NO SCALE



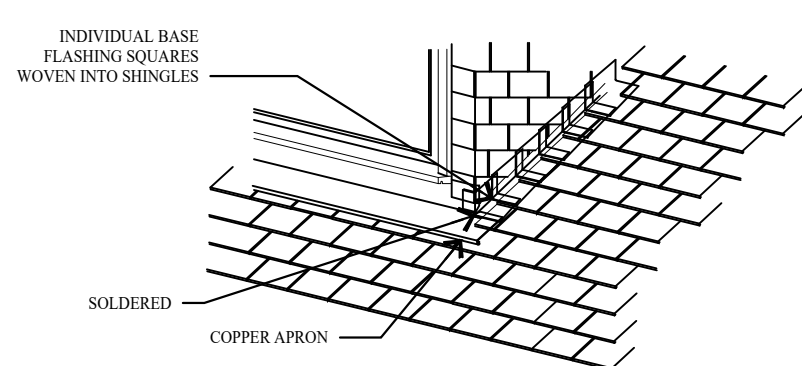
9 VENT FLASHING DETAIL
A4.2 NO SCALE



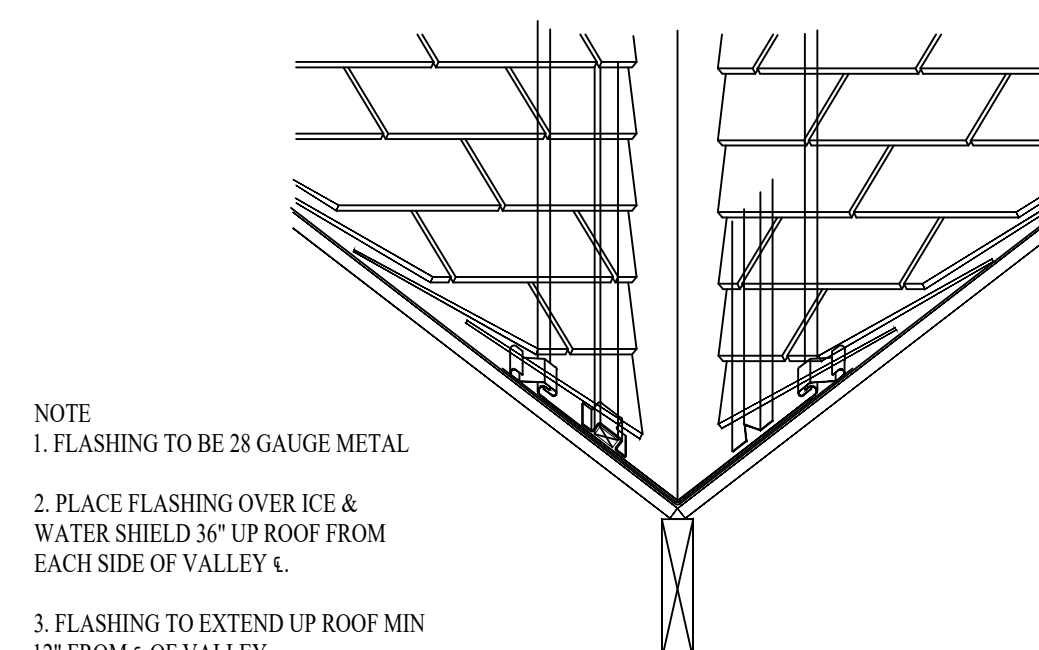
10 RAKE WALL FLASHING DETAIL
A4.2 NO SCALE



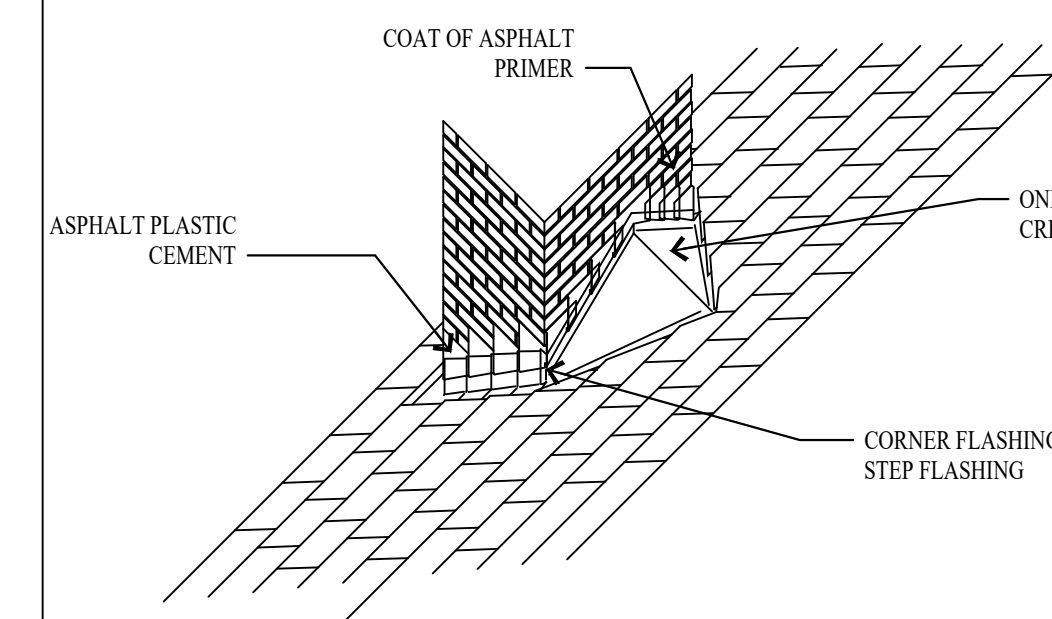
11 ROOF PITCH TRANSITION DETAIL
A4.2 NO SCALE



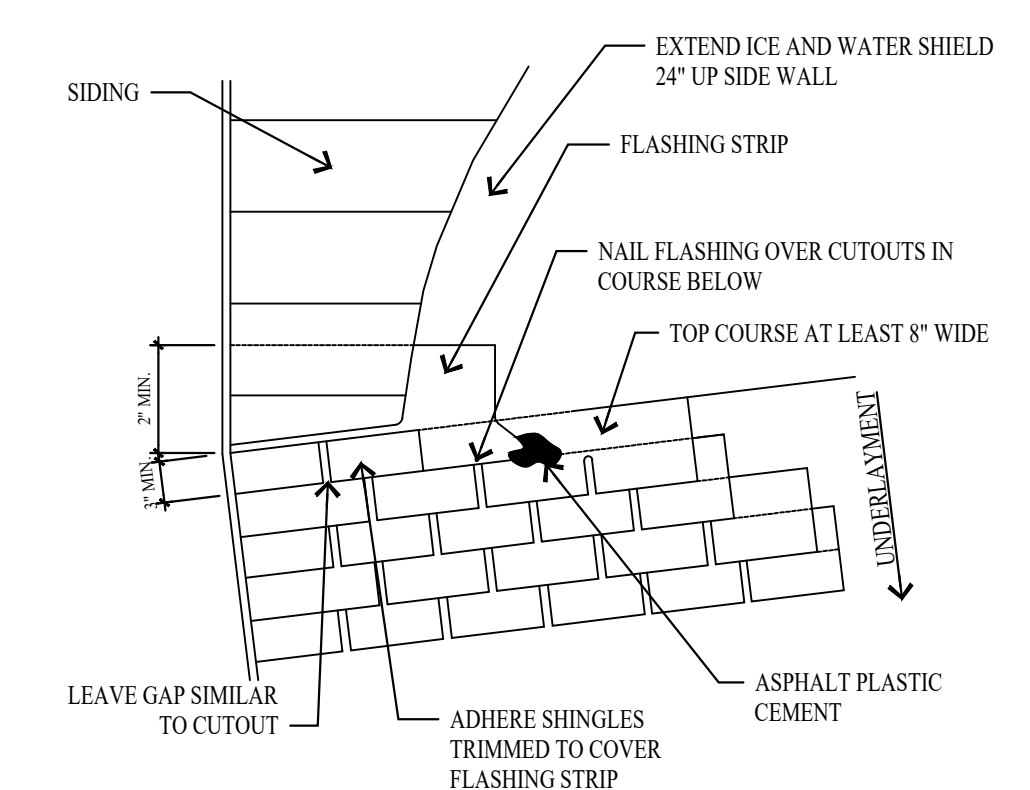
12 FLASHING DETAIL
A4.2 NO SCALE



13 OPEN VALLEY DETAIL
A4.2 NO SCALE



14 CHIMNEY CRICKET FLASHING
A4.2 NO SCALE

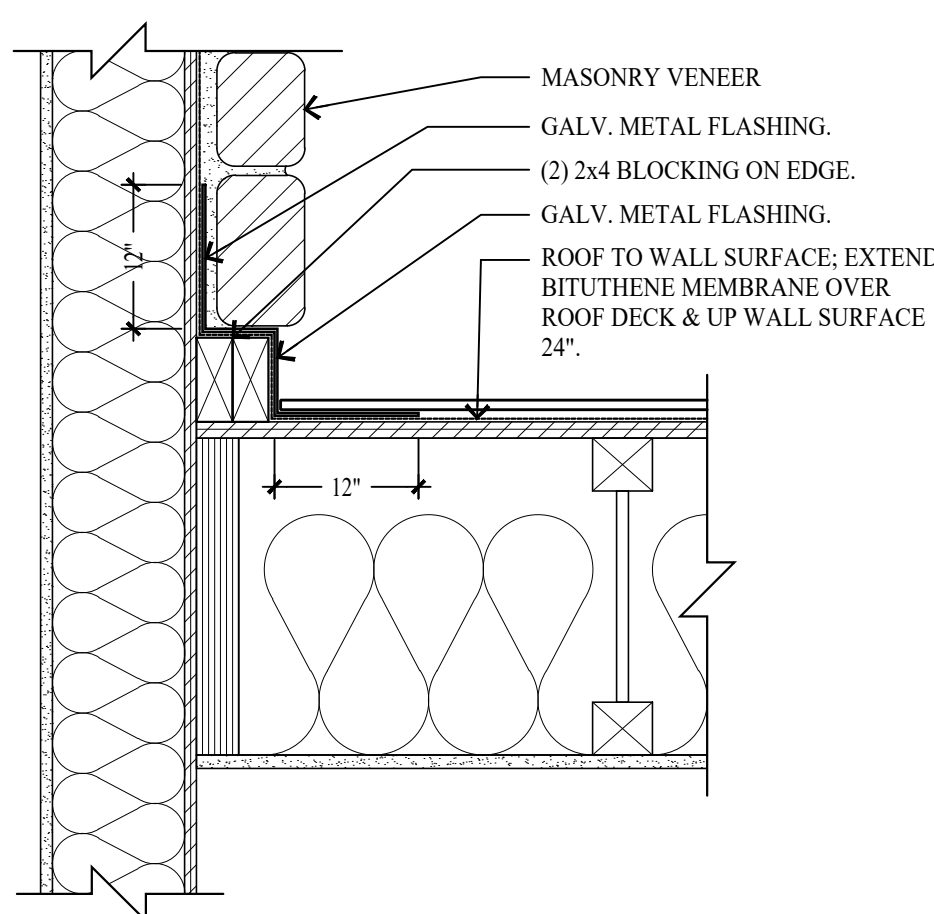


15 ROOF/WALL FLASHING DETAIL
A4.2 NO SCALE

Span	W	H	W	H	W	H	W	H	W	H
12"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
18"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
24"	1"	1"	1"	1"	1"	1"	1"	1"	1"	1"
30"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"
36"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
42"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"	1 3/4"
48"	2"	2"	2"	2"	2"	2"	2"	2"	2"	2"
54"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"	2 1/4"
60"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
66"	2 3/4"	2 3/4"	2 3/4"	2 3/4"	2 3/4"	2 3/4"	2 3/4"	2 3/4"	2 3/4"	2 3/4"
72"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"

FOR STANDING SEAM SPECIFIC MECHANICAL LOAD TEST INFORMATION AND CLAMP INSTALLATION INFORMATION PLEASE VISIT: WWW.S-5.COM

16 SNOW RETENTION BARS DETAIL
A4.2 NO SCALE



17 MASONRY DETAIL @ CHIMNEY
A4.2 SCALE: 1 1/2" = 1'-0"

Jonathan DeGray
Architect
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@guestoffice.net

BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

ROOF FLASHING DETAILS

REVISIONS:
DATE: JUNE 19, 2025
PROJECT NUMBER: 2503-01
SHEET NUMBER: A4.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

ROOM FINISH SCHEDULE										
ROOM		FLOOR		WALLS			CEILING		REMARKS	
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT		
LOWER LEVEL										
101	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
102	MECH	CONCRETE	WOOD	GYP	GYP	GYP	GYP	7-11 1/2" / VARIES	GYP	
103	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
104	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
105	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
106	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
107	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 1/2"	GYP	
MASTER LEVEL										
201	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
202	HALL	WOOD	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
203	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
204	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
205	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	7-11 3/4"	GYP	
206	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7-11 3/4" / 7-9 1/2"	GYP	
LIVING LEVEL										
301	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP	
302	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
303	DINING	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
304	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
UPPER LEVEL										
401	ENTRY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	
402	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5" TYPE X GYP/SUM BOARD

WINDOW SCHEDULE								
MARK Ⓢ	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
	WIDTH	HEIGHT						
A	2'-2"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
B	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
C	2'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
D	5'-0"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 2'-0" AWNING MULLED - SEE ELEVATION
E	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 5'-0" CASEMENT MULLED - SEE ELEVATION
F	7'-6"	2'-0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 2'-0" AWNING MULLED - SEE ELEVATION
G	2'-6"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	
H	2'-6"	7'-0"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	2'-6" x 5'-0" CASEMENT MULLED TO 2'-6" x 2'-0" TRANSOM - SEE ELEVATION
I	7'-6"	6'-0"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(3) 2'-6" x 4'-0" CASEMENT MULLED TO (3) 2'-6" x 2'-0" TRANSOM - SEE ELEVATION
J	5'-0"	4'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 4'-0" CASEMENT MULLED - SEE ELEVATION
K	5'-0"	5'-6"	CASEMENT/TRANSOM	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6" x 4'-0" CASEMENT MULLED TO (2) 2'-6" x 1'-6" TRANSOM - SEE ELEVATION
L	2'-6"	2'-0"	PICTURE	WOOD ALUM. CLAD	MANUFACTURER	STAIN & VARNISH	INSULATED - LOW E	

WINDOW NOTES
1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS, OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308
5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

DOOR SCHEDULE										
MARK Ⓢ	TYPE	SIZE		DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS	
		WIDTH	HEIGHT							
LOWER LEVEL										
101	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE - SLIDER
102	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
103	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
104	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
105	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
106	SHOWER	2'-0"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
107	STYLE & RAIL	2'-2"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
108	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
109	PATIO	6'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH
MASTER LEVEL										
201	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	
202	STYLE & RAIL	2'-6"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
203	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
204	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
205	SHOWER	2'-2"	6'-6"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS ENCLOSURE
206	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR
207	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
208	STYLE & RAIL	2'-8"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
209	PATIO	9'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	(3) 3'-0" DOORS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH
LIVING LEVEL										
301	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	
302	FRENCH	2'-8"	7'-0" / 2'-0"	1 3/4"	WOOD-ALUM	STAIN - MANFR	WOOD-ALUM	STAIN - MANFR	LOCKSET	7'-0" DOOR W TRANS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH
UPPER LEVEL										
401	ENTRY	3'-0"	7'-0" / 1'-6"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	7'-0" DOOR W TRANS - INSUL - LOW E - TEMP - WEATHER STRIP - THRESH
402	STYLE & RAIL	2'-10"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD
403	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER - TEMP GLASS

DOOR NOTES
1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4
4. FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325 - IRC 309.4.
6. NO MORE THAN 30% OF GLASS IN GARAGE DOORS.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@gmwestoffice.net

BEASLEY RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

384 WOODSIDE AVENUE, PARK CITY, UTAH 84060

DOOR, WINDOW AND ROOM
SCHEDULES

REVISIONS:

DATE:
OCTOBER 07, 2025

PROJECT NUMBER:
2503-01

SHEET NUMBER:
A5.1

Page 11 of 11

Planning Commission Staff Report



Subject: 3181 American Saddler Drive
Application: PL-26-06824
Author: Virgil Lund, Planner II
Date: April 22, 2026
Type of Item: Plat Amendment

Recommendation

(I) Review the Risner Ridge Subdivision Lot 21 Plat Amendment, (II) conduct a public hearing, and (III) consider denying the Plat Amendment based on the Findings of Fact and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Bobby Farina
Represented by Megan Blosser, Alliance Engineering

Location: 3181 American Saddler Drive

Zoning District: Residential Development

Adjacent Land Uses: Single-Family Dwellings

Reason for Review: The Planning Commission reviews, conducts a public hearing, and takes Final Action on Plat Amendments.¹

CC&Rs Covenants, Conditions, and Restrictions
HOA Homeowners Association
LMC Land Management Code
RD Residential Development
SFD Single-Family Dwelling

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

Summary

The Applicant proposes the Risner Ridge Subdivision Lot 21 Amended Plat to increase the allowable square footage for Lot 21 from 5,500 to 5,600 to enclose an existing second-story deck on the rear of the Single-Family Dwelling (SFD).

Background

The Risner Ridge Subdivision includes 50 Single-Family Lots in the Park Meadows neighborhood. On June 1, 1988, the Risner Ridge Subdivision was recorded with Summit County (Recorder Entry No. [290977](#)).

¹ LMC [§ 15-7.1-3](#)



Figure 1: Risner Ridge Subdivision Lots Highlighted in Orange, 3181 American Saddler in Red

The Risner Ridge Subdivision has been amended several times over the years. However, one requirement has remained consistent – a maximum floor area for the SFDs of 5,500 square feet:

- October 11, 1990: The City Council adopted Ordinance No. 90-28 *An Ordinance Adding Previously Approved Language to the Risner Ridge Subdivision Plat Limiting Square Footage of Houses* (Exhibit B).
- On February 7, 1991, the City Council approved Ordinance No. 91-3 vacating a portion of a ten-foot-wide non-exclusive utilities easement located within Lots 38 and 39 of the Risner Ridge Subdivision (Exhibit C).
- On July 12, 2001, the City Council approved Ordinance No. 01-29 to add metes and bounds parcels to Lot 3 and Lot 4 and to amend the Risner Ridge Subdivision (Exhibit D). The square footage limitation remained in effect.

- On July 11, 2002, the City Council approved Ordinance No. 02-25 approving a six-month extension of the 2001 plat amendment (Exhibit E).
- On September 11, 2008, the City Council approved the Risner Ridge Subdivision Amendment (Exhibit F). This plat amendment established Setbacks for all Structures in the Subdivision stricter than the Zoning District at the request of the Homeowners Association (HOA) to ensure consistency with the Covenants, Conditions, and Restrictions (CC&Rs):
 - 15-foot Side, 20-foot Rear, and 30-foot Front Setbacks.
 - This amended plat was not recorded and expired.
- On August 26, 2010, the City Council again approved the First Amended Risner Ridge Subdivision to establish the more restrictive Setbacks, adopting Ordinance No. 10-32 (Packet [Item](#) p. 141; [Minutes](#) p. 3; Exhibit G). On February 7, 2011, the First Amended Risner Ridge Subdivision was recorded with Summit County (Recorder Entry No. [916684](#)).
- On April 17, 2014, the City Council adopted Ordinance No. 14-14, approving the Second Amended Risner Ridge Subdivision (Packet [Item](#) p. 164; [Minutes](#) p. 7; Exhibit H). This plat amendment added a plat note to reflect the Ordinance No. 90-28 requirement restricting the maximum floor area for all Lots to 5,500 square feet. On June 19, 2014, the Second Amended Risner Ridge Subdivision plat was recorded with Summit County (Recorder Entry No. [997400](#)).

The Applicant states that the Risner Ridge HOA is now disbanded and there is no HOA enforcement of the square footage limitation (Exhibit I, *Applicant's Narrative*).

On June 24, 2022, the Building Department issued Permit 22-651 for the demolition and construction of a new SFD on Lot 21 of the Risner Ridge Subdivision, 3181 American Saddler. The newly constructed home complies with the square footage limitation.



Figure 2: Existing SFD at 3181 American Saddler.

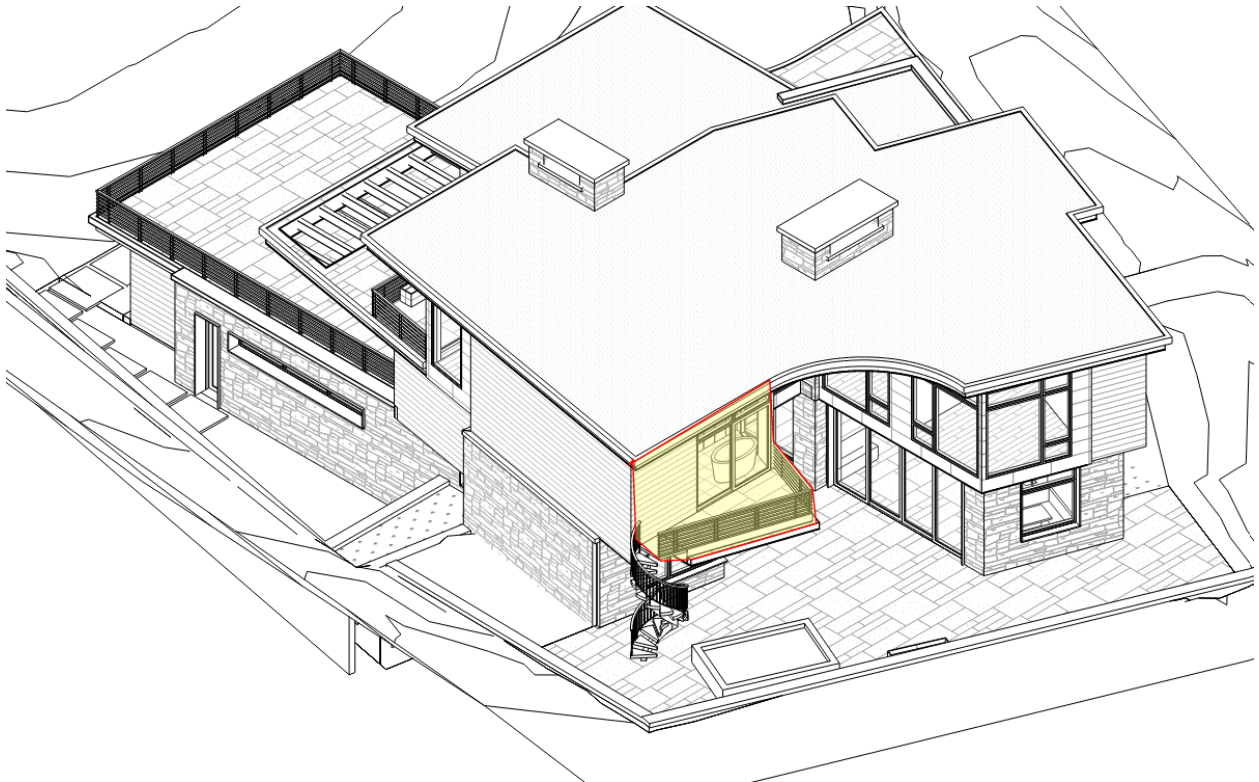


Figure 3: Location of the proposed addition (existing conditions), highlighted in yellow.

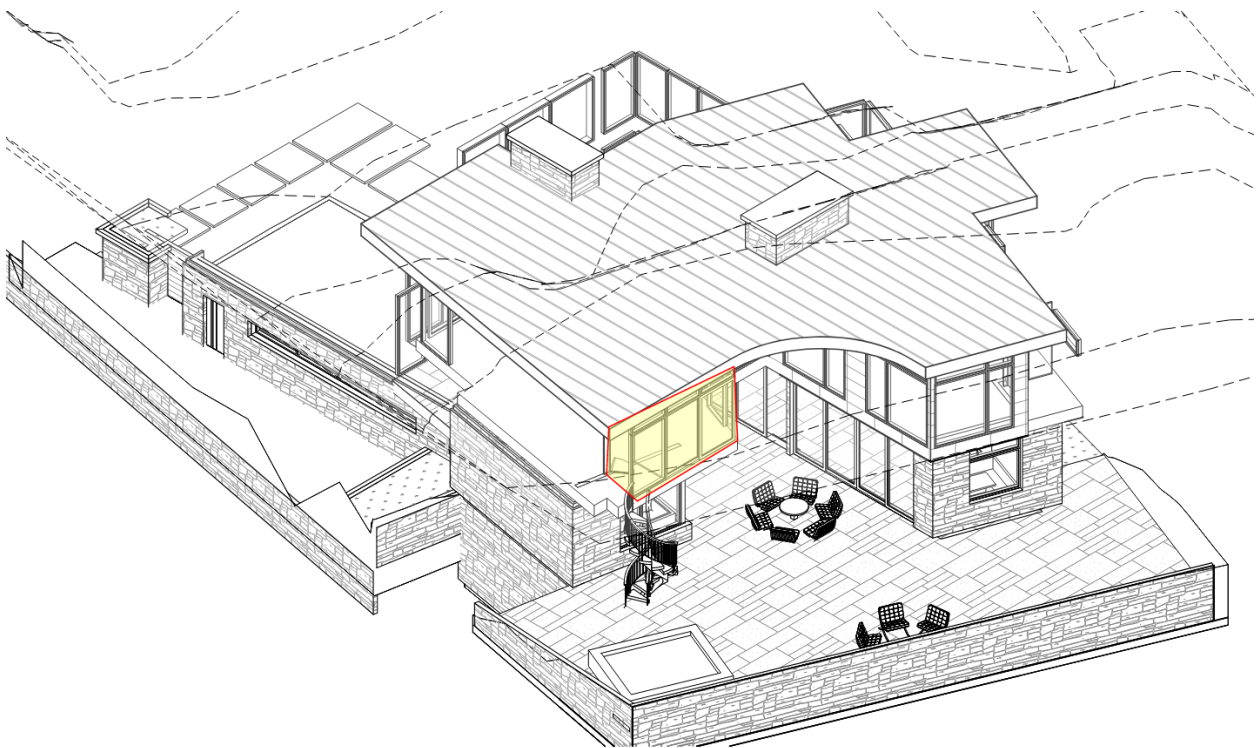


Figure 4: Rendering of proposed addition, highlighted in yellow.

On February 2, 2026, the Applicant applied for the Risner Ridge Subdivision Lot 21 Amended Plat to increase the square footage for Lot 21 from 5,500 to 5,600 to enclose an existing second-story deck on the rear of the SFD.

Analysis

(I) The proposed plat amendment complies with the Residential Development Zoning District requirements in LMC Chapter 15-2.13.

Setbacks

Setbacks for Lot 21 are based on the First Amended Risner Ridge Subdivision plat, and are more restrictive than the Residential Development (RD) Zoning District Setbacks:

- Front Setback: 30 feet
 - The proposed addition is to enclose an existing deck on the rear of the SFD. The existing SFD is approximately 67 feet from the Front Lot Line.
- Side Setback: 15 feet
 - The proposed addition is approximately 20 feet from the nearest Side Lot Line. The existing SFD complies with the Side Setback requirement of 15 feet and is approximately 15 feet 3 inches from the nearest Side Lot Line.
- Rear Setback: 20 feet
 - The proposed addition is approximately 25 feet from the Rear Lot Line. The existing SFD complies with the Rear Setback and is approximately 20 feet 10 inches from the Rear Lot Line.

Building Height

The proposed addition will be constructed underneath the existing roof ridge which is 25 feet from Existing Grade and complies with the RD Building Height requirement of 28 feet.²

Significant Vegetation

No Significant Vegetation will be impacted by the proposed addition.

(II) The proposal complies with the Off-Street Parking requirements in LMC Chapter 15-3.

SFDs require two Off-Street Parking Spaces within a garage that is 20 feet wide by 20 feet deep.³ The garage at 3181 American Saddler is approximately 30 feet deep by 40 feet wide. The proposed addition does not create additional parking demand.

(III) Staff does not find Good Cause for the proposed plat amendment pursuant to LMC Section 15-7.1-3(B).

Changes to platted elements including plat notes require a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC [§ 15-7.1-3\(B\)](#) and approval shall require a finding of Good Cause and a finding that no Public Street,

² LMC [§ 15-2.13-4](#)

³ LMC Chapter [15-3](#)

Right-of-Way, or easement has been vacated or amended.

LMC [§ 15-15-1](#) defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.”

Staff finds there is no Good Cause for the plat amendment. The square footage of SFDs within the Risner Ridge Subdivision has been limited to 5,500 since the 1988 approval and reiterated over the years.

Ordinance No. 90-28 *An Ordinance Adding Previously Approved Language to the Risner Ridge Subdivision Plat Limiting Square Footage of Houses* states:

- The Planning Commission and City Council approved the Risner Ridge Subdivision Plat recorded in 1988 (Entry No. 290977).
- In granting the Subdivision approval, certain conditions were imposed by the Planning Commission and City Council.

The condition limiting maximum floor area was reiterated again through Ordinance 90-28:

The maximum floor area of any structure shall be 5500 square feet and shall be calculated as follows: The floor area is the area of a building that is enclosed by surrounding exterior walls, excluding a 600 square foot allowance for garages. Basements will be considered floor area whether finished or unfinished. Porches, balconies, patios and decks will not be considered floor area.

Ordinance No. 14-14 *An Ordinance Approving the Second Amended Risner Ridge Subdivision* required a plat note that incorporates the maximum floor area. Ordinance No. 14-14 Condition of Approval 3 states:

- *The plat note language shall match verbatim the language in the recorded Ordinances.*

Amending the plat to accommodate a 100-square-foot enclosure of an upper-level deck is contrary to the 1988 Risner Ridge Subdivision approval conditioned on the maximum floor area, the 1990 reiteration of the maximum floor area, and the 2014 plat amendment that included this maximum floor area on the plat.

The 5,500-square-foot maximum floor area restriction applies to 50 properties within the Risner Ridge Subdivision. Staff finds the proposed plat amendment to increase the restriction for one Lot does not comply with the definition for “Good Cause” found in LMC [§ 15-15-1](#):

- No public amenity or benefit is proposed.
- There is not an existing non-conformity with the LMC that is corrected.

- The plat amendment does not preserve the character of the Risner Ridge Subdivision or Park Meadows neighborhood.

Alternatively, if the Planning Commission finds Good Cause, staff recommends a Condition of Approval limiting the exception to a deck enclosure that does not exceed 100 square feet to avoid precedent within the Subdivision overall.

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 April 8, 2026. Staff mailed courtesy notice to property owners within 300 feet on April 8, 2026. The *Park Record* published courtesy notice on April 8, 2026.⁴

Public Input

Staff did not receive any public input at the time this report was published. The Applicant submitted Letters of Support (Exhibit J).

Alternatives

The Planning Commission may:

- Deny the Risner Ridge Lot 21 Plat Amendment.
- Approve the Risner Ridge Lot 21 Plat Amendment 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

Attachment 1: Proposed Plat

B: Ordinance No. 90-28 Approving the Risner Ridge Square Footage Restriction

C: Ordinance No. 91-3 Vacating a Portion of a Utility Easement in Risner Ridge

D: Ordinance No. 01-29 Approving a Plat Amendment to Add Acreage to Lots 3 and 4

E: Ordinance No. 02-25 Approving a Six-Month Extension of Ordinance 01-29

F: September 11, 2008 City Council Meeting Minutes

G: Ordinance No. 10-32 Approving a Risner Ridge Subdivision Amendment

H: Ordinance No. 14-14 Approving the Second Amended Risner Ridge Subdivision

I: Applicant’s Narrative

J: Applicant’s Letters of Support

⁴ LMC [§ 15-1-21](#)



Planning Department

April 22, 2026

Megan Blosser

CC: Bobby Farina

NOTICE OF PLANNING COMMISSION ACTION

Description

Address: 3181 American Saddler Drive

Zoning District: Residential Development

Application: Plat Amendment

Project Number: PL-26-06824

Action: DENIED

Date of Final Action: April 22, 2026

Project Summary: The Applicant proposes the Risner Ridge Subdivision Lot 21 Amended Plat to increase the allowable square footage for Lot 21 from 5,500 to 5,600 to enclose an existing second-story deck on the rear of the Single-Family Dwelling (SFD).

Action Taken

On April 22, 2026, the Planning Commission conducted a public hearing and denied the plat amendment according to the following findings of fact and conclusions of law.

Findings of Fact

1. The Risner Ridge Subdivision includes 50 Single-Family Lots in the Park Meadows neighborhood.
2. On June 1, 1988, the Risner Ridge Subdivision was recorded with Summit County.
3. The Risner Ridge Subdivision has been amended several times over the years. However, one requirement has remained consistent – a maximum floor area for the Single-Family Dwellings of 5,500 square feet:
 - a. October 11, 1990: The City Council adopted Ordinance No. 90-28 *An Ordinance Adding Previously Approved Language to the Risner Ridge Subdivision Plat Limiting Square Footage of Houses.*



Planning Department

- b. On February 7, 1991, the City Council approved Ordinance No. 91-3 vacating a portion of a ten-foot-wide non-exclusive utilities easement located within Lots 38 and 39 of the Risner Ridge Subdivision.
 - c. On July 12, 2001, the City Council approved Ordinance No. 01-29 to add metes and bounds parcels to Lot 3 and Lot 4 and to amend the Risner Ridge Subdivision. The square footage limitation remained in effect.
 - d. On July 11, 2002, the City Council approved Ordinance No. 02-25 approving a six-month extension of the 2001 plat amendment.
 - e. On September 11, 2008, the City Council approved the Risner Ridge Subdivision Amendment. This plat amendment established Setbacks for all Structures in the Subdivision stricter than the Zoning District at the request of the Homeowners Association (HOA) to ensure consistency with the Covenants, Conditions, and Restrictions (CC&Rs):
 - i. 15-foot Side, 20-foot Rear, and 30-foot Front Setbacks.
 - ii. This amended plat was not recorded and expired.
 - f. On August 26, 2010, the City Council again approved the First Amended Risner Ridge Subdivision to establish the more restrictive Setbacks, adopting Ordinance No. 10-32. On February 7, 2011, the First Amended Risner Ridge Subdivision was recorded with Summit County (Recorder Entry No. 916684).
 - g. On April 17, 2014, the City Council adopted Ordinance No. 14-14, approving the Second Amended Risner Ridge Subdivision. This plat amendment added a plat note to reflect the 1988 approval and Ordinance No. 90-28 requirement restricting the maximum floor area for all Lots to 5,500 square feet. On June 19, 2014, the Second Amended Risner Ridge Subdivision plat was recorded with Summit County (Recorder Entry No. 997400).
4. Changes to platted elements including plat notes require a Plat Amendment and finding of Good Cause.
 5. The Applicant proposes amending Lot 21 of the Risner Ridge Subdivision for a newly constructed home at 3181 American Saddler to increase the allowable square footage by 100.

Conclusions of Law

1. There is no Good Cause for the Plat Amendment:
 - a. Ordinance No. 90-28 *An Ordinance Adding Previously Approved Language to the Risner Ridge Subdivision Plat Limiting Square Footage of Houses* states:
 - i. The Planning Commission and City Council approved the Risner Ridge Subdivision Plat recorded in 1988 (Entry No. 290977).



Planning Department

- ii. In granting the Subdivision approval, certain conditions were imposed by the Planning Commission and City Council.
 - iii. The condition limiting maximum floor area was reiterated again through Ordinance 90-28:
 - iv. The maximum floor area of any structure shall be 5500 square feet and shall be calculated as follows: The floor area is the area of a building that is enclosed by surrounding exterior walls, excluding a 600 square foot allowance for garages. Basements will be considered floor area whether finished or unfinished. Porches, balconies, patios and decks will not be considered floor area.
- b. Ordinance No. 14-14 *An Ordinance Approving the Second Amended Risner Ridge Subdivision* required a plat note that incorporates the maximum floor area. Ordinance No. 14-14 Condition of Approval 3 states:
- i. *The plat note language shall match verbatim the language in the recorded Ordinances.*
- c. Amending the plat to accommodate a 100-square-foot enclosure of an upper-level deck is contrary to the 1988 Risner Ridge Subdivision approval conditioned on the maximum floor area, the 1990 reiteration of the maximum floor area, and the 2014 plat amendment that included this maximum floor area on the plat.
- d. Staff finds the proposed plat amendment to increase the restriction for one Lot does not comply with the definition for "Good Cause":
- i. No public amenity or benefit is proposed.
 - ii. There is not an existing non-conformity with the LMC that is corrected.
 - iii. The plat amendment does not preserve the character of the Risner Ridge Subdivision or Park Meadows neighborhood.
2. The Plat Amendment does not comply with Land Management Code § 15-7.1-3 *Classification of Subdivision* or § 15-7.1-6 *Final Subdivision Plat*.

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 385-481-2036 or email virgil.lund@parkcity.gov.



Planning Department

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Virgil Lund

Attachment 1: Proposed Plat

DRAFT



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold certificate No. 4857264 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; and that by authority of the owner, I have prepared this SECOND AMENDED RISNER RIDGE SUBDIVISION LOT 21 AMENDED and that the information contained on this plat is for the purpose of adding a note to the original recorded plat as approved by the Risner Ridge Homeowners Association. This amendment does not change, nullify or abridge the boundary, streets, easements, or lots of said subdivision.

LEGAL DESCRIPTION

Lot 21, Risner Ridge Subdivision, according to the official plat thereof recorded June 1, 1988, as Entry No. 290977 of the official records in the office the Summit County Recorder.

SURVEYOR'S NARRATIVE

Refer to the recorded plat of RISNER RIDGE SUBDIVISION for all boundary, lot, street and easement data, said plat being recorded June 1, 1988, as Entry No. 290977 in the office of the Summit County Recorder.

OWNER'S DEDICATION & CONSENT TO RECORD

Robert Anthony Farina and Anne Kata Kawczenski Farina as Trustees of the Robert and Anne Farina Living Trust dated November 8, 2024, as the owners of the herein described tract of land, do hereby consent to the recording of this plat amendment, subject to all of the restrictions, rights, and limitations set forth in the plat notes, and name said tract, to be known as SECOND AMENDED RISNER RIDGE SUBDIVISION LOT 21 AMENDED.

Robert and Anne Farina Living Trust dated November 8, 2024

Robert Anthony Farina

Anne Kata Kawczenski Farina

ACKNOWLEDGMENT

State of _____)
: ss
County of _____)

On this _____ day of _____, 2026, Robert Anthony Farina personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is a Trustee of the Robert and Anne Farina Living Trust dated November 8, 2024, and that he signed the above Consent to Record for and on behalf of the Robert and Anne Farina Living Trust dated November 8, 2024, and that he acknowledged to me that he executed SECOND AMENDED RISNER RIDGE SUBDIVISION LOT 21 AMENDED.

By: _____
Notary Public

A Notary Public Commissioned in _____

Printed Name _____

Residing in: _____

My commission expires: _____

Commission No.: _____

ACKNOWLEDGMENT

State of _____)
: ss
County of _____)

On this _____ day of _____, 2026, Anne Kata Kawczenski Farina personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that she is a Trustee of the Robert and Anne Farina Living Trust dated November 8, 2024, and that she signed the above Consent to Record for and on behalf of the Robert and Anne Farina Living Trust dated November 8, 2024, and that she acknowledged to me that she executed SECOND AMENDED RISNER RIDGE SUBDIVISION LOT 21 AMENDED.

By: _____
Notary Public

A Notary Public Commissioned in _____

Printed Name _____

Residing in: _____

My commission expires: _____

Commission No.: _____

NOTE:

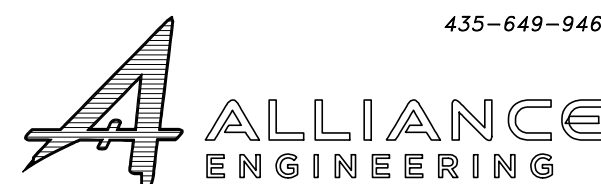
Pursuant to Park City Ordinance No. 90-28, dated October 11, 1990, as amended on March 18, 2004, by Ordinance 04-09 (Summit County Recorder No. 00695368) and stated by Ordinance 14-14, the maximum floor area of any structure shall be 5500 square feet and shall be calculated as follows: The floor area is the area of a building that is enclosed by surrounding exterior walls, excluding a 600 square foot allowance for garages. Basements will be considered floor area whether finished or unfinished. Porches, balconies, patios and decks will not be considered floor area.

Lot 21 of the Second Amended Plat of the Risner Ridge Subdivision shall have the maximum floor area of any structure be 5600 square feet and shall be calculated as follows: The floor area is the area of a building that is enclosed by surrounding exterior walls, excluding a 600 square foot allowance for garages. Basements will be considered floor area whether finished or unfinished. Porches, balconies, patios and decks will not be considered floor area. The 100 square foot additional space for Lot 21 is to enclose a singular existing porch, balcony, patio or deck that is already under roof. All improvements must meet the requirements of the Park City Land Management Code for the Residential Development zone.

SECOND AMENDED PLAT OF THE
RISNER RIDGE SUBDIVISION LOT 21 AMENDED

FORMERLY KNOWN AS PARK MEADOWS NO. 4

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

 <p>435-649-9467</p> <p>CONSULTING ENGINEERS LAND PLANNERS SURVEYORS</p> <p>P.O. Box 2654 2700 West Homestead Road Suite 50, 60 Park City, Utah 84096</p>	<p>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</p> <p>REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2026</p> <p>BY _____</p>	<p>PLANNING COMMISSION</p> <p>APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2026</p> <p>BY _____ CHAIR</p>	<p>ENGINEER'S CERTIFICATE</p> <p>I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2026</p> <p>BY _____ PARK CITY ENGINEER</p>	<p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, 2026</p> <p>BY _____ PARK CITY ATTORNEY</p>	<p>PUBLIC SAFETY ANSWERING POINT APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 2026</p> <p>BY _____ SUMMIT COUNTY GIS COORDINATOR</p>	<p>RECORDED</p> <p>STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____</p> <p>_____ FEE _____ RECORDER</p> <p>TIME _____ DATE _____ ENTRY NO. _____</p>
	<p>3/13/2026 JOB NO.: 010613 FILE: X:\ParkMeadows\dwg\sr\plat2026\010613-Lot 21 Note Amendment.dwg</p>					

ORDINANCE NO. 90-28

AN ORDINANCE ADDING PREVIOUSLY APPROVED LANGUAGE TO THE RISNER RIDGE SUBDIVISION PLAT LIMITING SQUARE FOOTAGE OF HOUSES

Fee Exempt per Utah Code Annotated 1983 21-7-2

WHEREAS, the Planning Commission and City Council did approve the Risner Ridge Subdivision Plat recorded in Summit County, Utah, as Entry 290977; and

WHEREAS, in granting said approval certain conditions were imposed by the Planning Commission and City Council; and

WHEREAS, the condition limiting square footage was omitted on the recorded plat; and

WHEREAS, the City Council did receive a request from the Risner Ridge Homeowners' Association asking that the Council amend the plat to carry out the intent of the Planning Commission and City Council; and

WHEREAS, after holding a public hearing on October 4th to receive input on amending the Risner Ridge Subdivision plat, the City Council of Park City approved language to be added to the plat,

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

SECTION 1. The following language shall be an additional condition of approval attaching to the Risner Ridge Subdivision Plat (formerly known as Park Meadows No. 4 Subdivision) and incorporated therein by this reference:

The maximum floor area of any structure shall be 5500 square feet and shall be calculated as follows: The floor area is the area of a building that is enclosed by surrounding exterior walls, excluding a 600 square foot allowance for garages. Basements will be considered floor area whether finished or unfinished. Porches, balconies, patios and decks will not be considered floor area.

SECTION 2. This ordinance shall take effect immediately upon passage.

DATED this 10th day of October, 1990.

PARK CITY MUNICIPAL CORPORATION

Bradley A. Allen
BRADLEY A. ALLEN, MAYOR

ATTEST:
Anita L. Sheldon
ANITA L. SHELDON, CITY RECORDER



REC'D BY *Dg* DC
ALAN SPRIGGS
SUMMIT COUNTY RECORDER
90 OCT 16 AM 10:16
Park City Municipal Corp
FILED NOTE AB/10/90/c
331508

BOOK 582 PAGE 812

Recorded at the request of and return
to: Park City Municipal Corp.
P. O. Box 1480, Park City, UT 84060
ATTN: CITY RECORDER

ORDINANCE 91-3

Fee Exempt per Utah Code
Annotated 1953 21-7-2

AN ORDINANCE VACATING A PORTION
OF A TEN-FOOT WIDE NONEXCLUSIVE
UTILITIES EASEMENT LOCATED IN LOTS 38 & 39
OF THE RISNER RIDGE SUBDIVISION

WHEREAS, the owners of the adjoining property have petitioned the Park City Council for a vacation of a portion of a ten-foot wide non-exclusive utilities easement located on Lots 38 and 39 of Risner Ridge Subdivision; and

WHEREAS, these two lots have been developed as one lot and a house is now located across this utility easement making the easement no longer necessary; and

WHEREAS the vacation of this easement will return full use of this property to the owners of the property,

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

SECTION 1. The City Council of Park City hereby vacates the public utilities easement described as follows:

The easterly five feet of Lot 38 and the westerly five feet of Lot 39, Risner Ridge Subdivision, Park City, Summit County, Utah, as platted and recorded as Entry No. 290977 in the Summit County Recorder's office, excepting therefrom the northerly ten feet and the southerly five feet of the above-described parcels.

SECTION 2. This ordinance shall take effect upon its publication.

PASSED AND ADOPTED this 7th day of February, 1991.

PARK CITY MUNICIPAL CORPORATION

Bradley A. Olch
BRADLEY A. OLCH, MAYOR

ATTEST:

Anita L. Sheldon
ANITA L. SHELDON, CITY RECORDER



RECD BY *Dg* *DC*

ALAN SPRIGGS
SUMMIT COUNTY RECORDER

91 FEB 13 AM 10:21

Park City
Summit County

RED NOTE
AB
336488
729

BOOK 596 PAGE 118

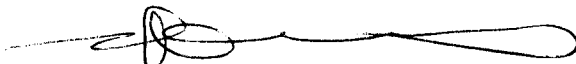
January 22, 1991

City Council of Park City
445 Marsac Avenue
P. O. Box 1480
Park City, Utah 84060

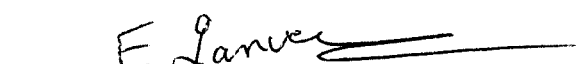
Re: Petition for Vacation of Public Utilities Easement

Honorable City Council:

In accordance with § 10-8-8.1 of the Utah Code Ann. (1953, as amended), the undersigned property owners as owners of all the real property burdened by a ten-foot wide public utilities easement located in Lots 38 and 39 of Risner Ridge Subdivision, more particularly described as the easterly five feet of Lot 38 and the westerly five feet of Lot 39, Risner Ridge Subdivision, Park City, Summit County, Utah, as platted and recorded as Entry No. 290977 in the Summit County Recorder's office, excepting therefrom the northerly ten feet and the southerly five feet of the above-described parcels, hereby petitions that the City Council vacate and abandon said easement. In support of said petition, the undersigned submits that neither the public nor any person will be materially injured by said vacation.



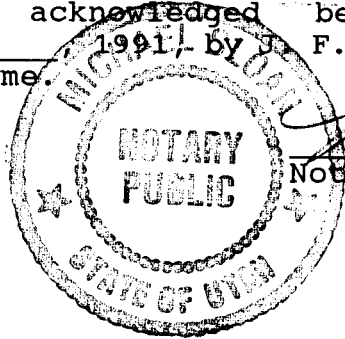
J. F. Lanvers




Evelyne Lanvers

STATE OF UTAH)
 SS
COUNTY OF)

The foregoing Petition for Vacation of Public Utilities Easement was acknowledged before me this 1 day of Feb. 1991 by J. F. Lanvers and Evelyne Lanvers, who executed the same.





Notary Public



Ordinance No. 01-29

AN ORDINANCE APPROVING A PLAT AMENDMENT TO ADD A METES AND BOUNDS PARCEL TO 3198 AMERICAN SADDLER DRIVE (LOT 4) AND ADD A METES AND BOUNDS PARCEL TO 3204 AMERICAN SADDLER DRIVE (LOT 3) AND AMEND THE RISNER RIDGE SUBDIVISION, PARK CITY, UTAH

WHEREAS, the owners of the property known as lots 3 and 4 of the Risner Ridge subdivision have petitioned the City Council for approval of a revision to the final plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearings on April 11 and May 23, 2001, to receive input on the proposed plat amendment;

WHEREAS, the Planning Commission, on May 23, 2001, forwarded a positive recommendation to the City Council; and,

WHEREAS, on June 21 and July 12, 2001, the City Council held a public hearing to receive input on the proposed plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the plat amendment and addition to the Risner Ridge subdivision.

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

SECTION 1. APPROVAL. The Risner Ridge subdivision plat is hereby amended as shown in Exhibit A subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The two properties are located at 3198 and 3204 American Saddler Drive, also known as lots 3 and 4 of the Risner Ridge subdivision.
2. The Risner Ridge subdivision is zoned Residential Development (RD).
3. The owners of lots 3 and 4 of the Risner Ridge subdivision each purchased adjoining metes and bounds parcels from neighboring Park Meadows Country Club without pursuing subdivision as required by statute.

4. The metes and bounds parcels are zoned Recreation Open Space (ROS).
5. The metes and bounds parcels were part of the Park Meadows Country Club development but were not being maintained by the golf course. These parcels were Quit-Claim deeded to the adjoining property owners.
6. The metes and bounds parcels are governed by the Restrictive Covenants for the Park Meadows Country Club. The Covenants restrict uses on the land to golf and golf related facilities.
7. A concrete sport court was recently (1999) built on the southwest corner of the metes and bounds parcel adjoining lot 4.
8. The court is situated less than twenty-five (25) feet from the parcel's boundary and the rock retaining walls encroach over the same boundary.
9. Water development fees have not been paid for the new graded areas of the metes and bounds parcels.
10. The setback required by LMC Section 15-2.7-3 for courts within the ROS zone is 25 feet from the zone boundary.
11. The new lot size of lot 3A is 19002 square feet; the new lot size of lot 4A is 23172 square feet.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The subdivision is consistent with the Park City General Plan, the Land Management Code and applicable State law regarding plat amendments.
3. Neither the Public nor any person will be materially injured by the proposed plat amendment.
4. Approval of this plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
5. The new lot sizes are compatible with other lots within Risner Ridge and adjoining Meadows Estates 1B.

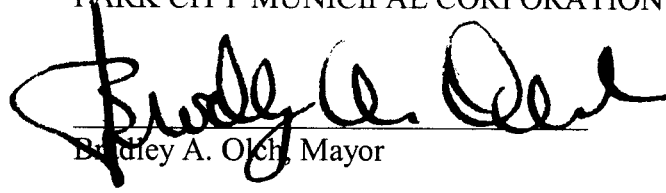
Conditions of Approval


1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Park City Land Management Code, and the conditions of approval prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
3. Removal of the sport court from the new lot area lying within the ROS zone is a condition precedent to recording the plat. Removal is required in any case.
4. Appropriate water connection fees must be paid to the Building Department.

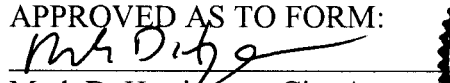
SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 12th day of July, 2001.

PARK CITY MUNICIPAL CORPORATION


Bradley A. Olch, Mayor

ATTEST: 
Janet M. Scott, City Recorder

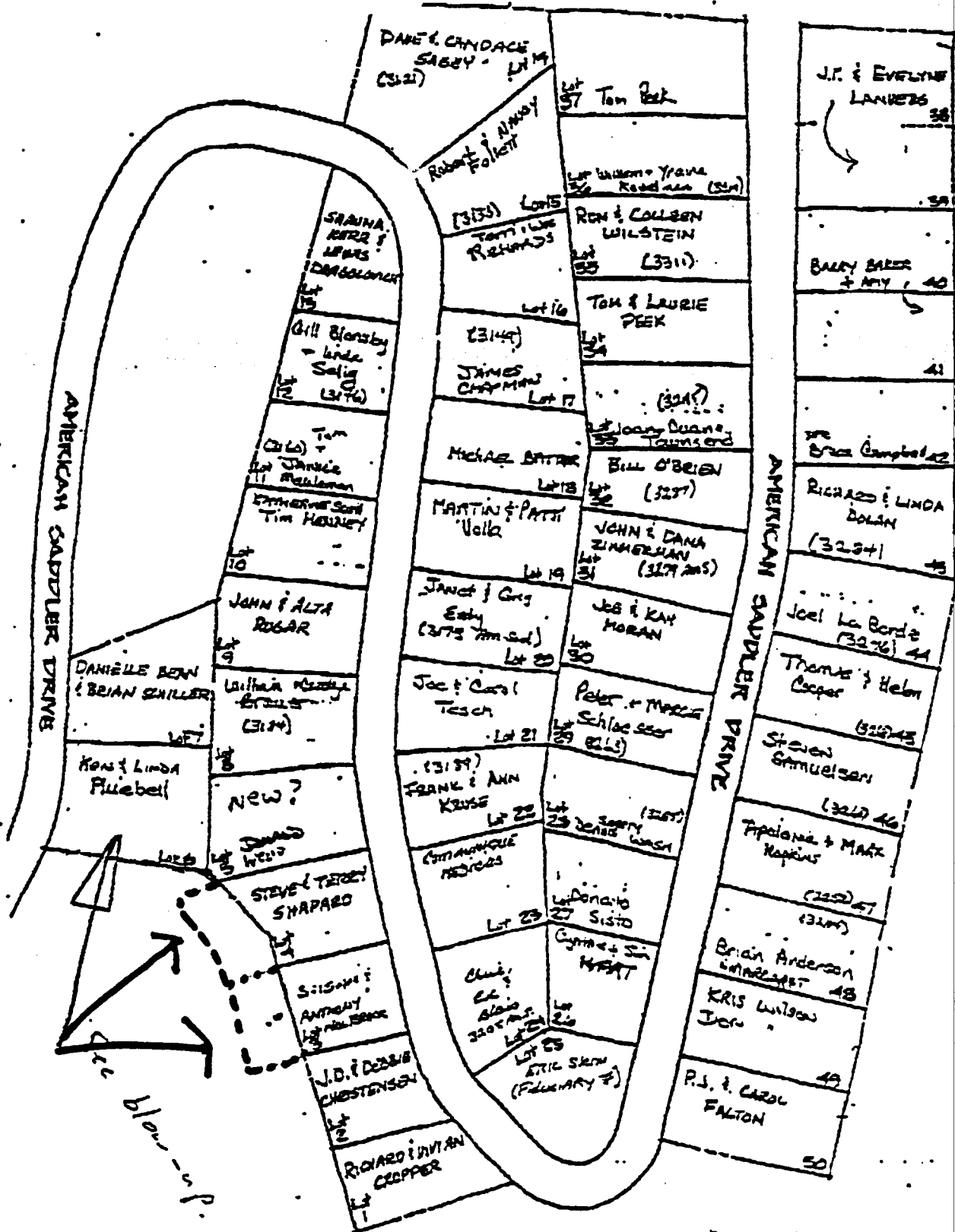
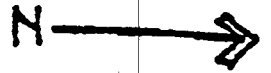
APPROVED AS TO FORM: 
Mark D. Harrington, City Attorney



3198 AMERICAN SADDLER PLAT AMENDMENT

+703581F

T-535 P.11/16 F-933



RECEIVED

DEC 11 2000

PARK CITY PLANNING DEPT.

Page 136 of 164

EXHIBIT A

66

Ordinance No. 20-25

AN ORDINANCE APPROVING A SIX MONTH EXTENSION OF A PLAT AMENDMENT TO ADD A METES AND BOUNDS PARCEL TO 3198 AMERICAN SADDLER DRIVE (LOT 4) AND ADD A METES AND BOUNDS PARCEL TO 3204 AMERICAN SADDLER DRIVE (LOT 3) AND AMEND THE RISNER RIDGE SUBDIVISION, PARK CITY, UTAH

WHEREAS, the owners of the property known as lots 3 and 4 of the Risner Ridge subdivision have petitioned the City Council for approval of an extension to record a revision to the final plat; and

WHEREAS, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on July 12, 2001, the City Council approved proposed plat amendment; and

WHEREAS, on July 11, 2002, the City Council approved a six-month extension to record the revision to the final plat,

WHEREAS, it is in the best interest of Park City, Utah to approve the six-month extension to record the plat amendment and addition to the Risner Ridge subdivision.

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

SECTION 1. APPROVAL. A six-month extension to record an amendment to the Risner Ridge subdivision plat is hereby granted subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The two properties are located at 3198 and 3204 American Saddler Drive, also known as lots 3 and 4 of the Risner Ridge subdivision.
2. The Risner Ridge subdivision is zoned Residential Development (RD).
3. The owners of lots 3 and 4 of the Risner Ridge subdivision each purchased adjoining metes and bounds parcels from neighboring Park Meadows Country Club without pursuing subdivision as required by statute.
4. The metes and bounds parcels are zoned Recreation Open Space (ROS).
5. The metes and bounds parcels were part of the Park Meadows Country Club development but were not being maintained by the golf course. These parcels were Quit-Claim deeded to the adjoining property owners.

6. The metes and bounds parcels are governed by the Restrictive Covenants for the Park Meadows Country Club. The Covenants restrict uses on the land to golf and golf related facilities.
7. A concrete sport court was recently (1999) built on the southwest corner of the metes and bounds parcel adjoining lot 4.
8. The court is situated less than twenty-five (25) feet from the parcel's boundary and the rock retaining walls encroach over the same boundary.
9. Water development fees have not been paid for the new graded areas of the metes and bounds parcels.
10. The setback required by LMC Section 15-2.7-3 for courts within the ROS zone is 25 feet from the zone boundary.
11. The new lot size of lot 3A is 19002 square feet; the new lot size of lot 4A is 23172 square feet.
12. The applicant is requesting a six month extension on time to record.
13. The applicant received City Council approval for the amended plat at the July 12, 2001 meeting (Ordinance 01-29).

Conclusions of Law:

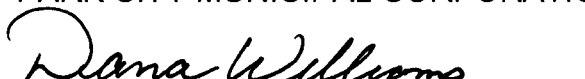
1. There is good cause for this extension.
2. The amended plat is consistent with the Park City General Plan, the Land Management Code and applicable State law regarding plat amendments.
3. Neither the Public nor any person will be materially injured by the proposed plat amendment.
4. Approval of this plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Park City Land Management Code, and the conditions of approval prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within six months from the date of City Council approval. If recordation has not occurred within six month's time, this approval and the plat will be void.
3. Removal of the sport court from the new lot area lying within the ROS zone is a condition precedent to recording the plat. Removal is required in any case.
4. Appropriate water connection fees must be paid to the Building Department.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.
PASSED AND ADOPTED this 11th day of July, 2002.

PARK CITY MUNICIPAL CORPORATION


Dana Williams, Mayor

ATTEST:

Janet M. Scott
Janet M. Scott, City Recorder

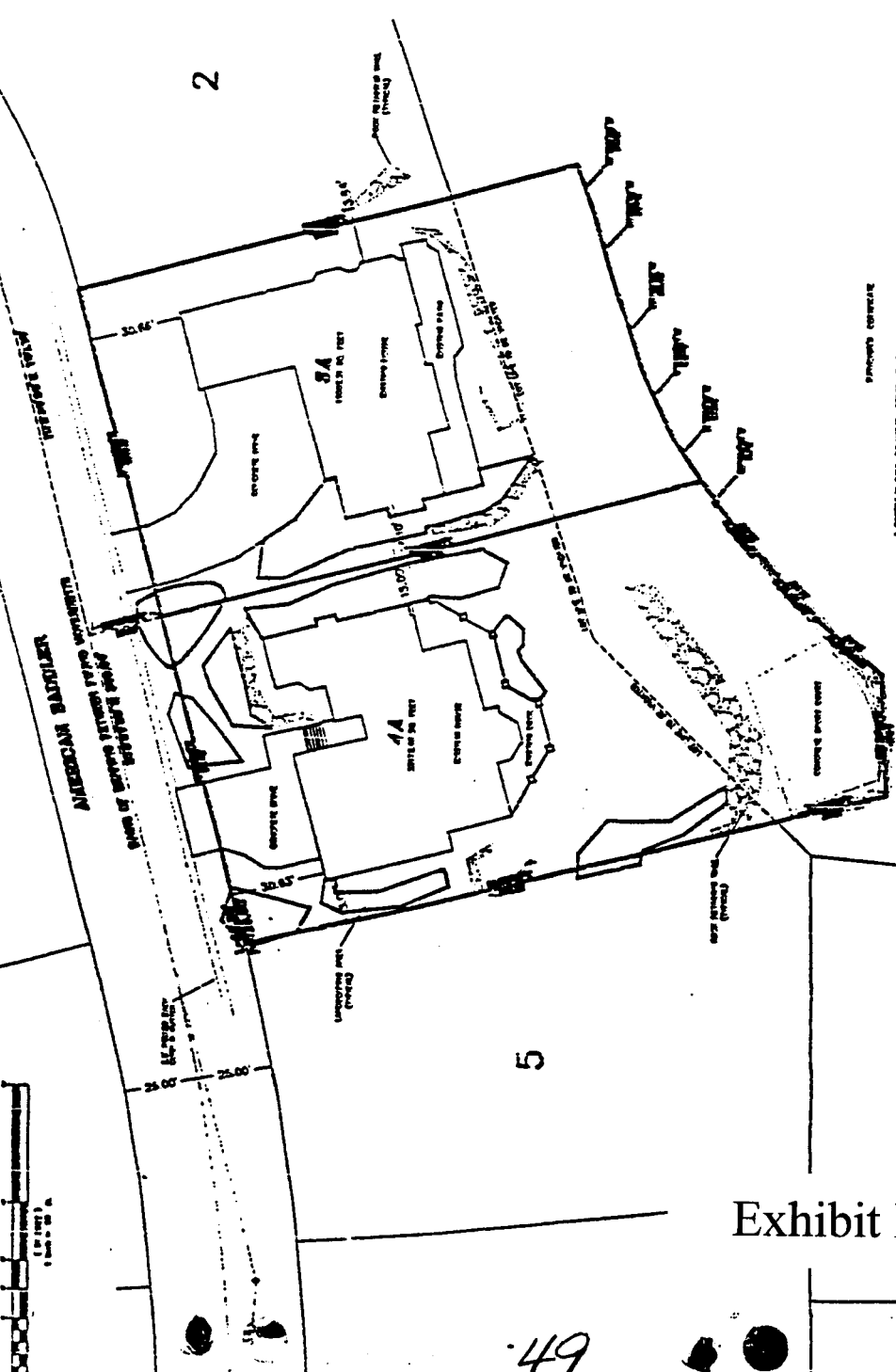
APPROVED AS TO FORM:

Mark D. Harrington
Mark D. Harrington, City Attorney



SHAPARD/TOLIBOOK PLAT
AMENDED PLAT OF RISNER RIDGE SUBDIVISION
 TWO LOTS
 LYING WITHIN THE RISNER RIDGE SUBDIVISION PLAT
 SUMMIT COUNTY, UTAH

GRAPHIC SCALE
 1" = 200'



PROPOSED CONCRETE

PROPERTY OWNER: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

Exhibit B

LOCAL JURISDICTION

OWNER'S DECLARATION
 I, the undersigned, being the owner of the above described land, do hereby certify that the above described plat of subdivision is correct and true to the original survey and that the same is in accordance with the provisions of the laws of the State of Utah and the provisions of the laws of the County of Summit, Utah.

PREPARED BY: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

OWNER'S DECLARATION
 I, the undersigned, being the owner of the above described land, do hereby certify that the above described plat of subdivision is correct and true to the original survey and that the same is in accordance with the provisions of the laws of the State of Utah and the provisions of the laws of the County of Summit, Utah.

PREPARED BY: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

OWNER'S DECLARATION
 I, the undersigned, being the owner of the above described land, do hereby certify that the above described plat of subdivision is correct and true to the original survey and that the same is in accordance with the provisions of the laws of the State of Utah and the provisions of the laws of the County of Summit, Utah.

PREPARED BY: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

OWNER'S DECLARATION
 I, the undersigned, being the owner of the above described land, do hereby certify that the above described plat of subdivision is correct and true to the original survey and that the same is in accordance with the provisions of the laws of the State of Utah and the provisions of the laws of the County of Summit, Utah.

PREPARED BY: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

RECEIVED
 NOV 10 2000
 PARK CITY
 PLANNING DEPARTMENT

APPROVED FOR THE BOARD OF PARK CITY
 BY: [Name]
 DATE: [Date]

APPROVED BY: [Name]
 DATE: [Date]

<p>CITY COUNCIL APPROVAL APPROVED BY THE BOARD OF PARK CITY DATE: [Date]</p>	<p>CITY ENGINEER APPROVED AND ACCEPTED BY THE CITY ENGINEER DATE: [Date]</p>	<p>CITY PLANNING COMMISSION APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON [Date] DATE: [Date]</p>	<p>SEWER DISTRICT APPROVAL REVIEWED FOR CONFORMANCE TO STANDARD SEWER SEWER APPROVAL DISTRICT STATEMENTS WAS [Date] DATE: [Date]</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM OF THE PLAT OF [Date] DATE: [Date]</p>	<p>RECORDED IN [Date] COUNTY OF [Date] RECORDED AND FILED AT THE OFFICE OF [Date]</p>	<p>PARK CITY SURVEYING 1000 [Address] PARK CITY, UTAH [ZIP]</p>
---	--	--	---	---	---	--

**PARK CITY COUNCIL WORK SESSION NOTES
SUMMIT COUNTY, UTAH
SEPTEMBER 11, 2008**

Present: Mayor Dana Williams; Council members Candace Erickson; Roger Harlan; Jim Hier; Joe Kernan; and Liza Simpson

Tom Bakaly, City Manager; Mark Harrington, City Attorney; Denise Carey, Analyst; Pace Erickson, Operations Manager; Jon Weidenhamer, Special Projects Manager; Matt Twombly, Project Manager

Historical Society: Dick Pick, Board Char; Ken Gardner, designer, Chris Wrightman, construction manager; and Sandra Morrison, Director

1. Council questions/comments. Liza Simpson commented on the good ideas learned from City Tour. Joe Kernan commented on the wider sidewalks in Boise to better accommodate outdoor dining. Candace Erickson agreed and reported on a variety of issues that will be addressed by the Legislative Policy Committee. Discussion ensued on the Marsac seismic upgrade. She discussed the progress at the Whiskey Distillery and Jim Hier commented on the Miners Day Parade. He reported on business discussed at the Uniform Building Code Committee and Chamber Board meetings. Roger Harlan pointed out that the Mayor and all members attended the City Tour this year which is significant. He discussed attending the Art Advisory Board, School Board, and Library Board meetings met last week. He encouraged the public to visit the police facility to look at the newly installed art panels. Mayor Williams commented that he was surprised to learn that McCall and Boise don't have sustainability plans. He read a letter from Howard Anderson, representing the Saddlevue HOA, thanking the Council for lowering the heights of the Snow Creek housing project. The Mayor suggested that natural gas options be discussed at the Visioning Session in January and he discussed looking at the Code to better accommodate solar applications acknowledging that some CC&Rs prohibit them. There was discussion about the orientation of the *bike-friendly* signs installed by the Mountain Trails Foundation located just beyond the city limits. He suggested that the signs be properly oriented and that the *green power community* sign be added to the pole. Jon Weidenhamer explained that these signs do not meet the City's Sign Code and were intentionally installed on County property but staff will explore this issue further.

2. McPolin Farm Strategic Plan. Denise Carey explained that staff is seeking direction on improvements to this significant piece of property, more specifically making it ADA compliant and more accessible to the public for recreation. In June 2006, the Council provided direction on capital projects which have been completed. Staff and the Friends of the Farm have fostered community use over the past six to eight years by holding events which have become very popular. The use of Farm trails and facilities have increased substantially over the years. She explained that currently she has to

meet disabled visitors on site to accommodate them and asked for input on the installation of a paved ADA connection from the SR224 underpass to the barn and shed and an ADA paved trail to the display of the Farm antique equipment,. The third request is directing staff to formulate a plan for maintenance and long-term replacement of facilities in the 2010 budget and the fourth issue involves the interpretive hiking trail.

In response to a question from Liza Simpson about budgeting maintenance for the barn itself, Ms. Carey explained that the capital improvement budget is used for projects which need to be approved by Council when there is a need. Jon Weidenhamer clarified that the building can be included in the asset management program. Jim Hier asked why the building is not part of the program now. Pace Erickson noted that the building maintenance budget provides funding to preserve the structure, but not funding for upgrades or improvements. The barn is regularly painted, the roof inspected for leaks, and that it is structurally sound. There was discussion about budgeting maintenance for all City facilities and including the property in the asset management plan.

Roger Harlan asked if it is more cost effective for staff to continue to personally escort disabled persons onto the property or if the ADA improvements are a good expenditure of tax payer dollars. Ms. Carey acknowledged that the improvements come at an expense but both staff and the walkability team feels it is important to provide better and safer accessibility, not just ADA compliance, but for the public as a whole. The road becomes rutted making it difficult for maintenance, snow removal and fire services. Matt Twombly pointed out that a paved surface is required by the Fire District to access the fire hydrant on the property which is the reason for the recommendation of using concrete for the main drive to the fire hydrant; asphalt could be used for the trails. Candace Erickson expressed that the City should lead by example in making the facility ADA accessible which is also important to the Chief Building Official. She stated that she received a call from a resident concerned about the harsh look of paving against the barn, and she agreed and would like to budget more to make it look really nice. Matt Twombly discussed identifying color concrete as an alternate option in the bid. The Mayor polled members. Jim Hier spoke about the City's use of asphalt, including purchasing equipment to recycle asphalt, and questioned the wisdom of using concrete. In response to a comment from Mr. Hier, Matt Twombly explained that WALC recommended a 10 foot wide paved trail connecting the farm trail above the buildings down along the driveway to the underpass.

Joe Kernan stated that he supports the plan as written and didn't believe the concrete drive will be very visible from the highway. Ms. Carey explained the need for a current cost estimate; \$210,000 is budgeted in the CIP for the Farm and another \$50,000 is allocated from the Walkability Fund. Mr. Twombly estimated the trails to cost \$85,000

to \$130,000. The City Manager suggested bidding the project with options like color concrete so that financial data is available.

The Mayor suggested that nothing be planted in the lower field and pointed out that alfalfa will not grow in the wetlands area. Matt Twombly explained that the recommendation to plant alfalfa was prompted by the desire to preserve agricultural uses. Jim Hier suggested updating the chart and master plan to reflect current direction and Ms. Carey explained that some items, like the alfalfa field, is outdated. Ms. Erickson stated that she was contacted by a resident and shares the same concern about the broad statement of considering private uses at the Farm providing economic benefit. She felt this language should be discussed by members before the plan is finalized. Ms. Carey stated that this wording could be easily removed. Ms. Erickson encouraged staff to be sensitive to disturbing wildlife in the interpretive trail area with the construction of trails. Matt Twombly explained the nature of the trail which would not be paved and would remain a game trail. Tom Bakaly suggested refining the plan to reflect Council's comments and returning to Council for approval.

3. Sidewalk snow removal program, priorities and enforcement. Pace Erickson stated that this discussion is intended to obtain direction on this year's snow removal program and possible ordinance changes. Park City has been augmenting sidewalk snow removal since the early 1980s which has grown over time as more neighborhood connections were built. However, home owners continued to remain responsible to remove snow on sidewalks adjacent to their properties. He explained the priority sequence for trails and sidewalks; streets receiving enhanced service include Park Avenue, Heber Avenue, Main Street, Swede Alley, interior loop around Prospector, and Monitor Drive. Examples of privately maintained sidewalks include the interior of Prospector, Park City School District property, and Royal Street near Silver Lake Village.

The Mayor pointed out that the City may be depositing snow on cleared sidewalks. Liza Simpson asked why the tennis bubble is a third priority and Mr. Erickson explained that if snow is not removed in a timely manner, the structure will collapse and it has to be removed by hand because it is too tight to get equipment there. Hopefully this will be solved with the proposed Racquet Club remodel. With regard to the Mayor's comment, Pace Erickson explained that WALC did not render specific recommendations about existing sidewalks but provided that any new ones be evaluated for augmented snow removal service. However, service is limited with the City's current equipment and resources. Snow removal for new connections would need to be approved by the City Council as a budget option to be funded. Jim Hier believed the Mayor's concern relates to purchasing special equipment to eliminate snow being pushed back on sidewalks after it was cleared by the property owner. The Mayor clarified that if the City is intending to enforce the snow removal ordinance, that we should also be compliant.

Pace Erickson stated that the City's snow crews make an extra effort not to push snow on cleared walkways which is not UDOT's policy for sidewalks adjacent to its state highways. Additional equipment has been purchased to address some of these challenges.

Mr. Erickson spoke about the process for hauling snow involving signs and public service announcements 72 hours in advance. He suggested that hauling be scheduled on set days like garbage collections, acknowledging that this plan would not have worked last year because of the amount of snow and the need to haul more frequently than once a week. Sometimes sidewalks are the only snow storage areas available, like upper Park Avenue for example. Contracting for hauling services was discussed. Joe Kernan referred to a standard in the plan designating service a quarter mile from institutional centers and asked if this applies to Quinns Junction. Pace Erickson explained that the sidewalks are plowed around the facility but there is no trail connection now but once constructed, the area would meet the criteria.

In response to a comment from Joe Kernan about enforcement, the City Attorney explained that the main reason for placing the responsibility of sidewalk snow removal on the home owner was because of limited City resources not because of potential legal liability. Mr. Kernan felt that this provision should be re-examined because he feels it is not an efficient plan.

Pace Erickson continued that currently, the code enforcement staff only responds to complaints about sidewalk snow removal when reported and no one actively monitors the condition of sidewalks. Enforcement often focuses on illegally parked cars but because of walkability projects it is important to look at present habitual problems. Maintaining bus stop areas without shelters was discussed. Pace Erickson emphasized the availability of a process for residents requesting an elevated level of service. The ordinance, as written, is very difficult to enforce because there are so many special circumstances. In exploring amendments, staff identified critical sidewalks, paths and stairways serviced by Park City which ties into the spine concept and those to be maintained by private property owners, for example, the Prospector Square business district. Non-critical sidewalks and/or trails that are exempt from the ordinance because they are considered insignificant will also be designated. He believed that the public and code enforcement staff would be better served setting forth clearer guidelines. Jim Hier asked if staff intends to list exemptions. Mr. Erickson explained that using a color coded trail map is contemplated and Mr. Hier suggested identifying pathways that are required to be cleared, noting that all others are considered exempt. Pace Erickson appreciated the suggestion.

Joe Kernan believed that if an area is critical, the City should remove the snow. Not all commercial areas have the benefit of a property owners association and the local

government has the ability to remove snow more efficiently than any individual. Jim Hier felt that once the list is prepared and presented to Council, the extent of snow removal services for sidewalks will be clearer. Roger Harlan believed that more of the public are walking and supported purchasing the best equipment for snow removal, specifically for sidewalks. All members supported staff's recommendation on developing a sidewalk plan, a strategy for regulating contractors, and a promotion to keep fire hydrants clear.

4. Historical Society – solar array and waiver of parking for Museum. The Mayor polled members who were all in favor of the parking waiver request. Jon Weidenhamer explained that the Historical Society received a grant from Rocky Mountain Power to install a solar panel on 528 Main Street. The first issue is ensuring that the present roof is not damaged with the installation; the second is requiring the Historical Society to provide some type of supporting educational component; the third is conditioning approval on compliance with planning and building regulations; and the fourth is the responsibility of on-going maintenance and replacement. He explained that the building maintenance staff is concerned about being responsible for removing snow from the panels. Long term replacement costs are not as much of a concern. The city has agreed to be responsible for maintaining all mechanical systems which is memorialized in the 99 year lease, however, the Historical Society pays the City \$9,250 a year with increases based on the CPI. Mr. Weidenhamer suggested that the mitigation payment could be amended or the solar system could also be exempted from the lease.

The Mayor pointed out that the City's ordinance limits applications to be flush with the roof lines which is not efficient and defeats the purpose. He asked if there is a better accentuation for this installation and Ken Gardner explained that it doesn't change the efficiency that much. In response to questions from Lisa Simpson, he explained that snow is removed with a rake and it comes off easily. She brought up the option of installing a ballast mounted adjustable panel on another part of the building. Mr. Gardner noted that this idea was discussed which would be ideal because the system can be adjusted three or four times a year and the cost difference was discussed. Ms. Simpson stated that she is supportive of the project and if it is more efficient for a little more money, it may be worth it. Mr. Hier appreciated Ms. Simpson's comments but pointed out that it may cost a lot more to gain a little more power and none of this is really cost effective because it is primarily an educational demonstration. It was pointed out that the cost difference is \$3,600, which may make maintenance easier, but the adjustable type does not currently comply with Code. In the interest of expediency, Mr. Hier suggested focusing on the original request for a flush mount, because amending the Code will take some time. Sandra Morrison added that a structural engineer has not evaluated an adjustable mount on the old library portion of the roof. Mr. Gardner stated that the gain in efficiency is about 10%. In response to a question from Liza

Simpson regarding the need to make a decision so quickly, Mr. Gardner explained that the urgency comes from running conduit. Warranty and replacement provisions were described. Jim Hier emphasized that this is a demonstration project and not significant enough to be placed in the City's asset management or replacement program.

All members were supportive of the installation of the flush mount and that the solar panel would be exempted from City maintenance to be outlined in an amended lease agreement. Pace Erickson felt that the exemption is consistent with other leases. Representatives from the Historical Society indicated their acceptance of the maintenance of the panel.

Prepared by Janet M. Scott, City Recorder

**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
SEPTEMBER 11, 2008**

I ROLL CALL

Mayor Dana Williams called the regular meeting of the City Council to order at approximately 6 p.m. at the Library and Education Center on Thursday, September 11, 2008. Members in attendance were Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Mark Harrington, City Attorney; Ken Fisher, Recreation Director; Brooks Robinson, Planner, Tom Eddington, Planning Director; and Matt Twombly, Project Manager.

II COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

1. Council disclosure - Joe Kernan disclosed that Talisker is among his recycling customers.
2. Planning update - Tom Eddington, Planning Director, reported that staff is working on a strategy for revisions to the historic inventory which is scheduled for discussion on October 2. With regard to the TZO, he pointed out construction activity at 601 Sunnyside which has received an approved historic preservation plan for the structure on site.
3. Tribute to Gary Hill – The Mayor congratulated Mr. Hill on his appointment as City Manager for the town of West Point, Utah. The Mayor noted his promotions and accomplishments over the years from 2000, specifically his lobbying skills and dedication to the community.

III PUBLIC INPUT (*Any matter of City business not scheduled on agenda*)

Election reform – Kathy Dopp, resident, explained that Utah's voting system is flawed because it drops entire touch-screen memory card counts and the problem will not be fixed in the short term. She referred to and detailed her hand-outs describing opportunities for potential fraud and she pointed out that several states are scrapping touch-screen machines entirely. Utah election procedures are among the most secretive because the open records law does not apply to election records so the public has no oversight. She stated that Alice Steiner, League of Women's Voters, has been helping her with the effort to change the election laws so there is public oversight, manual audits, and an independent expert study of Utah's voting system. She requested Council's assistance in arranging meetings with state legislators. Candy Erickson and the Mayor agreed to meet with her and Ms. Steiner.

IV WORK SESSION NOTES AND MINUTES OF MEETING OF AUGUST 21, 2008

Roger Harlan made a minor correction, "I move approval of the work session notes and meeting of August 21 with the noted correction". Jim Hier seconded. Motion unanimously carried".

V RESIGNATIONS AND APPOINTMENTS

Reappointment of Rob Lea for a term expiring July 1, 2011; appointment of Kraig Moyes for a term expiring July 1, 2011; and appointment of Kathy Kahn to fill an unexpired term from January 1, 2009 to July 1, 2009 to the Recreation Advisory Board – Candace Erickson, "I move we reappoint of Rob Lea and the appointment of Kraig Moyes and Kathy Kahn to fill terms on the Recreation Advisory Board". Jim Hier seconded. Motion unanimously carried.

VI OLD BUSINESS (*Continued public hearings*)

Consideration of an Ordinance annexing approximately 286.64 acres of property located at the southwest corner of the SR248 and US40 interchange in the Quinn's Junction area, known as the Park City Heights Annexation, into the corporate limits of Park City, Utah, and amending the Official Zoning Map of Park city to zone the property in the Community Transition Zoning District (CT) – The Mayor invited the public to comment and opened the public hearing. With no comments, he asked for a motion to continue to September 18. Jim Hier, "I so move". Roger Harlan seconded. Motion unanimously carried.

VII NEW BUSINESS (*New items with presentations and/or anticipated detailed discussions*)

1. Consideration of an Ordinance amending the Risner Ridge Subdivision Plat, Park City, Utah – and

2. Consideration of an Ordinance approving the Risner Ridge No. 2 Subdivision Plat Amendment, Park City, Utah – Brooks Robinson explained that amendments are requested for two plats to add plat notes relating to setbacks and protective covenants. The Planning Commission reviewed the applications and forwards positive recommendations based on the ordinances. The Mayor opened the public hearing and with no input from the audience, closed the hearing. Jim Hier, "I move we approve the amendment to the Risner Ridge plat amendment and the Risner Ridge No. 2 Subdivision Plat based on findings of fact, conclusions of law, and conditions of approval as found in the draft ordinances". Liza Simpson seconded. Motion unanimously carried.

3. Consideration of an Ordinance approving the 1185 Empire Avenue plat amendment, located at 1183, 1185, and 1195 Empire Avenue, Park City, Utah – Brooks Robinson stated that the request is to combine three and three-fourths platted lots into two lots of record. Two structures exist on the property, neither of which are historic, and the single family home has an approved demolition permit. The underlying lot lines intersect the buildings and the amendment would correct the non-compliant situation, including the remaining duplex on the property. The Planning Commission forwards a positive recommendation; there was no public input at the meeting. The Mayor opened the public hearing and with no comments, closed the public hearing. Jim Hier, “I move we approve the 1185 Empire Avenue plat amendment based on the findings of fact, conclusions of law and conditions of approval as found in the draft ordinance”. Joe Kernan seconded. Motion unanimously approved.

4. Consideration of an encroachment agreement with the Snyderville Basin Water Reclamation District for the Old Town Park, in a form approved by the City Attorney – Matt Twombly explained that the Old Town Neighborhood Park project has been in the works for a couple years and the conceptual plan was reviewed and accepted by the neighborhood. Staff has been working with IBI Group to develop construction drawings. In order to provide public and ADA access to the park, a bridge over the creek needs to be constructed. Two sewer easements exist on the property and an encroachment permit is needed from SBWRD who requested an access agreement from the City when the encroachment permit is granted. The access agreement is contemplated for the purpose of accessing the sanitary sewer easement paralleling Main Street for pedestrian access and not for vehicles. The Mayor invited public input; there was none. Jim Hier, “I move that we approve the access easement and encroachment agreement with the Snyderville Basin Water Reclamation District for the purpose of accessing the sanitary sewer within the existing easement paralleling Main Street on City and private property”. Roger Harlan seconded. Motion unanimously carried.

5. Consideration of a construction contract in the amount of \$121,913 to DRD Paving LLC, in a form approved by the City Attorney, for the construction of the Old Town Park – Matt Twombly stated that the project was put to bid and five contractors responded. Staff recommends award of contract to the low bidder DRD Paving. In response to a question from Candace Erickson about elements of the project, Mr. Twombly clarified that there will be a wood bridge over the creek, ADA ramp from Main Street, boulder retaining walls, seating area, shade structure, landscaping, and irrigation. The Mayor invited input; there was none. Roger Harlan, “I move approval of a construction contract in the amount of \$121,913 to DRD Paving, in a form approved by the City Attorney, for the construction of the Old Town Park”. Candace Erickson seconded. Motion unanimously carried.

6. Consideration of a professional service provider contract with VCBO Architecture, in a form approved by the City Attorney, for architectural services for the remodel and renovation of the Racquet Club located at 1200 Little Kate Road in the amount of \$547,000 – Ken Fisher stated that in July 2008, staff advertised for design services and five proposals were submitted. The nine member selection committee recommends VCBO because of its past experience in providing architectural services in recreation planning and its thorough approach to the City's requested scope of services. VCBO also has vast experience in working with LEED certification on new and remodeled structures. The original scope was expanded to include the rebuilding of the seven outdoor tennis courts which will be funded through the asset management fund and expanded to include civil engineering, landscaping, and energy modeling. During the design process, energy usage will be examined and with the increased scope of work, VCBO's fee increased from \$480,000 to \$547,000, representing about 6.5% of the total budget. By way of comparison, Mr. Fisher pointed out that architectural costs for China Bridge amounted to about 4%, the police station 5.5%, and the Marsac and shell space 9%. The project was reviewed during the capital improvement priority process and allocated \$460,000. Jim Hier asked how much of the \$67,000 increase is for the design of the tennis courts managed by the asset management fund. Ken Fisher stated that he does not have a break-down on that element. Tom Bakaly stated that if there is a desire, a proportionate share for the tennis courts can be removed from the asset management fund which will not affect the action of awarding the contract.

Mr. Hier asked if fees are based on the project total, what happens if the actual costs come in lower; are the fees reduced correspondingly. Mr. Fisher felt that if the product is a smaller facility or the remodel costs a lot less, the contract would have to be renegotiated. Mr. Hier felt if costs come in less, there should be provision in the agreement about adjusting architectural fees. Matt Twombly clarified that percentages have been discussed tonight but the contract is written to provide a construction amount for the work. Mr. Hier referred to a letter from VCBO referring to costs based on an \$8.5 million construction budget.

Joe Kernan expressed the importance of improvements meeting the long-term needs of the community and pointed out desired amenities identified in the recreation survey which will not be considered in this phase. He asked if the layout will be flexible enough and compatible to accommodate new programs. Ken Fisher agreed that flexibility is key which will be considered during the design but the project does not contemplate adding much more square footage. Additional tennis courts or a walking/jogging track would be elements in a future phase. Roger Harlan believed this is an important point, and discussed significant structural problems which will be addressed in the first phase. Mr. Hier clarified that 20,000 square feet of building will be torn down and rebuilt; it is a total reconstruction of the facility.

The Mayor requested that the VBCO conduct public meetings on design concepts and that this responsibility be included in the contract. Ken Fisher estimated at a minimum, three open houses at the Racquet Club. Mr. Kernan explained that he is not concerned about finishing the rooms with expensive materials as long as the construction is functional. Ken Fisher expressed that his goal would be to build to most energy and cost efficient recreation facility possible. At the same time, it is important that the building is compatible with the Park Meadows neighborhood.

Mr. Hier pointed out the not to exceed amount of \$547,000 and suggested that the recommendation be modified to include incremental review of costs and status throughout the project and at a minimum at every phase. Ken Fisher responded that it is a fixed price not to exceed \$547,000 and any cost increases would require an amendment to the contract. Tom Bakaly suggested additional language relating to the review of the estimated project budget amount for each phase upon the completion of each phase which would provide an opportunity to control the scope of services and the associated cost. Mark Harrington recommended that clarifying language be added; there is flexibility for the Legal Department to work with VCBO without the contract returning to Council. The Mayor invited input.

Alex Butwinski, resident, felt that VCBO should provide a fixed price based upon scope; he has always struggled with percentages and felt the contract should be renegotiated. Based on a \$200 per hour architectural fee, the contract represents 2,500 man hours of work.

Jim Hier pointed out that the agreement includes construction management services. The Mayor reiterated that the contract should be amended to include three public meetings in Phase 1 to be hosted by VCBO and Tom Bakaly pointed out that wording can be added to Addendum A so that it is clear that is not a percentage-based contract. Liza Simpson, "I move to enter into a professional services agreement with VCBO Architecture, in a form approved by the City Attorney's Office, reflecting the musings of the City Council at large for architectural services to the remodel and renovation of the Racquet Club, located at 1200 Little Kate Road, in the amount of \$547,000". Candace Erickson seconded. Motion carried.

Candace Erickson	Aye
Roger Harlan	Aye
Jim Hier	Aye
Joe Kernan	Nay
Liza Simpson	Aye

VIII ADDITIONAL DISCUSSION – AGENDA ITEMS

None.

X ADJOURNMENT

With no further business, the regular meeting of the City Council was adjourned.

MEMORANDUM OF CLOSED SESSION

The City Council met in closed session at approximately 3 p.m. Members in attendance were Mayor Dana Williams, Candace Erickson, Roger Harlan, Jim Hier, Joe Kernan, and Liza Simpson. Staff present was Tom Bakaly, City Manager; Gary Hill, Special Project Manager; Kent Cashel, Deputy Public Works Director; Kathy Lundborg, Water Manager, Tom Eddington, Planning Director; and Mark Harrington, City Attorney. Candace Erickson, "I move to close the meeting to discuss property and litigation". Roger Harlan seconded. Motion carried unanimously. The meeting opened at approximately 4 p.m. Jim Hier, "I move to open the meeting". Joe Kernan seconded. Motion unanimously carried.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Janet M. Scott

Janet M. Scott, City Recorder

Ordinance No. 10-32

**ORDINANCE APPROVING THE RISNER RIDGE SUBDIVISION
PLAT AMENDMENT, PARK CITY, UTAH**

WHEREAS, the Homeowners Association of the Risner Ridge Subdivision has petitioned the City Council for approval of the Risner Ridge Plat Amendment; and

WHEREAS, the properties were properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on August 11, 2010, to receive input on the Risner Ridge Subdivision Plat Amendment;

WHEREAS, the Planning Commission, on August 11, 2010, forwarded a positive recommendation to the City Council;

WHEREAS, the City Council held a public hearing on August 26, 2010, to receive input on the Risner Ridge Subdivision Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Risner Ridge Subdivision Plat Amendment.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Risner Ridge Subdivision Plat Amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is the Risner Ridge Subdivision.
2. The property is within the Residential Development (RD) District.
3. The applicant proposes to add the following note to the plat:
"All buildings and structures on all lots shall be set back at least 15 feet from the side lot lines, 20 feet from the rear lot line, and a minimum of 30 feet from the front lot line".
4. The plat note will increase the setbacks beyond what is required in the Land Management Code.
5. All existing buildings and structures meet the requirements of the proposed note. This note will not create any non-complying structures.

6. The City does not enforce Covenants, Conditions, and Restrictions (CC&Rs), but does enforce notes and instructions on a plat.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.


Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will submit the amended plat to the City for recordation at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 26th day of August, 2010.

PARK CITY MUNICIPAL CORPORATION


Mayor Dana Williams

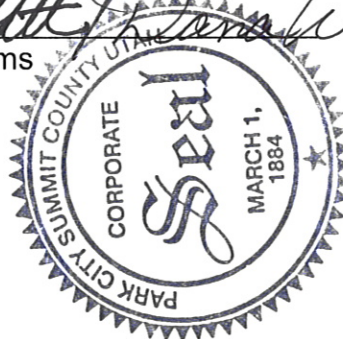
Attest:

Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney



**AN ORDINANCE APPROVING THE SECOND AMENDED RISNER RIDGE
SUBDIVISION PLAT, PARK CITY, UTAH**

WHEREAS, the Homeowners Association of Risner Ridge Subdivision has petitioned the City Council for approval of the Second Amended Risner Ridge Subdivision Plat; and

WHEREAS, the property was properly noticed and posted according to requirements of the Land Management Code; and

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on March 12, 2014, to receive input on the Second Amended Risner Ridge Subdivision Plat;

WHEREAS, the Planning Commission, on March 12, 2014, forwarded a positive recommendation to the City Council on the plat amendment request;

WHEREAS, the City Council held a public hearing on April 17, 2014, to receive input on the Second Amended Risner Ridge Subdivision Plat; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Second Amended Risner Ridge Subdivision plat.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Risner Ridge Subdivision Plat Amendment as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is known as the Risner Ridge Subdivision.
2. The property is located in the Residential Development (RD) District.
3. Risner Ridge Subdivision plat was approved by City Council on May 26, 1988, and recorded at Summit County on June 1, 1988.
4. Risner Ridge No. 2 Subdivision plat was approved by City Council on March 16, 1989, and recorded at Summit County on March 21, 1989.
5. On October 11, 1990 the City Council approved an Ordinance adding previously approved language to the Risner Ridge Subdivision plat limiting square footage of houses. This Ordinance, known as Ordinance 90-28, was recorded at Summit County on October 16, 1990. There was not a plat recorded with this Ordinance.
6. On March 4, 2004, the City Council approved an amendment to Ordinance 90-28

clarifying that the language limiting square footage of houses and describing how square footage is to be calculated was to apply to both Risner Ridge Subdivision and Risner Ridge No. 2 Subdivision. There was no plat recorded with this Ordinance.

7. The Ordinance approved on March 4, 2004, known as Ordinance 04-09, was recorded at Summit County on April 16, 2004. There were no plats recorded with this Ordinance.
8. On September 11, 2008, the City Council amended both plats in a similar manner to address similar issues of inconsistency with setback requirements. The September 11, 2008, approval expired before the plats were recorded and the applicant was required to re-submit an application for the previous plat amendments.
9. On August 26, 2010 the Risner Ridge Subdivision plat was amended to include plat notes related to setbacks. The First Amended Risner Ridge Subdivision plat was recorded at Summit County on February 7, 2011.
10. On August 26, 2010 the Risner Ridge No. 2 Subdivision plat was amended to include plat notes related to setbacks. The First Amended Risner Ridge No. 2 Subdivision plat was recorded at Summit County on February 7, 2011.
11. The recorded Risner Ridge and Risner Ridge No. 2 Subdivision plats on record at Summit County do not include notes regarding house sizes because only Ordinance were recorded, not actually plat notes to physical plats, and when County recorder plats are searched the Ordinances do not come up.
12. The applicant proposes to add a plat note, consistent with Ordinances 90-28 and Ordinance 04-09, to both Risner Ridge and Risner Ridge No. 2 plats and record these amended plats at Summit County, memorializing the house size restrictions that were originally approved with the Risner Ridge and Risner Ridge No. 2 Subdivisions as approved by the City Council as stated in the Ordinances.
13. The note being added states the following: Pursuant to Park City Ordinance No. 90-28, dated October 11, 1990, as amended on March 18, 2004, the maximum floor area of any structure in the subdivision shall be 5,500 square feet. The floor area is defined as the area of a building that is enclosed by surrounding walls, excluding a 600 square foot allowance for garages. Floor area includes basements, whether finished or unfinished, and excludes porches, patios, and decks.
14. The plat note will provide consistency between the plat notes and the Risner Ridge Subdivision approval as well as the CC&Rs and house sizes will be calculated stricter than with the Land Management Code. The CCRs include the entire basement area in the total floor area as was approved with the original subdivision approvals.
15. This note will not create any known non-complying structures. If there are situations that surface in the future where a house was constructed in compliance with the Land Management Code in effect at the time of building permit issuance, then such structures shall be considered legal non-complying structures by the City.
16. The City does not enforce Covenants, Conditions, and Restrictions (CC&Rs), but does enforce notes and instructions on a recorded subdivision plat.

Conclusions of Law:

1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding subdivisions.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will submit the amended plat to the City for recordation at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval will expire, unless a written request for an extension is submitted prior to the expiration and the extension request is granted by the City Council.
3. The plat note language shall match verbatim the language in the recorded Ordinances.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 17th day of April, 2014


PARK CITY MUNICIPAL CORPORATION



Jack Thomas, MAYOR

ATTEST:


Marci Heil, City Recorder

APPROVED AS TO FORM:


Mark Harrington, City Attorney





SURVEYOR'S CERTIFICATE

I, John DeWalden, certify that I am a Registered Land Surveyor and that I hold Certificate No. 155498, as prescribed by the laws of the State of Utah, and that by my professional services I have prepared the attached plat of the above described AMENDED RISNER RIDGE SUBDIVISION and that the information contained on this plat is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving dishonesty, fraud, or false statements, or any other crime involving moral turpitude, or any other crime involving the boundary, area, measurement, or area of said subdivision.

Date _____

SURVEYOR'S NARRATIVE

Refer to the recorded plat of RISNER RIDGE SUBDIVISION for all boundary, lot, street and easement data, said plat being recorded June 1, 1986, as Entry No. 206577 in the office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the Risner Ridge Homeowners Association, a non-profit corporation, hereby dedicates the same to the public use and enjoyment of the public, and that the information contained on this plat is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving dishonesty, fraud, or false statements, or any other crime involving moral turpitude, or any other crime involving the boundary, area, measurement, or area of said subdivision.

Risner Ridge Homeowners Association
By: Jonathan Ekker, President

ACKNOWLEDGMENT

State of Utah
County of Summit

On this _____ day of _____, 2014, I, _____, appeared before me, the undersigned Notary Public, in and for said state and county, Jonathan Ekker and other being duly sworn, acknowledged to me that he is the President of the Risner Ridge Homeowners Association, and that he has read and understands the contents of the Dedication and Consent to Record hereby and voluntarily on behalf of said association.

A Notary Public commissioned in Utah

Printed Name _____
Residing in _____
My commission expires: _____

NOTE: Pursuant to Park City Ordinance No. 90-26, dated October 11, 1989, as amended on March 16, 2004, the maximum floor area of any structure shall be 5000 square feet. Any structure which exceeds the maximum floor area shall be considered a violation of the ordinance. For example, a structure which exceeds the maximum floor area shall be considered a violation of the ordinance.

SECOND AMENDED PLAT OF THE
RISNER RIDGE SUBDIVISION

FORMERLY KNOWN AS PARK MEADOWS NO. 4
LOCATED IN THE NORTHWEST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

<p>(410) 844-4477 NOTICE CONSULTING ENGINEER LAND PLANNING SURVEYING 523 Main Street 7th. Fl. Ste. 2000, Park City, Utah 84060-5004</p>	<p>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2014 BY _____ S.B.W.R.D.</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 12TH DAY OF MARCH, 2014 BY _____ CHAIR</p>	<p>ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE ORDINANCES FILED IN MY OFFICE THIS _____ DAY OF _____, 2014 BY _____ PARK CITY ENGINEER</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2014 BY _____ PARK CITY ATTORNEY</p>	<p>CERTIFICATE OF ATTEST I WAS PRESENT AT THE MEETING OF THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2014 BY _____ PARK CITY RECORDER</p>	<p>COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2014 BY _____ MAYOR</p>	<p>RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER _____</p>
--	--	---	--	---	---	---	--

Project Intent: request to increase maximum floor area of structure from 5,500 to 5,600 sqft

- **Description/Background:**
 - Resident has an unused balcony off of Master Bathroom (see picture attached), <80sqft
 - All infrastructure (existing balcony currently under roof) is already present and in place, therefore requiring ZERO expansion of home footprint
 - Nothing structurally needs to change (the deck was designed for a ground snow load which is higher than the roof snow load).
 - Resident would like simply to 'frame-in' this balcony to expand existing bathroom and restricted to no other use
 - Bathroom expansion would allow for sauna installation, which would alleviate symptoms incurred from time in the military
- **Approving Authority:** No existing HOA. Prior HOA, Risner Ridge, has been dissolved, therefore lacking a local approving authority
- **Neighborhood Improvement:** Project commissioned renown and sought-after architect Michael Upwall and high-end builder, Steve Dubell (recognized by Mountain Living as UT Top Builder (2022)). Recent build has been celebrated by neighbors as "beautiful and gorgeous." Clearly, the design & construction has promoted excellent and sustainable design, and highly likely to have driven appreciation for local real estate comps
- **Timeline:** Scope of project would require minimal disruption to neighbors
 - Timeline would take ~2months with importantly only ~2 weeks of exterior work for framing
- **Good Cause:** As demonstrated above, the proposed, limited project should provide property value enhancement for the Park Meadows neighborhood, while mitigating negative impacts, given scope and duration of project. Further, the de minimus / narrow scope of request is very specific and overwhelmingly restrictive in its purpose/use; such request is unlikely to establish precedent for unruly, unbounded or far-reaching requests for renovation. Lastly, the build project has utilized best planning and design practices, while preserving and enhancing the character of the neighborhood.
- **About the Resident:**
 - Bobby and Dr. Anne Farina are full-time residents and have owned property at 3181 American Saddler since 2012
 - Ex-Air Force officer with nearly a decade of service
 - Disabled veteran (application in process)
 - Active member in the community
 - Financial sponsor of Park City Educational Foundation (without children)
 - Financial sponsor of Park City Community Foundation (written into Will)
 - Financial sponsor of National Ability Center (written into Will)
 - Financial sponsor of Mountain Trails (written into Will)
 - Financial sponsor of Huntsman Cancer Institute (written into Will)
 - Plays in MARC recreational softball league
 - Happy to provide references from surrounding neighbors

Subject: renovation

Hi Bobby & Anne-

Thanks for stopping by to explain the bathroom renovation. Given the small scope of the project & expected duration, no further expansion of the house footprint toward lot lines, and tastefulness of the original build, we fully support the renovation. Can't wait to see it!

Best,
Elisa Slobodow

Subject: Farinas renovation

Hi Farinas-

Thanks for heads up on the proposed bathroom renovation. Your new build has really elevated the neighborhood (and likely led to appreciation for all of us!!), so we trust that any renovation will be tasteful. And most importantly, it is simply framing in an existing deck and not changing the footprint of the house/further crowding lot lines, so you have our blessing. Good luck and Lisa and I can't wait to see it.

Best,
Raad M. Taki, MD

Subject: Your project

Hi Anne and Bobby-

Thanks for stopping by yesterday to inform us of the renovation. As long as the scope of the project remains as discussed-- simply framing in an existing small deck off the bathroom, while not expanding the home's structure--Ben and I are supportive. We have no doubt it will end up as beautiful as your home.

Cheers,
Carolyn Guss

Our support of your remodeling project

Subject: Our support of your remodeling project

I'm sorry that I missed seeing you today. Hope the two of you have had a fun winter despite the lack of snow.

Thanks for dropping by and updating us on your plans to remodel your primary bathroom. This email is to confirm our support of your project.

Good luck with your project. Hope to see you soon.

Margie

Peter and Margie Schloesser