**PARK CITY PLANNING COMMISSION MEETING**
**SUMMIT COUNTY, UTAH**
**October 14, 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. MINUTES APPROVAL**

2.A. Consideration to Approve the Planning Commission Meeting Minutes from September 23, 2026

2.B. Consideration to Approve the Planning Commission Meeting Minutes from September 30, 2026

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

**4. PUBLIC COMMUNICATIONS**

**5. CONTINUATION**

5.A. **Five-Acre Site – Subdivision, Master Planned Development, and Conditional Use Permits** – The Applicant Proposes to Redevelop the Five-Acre Site at the Southwest Corner of Kearns Boulevard and Bonanza Drive with a Mixed-Use Development Including 106 Residential Units, Commercial and Multidisciplinary Art Space, Community Green Space, and an Underground Parking Garage. MPD, PL-26-06914; CUPs, PL-26-06915, PL-26-06917; Subdivision, PL-26-06920 (10 mins.)
(A) Public Hearing; (B) Continuation to a Date Uncertain

**6. REGULAR AGENDA**

6.A. **429 Deer Valley Loop Road (formerly addressed as 518 Deer Valley Road) – Subdivision** – The Applicant Proposes to Create One Lot from a Metes-and-Bounds Parcel in the Residential-Medium Density Zoning District. PL-26-07022 (15 mins.)
(A) Public Hearing; (B) Action

6.B. **1049 and 1025 Lowell Avenue – Plat Amendment** – The Applicant Proposes to Amend the Northstar Subdivision Lots 2 & 3 Plat to Vacate a Portion of an Access Easement. PL-26-07035 (30 mins.)
(A) Public Hearing; (B) Action

6.C. **233 Norfolk Avenue – Steep Slope Conditional Use Permit** – The Applicant Proposes to Construct a Duplex Dwelling on a Steep Slope in the Historic Residential - 1 Zoning District. PL-25-06625 (15 min.)
(A) Public Hearing; (B) Action

6.D. **233 Norfolk Avenue – Conditional Use Permit** – The Applicant Proposes to Construct a Duplex Dwelling in the Historic Residential - 1 Zoning District. PL-25-06453 (15 min.) (A) Public Hearing; (B) Action

**7. ADJOURNMENT**

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

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

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.

**PARK CITY MUNICIPAL CORPORATION**
**PLANNING COMMISSION MEETING MINUTES**
**COUNCIL CHAMBERS**
**MARSAC MUNICIPAL BUILDING**
**SEPTEMBER 23, 2026**

**COMMISSIONERS IN ATTENDANCE:** Christin Van Dine (Chair), John Frontero (Chair Pro Tem), Seth Beal, Matthew Day, Grant Tilson

**EX OFFICIO:** Rebecca Ward, Planning Director; Nan Larsen, Senior Planner; Meredith Covey, Planner II; John Robertson, City Engineer; Sara Wineman, Housing Manager; Virgil Lund, Planner III; Jacob Klopfenstein, Planner II; Mark Harrington, Senior City Attorney

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## 1. ROLL CALL

In the absence of Chair Christin Van Dine, Chair Pro Tem John Frontero called the Planning Commission Meeting to order at 5:30 p.m. He noted that Chair Van Dine will join the Planning Commission Meeting shortly. Commissioner Rick Shand and Commissioner Adam Strachan are excused from the Planning Commission Meeting.

## 2. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

It was noted that Chair Van Dine will recuse herself from Item 5F on the Planning Commission Meeting agenda, which is the Condominium Plat Amendment application for 1755 Lakeside Circle. This is due to a history that she has with the development.

## 3. PUBLIC COMMUNICATIONS

*Allison Williams* gave her zip code as 84060 and expressed support for the Five-Acre Site proposal. She stressed the importance of prioritizing affordable and attainable housing in Park City. Ms. Williams is involved in the community and serves on several Boards. She also volunteers with local non-profits. She is able to speak with community leaders on a regular basis and often hears the same concern: people who love this community are struggling to afford to live here. Ms. Williams spoke with a leader of one of the most prominent non-profits in Park City recently, and he stated that it feels unrealistic for him to actually live here. She knows a long-term non-profit volunteer coordinator who recently took a job in Salt Lake City because the commute to Park City was no longer sustainable. People are taking jobs and buying homes outside of Park City because they cannot afford to stay. The Five-Acre Site has been years in the making, and it supports the affordable housing goals. She pointed out that two of the five acres will remain open space.

Ms. Williams pointed out that there are no plans without impacts. A five-acre park would not be the highest and best use of that land. Even that proposal would require water,

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maintenance, and parking. It would also generate traffic. The question is not whether there will be impacts, but what will best serve the community in the future. Ms. Williams explained that it is not possible to preserve what makes Park City special by making it impossible for the next generation of residents and leaders to live in the community. Supporting the Five-Acre Site will thoughtfully move Park City forward while creating opportunities for people who want to live, work, contribute, and build their lives here.

*Aaron Williams* gave his zip code as 84060. He has spoken in support of the Five-Acre site previously and has shared comments about taking care of the people who take care of Park City. During the current Planning Commission Meeting, he would like to look at the proposal from a slightly different perspective. There has not been enough discussion about what it costs Park City when the people who work here cannot afford to live here. It results in more people commuting into town each day and vehicles traveling longer distances on the roads. It also makes it harder for local businesses to recruit and retain employees. Fewer people who make Park City function actually get to be part of the community that they are serving. Local housing will be a benefit to Park City.

There have been a lot of comments focused on 1,200 vehicles being added per day. Mr. Williams clarified that the traffic analysis estimates roughly 1,200 vehicle trips, which are movements in and out of the City, rather than 1,200 additional vehicles. The same analysis estimated the additional delay at Kearns Boulevard and Bonanza Drive at 1.4 seconds during the morning peak and 2.6 seconds during the evening peak. He confirmed that traffic matters, but if traffic is the concern, then it is necessary to acknowledge the traffic that is created when people work here but are unable to live here.

The Five-Acre Site proposal will create 88 deed-restricted units in the middle of the community. These will be near jobs, transit, trails, and services. Mr. Williams stated that this is the right project in the right location. While the project will have impacts, failing to build workforce housing will also have impacts. Housing the workforce locally is an investment in local businesses. It will strengthen the community long-term.

*Katherine Fagin* gave her zip code as 84060. The basketball court wall over at City Park is now a matter of dispute. It was planned and approved as a high wall, but the City Council has now stated that they were unaware the view would be cut off. She feels this raises issues with the Five-Acre Site. The requested exceptions conflict with the municipal codes and she has concerns about potential view impacts. Ms. Fagin pointed out that the traffic impacts will be significant. She is also concerned about the evacuation paths.

There were no further public communications.

Chair Pro Tem Frontero reported that Chair Van Dine has arrived at the meeting.

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## 4. CONTINUATIONS

**A. 518 Deer Valley Drive – Subdivision –** The Applicant Proposes to Create One Lot from a Metes and Bounds Parcel in the Residential – Medium Density Zoning District. PL-26-07022.

Planning Director, Rebecca Ward, reported that this item was noticed for a public hearing. Staff is requesting that the Subdivision application be continued to October 14, 2026.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was continued.

**MOTION:** Commissioner Frontero moved to CONTINUE the Subdivision application and public hearing for 518 Deer Valley Drive until October 14, 2026. The motion was seconded by Commissioner Beal. The motion passed with the unanimous consent of the Commission.

**B. 830 Empire Avenue – Conditional Use Permit –** The Applicant Proposes Constructing a Basement Addition Within the Existing Building Footprint of the Landmark Historic Structure That Encroaches Into the Setbacks Within the Historic Residential – 1 Zoning District. PL-26-06969.

Director Ward reported that this item was noticed for a public hearing. Staff is requesting that the Conditional Use Permit ("CUP") application be continued to a date uncertain.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was continued.

**MOTION:** Commissioner Frontero moved to CONTINUE the Conditional Use Permit application and public hearing for 830 Empire Avenue to a date uncertain. The motion was seconded by Commissioner Beal. The motion passed with the unanimous consent of the Commission.

## 5. REGULAR AGENDA

**A. Parcel PC-SS-121-X (Clark Ranch) – Zone Change –** The Applicant Proposes a Zone Change from Recreation and Open Space to Residential Development – Medium Density to Construct 130 Multi-Unit Dwellings in Nine Structures and 34 Townhomes Within Ten Acres. PL-25-06656.

Chair Van Dine reported that there are several items on the Planning Commission Meeting agenda related to Clark Ranch. She explained that these will be reviewed separately and there will be presentations made for each. Senior Planner, Nan Larsen, presented the Staff Report and explained that this is a Zone Change application.

Planner Larsen reported that the Clark Ranch proposal has four different applications:

- PL-25-06656 - Zone Change;
- PL-25-06655 - Subdivision;



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- PL-25-06654 - Master Planned Development;
- PL-25-06653 - Conditional Use Permit.

The proposed Clark Ranch development adjoins Park City Heights to the west and Highway 40 to the east. It is in the Quinn's Junction Neighborhood and is 10 acres of a larger City-owned parcel. Last year, the Planning Commission reviewed different iterations of the project and there was a Joint Meeting between the Planning Commission and City Council. The recommendation was a rezone that included an open space buffer between Park City Heights and the Clark Ranch development, reduced building mass, reduced cut and fill, and an established maximum building height of 35 feet. On June 10, 2026, the Planning Commission held a Work Session to review the updated proposal:

- Reduced density from 201 units (167 in Multi-Unit Dwellings and 34 townhomes) to 164 units (130 in Multi-Unit Dwellings and 34 townhomes);
- Established a 25-foot perimeter setback on all sides;
- Broke up the massing from three Multi-Unit Dwelling structures;
- Reduced building height;
- Incorporated the stormwater detention pond into the 10-acre disturbance area.

During this meeting, the Planning Commission requested that the applicant provide different roof form options. Those will be reviewed during the Master Planned Development (“MPD”) portion of the meeting. The Clark Ranch development will be limited to 10 acres. The proposal is to develop 5 lots, a frontage road with two access points into the development, 13 multi-unit dwelling structures (130 multi-unit dwellings), and 8 townhome structures (34 townhome units). Planner Larsen explained that the development will contain a mix of affordable, attainable, and market-rate housing. It will also have a residential amenity space, 246 parking spaces, and a playground or neighborhood gathering space. There will be 3.11 acres of open space.

The requested Zone Change will shift the property from the existing Recreation and Open Space ("ROS") Zoning District to Residential Development - Medium Density ("RDM"). A rezone to RDM would allow an Affordable Master Planned Development, which may result in increased density, building height, and overall disturbance that is not appropriate for the site. Staff instead recommends that an Affordable Housing Overlay be created.

The recommended Affordable Housing Overlay would establish the following:

- Purpose;
- Use;
- Density;
- Setbacks;
- Lot Size;
- Building Height;
- Open Space.

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As part of the Zone Change, the Planning Commission directed Staff to include a Sunset Clause in case the MPD and CUP are not approved or if the project is not constructed within a certain timeframe. Planner Larsen requested feedback on the following question:

- Is more information on the Zone Change needed for the next public hearing?

It was noted that the applicant had prepared a presentation. Colin Cassady explained that he is the Development Project Manager with The Alexander Company. Jarrett Moe from Stereotomic is also present at the Planning Commission Meeting. Chris Day from The Alexander Company and Nathan Blei from Stereotomic are attending virtually.

Mr. Cassady explained that his presentation looks at all of the Clark Ranch-related items and is not focused only on the Zone Change request. There was a Work Session held in June, and there was clear direction provided. The site design was further refined, and two of the buildings were divided into smaller building units. At the last meeting, the Planning Commission asked for different roof form options, which have since been provided.

Information about the site design was shared. Mr. Cassady explained that when the site was designed, the intention was for the roads to follow the natural topography. Now that the buildings are smaller, it is possible to cluster them more on the natural topographic lines. The building foundations will act as retaining walls. There is a Geotechnical Report and Soil Report included in the Meeting Materials Packet. The reports found that no extreme conditions prevent construction. Mr. Cassady reported that there is a revised Traffic Impact Study included in the Meeting Materials Packet. When the density of the plan was reduced, the study was redone. There was a third-party review conducted and those comments were incorporated into the report. Mr. Cassady was informed that there are traffic issues in Park City and those issues will continue. However, he was told that the Clark Ranch project, as proposed, will have a negligible impact on traffic in Park City.

There is a Wildlife Habitat Report included in the Meeting Materials Packet. Mr. Cassady explained that the report found little to no impact on area wildlife. There is no designated critical habitat for any identified federally endangered species within the project area. There are mitigation suggestions in the report, which there is agreement to adopt.

Mr. Cassady shared comments about the roof design. He explained that the Clark Ranch project has always been presented as a flat roof concept. There have been discussions about whether it should be a flat roof or pitched roof, but he feels the flat roof blends into the site better. In addition, there are some advantages to a flat roof design in this climate.

Mr. Moe provided renderings for flat and sloped buildings. Simple forms were explored to reduce the potential for snow and ice dams, which is the reason the majority of the roof slopes in the same direction. Consistent roof pitches were used for the ease of construction and maintenance. The roof designs were sloped with the natural topography. There are a limited number of gables for visual interest. Mr. Moe shared renderings of the flat roof option and renderings of the 4:12 roof pitch option. Mr. Cassady

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reported that there have been internal discussions about the roof form. He believed either would be acceptable but asked for additional Planning Commission direction.

Chair Van Dine opened the public hearing.

*John Greenfield* stated that this land is zoned ROS, but the applicant would like to see it rezoned to RDM. An overlay is a set of additional rules laid on top of a zone, but this land already has one, which is the Sensitive Land Overlay ("SLO"). On Page 9 of the Staff Report, it states: "a rezone to RDM would enable an Affordable Master Planned Development that Staff finds could result in density, height, and overall disturbance that is not appropriate for this steeply sloped site in the Sensitive Land Overlay." The Staff suggestion is a second overlay, which includes eight paragraphs of recommendations. It is not possible to recommend text that does not exist. He noted that the first overlay states that 75% of the steep slope area on a site must be preserved as undisturbed open space. In the code, a steep slope is anything over 15% grade. The applicant slope information states that 85.7% of the site is that steep. It also states that 28.2% of the steep slope area is open space. He reiterated that 75% is required and not 28.2%.

Since September 15, 2026, State Law allows the City Council to adopt a rezone without waiting for the Planning Commission. This can happen in two ways: the City Council decides there has been adequate time, or the applicant sends a letter asking for Final Action within 45 days. Mr. Greenfield noted that the current recommendation is to continue the Clark Ranch Zone Change to a date uncertain. If this is continued, it could be considered by the City Council without a Planning Commission vote. He asked the Planning Commission to close the public hearing and forward a recommendation of denial. If the choice is made to continue, he asked that two things be put on the recommendation: that this must come back to the Planning Commission for a vote before it is considered by the City Council and that Staff answer questions about the 75% rule.

There were no further comments. The public hearing remained open.

Planner Larsen asked the Planning Commission to discuss the requested Zone Change and the possible Affordable Housing Overlay. She wanted to know if additional information is needed before the next public hearing. Commissioner Frontero asked about the overlay that has been recommended. He wanted to know if this proposal is in conflict with the SLO. Director Ward explained that it is possible to address this in the next Staff Report. There will be more analysis provided when this item is brought back.

Commissioner Grant Tilson requested additional information about the access road. He pointed out that it crosses Very Steep Slopes. Commissioner Seth Beal mentioned the Traffic Impact Study and expressed concerns about adding more traffic to the area. He would like to understand the mitigation measures that will reduce traffic. The frontage road has not been discussed at length, but the potential impacts need to be considered.

City Engineer, John Robertson, referenced the request made by Commissioner Tilson. There was a mention of the access road, but he believes the request has to do with the connecting roads from the development to that access road on the frontage.

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Commissioner Tilson confirmed this. Commissioner Frontero noticed that the Staff Report recommends limiting future uses. He asked if there will be limits on the market rate units for nightly rentals. Planner Larsen stated that this could be a condition. Director Ward added that nightly rentals are not listed in the Allowed or Conditional Uses.

Commissioner Frontero noted that the base density for the RDM Zone is 20 units per acre. As a result, this zone could create 200 units, but the proposal is for 164 units. Initially, there were 201 units proposed, but that number has since been reduced.

Commissioner Frontero explained that his concern with the Zone Change has to do with General Plan alignment. It is a meaningful goal to provide workforce housing, but this project is seeking Low-Income Housing Tax Credit ("LIHTC") credits. That means the City is unable to prioritize the workforce and anyone can apply for these units. There is no assurance that these units will actually be used for workforce housing. The community benefits that have been mentioned only exist if the people who rent the units work in town.

Mr. Cassady responded to the comments made by Commissioner Frontero. He clarified that the project is no longer seeking LIHTC funding. There has instead been work done with the City to create an affordable housing project that is specific to Park City. The affordability of the project will be between 70% and 120% AMI. LIHTC housing is generally limited up to 80% AMI. Mr. Cassady reported that Fair Housing Laws apply regardless of whether or not there is Federal funding. It is not possible to discriminate against the rental policies. However, there are ways to prioritize certain groups for a percentage of the project. There have been discussions with an attorney about the options. It might be possible to set aside a certain amount for municipal workers or other local employees.

Commissioner Frontero asked if a policy has been submitted in writing. Mr. Cassady clarified that there has been a discussion with the City Council. Housing Manager, Sara Wineman, explained that this is still under negotiation with the City Council. There are continued discussions about what the workforce rental program could look like. Commissioner Frontero wanted to know if the plan and the financials will be part of the public record before there is a Planning Commission vote. Manager Wineman hoped so. She does not have a definitive date prepared, because the negotiations are underway.

**MOTION:** Commissioner Frontero moved to CONTINUE the Zone Change application for Parcel PC-SS-121-X (Clark Ranch) and the public hearing to a date uncertain. The motion was seconded by Commissioner Day. The motion passed with the unanimous consent of the Commission.

**B. Parcel PC-SS-121-X (Clark Ranch) – Subdivision –** The Applicant Proposes a Preliminary and Final Subdivision Plat to Create 5 Lots Within 10 Acres to Construct 130 Multi-Unit Dwellings in Nine Structures and 34 Townhomes. PL-25-06655.

Planner II, Meredith Covey, presented the Staff Report and explained that this is a Subdivision application for Clark Ranch. The applicant is proposing a 10-acre



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development boundary with 5 lots. Within the 10 acres of developable area, there are three proposed rights-of-way. The applicant proposes the conservation of 5 acres, which are in two non-developable parcels. The Development Review Committee ("DRC") reviewed the application on August 19, 2025, and September 1, 2026. That Committee includes representatives from different City and County departments, including the Engineering Department, Park City Fire District, Snyderville Basin Water Reclamation District, Water Department, and Trails and Open Space. The applicant is continuing to coordinate with relevant parties on the items in the Staff Report, such as the Utility Plan.

The Soil Investigation Report was completed in 2011 and evaluated as part of the Feasibility Study in 2023. That report outlined some of the soils on the site, including loam, clay, and bedrock. There was also a Geotechnical Report submitted, which is included as an Exhibit in the Meeting Materials Packet. It is continuing to be reviewed by the Engineering Department. There are recommendations that would be included as Conditions of Approval, such as avoiding expansive clay soils. As the applicant continues to update the Site Plan, the civil plans will also be updated for regulatory compliance.

Commissioner Frontero asked if the Engineering Department will provide written or verbal comments prior to the next discussion on this item. Planner Covey confirmed that this can be requested. Commissioner Frontero would like to see an Engineering Department review prior to a vote on Item 5B. Director Ward clarified that construction documents are not required at this phase of the review. It is possible to provide what is required.

Planner Covey shared information with the Planning Commission about Good Cause:

- The proposed Subdivision helps to meet the goals of the City's Moderate Income Housing Plan, which establishes the goal of rezoning Clark Ranch to provide higher density and reduced parking for the development of affordable and attainable housing;
- The General Plan supports the Moderate-Income Housing Plan and recommends incentivizing housing options for all residents;
- Within the Quinn's Junction Neighborhood Plan, the General Plan encourages community gathering spaces, events, and context-appropriate infill;
- The proposed Subdivision allows for the development of Clark Ranch, which will include affordable and attainable housing and community gathering spaces for residents.

Commissioner Frontero stated that he is not certain this project will reduce sprawl. He is also debating whether or not the proposal will actually preserve open space.

Chair Van Dine opened the public hearing.

*Lynn Sheldon* gave his zip code as 84060 and shared comments about the natural vegetation on the site. He lives in Park City Heights and spends a lot of time in the area. There are trees that are 20 to 30 feet tall. Mr. Sheldon stated that there is code related to the clustering and protection of trees. He does not want those trees to disappear.

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*Debra Straus* stated that her ZIP code is 84060 and she lives in Park City Heights. She has a question about the frontage road. It is unclear whether Clark Ranch will build and fund that road or if the City will fund that road. She wants to know what it will cost to have that road in place. Ms. Straus reported that Park City Heights does not allow nightly rentals, but there are still nightly rentals happening. She expressed concerns that something similar will occur with the Clark Ranch development. Ms. Straus supports affordable housing, but it sounds like it is not possible to determine whether someone is currently working in Park City. She shared information about the Park City Heights site.

*John Greenfield* reported that a Plat is the recorded map that legally carves land into lots, and a Conservation Easement is a deed restriction that permanently limits what can be done on land. The City owns this piece of Clark Ranch, and on December 31, 2025, the City recorded a Conservation Easement. The easement protects the whole piece, with the exception of 15 acres that have been carved out for housing. Mr. Greenfield noted that the City made two promises: the City will not subdivide the protected land, and the protected land will not be used as open space in or as part of any residential subdivision.

Mr. Greenfield noted that the Staff Report describes 15 acres with 5 lots on 10 acres. In Exhibit H, the line is drawn around all 56 acres. The other 41.5 acres are labeled “Open Space C.” Last year, the City Attorney suggested leaving the other adjoining land off of the map, stating that when there is no plan to develop land, it does not make sense to subdivide it. The words “Open Space C” do not appear in any of the four Staff Reports. Before the Plat comes back for a vote, he asked the City to redraw the map, obtain a written agreement from Utah Open Lands that indicates the map does not break the easement, or write a note on the map that states “Open Space C” is easement land and is not part of the Subdivision. Mr. Greenfield also asked that the Subdivision not be scheduled for Final Action until there is additional information provided in writing.

There were no further comments. The public hearing remained open.

Planner Covey posed the following question to the Planning Commission:

- Is more information needed on the Subdivision application for the next hearing?

There was no additional information requested for the Subdivision application.

**MOTION:** Commissioner Beal moved to CONTINUE the Subdivision application for Parcel PC-SS-121-X (Clark Ranch) and the public hearing to a date uncertain. The motion was seconded by Commissioner Tilson. The motion passed with the unanimous consent of the Commission.

**C. Parcel PC-SS-121-X (Clark Ranch) – Master Planned Development –** The Applicant Proposes a Master Planned Development to Construct 130 Multi-Unit Dwellings in Nine Structures and 34 Townhomes Within 10 Acres. PL-25-06654.

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Planner Larsen presented the Staff Report and explained that this is an MPD application for Clark Ranch. She explained that a MPD is required for any project with 20,000 square feet or more of residential development. It requires a review of 17 criteria, which includes:

- Density;
- Setbacks;
- Open Space;
- Parking;
- Building Height;
- Site Planning;
- Landscaping;
- Employee/Affordable Housing;
- Design Guidelines.

The applicant is proposing 3.11 acres of open space within the 10-acre development, which is 31.13%. Included in the Subdivision proposal are two open space parcels, Open Space Parcel 1 (1.889 acres) and Open Space Parcel 2 (3.112 acres). Those will remain undevelopable and undisturbed. The overall proposed open space is 54% of the 15-acre site, with a mix of natural and landscaped open space. Commissioner Frontero noted that while it was stated the open space will not be disturbed, there is a retention pond shown. Planner Larsen clarified that there are portions that will be undisturbed. The area highlighted in green on the presentation slide will potentially be landscaped open space. Planner Covey clarified that the 3.11 acres are within the 10 acres of developable area. Commissioner Frontero would like more information about the open space to be provided.

Based on the Planning Commission request during the June 10, 2026, Work Session, the applicant has returned with a flat roof option and a 4:12 roof pitch option. The flat roof option has a maximum building height of 39.6 feet and the 4:12 roof pitch has a maximum building height of 47.6 feet. While the proposed RDM District has a maximum building height allowance of 28 feet, there are certain height exceptions that are allowed for mechanical equipment and screening. Staff recommends an Affordable Housing Overlay that allows for building height flexibility where architectural variation is provided.

The proposal includes 13 multi-unit dwellings and 8 townhome structures. Planner Larsen explained that the structures have been categorized into building forms. The multi-unit dwelling structures are paired buildings that are linked by a covered open-air breezeway, similar to a carport. These are referred to as a building form. The proposal includes 8 multi-family dwelling building forms, one townhome building form, and one amenity building form. These building forms are further broken down in the presentation slides. The townhome form is located toward the south and is highest on the hillside. It is proposed to have reduced massing and a maximum building height of 35.6 feet. Building Forms One, Two, Three, Four, and Five, have larger building mass and greater building heights. These are located toward the north and are lower on the hillside.

Commissioner Beal asked about the different building types and heights. It sounds like some of the project details and affordable housing requirements are still being worked

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out. He wanted to know if the entire project will have some type of affordable agreement in place. Manager Wineman explained that based on the conversations with the City Council, it will be between 70% and 110% AMI for the rental units, depending on the placement and the unit sizes. The townhomes will be market rate to offset the financial costs. Commissioner Beal does not support a height exception for the townhome units.

Chair Van Dine asked if there is a roof form that Commissioners prefer. Commissioner Frontero pointed out that the applicant stated that flat roofs blend into the site better. As a result, he would lean toward the flat roof option rather than the 4:12 roof pitch. Chair Van Dine agreed and believed the flat roof would be efficient and compatible. Commissioner Matthew Day noted that this area is far out from the City core. Commissioner Tilson felt the roof form with the least amount of height would be best.

Chair Van Dine opened the public hearing.

*Lynn Sheldon* gave his zip code as 84060. He believed the affordable housing at Park City Heights is limited to 33 feet. There is uncertainty about the building heights that have been proposed for Clark Ranch. He asked that additional clarification be provided.

*John Greenfield* reported that an MPD involves City approval of the overall project design. A unit equivalent is the way the code counts density inside an MPD. Every 2,000 square feet of apartment floor area counts as one unit. There are certain limits in this case, such as 60% open space, 28 feet of height, and 5 homes per acre. He shared information from Exhibit B. The Open Space Stats mention 31.13% but the code mentions 60%. As for height, the plan is 39.6 feet with flat roofs and 47.6 feet with a 4:12 pitch. That is a full story taller than the code allows. Mr. Greenfield shared comments about density and stated that there are 164 units proposed on 10 acres, which is 16.4 per acre. Park City Heights next door has 3.4. The code allows the applicant to count by unit equivalents. On that count, the sheet mentions 6.93, but he has some concerns about those numbers.

There were no further comments. The public hearing remained open.

Chair Van Dine noted that Commissioner Beal previously requested that the townhomes conform to the zone height since those are the most prominent. She asked for additional Commissioner feedback. Commissioner Frontero agreed that the market rate units should conform to the code without exceptions. Director Ward noted that the applicant has requested a Zone Change. Under that zone, an Affordable Master Planned Development could be allowed, which would then allow up to 45 feet in height. That is one of the reasons Staff has recommended an overlay. During the Joint Meeting between the Planning Commission and City Council, there was a discussion about height. She believed the consensus at that time was to aim for 35 feet instead of 45 feet. Chair Van Dine recalled that there was consensus during the Joint Meeting about the heights.

Commissioner Beal stated that for buildings that provide affordable housing, he is comfortable with the heights that have been described due to the location of the site. That being said, he would like to break the townhomes out, since those are market rate. Chair Van Dine pointed out that the market rate units make the affordable units possible.



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Chair Van Dine asked if there was additional information the Planning Commission would like to see for the MPD. Commissioner Frontero noted that parking is one of the criteria that needs to be addressed. At this point, all that has been provided is the number of parking spaces. Planner Covey reported that there is a parking analysis included in the CUP Staff Report, which is the next item on the Planning Commission Meeting agenda.

Commissioner Tilson noted that in an earlier Clark Ranch presentation, it was stated that the buildings will essentially serve as the retaining walls. He requested more information about this. He also asked if there are additional retaining walls planned on the site.

**MOTION:** Commissioner Frontero moved to CONTINUE the Master Planned Development application for Parcel PC-SS-121-X (Clark Ranch) and the public hearing to a date uncertain. The motion was seconded by Commissioner Day. The motion passed with the unanimous consent of the Commission.

**D. Parcel PC-SS-121-X (Clark Ranch) – Conditional Use Permit –** The Applicant Requests a Conditional Use Permit to Construct 130 Multi-Unit Dwellings in Nine Structures and 34 Townhomes Within 10 Acres in the Sensitive Land Overlay. PL-25-06653.

Planner Covey presented the Staff Report and explained that this is a CUP application for Clark Ranch. The multi-unit dwellings require CUP review. The Traffic Impact Study is under review by a third-party consultant. There will be coordination with the Engineering Department to finalize that review. She reported that there are 209 parking spaces required by code, which the applicant proposes to provide. There are 37 additional parking spaces proposed that are within the right-of-way and do not count toward the parking requirement. Commissioner Beal asked if there are additional tandem parking spaces. Planner Covey confirmed that there are also tandem parking spaces proposed.

Commissioner Frontero recalled reading that some of the parking may not be compliant. Planner Covey explained that when there is a group of five or more parking spaces next to each other that back out onto a public right-of-way, this cannot count toward the required parking. During the analysis, parking was excluded in the parking count. The 209 parking spaces that are proposed by the applicant are all code compliant spaces.

Chair Van Dine asked if the 37 additional parking spaces in the right-of-way are considered guest parking spaces. Planner Covey reported that those would be public spaces. Those spaces would not necessarily be used by the residents. Commissioner Frontero wanted to know if those spaces could be used for childcare, since that is a use that is being considered. Planner Covey clarified that since those are in the right-of-way, those would be public spaces and would not count toward the required parking for the uses on the site. Commissioner Tilson asked if there are parking limitations on the public spaces, such as time restrictions. Planner Covey stated that this has not been determined. It is possible to ask the Engineering Department about possible restrictions.

PENDING APPROVAL

The next portion of the CUP review is the SLO. The applicant had a consultant prepare an updated Wildlife Habitat Report. It provides some recommendations on the construction timing. Depending on the time of year that construction is proposed to occur, there would be required surveys and mitigation. The applicant is proposing some habitat protection by limiting the development to the 10-acre site. The clustering of the development will also reduce the impact to wildlife corridors. Planner Covey explained that the applicant would be required to mitigate conflicts between wildlife and future occupants, but based on the Wildlife Habitat Report, which is not anticipated at this time.

As part of the SLO review, the applicant will continue to work with the Engineering Department on the streets and roads. Planner Covey mentioned the developable land requirement in the SLO. There will be additional information about the Affordable Housing Overlay provided at the next Clark Ranch discussion. Some of the developable land requirements will be addressed through that. Density is not to exceed 20 units per acre.

Chair Van Dine opened the public hearing.

*Lynn Sheldon* previously shared concerns about the disturbance of wildlife. He lives in Park City Heights and there are many wildlife species in the area. It is his understanding that to conduct the study, there was one day in July spent on the site observing wildlife. He reiterated that there are multiple species of wildlife active on the Clark Ranch site. For instance, there is documented evidence of moose. During the migration period of elk, over 200 elk move through the Park City Heights playground area and travel on the proposed access road for the development. Mr. Sheldon reported that there are several golden eagles that nest less than a mile from the site and are frequently seen. He feels the submitted study fails to meet the industry standard of a four-season study.

*John Greenfield* stated that a CUP is the permit for the use the zone allows only if it meets specific standards. He referenced Section 15-1-10(D), which states that a CUP cannot be issued unless the application complies with all of the requirements. Mr. Greenfield mentioned the slope analysis in Exhibit B. 85.7% of the site is Steep Slope and 28.2% of that Steep Slope is kept as open space. However, there is language that states 75% of the Steep Slope area must remain as open space. He next mentioned Exhibit E in the Meeting Materials Packet, which is dated September 2025. It references three apartment structures and 36 townhome units, but the current plan is eight apartment structures and 34 townhomes. The report states that if the layout changes, they must be informed so the recommendations can be reviewed and amended, but this has not been done.

Mr. Greenfield shared comments about Exhibit D, which is the Soil Investigation Report. This is a 2011 document that is titled, “Park City Heights Soil Survey.” Page 14 and 15 of the Staff Report states that the property is neither within the Prospector Soils Ordinance area or within a Point Source water protection zone. He stated that neither phrase is within that document. He asked the Planning Commission to request missing information.

There were no further comments. The public hearing remained open.

PENDING APPROVAL

Commissioner Frontero noted that the Planning Commission has requested a lot of additional information. Many of his questions about Item 5D have already been covered during the three previous Clark Ranch items. He anticipates that the additional information requested for the previous items will assist the Commission when considering the CUP application. He has no further questions outside of the ones already presented.

**MOTION:** Commissioner Frontero moved to CONTINUE the CUP application for Parcel PC-SS-121-X (Clark Ranch) and the public hearing to a date uncertain. The motion was seconded by Commissioner Tilson. The motion passed with the unanimous consent of the Commission.

The Planning Commission took a short break before hearing the remaining agenda items.

**E. 277 McHenry Avenue – Steep Slope Conditional Use Permit –** The Applicant Proposes to Construct a New Single-Family Dwelling on a Steep Slope in the Historic Residential Low Density Zoning District. PL-25-06625.

Planner Covey presented the Staff Report and explained that this is a Steep Slope Conditional Use Permit ("SSCUP") application for 277 McHenry Avenue. She reported that this is located in the Historic Residential Low Density ("HRL") Zoning District. There is an existing single-family dwelling and an accessory apartment. The applicant is proposing to demolish the existing single-family dwelling and construct a new single-family dwelling. Planner Covey explained that the SSCUP is required due to the Steep Slopes on the site. The applicant has an active Historic District Design Review ("HDDR") application, which will be reviewed by the Planning Department on October 1, 2026.

The application complies with the HRL Zoning District. Planner Covey noted that the applicant has a 2002 variance for the deck, which is within the rear setback. This is proposed to be reconstructed. She explained that the variance runs with the land. The proposal complies with the side, front, and rear setbacks, with the exception of the variance. There is also compliance with the building footprint regulations. The application complies with the maximum building height, internal building height, horizontal step on the downhill façade, and the roof form requirements. There is compliance with the SSCUP criteria, including location, visual analysis, access, terracing, building form and scale, and dwelling volume. Planner Covey reported that the applicant has broken up the proposed structure into three different modules to reduce some of the building massing.

There are two parking spaces required for the single-family dwelling in the Land Management Code ("LMC") and one space is required for the accessory apartment. The applicant is proposing one space in the single-family dwelling garage. There are two spaces in the accessory apartment garage. One of those is a compact space, which the City Engineer reviewed as part of this application. Planner Covey highlighted Condition of Approval #8, which states that the accessory apartment must remain one bedroom. One parking space in the accessory building must be allocated for the accessory apartment and one parking space must be designated for the single-family dwelling use.

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Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Frontero was surprised that the variance will run with the land. Planner Covey reported that the applicant received the variance for the rear decks in 2002. The LMC specifically outlines that variances run with the land, so the variance will remain. Commissioner Day asked about the age of the existing single-family dwelling. Director Ward clarified that it is not designated as a Historic Site on the Historic Sites Inventory.

**MOTION:** Commissioner Tilson moved to APPROVE the Steep Slope Conditional Use Permit for 277 McHenry Avenue, based on the following:

**Background:**

1. 277 McHenry Avenue is a non-Historic Structure in the Historic Residential Low – Density (HRL) Zoning District. The existing Structure was constructed in 1970 and was previously addressed 355 McHenry Avenue.

2. In 2017, the City Council approved Ordinance No. 2017-44 to create the 277 McHenry Plat Amendment, including Lot 1 for the SFD and Parcel A for a detached Accessory Apartment bisected by McHenry Avenue.

**Findings of Fact:**

1. Land Management Code (LMC) § 15-2.1-1 regulates the purpose of the HRL Zoning District:

    a. Preserve present land Uses and character of the Historic residential Areas of Park City;
    b. Encourage the preservation of Historic Buildings and/or Structures;
    c. Encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
    d. Define Development parameters that are consistent with the General Plan policies for the Historic core; and
    e. Establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

2. The proposed SFD preserves the character of Historic residential Development and maintains a lower density appropriate with the Zoning District.

3. LMC § 15-2.1-2 regulates the Uses permitted within the HRL Zoning District. SFDs are an allowed Use. The proposed Structure is compliant with the allowable Uses in the HRL Zoning District.

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4. LMC § 15-2.1-3 regulates Lot and Site requirements in the HRL Zoning District:

| **Zoning Requirement** | **Analysis** |
|---|---|
| Minimum Lot Size – 3,750 square feet | *Complies:* The Lot is 2,557 square feet and compliant. |
| Maximum Lot Size – 5,625 square feet | *Complies:* The Lot is 2,557 square feet and compliant. |
| Minimum Lot Width – 35 feet | *Complies:* The width is 35 feet wide and compliant. |
| Maximum Building Footprint – 1,052 square feet.<br><br>The Building Footprint for 277 McHenry was established by Ordinance 2017-44. The combined total maximum Building Footprint for both Lot 1 and Parcel A is 1,712.2 square feet. The Accessory Apartment on Parcel A has a Building Footprint of 660 square feet leaving 1,052 square feet of Building Footprint remaining. | *Complies:* 1,052 square feet. |
| Front and Rear Setbacks- 10 feet each/ total of 10 feet<br><br>LMC § 15-2.1-3(F) establishes that for Lots that are up to 75 feet deep the Front and Rear Setback are 10 feet each/ total of 10 feet | *Complies:* The proposed SFD is 12 feet from the Front Lot Line and 10 feet from the Rear Lot Line.<br><br>In 2002, the Board of Adjustment granted the Applicant a Variance for a Rear Setback reduction to construct a two-level deck within the Rear Setback. The Variance was processed under the previous address of 355 McHenry Avenue. Pursuant to LMC § 15-10-8(F) Variances run with the land. The Applicant proposes maintaining the decks in the same location as existing permitted through the previously granted Variance. |
| Side Setbacks – LMC § 15-2.1-3(I) establishes that for Lots that are up to 37.5 feet wide the Side Setbacks are 3 feet each/total of 6 feet | *Complies:* As part of the 2017 Variance request (PL-16-03358) the Planning Director determined that because the Lot was unusual the Side Setbacks would be 3 feet minimum and 6 feet total. |

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| | The proposed Structure is located outside of the Side Setbacks and is 6 feet 1 inch from the north property line and 4 feet 2 inches from the south property line.<br><br>The Applicant proposes retaining walls within the Side Setback. Pursuant to LMC § 15-4-2 retaining walls are permitted within the Side Setback so long as they are not more than 6 feet in height. The tallest proposed wall is 4 feet 8 inches in height and compliant.<br><br>The Applicant proposes stairs within the Side Setback. Pursuant to LMC § 15-2.1-3 stairs are permitted within the Side Setback so long as they are no more than 30 inches from Final Grade. The proposed steps are no more than 30 inches from Final Grade and compliant.<br><br>Pursuant to LMC § 15-2.1-3 roof eaves may be within the Side Setback of less than 5 feet so long as they are not more than 1 feet. The proposed eaves encroach into the Side Setback a maximum of 11 inches. |

5. LMC § 15-2.1-5 outlines HRL Zoning District Building Height requirements:

| **Zoning Requirement** | **Analysis** |
|---|---|
| Building Height- 27 feet above Existing Grade | *Complies:* The Building Height does not exceed 27 feet above Existing Grade. The 27-foot height line shown on the Applicant's plan set is from the edge of the Building Footprint. The slope of the Lot increases moving southernly and the roof at its highest point is 27 feet from Existing Grade as demonstrated in the Applicant's roof over topography submittal. |
| Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters | *Complies:* The maximum interior height is 35 feet. |

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| A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade. | *Complies:* The Structure steps back 10 feet at 22 feet above Existing Grade. |
| The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of- way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.). | *Complies:* The Structure's Contributing roof form is a 7:12 pitch and occupies a horizontal distance of 20 feet. The Structure has a flat roof at the rear of the Structure. |
| Final Grade within 4 feet of Existing Grade | *Complies:* Final Grade is within 4 feet of Existing Grade.<br><br>LMC § 15-2.1-5 establishes exceptions for changes in Grade over 4 feet when required for egress. The Applicant proposes to change grade by more than 4 feet on the south elevation for a window well located beyond the midpoint of the SFD. The Applicant proposes to change grade by more than 4 feet at the rear of the Structure for an exit door which is compliant. |

6. LMC § 15-2.1-6 requires that development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and Improvements, and consistent with the Design Regulations for Historic Districts and Historic Sites Chapter 15-13 and Architectural Review Chapter 15-5.

7. LMC § 15-2.1-6 regulates development of Structures on Steep Slopes in the HRL Zoning District:

| **Requirement** | **Analysis of Proposal** |
|---|---|
| *Geotechnical Analysis.* Structures that create a change from Existing Grade or elevation greater than four feet, cut into the Steep Slope, or require retaining walls | *Complies:* The Applicant submitted a Geotechnical Report. |

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| to construct the Structure require a geotechnical report. | |
| *Slope/Topographic Map.* Certified boundary survey depicting contours at an interval of two feet (2') or less that identifies:<br><br>Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow) Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange) Very Steep Slopes, greater than forty percent (40%) (shown in red) | *Complies:* The Applicant submitted a map showing the contours on site and provided a shaded map. Most of the Lot maintains a Steep Slope of over 30%. |
| *Location of Development.* Development is located and designed to reduce visual and environmental impacts of the Structure. | *Complies:* The Applicant situated the SFD in such a way that the Side Setbacks are greater than required reducing the visual impact. The proposed SFD is in the same location as the existing SFD. The Applicant reduced the visual impact from McHenry Avenue as the proposed SFD is only one story in height when viewed from the Street. |
| *Visual Analysis.* A visual analysis of the project from key Vantage Points is required 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. | *Mitigating Condition of Approval Recommended:* The Applicant submitted visual analysis showing the SFD from Vantage Points. The Applicant designed the massing of the SFD in such a way that it steps down with the Steep Slope of the Lot.<br><br>The Applicant will be required to revegetate and landscape the site to provide screening of retaining walls, as well as to mitigate erosion, this is included as Condition of Approval 4. |
| *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. | *Complies:* The Applicant proposes to access the Structure from McHenry Avenue and proposes a single-car garage subordinate in scale to the SFD. |
| *Terracing.* Retaining walls shall be terraced to return to Natural Grade. The | *Complies:* The proposed retaining walls are terraced and step down the Slope |

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| 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 in height. | following the Existing Grade. The proposed walls are to be board formed concrete. |
| *Building Location.* Buildings, Access, and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the Site.<br><br>The Sign 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. | *Complies:* The proposed SFD is in the same location as the existing SFD and does not further impact the topography of the Site. The proposed Building Footprint is compliant with the Zoning District and the regulations of the recorded plat which has a more restrictive Building Footprint. The Applicant has increased Side Setbacks in an effort to reduce impact to the Site.<br><br>The Applicant proposes a single-car garage which minimizes driveway and Parking Areas. |
| *Building Form and Scale.* Where Building masses orient against the Lot's existing contours, the Structures must be stepped back with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. | *Complies:* The SFD steps down with the grade, following the Steep Slope of the Site. The Applicant proposes an octagonal configuration on the third story at the rear of the Structure with a corner of the deck projecting over the window.<br><br>The garage is subordinate in scale to the primary SFD. The proposed parking reduces the visual impact of the garage on the street. The entryway is proud of the garage and is set closer to the Street. |
| *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. | *Complies:* The Applicant exceeds the Front and Side Setback and height requirements allowed in the Zoning District. |

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| *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. | *Complies:* The proposed SFD is compliant with Building Height and Setbacks. The Structure is broken up into three distinct modules. The Structure steps back 10 feet at 23 feet above Final Grade. The Applicant has minimized the volume of the Structure when viewed from McHenry Avenue where only one story is visible and a gable roof form is utilized. The Applicant has varied the side setback through the creation of three modules of the Structure which also break up the massing. |
| *Building Height (Steep Slope).* The Zone Height in the HR-1 District is 27 feet and is restricted as stated above in Section 15-2.1-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures. | *Complies:* The proposed SFD meets the 27-foot maximum height requirement as well as the regulation for a 10-foot stepback. As the Structure steps up the hillside the design follows Existing Grade. |

8. LMC Chapter 15-3 regulates Off-Street parking regulations:

| **Requirement** | **Analysis of Proposal** |
|---|---|
| Driveway Width: 10 Feet | *Complies:* The proposed driveway is 10 feet wide. |
| SFD Single Car Garages: Minimum 11 feet by 20 feet | *Complies:* The proposed garage is 20 feet deep by 11 feet wide. |
| Two Parking Spaces: Exterior 9 feet by 18 feet; interior 11 feet by 20 feet. | *Complies:* The Applicant proposes one Parking Space in the single-car garage located within the SFD.<br><br>Pursuant to LMC § 15-3-6 two parking spaces are required for SFD and LMC § 15-3-6 requires one space for an Accessory Apartment with one bedroom. On February 22, 2019, the City issued Building Permit 18-25579 for a one-bedroom Accessory Apartment. |

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| | As part of the Accessory Apartment approval in 2017, a two-car garage was approved. The two Parking Spaces are 19 feet long by 11 feet wide and 16 feet long by 11 feet wide. Pursuant to LMC § 15-3-3(F) the City Engineer may approve minor variations to Parking Space dimensions.<br><br>The City Engineer found that because the Parking Spaces are private, meet the compact Parking Space dimensions and are located in a garage the minor variation in Parking Space dimensions is approved and the parking requirements are satisfied.<br><br>The Lot will have three Parking Spaces, one for the Accessory Apartment and two for the SFD. Condition of Approval 8 requires that the Accessory Apartment may not expand beyond its existing one bedroom. In the Accessory building, one Parking Space must be allocated for the Accessory Apartment and one Parking Space must be designated for use by the SFD occupancy. The SFD parking garage is for the SFD only. Both garages shall be used primarily for vehicle parking and not for storage or other use that would obstruct on-site parking. |

9. The Development Review Committee reviewed the proposal on September 1, 2026, and does not require Conditions of Approval.

10. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 9, 2026. Staff mailed courtesy notice to property owners within 300 feet on September 9, 2026. The Park Record published courtesy notice on September 9, 2026.

**Conclusions of Law:**

1. The proposed SFD complies with the HRL Zoning District Uses, Lot and Site Requirements, and Building Height, pursuant to LMC Chapters 15-2.1-2, 15-2.1-3, and 15-2.1-5.

2. The proposed SFD complies with the regulations in LMC Section 15-2.1-6 for development on Steep Slopes in the HRL Zoning District.



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3. The proposed SFD complies with the Off-Street Parking regulations in LMC Chapter 15-3.

**Conditions of Approval:**

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed September 23, 2026, by the Planning Commission, with 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 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.

3. 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.

4. The Applicant shall revegetate and landscape the site to provide screening of retaining walls, as well as erosion mitigation.

5. Additional modifications to the structural components may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to Building Permit issuance.

6. The Applicant will be required to provide intermediary shoring plans at the Building Permit phase.

7. Stormwater runoff must be retained on site in accordance with Municipal Code of Park City § 13-5-3 Long-Term Storm Water Management.

8. The Accessory Apartment may not expand beyond its existing one bedroom. In the Accessory building, one Parking Space must be allocated for the Accessory Apartment, and one Parking Space must be designated for use by the SFD occupancy. The SFD parking garage is for the SFD only. Both garages shall be used primarily for vehicle parking and not for storage or other use that would obstruct on-site parking.

9. If the Applicant does not obtain a Building Permit within one year of the date of this approval, this SSCUP 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.

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The motion was seconded by Commissioner Day. The motion passed with the unanimous consent of the Commission.

**F. 1755 Lakeside Circle – Condominium Plat Amendment –** The Applicant Proposes the Lakeside at Deer Valley Condominiums, Unit B, Building 5, Amended Plat for a 612 Square Foot Exterior Addition in the Residential Development Zoning District. PL-26-07033.

Chair Van Dine reminded those present that she will recuse herself from this item. Commissioner Frontero will lead this discussion as Chair Pro Tem. Planner III, Virgil Lund, presented the Staff Report and explained that this is a Condominium Plat Amendment application for 1755 Lakeside Circle, Unit B, Building 5, of the Lakeside at Deer Valley Condominiums. The Deer Valley Large Scale MPD approved 60 units for the Lakeside Condominiums. The Lakeside Condominium Plat was recorded in 1982. On August 21, 2026, 67.73% of the members of the Lakeside at Deer Valley Condominiums Homeowners Association ("HOA") voted in favor of the proposed Plat Amendment.

The proposal is for a 612 square foot exterior addition, which would add three bedrooms to the existing two-bedroom unit. Planner Lund shared an image of the existing conditions. The proposed area of addition was highlighted. In 2024, the Planning Commission approved a similar addition for Unit B of Building 9. The proposed Plat Amendment complies with the Residential Development ("RD") Zoning District requirements, off-street parking requirements, and the Deer Valley Large Scale MPD. Staff finds Good Cause for the proposed Plat Amendment at 1755 Lakeside Circle.

Staff recommends that the Planning Commission review the proposed Condominium Plat Amendment, conduct a public hearing, and consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter.

The applicant representative, Justin Keys, introduced himself to the Planning Commission. He noted that there was a public comment submitted, but there seemed to be some confusion. There was an HOA vote to allow for expanded decks throughout, but that vote failed. However, this request was approved by the majority of the HOA.

Chair Pro Tem Frontero asked if the applicant request is to add a third bedroom, resulting in three total bedrooms, or if the applicant request is to create three additional bedrooms. Planner Lund clarified that the request is to add three additional bedrooms.

Chair Pro Tem Frontero opened the public hearing. There were no comments. The public hearing was closed.

**MOTION:** Commissioner Beal moved to APPROVE the Condominium Plat Amendment for 1755 Lakeside Circle, based on the following:

**Findings of Fact:**

1. The Deer Valley Master Planned Development (MPD) approved the construction of 60 units for the Lakeside at Deer Valley Condominiums. The



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Lakeside at Deer Valley Condominiums plat was recorded with Summit County on March 1, 1982, as Entry No. 189016

2. The Lakeside at Deer Valley Condominiums are in the Residential Development (RD) Zoning District.

3. The Applicant proposes a 612-square-foot addition to Unit B of Building 5 at the Lakeside at Deer Valley Condominiums.

4. The proposed addition will add three bedrooms and increase the private area square footage of the unit from 2,197 to 2,809 square feet.

5. The Applicant proposes to expand the second and third floor living areas of the Condominium unit by extending the second and third floor exterior walls over the existing garage footprint.

6. On August 21, 2026, 67.73% of the members of the Lakeside at Deer Valley Condominiums Homeowners Association voted in favor of the plat amendment.

7. Land Management Code (LMC) Chapter 15-2.13 outlines the requirements for the RD Zoning District.

8. Lots and Sites within the RD Zoning District must meet the following requirements:

    a. Setbacks: Front- 20 Feet, Rear- 15 Feet, Side- 12 Feet.
        i. The proposed addition will be constructed on the southwest side of the existing Structure, over the garage. The Structure maintains the following Setbacks:
            1. Front- approximately 80 feet
            2. Rear- approximately 28 feet
            3. Side- approximately 112 feet to the nearest Side Lot Line
    b. Building Height: 28 feet; Gable, hip, Barrel, and similar pitched roofs may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.
        i. The existing Structure is approximately 28.5 feet above Existing Grade, with a roof pitch of 6:12.
        ii. The proposed addition will extend the exterior walls of the second and third floor living area and extend the upper roof line of the Structure. The highest point of the extended roof line addition is approximately 23 feet from Existing Grade.

9. LMC Chapter 15-3 outlines parking requirements.

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a. Condominiums greater than 2,000 square feet require two Parking Spaces per Dwelling Unit. Double car garages must have a minimum interior dimension of twenty feet wide by twenty feet deep.
   i. Unit B of Building 5 is proposed to increase from 2,197 to 2,809 square feet and has a two-car garage that is approximately 22 feet wide by 20 feet deep.

10. The Deer Valley Resort 12th Amended and Restated Large Scale Master Plan establishes density for the Lakeside at Deer Valley Condominium Project.

    a. The Deer Valley MPD allows 60 Units for the Lakeside at Deer Valley Condominium Project, and 60 Units have been constructed. No additional Units are proposed as part of this Plat Amendment. The Deer Valley MPD includes no square footage limitations for the Lakeside at Deer Valley Condominiums.

11. The Plat Amendment does not change the parking requirements, will remain compliant with the Deer Valley MPD, does not create any nonconformities, and a similar plat amendment was approved in 2024 for Unit B of Building 9.

    a. No Public Street, Right-of-Way, or easement has been vacated or amended.

**Conclusions of Law:**

1. There is Good Cause for this Plat Amendment.
2. The Plat Amendment is consistent with LMC § 15-7.1-3(D) *Condominium Plat Amendment*, Chapter 15-3 *Off-Street Parking*, and Chapter 15-2.13 *Residential Development District.*
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

**Conditions of Approval:**

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the LMC, the Conditions of Approval, and the amended Lakeside Covenants, Conditions, and Restrictions prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is

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made in writing prior to the expiration date and an extension is granted by the Planning Director.

The motion was seconded by Commissioner Day. The motion passed with the unanimous consent of the Commission.

**G. 6453 Silver Lake Drive – Plat Amendment –** The Applicant Proposes a Plat Amendment to Revise the Platted Area of Disturbance to Reflect Existing Conditions and Expand the Area of Disturbance by Approximately 1,894 Square Feet in the Residential Development Zoning District. PL-24-06225.

It was noted that Chair Van Dine had returned to the Planning Commission Meeting. Planner II, Jacob Klopfenstein, presented the Staff Report and explained that this is a Plat Amendment application for 6453 Silver Lake Drive. This site is Lot 28 of the Evergreen Subdivision, which is within the Deer Valley MPD and RD Zone. Each lot within this subdivision has an area of disturbance, but as mentioned in the Staff Report, most of the dwellings that have been developed in that subdivision were built outside the platted areas of disturbance. The applicant is requesting to increase the area of disturbance from 2,919 square feet to 4,813 square feet, which is an increase of 1,894 square feet. This would reflect the area of excavation disturbance lines from the 1991 Building Permit.

The applicant originally submitted a proposal in August 2024. At that time, there was a requested increase in the area of disturbance from 2,919 square feet to 6,486 square feet. There is a smaller increase proposed in the current application. Planner Klopfenstein reported that the Planning Commission heard the Plat Amendment request in November 2024, June 2025, and March 2026, and continued the item each time. In June 2026, the Planning Director issued a Non-Complying Structure Determination, finding that the single-family dwelling was not a legal non-complying structure. The single-family dwelling on this lot is almost 12 feet over the allowable building height.

Staff recommends denial of the Plat Amendment, because there is no Good Cause for approval. The proposal would enable disturbance to Steep Slopes and Very Steep Slopes on the lot. The proposal would also enable disturbance to significant vegetation that was required to be protected when the single-family dwelling Building Permit was issued. The proposal would enable potential enlargement of a single-family dwelling that is nearly 12 feet above allowable building height. While the proposed Plat Amendment complies with the RD District setback requirements, the single-family dwelling exceeds the allowed height. Planner Klopfenstein shared the definition of Good Cause. Staff recommends the Commission find there is no Good Cause to approve the request:

- Expansion of the area of disturbance does not resolve existing non-conformities, but enables an increase;
- Expansion of the area of disturbance does not preserve the character of the neighborhood: the average area of disturbance in the Evergreen Subdivision lots is 4,023 square feet and the applicant proposes a 4,813 square foot area of

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disturbance; average site disturbance to the lot size for Evergreen Subdivision lots is 23% and the applicant proposes a 28% disturbance;
- Further disturbance to Steep/Very Steep Slopes is not a best planning and design practice and does not preserve neighborhood character;
- Further disturbance to significant vegetation does not preserve the character of the neighborhood;
- Enabling expansion of a single-family dwelling that exceeds allowable height by nearly 12 feet is not a best planning and design practice;
- Approval would set a precedent for other Plat Amendments to establish Good Cause for an expanded area of disturbance based on the area of excavation disturbance lines drawn as part of a Building Permit that indicated temporary disturbance.

Staff recommends the Planning Commission review the proposed Condominium Plat Amendment for 6453 Silver Lake Drive, conduct a public hearing, and consider denial based on the Findings of Fact and Conclusions of Law in the Draft Final Action Letter.

The applicant representative, Justin Keys, shared a presentation with the Planning Commission. He believed there is Good Cause for the proposed Plat Amendment. Mr. Keys acknowledged that there is a non-conformity on the site. There is an area of disturbance in one corner of the lot and a home that was largely constructed outside of that area of disturbance. One of the reasons for the Plat Amendment is to clean this up.

Mr. Keys noted that there has not been conformance in this community. He does not think there is a single structure in this subdivision that was built within the identified areas of disturbance. He shared a Plat Note with the Commission that was added in 1995.

This particular Plat Amendment process has been underway since 2024. When Mr. Keys started to look into the materials, it was determined that there was already a recognized area of disturbance in the City documents other than the area of disturbance that was on the plat. It shows up several times in the permit sets in the Meeting Materials Packet.

Mr. Keys referenced the language that states, “area of excavation disturbance.” Based on the Staff Report, it appears that Staff believes the word excavation indicates a temporary move rather than recognition of a new area of disturbance. Mr. Keys pointed out that there are several problems with that since the house was built within the new area of disturbance line. The new area of disturbance that was recognized in the 1995 plat stated that it shall be no greater than 15 feet beyond the foundation walls. He shared additional information about Figure 6 and Figure 3 in the Staff Report. The only reference to excavation in any of the permit sets is the one example that was highlighted by Staff.

Mr. Keys reported that the proposal is within the range of the areas of disturbance that have been recognized and built upon throughout the rest of the community. When considering precedent, there have been other times where Plat Amendments have been granted in this community. Those amendments acknowledged the areas of disturbance that had been recognized over time. Mr. Keys pointed out that turnover will continue to

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happen. Homes that were built in the early 1990s are now being substantially renovated and there will be more requests like the one currently before the Planning Commission.

One of the issues mentioned by Staff is the significant vegetation on the site. Mr. Keys acknowledged that the original proposal was for a larger expansion, which did impact some major flora and fauna. An arborist visited the area and none of the major flora and fauna fall within the currently proposed area of disturbance. Mr. Keys reported that there is support for a Condition of Approval that states the flora and fauna will be maintained or there will be a replacement of any shrubbery or trees that are removed.

Another issue mentioned was the Steep Slopes and concerns about expansion into Steep Slopes. Mr. Keys clarified that there is a process to expand and build within Steep Slopes and Very Steep Slopes. In this case, there are not Very Steep Slopes. In order to qualify as a Very Steep Slope, there has to be a Steep Slope that extends at least 25 feet vertically and more than 50 feet horizontally. That is not the case. He added that these are not true Steep Slopes, as according to Alliance Engineering, there were manmade alterations to the slope that occurred during previous construction. The minimum size requirements of the code are not met and the slopes are manmade. As a result, it is proposed that Very Steep Slopes are not being impacted with the applicant proposal.

Mr. Keys mentioned building height. He acknowledged that Director Ward feels the single-family dwelling is 12 feet above the allowed building height, but Horrocks, the independent third-party consultant that was hired, agreed with Alliance Engineering and stated that there was compliance at the time this was constructed. There appears to be a disagreement about how the code should be applied. Mr. Keys added that it is possible to amend a plat for a building that is over the allowed height. He does not believe the building height is enough to state that there is no Good Cause to correct the plat.

Commissioner Day asked Staff to comment on the different area of disturbance interpretation. Director Ward explained that as the permits from the 1990s have been reviewed, no documentation has been found that shows the plat was reviewed at the time of the Building Permit. There is a plat that was recorded with the County that establishes an area of disturbance. For Building Permits, there are requirements about limits of disturbance to protect vegetation. One of the areas of disconnect is that there is nothing from the original approvals that shows the plat was referenced. The Staff recommendation has always acknowledged that the area of disturbance and the location of the existing home are non-complying. She reported that the initial recommendation was to approve a Plat Amendment that reflected where the home was actually built.

Director Ward explained that the applicant request is to expand the platted area of disturbance, which would enable a larger footprint. Mr. Keys shared clarifying details. Director Ward pointed out that the Building Permit was issued in the early 1990s and the Plat Amendment occurred in 1995. In 1995, the Architectural Review Committee had authority to modify the area of disturbance. The Staff interpretation is not that there was authority to expand. There have been properties that have come forward with the same

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challenge, where there is a home that was built outside of the platted area of disturbance. There has then been a Plat Amendment process, and each was evaluated individually.

Mr. Keys explained that someone allowed building to occur outside of the platted area of disturbance. In 2024, there was a desire to remodel, and the Planning Commission required a Plat Amendment. He discussed the difficulties of a remodel given the current constraints. Mr. Keys does not believe the applicant request is unreasonable. Director Ward reported that when the Building Permit was submitted in the 1990s, on the Building Permit, the surveyor acknowledged that when they went out to view the topography of the site, there was a lot of snow on the ground. A disclaimer was included in the survey.

Director Ward reported that the building was constructed above allowable height. The applicant went through the Non-Complying Structure Determination. She clarified the scope of that determination. Height is measured from existing grade. The applicant surveyor submitted their analysis of grade and then a third-party consultant reviewed the analysis of grade. The third-party consultant did not analyze height. The height was later analyzed based on the confirmation of grade. The third-party consultant confirmed that the grade everyone was working from was an appropriate assumed grade from before the home was built. Staff then conducted an analysis of the height based on that grade.

Commissioner Beal stated that there is uncertainty about what happened when this was originally built. There is uncertainty about why this was allowed to be built where it was and there is uncertainty about why this was allowed to be built above maximum height. He has heard speculation from Staff and the applicant representative, but there are still a lot of unknowns. With these unknowns, it is difficult to support anything other than conforming to the existing building. He does not see a factual basis to do more than that.

Mr. Keys shared information about the Horrocks analysis that was conducted. He read the following language, which stated: "…the critical elevation points associated with the single-family dwelling, including the roof peak, midpoint, and overhang are not located within the area influenced by the swale. Therefore, omission of the swale does not materially affect the original height determination, and we concur that the building was compliant with applicable height requirements at the time of original construction."

Additional discussions were had about the proposed Plat Amendment. Commissioner Beal noted that there is an existing structure that is non-compliant. It would be difficult to do more than approve a Plat Amendment that reflects where the home was actually built.

Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

Chair Van Dine asked when the Evergreen HOA was disbanded. Director Ward reported that there were a few applications processed with Architectural Review Committee representatives submitting documents in support. The applications submitted in recent years indicated that the Architectural Review Committee was no longer in effect. Chair Van Dine shared comments about precedent. She noted that the Commission has to set

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a better precedent moving forward to ensure that properties do not expand in ways that do not align with the neighborhood or do not preserve the intention of the subdivision.

Megan Blosser from Alliance Engineering reported that the Steep Slopes are not natural. These are areas where the grading should have been done better. Mr. Keys reported that there is an interpolated grade. It is possible to see the modifications made. Commissioner Day asked if there have been building plans submitted or if the applications have all been related to the plat. Mr. Keys explained that there is no reason to spend money on design work and architectural plans if there is no support for a Plat Amendment. He shared additional comments about the area of disturbance and the precedent set.

Commissioner Frontero noted that there has been speculation about what happened in 1991 and 1995. It is 2026 and the Planning Director has stated that the height is 12 feet above what is allowed in the zone height. As a result, it is a non-complying structure. He supports the Planning Director determination and does not find there is Good Cause to allow continued expansion of a non-conformity. He is not in favor of the request.

Commissioner Day does not believe there is enough Good Cause to approve the proposed amendment. Commissioner Tilson agreed, but he is willing to be flexible on the height given that it was the City who did not enforce the height limit. Commissioner Day noted that if the applicant came back with a design plan, it would be possible to show the additional height was intended to be resolved. Under those circumstances, there might be Good Cause to expand out slightly, but that is not what is before the Commission.

**MOTION:** Commissioner Frontero moved to DENY the Plat Amendment for 6453 Silver Lake Drive, based on the following:

**Background:**

1. On August 5, 2024, the Applicant submitted a Plat Amendment application and proposed an expansion of the platted area of disturbance to accommodate an addition to the Single-Family Dwelling (SFD) at the Site.

2. On November 13, 2024, the Planning Commission reviewed the Applicant's proposal, requested additional exhibits, and continued the item to February 12, 2025. The Applicant requested more time to prepare the information the Planning Commission requested, and the item was removed from the February 12 agenda.

3. On June 11, 2025, the Planning Commission again reviewed the Applicant's proposal and continued the discussion.

4. On March 11, 2026, the Planning Commission again reviewed the Applicant's proposal and continued the discussion to a date uncertain.

5. On April 15, 2026, the Applicant submitted a Non-Complying Structure Determination Application, arguing that evaluation of grade demonstrated the SFD complied with Building Height.



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6. On June 8, 2026, the Planning Director issued a Non-Complying Structure Determination letter (Attachment 2) and concluded, in part, that:

    a. Based on the Applicant's assumed Natural Grade exhibit, the highest roof ridge of the SFD is approximately 39.9 feet above Natural Grade and exceeds the allowable Building Height for the RD District outlined in the April 1991 LMC, in effect when Building Permit #91-6008 was approved for the SFD, by approximately 11.9 feet;
    b. The Applicant failed to meet the burden of establishing that the SFD at 6453 Silver Lake Drive is a Non-Complying Structure;
    c. The Structure did not legally exist before its current zoning designation;
    d. The Structure is not a Non-Complying Structure as defined in the LMC.

7. On July 30, 2026, the Applicant submitted a revised application. The Applicant now requests to increase the area of disturbance for the 17,408-square-foot (0.4- acre) Lot from 2,919 square feet to 4,813 (an increase of 1,894 square feet) to reflect area of excavation disturbance lines drawn on a 1991 Building Permit.

**Findings of Fact:**

1. The Deer Valley Resort 12th Amended Master Planned Development (MPD) governs the site and states that the density limitations of the Sensitive Land Overlay (SLO) outlined in LMC Chapter 15-2.21 do not apply to the Site, but limits of disturbance, vegetation, and building design standards apply.

2. Density: The Deer Valley MPD states that site planning standards can be applied to the extent that they do not reduce vested density; Lot 28 of the Evergreen Subdivision is vested for one SFD.

3. Limits of Disturbance and Steep Slopes: Land Management Code (LMC) § 15-15-1 defines Steep Slope as a Slope greater than 15% and Very Steep Slope as a Slope greater than 40% and the proposed Plat Amendment enables further disturbance to Steep and Very Steep Slopes.

4. Significant Vegetation: (1) Building Permit #90-5116 for the initial construction of the SFD identifies several areas of trees at the Site required to be retained, and states that all other vegetation outside of the areas of disturbance should also be retained; the Applicant's proposed expanded area of disturbance would encroach into an area of aspen trees on the northwest corner of the Lot that Building Permit #90-5116 required to be retained.

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5. Building Design: The Applicant's request to increase the area of disturbance enables a SFD that exceeds allowable height by 11.9 feet to be increased, and while new construction would be required to comply with LMC requirements, including height, the existing non-complying Structure would be expanded, increasing the degree of the non-compliance of the SFD at the Site.

6. Pursuant to LMC § 15-2.13-2(A), SFDs are an allowed Use in the RD Zoning District, and the Applicant proposes maintaining the current Use of the Site as an SFD.

7. LMC § 15-2.13-3(C) requires a 20-foot Front Setback; the existing SFD maintains a minimum 21.6-foot Setback from the Front Property Line and the Applicant's proposed expanded area of disturbance is set back at least 20 feet from the Front Lot Line.

8. LMC § 15-2.13-3(C) requires 25-foot Front Setback for Front-Facing Garages; the existing Front-Facing Garage maintains a 32-foot, 6-inch Setback from the Front Property Line.

9. LMC § 15-2.13-3(D) requires a 15-foot Rear Setback; the existing SFD maintains a minimum 45-foot Setback from the Rear Lot Line and the Applicant's proposed expanded area of disturbance is set back at least 33 feet from the Rear Lot Line.

10. LMC § 15-2.13-3(F) requires 12-foot Side Setbacks; the existing SFD maintains an 18-foot Setback on the east side and a 24-foot Setback on the west side of the Lot and the Applicant's proposed expanded area of disturbance maintains a 12-foot Side Setback on each side of the Lot.

11. LMC § 15-2.13-4 limits Building Height within the RD Zoning District to 28 feet from Existing Grade, or 33 feet from Existing Grade with a roof pitch of 4:12 or greater and the existing SFD at the Site exceeds this requirement by nearly 12 feet.

12. The Planning Director determined (see Attachment 2) that the SFD did not conform to the requirements of the LMC in effect at the time of construction, and as a result, it is not a legal Non-Complying Structure; the Applicant did not appeal the Planning Director determination.

13. The Applicant's proposed area of disturbance matches lines drawn on Building Permits #91-6008 and #90-5116 for the initial construction of the SFD; these lines reflect Limits of Disturbance (2) for Construction Activity on the Lot, not an area of disturbance for the Building Footprint or other permanent Structure allowance for the Lot.

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14. The Applicant proposes adding a 230-square foot ski access easement in the front and side setbacks of the property and outside of the proposed increased area of disturbance and while a ski access easement may be a benefit to adjacent property owners, the Planning Commission finds there is not Good Cause to increase the platted area of disturbance by 1,894 square feet:

    a. Expansion of the area of disturbance does not resolve existing non-conformities – it enables an increase.
    b. Expansion of the area of disturbance does not preserve the character of the neighborhood: the average area of disturbance for Evergreen Subdivision Lots is 4,023 square feet; the Applicant proposes a 4,813-square-foot area of disturbance.
    c. The average area of site disturbance to Lot size for Evergreen Subdivision Lots is 23%; the Applicant proposes a 28% disturbance.
    d. Further disturbance to Steep Slopes and Very Steep Slopes does not reflect best planning and design practices and does not preserve the character of the neighborhood.
    e. Further disturbance to Significant Vegetation does not preserve the character of the neighborhood.
    f. Enabling expansion of a SFD that exceeds allowable height by nearly 12 feet does not reflect best planning and design practices.
    g. Approval of the Applicant's request would set a precedent for other Plat Amendments to establish Good Cause for an expanded area of disturbance based on area of excavation disturbance lines drawn as part of a Building Permit that indicated temporary disturbance.

(1) LMC § 15-15-1 defines Significant Vegetation as all large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, all groves of small trees, and all clumps of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

(2) LMC § 15-15-1 currently defines Limits of Disturbance as "[t]he designated Area in which all Construction Activity must be contained." The April 1991 edition of the LMC, in effect when Building Permit #91-6008 was approved, did not define Limits of Disturbance.

**Conclusions of Law:**

1. There is no Good Cause to approve the Plat Amendment.

The motion was seconded by Commissioner Beal. The motion passed with the unanimous consent of the Commission.

**H. Land Management Code Amendment – Detached Accessory Dwelling Units –** The Planning Commission Will Consider Enacting Land Management Code Section 15-4-7.2 – Detached Accessory Dwelling Units (DADUs) to Outline Local Regulations for DADUs on Residential Lots 11,000 Square Feet or Larger. The Utah Legislature's Enactment of Senate

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Bill 284 Establishes New State Allowances for DADUs Effective October 1. PL-26-07037.

Director Ward presented the Staff Report and explained that this is a proposed LMC Amendment for Detached Accessory Dwelling Units ("DADUs"). The Utah Legislature enacted Senate Bill 284 – Local Land and Water Modifications, which establishes allowances for DADUs, effective October 1, 2026. These LMC Amendments have been discussed several times by the Planning Commission. The State allows municipalities to adopt local regulations for DADUs. Staff recommends that the Planning Commission open a public hearing and consider forwarding a recommendation to the City Council for consideration on October 1, 2026, in response to the State establishment of DADUs.

Director Ward reviewed the draft ordinance information with the Planning Commission:

- Allows DADUs on single-family lots 11,000 square feet or greater;
- Limits height to 18 feet;
- Requires compliance with Plat, Development Agreement, or other governing documents that may be more restrictive than zoning;
- Prohibits them in front yards;
- Requires sufficient utility capacity;
- Requires parking;
- Requires additional review in Historic Districts;
- Requires the property owner to live on site;
- Prohibits nightly rentals and requires a 90-day term;
- Requires a deed restriction to be recorded;
- Requires an Administrative Permit, public notice, and public hearing.

As part of the recent accessory dwelling unit ("ADU") discussions, Staff has reviewed some of the other provisions in code that would remain in effect. Some potential pilot programs and incentives have been considered since the question is whether the code is limiting DADUs or if there are other factors that should be taken into consideration.

Commissioner Beal mentioned the parking requirements. It appears that the State Code language has been mirrored, but he thought, for parking requirements, it is generally one parking spot per 1,000 square feet. Director Ward confirmed that this is true for multi-unit dwellings. The code requires two parking spaces for a single-family dwelling, regardless of the size. If a home has more than six bedrooms and a request for a Nightly Rental Business License is submitted, additional parking may be required. For single-family homes, there is a requirement for two parking spaces, regardless of the structure size.

Commissioner Beal would rather there be less parking required, but it appears there is additional parking mandated for a smaller unit. Director Ward stated that the type of ADU there is a desire to incentivize is an accessory apartment, which is limited to 1,000 square feet or one-third the size of the home. There is more flexibility in the parking for accessory apartments. It is possible to have tandem parking for an accessory structure. Commissioner Beal expressed concerns about mandating additional parking.



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Commissioner Frontero noted that providing two parking spots when only one is needed could place an extra burden and cost on the property owner. This could disincentivize the addition of a DADU. He requested that the parking be limited to one parking spot for 650 square feet. The applicant could request an additional parking space, if desired.

Discussions were had about driveways and parking requirements. Commissioner Beal thought there should be maximums rather than minimums. Chair Van Dine thought requiring one parking space would be sufficient. Director Ward explained that in Park City, there could be a DADU that is quite large. The accessory apartment code provides flexibility for parking and could incentivize smaller infill residential rentals. Right now, it is set at 650 square feet or larger for two parking spots. Commissioner Beal suggested that the requirement be for one parking spot. With Good Cause, there could be more allowed.

Commissioner Day asked if a bedroom limit might make sense. For instance, if there are three or more bedrooms, there could be a requirement for two parking spots. If there are less than three bedrooms, there could be a requirement for one parking spot. Director Ward noted that the accessory apartment parking section is based on bedrooms. It is one parking space per bedroom, but most only have one bedroom because of the size limitation. Chair Van Dine believed the way this is currently written makes sense, with one spot if it is under 650 square feet and two spots if it is over 650 square feet. Commissioner Frontero does not want to force an applicant to add additional parking.

Chair Van Dine asked about the rationale for the 650 square feet. Director Ward clarified that this is the State allowance. There is no desire to see vehicles parking on the street because there was not enough parking provided. Whatever parking demand is being generated on the site should be accommodated on the site. Director Ward stated that the goal of DADUs is a positive one, but she believes the accessory apartment code is effective in Park City. It is difficult when there are new requirements from the State.

Director Ward has concerns about the DADU sizes. She reiterated that there could be large DADUs that are unlikely to be affordable for renters. There could be a measurable trigger determined for parking spots. Commissioner Beal noted that there could be a requirement for one parking spot. If it is larger than 2,000 square feet, then two parking spots would be needed. Other Commissioners expressed support for that requirement.

Director Ward revised Line 23 of the Draft Ordinance to state: “PARKING. Two (2) Parking Spaces per Detached Accessory Dwelling Unit 2,000 square feet or larger.” There would also need to be a modification made to Line 25 of the Draft Ordinance.

Commissioner Frontero asked how to incentivize owners of DADUs to rent them. Director Ward explained that there is a recommendation for a pilot program to incentivize rentals. There could be a requirement for there to be a good faith effort to rent the DADU. Right now, as long as the property owner lives on site and it is their full-time residence, it is possible to build a DADU. The idea is that it will be rented, but there is no requirement. Chair Van Dine thought it was appropriate to incentivize rentals, but not to require them.

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Chair Van Dine opened the public hearing. There were no comments. The public hearing was closed.

**MOTION:** Commissioner Beal moved to forward a recommendation of APPROVAL to the City Council for Land Management Code Amendments for Detached Accessory Dwelling Units, an Ordinance Enacting Land Management Code Section 15-4-7.2, as amended. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

## 6. ADJOURNMENT

**MOTION:** Commissioner Frontero moved to ADJOURN the Planning Commission Meeting. There was no second. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 8:45 p.m.

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# Clark Ranch

## September 23, 2026 | Public Hearing

PL-25-06656 | Zone Change
PL-25-06655 | Subdivision
PL-25-06654 | Master Planned Development
PL-25-06653 | Conditional Use Permit

PARK CITY
1884

# Overview



- Adjoins Park City Heights / HWY 40
- Quinns Junction Neighborhood
- 10 Acres
- Joint PC CC Work Session
  - February 3, 2026
- Planning Commission Work Session
  - June 10, 2026
  - Requested Updates

# Within 10 Acres

## Develop Multi-Unit Dwellings

- 5 Lots
- Frontage Road
- 13 Multi-Unit Dwelling Structures
  - 130 Multi-Unit Dwellings
- 8 Townhome Structures
  - 34 Townhome Units
- Mix of Affordable, Attainable, and Market Rate Housing
- Resident Amenity Space



- 246 Proposed Parking Spaces
- Playground / Neighborhood Gathering Space
- 3.11 Acres Open Space

# Zone Change

## Requested Zone Change

- **Existing:** Recreational Open Space
- **Proposed:** Residential Development-Medium Density
- Sunset Clause

## Recommended Affordable Housing Overlay

- Purpose
- Use
- Density
- Setbacks
- Lot Size
- Building Height
- Open Space



# Question

*Is more information on the Zone Change needed for the next public hearing?*

# Recommendation

(I) Review the proposed Zone Change

(II) Conduct a public hearing, and

(III) Continue the item to a date uncertain

Subsequent Meetings will be publicly noticed

Public comment may be sent to planning@parkcity.gov

# Subdivision

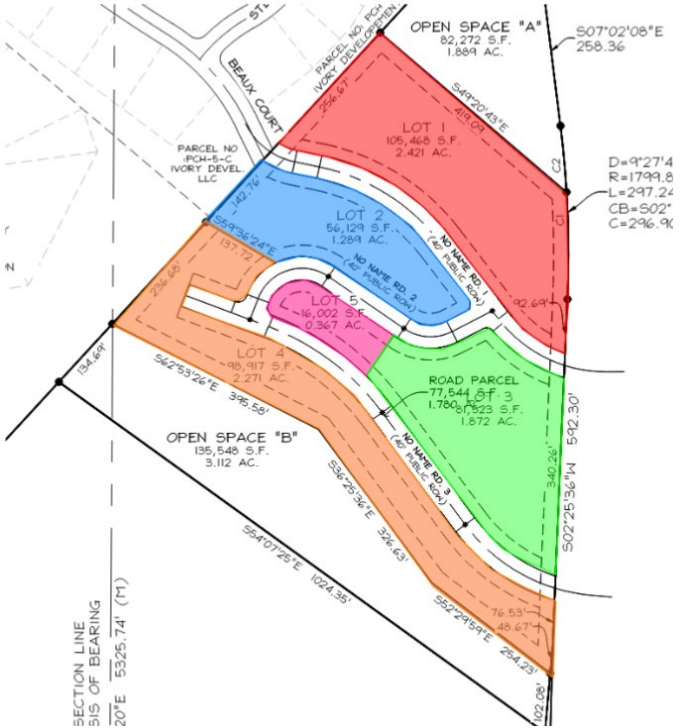
10-acre Development Boundary:

- 5 Lots (8.22 acres)
- 3 rights-of-way (1.78 acres)

Conservation of 5 acres

- 2 non-developable parcels

Development Review Committee reviewed on August 19, 2025, and September 1, 2026



# Soils & Geotech

## Soil Investigation Report

- Completed in 2011
- Evaluated as part of the feasibility study in 2023
- Loam, Clay, Bedrock

## Geotechnical Report

- Reviewed by Engineering
- Avoid expansive clay soils
- Recommended width, depth, pressure for footings
- Water control regulations



# Good Cause

- The proposed Subdivision helps to meet the goals of the City's Moderate Income Housing Plan (MIHP) which establishes the goal of rezoning Clark Ranch to provide higher density and reduced parking for the development of affordable and attainable housing.
- The General Plan supports the MIHP and recommends incentivizing housing options for all residents.
- Within the Quinn's Junction Neighborhood Plan, the General Plan encourages community gathering spaces and events and context appropriate infill.
- The proposed Subdivision allows for the development of Clark Ranch, which will include affordable and attainable housing and community gathering spaces for residents.

PARK CITY 1884

# Question

*Is more information needed on the Subdivision application needed for the next public hearing?*

# Recommendation

(I) Review the proposed Subdivision

(II) Conduct a public hearing, and

(III) Continue the item to a date uncertain

# Master Planned Development









MPD 17 Criteria:

- Density
- Setbacks
- Open Space
- Parking
- Building Height
- Site Planning
- Landscaping
- Employee/ Affordable Housing
- Design Guidelines

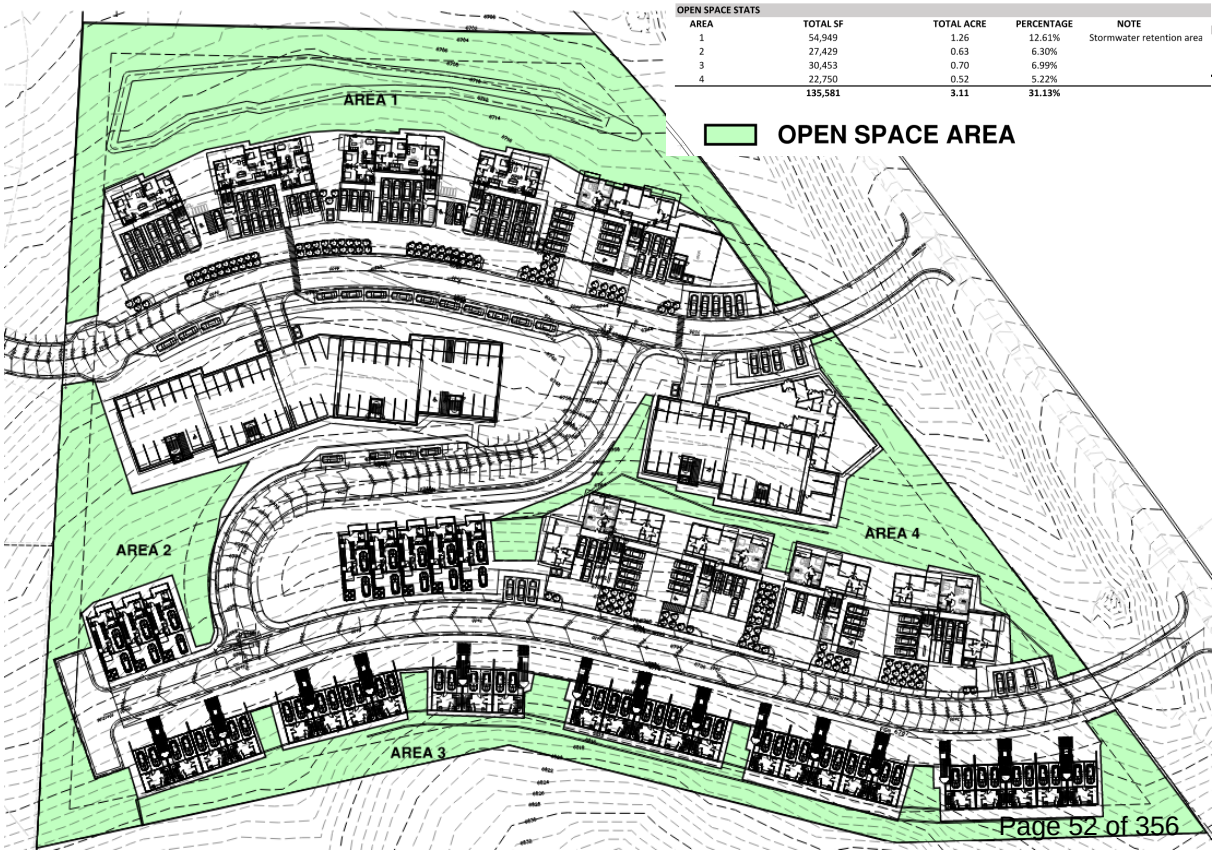
PARK CITY 1884

# Open Space

## Proposed Open Space

- 3.11 Acres within the 10 Acres (31.13%)
- Open Space Parcel 1:
  - 1.889 acres
- Open Space Parcel 2:
  - 3.112 acres

- 54% Open Space of the 15-Acre Site



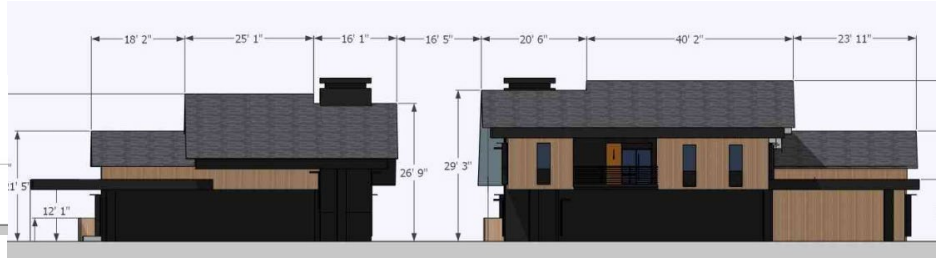
# Flat/Pitch Roof Options









# Building Height




| Building Forms | Proposed Maximum Height (Flat) | Proposed Maximum Height (4:12 Pitch) |
|---|---|---|
| A.1 – Building One | 37 Feet | 45 Feet |
| A.1 – Building Two | 39 Feet 6 Inches | 47 Feet 6 Inches |
| A.2 – Building Seven | 34 Feet 6 Inches | 36 Feet 6 Inches |
| A.2 – Building Eight | 35 Feet 6 Inches | 37 Feet 6 Inches |
| A.3 – Building Three | 39 Feet 6 Inches | 46 Feet |
| B – Building Four | 35 Feet | 42 Feet 6 Inches |
| B – Building Five | 39 Feet | 44 Feet 9 Inches |
| B.3 – Building Six | 37 Feet | 45 Feet |
| Townhomes | 35 Feet 6 Inches | - |
| Amenity Building | 20 Feet | - |

# Question

*Is more information on the Master Planned Development needed for the next public hearing?*

# Recommendation

(I) Review the proposed Master Planned Development

(II) Conduct a public hearing, and

(III) Continue the item to a date uncertain

# Conditional Use Permit

## Multi-Unit Dwellings require CUP review

### TIS Review:

- Third-party consultant review ongoing

### Parking:

- 209 spaces required
- 37 additional Parking Spaces are within the ROW

| | Intersection | Level of Service | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Existing (2025) | | Future Opening (2030) | | | | Future (2040) | | | | | | | |
| | | Background | | Background | | Plus Project | | Background | | Background Mitigated | | Plus Project | | Plus Project Mitigated | |
| | | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM |
| 1 | Richardson Flat Road / Kearns Boulevard | B | A | B | B | B | B | C | B | B | B | B | B | C | B |
| 2 | Ledger Way / Richardson Flat Road | a | a | a | a | a | a | a | b | a | a | a | c | a | a |
| 3 | Piper Way / Richardson Flat Road | a | a | a | a | a | a | a | b | a | a | a | c | a | a |
| 4 | Frontage Road / Richardson Flat Road | - | - | - | - | a | a | b | c | b | b | b | e | A | A |
| 5 | Comstock Drive / Kearns Boulevard | B | B | B | D | B | D | D | E | A | A | A | A | A | A |

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)

Source: Hales Engineering, September 2026

# Sensitive Lands Overlay

## Wildlife Habitat Report

- Construction timing
- Habitat protection
- Connections
- Wildlife Conflicts

## Streets and Roads

- Applicant continues to work with the Engineering Department

## Developable Land

- Proposed Affordable Housing Overlay
- Density not to exceed 20 units per acre

# Question

*Is more information on the Conditional Use Permit and Sensitive Land Overlay needed for the next public hearing?*

# Recommendation

(I) Review the proposed Conditional Use Permit,

(II) Conduct a public hearing, and

(III) Continue the item to a date uncertain

# 277 McHenry Avenue

## Steep Slope Conditional Use Permit



PARK CITY
1884

# 277 McHenry Avenue

- Historic Residential Low Density (HRL)
- Existing SFD & Accessory Apartment
- New Single-Family Dwelling Proposed
- Steep Slope Conditional Use Permit (SSCUP) required
- Historic District Design Review (October 1)



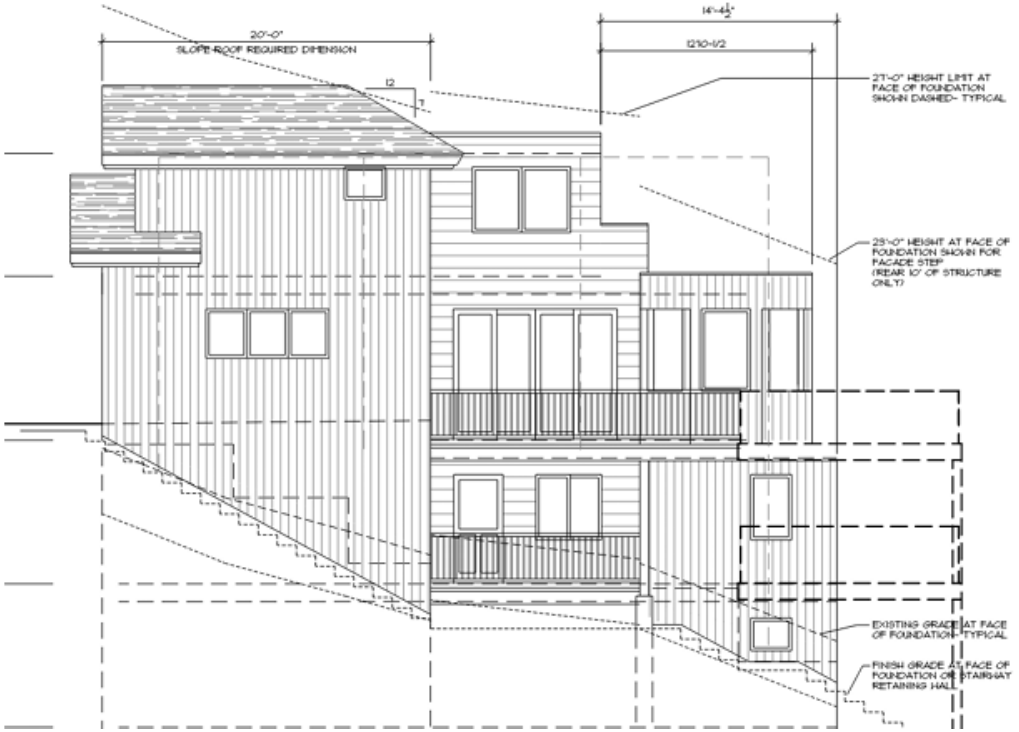
# Analysis

- Complies with the HRL Zoning District:
  - Variance for deck within the Rear Setback (2002)
  - Side, Front, and Rear Setbacks
  - Building Footprint



# Analysis

- Complies with Building Height
  - Maximum Building Height
  - Internal Building Height
  - Horizonal Step on the Downhill Façade
  - Roof Form



# Analysis

- Complies with SSCUP
  - Location & Building Location
  - Visual Analysis
  - Access
  - Terracing
  - Building Form and Scale
  - Dwelling Volume



# Parking

- 2 Spaces required for SFD
- 1 Space required for Accessory Apartment
- 1 Space in SFD Garage
- 2 Spaces in Accessory Apartment
  - 1 Compact Space approved by the City Engineer



# Conditions of Approval

8. The Accessory Apartment may not expand beyond its existing one bedroom. In the Accessory building, one Parking Space must be allocated for the Accessory Apartment, and one Parking Space must be designated for use by the SFD occupancy. The SFD parking garage is for the SFD only. Both garages shall be used primarily for vehicle parking and not for storage or other use that would obstruct on-site parking.

9. If the Applicant does not obtain a building permit within one year of the date of this approval, this SSCUP 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.

# Recommendation

(I) Review the proposed SSCUP at 277 McHenry Avenue

(II) conduct a public hearing, and

(III) consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter

The Planning Commission may:
- Approve the SSCUP at 277 McHenry Avenue
- Deny the SSCUP at 277 McHenry Avenue and direct staff to make Findings for the denial or;
- Request additional information and continue the discussion to a date certain.



# 1755 Lakeside Circle

## Unit B, Building 5 Plat Amendment

PARK CITY
1884

# Background

- Deer Valley Large-Scale MPD approved 60 units for the Lakeside Condominiums
- The Lakeside Condo Plat was recorded in 1982.
- On August 21, 2026, 67.73% of the members of the Lakeside at Deer Valley Condominiums Homeowners Association voted in favor of the plat amendment.

# Background

- 612-square-foot addition, adding three bedrooms.





# Background

- In 2024, Unit B of Building 9 was amended for a 612-square-foot addition (same as the proposed plat amendment).



# Analysis

- The proposed plat amendment complies with the RD Zoning District requirements, Off-Street parking requirements, and the Deer Valley Large Scale Master Plan.
- There is Good Cause for the plat amendment.

# Recommendation

(I) Review the Plat Amendment at 1755 Lakeside

(II) conduct a public hearing, and

(III) consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter

The Planning Commission may:
- Approve the Plat Amendment
- Deny the Plat Amendment and direct staff to make Findings for the denial or;
- Request additional information and continue the discussion to a date certain.

# 6453 Silver Lake Drive

## Plat Amendment

Sept. 23, 2026 | Planning Commission

PL-24-06225

# 6453 Silver Lake Dr.

## Summary

- Lot 28 of Evergreen Subdivision, within Deer Valley MPD and RD Zone

- Applicant requests increasing area of disturbance (AOD) from 2,919 SF to 4,813 SF (1,894 SF increase) for the 17,408-SF Lot to reflect area of excavation disturbance lines from 1991 Building Permit

- Applicant submitted Plat Application in August 2024 and initially requested increasing AOD from 2,919 to 6,486 SF (3,567 SF increase)

# 6453 Silver Lake Dr.

## Background

- Commission heard Plat Amendment request on Nov. 13, 2024, June 11, 2025 and March 11, 2026 and continued each time

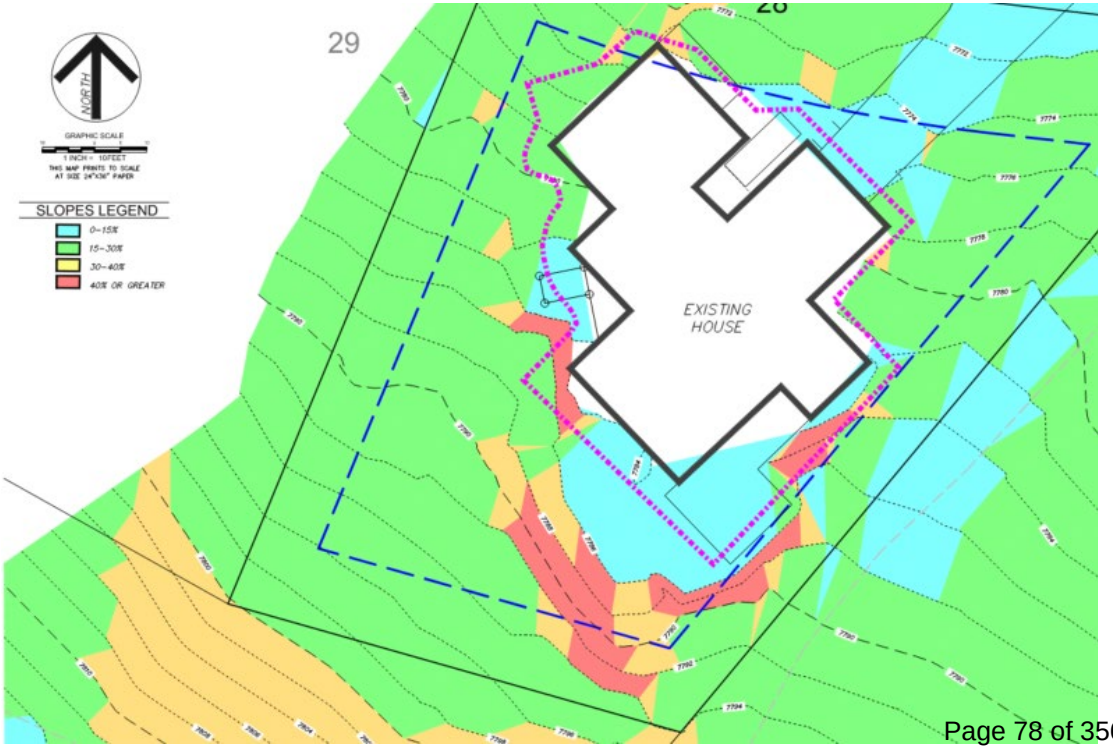
- June 8, 2026: Planning Director issued Non-Complying Structure Determination, finding that the SFD was not a legal Non-Complying Structure

- SFD is nearly 12 feet over allowable Building Height

# 6453 Silver Lake Dr.

## Analysis

- Proposal would enable disturbance to Steep Slopes and Very Steep Slopes



# 6453 Silver Lake Dr.

## Analysis

- Proposal would enable disturbance to Significant Vegetation that was required to be protected when SFD Building Permit was issued

- Applicant's proposed Building Design would enable potential enlargement of a SFD that is nearly 12 feet above allowable Building Height

- Proposed Plat Amendment complies with RD District Setback requirements, but the SFD exceeds height

# 6453 Silver Lake Dr.

## Good Cause

- To amend a Subdivision, LMC § 15-7.1-6(C) requires Planning Commission to find Good Cause.

- Good Cause: *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.*

# 6453 Silver Lake Dr.

## Good Cause

- Staff recommends the Commission find there is not Good Cause to approve the Plat Amendment request:
  - *Expansion of the AOD does not resolve existing non-conformities – it enables an increase.*
  - *Expansion of the AOD does not preserve the character of the neighborhood: Avg. AOD in the Evergreen Subdivision Lots is 4,023 SF and the Applicant proposes a 4,813 SF AOD; Avg. site disturbance to Lot size for Evergreen Subdivision Lots is 23% and Applicant proposes a 28% disturbance*

# 6453 Silver Lake Dr.

## Good Cause

- Staff recommends the Commission find there is not Good Cause to approve the Plat Amendment request:
  - *Further disturbance to Steep/Very Steep Slopes is not a best planning and design practice and does not preserve neighborhood character*
  - *Further disturbance to Significant Vegetation does not preserve the character of the neighborhood*

# 6453 Silver Lake Dr.

## Good Cause

- Staff recommends the Commission find there is not Good Cause to approve the Plat Amendment request:
  - *Enabling expansion of a SFD that exceeds allowable height by nearly 12 feet is not a best planning and design practice*
  - *Approval would set a precedent for other Plat Amendments to establish Good Cause for an expanded area of disturbance based on area of excavation disturbance lines drawn as part of a building permit that indicated temporary disturbance*

# Recommendation

(I) Review the proposed Plat Amendment at 6453 Silver Lake Drive,

(II) Conduct a public hearing, and

(III) Consider denying the proposal based on the Findings of Fact and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A)

The Planning Commission may:

- Deny the Plat Amendment based on the Findings of Fact and Conclusions of Law outlined in the Draft Final Action Letter (Exhibit A).
- Consider directing Staff to return with a Final Action Letter approving the Plat Amendment, or
- Continue the discussion to a date certain.

# LAND MANAGEMENT CODE AMENDMENT

## Detached Accessory Dwelling Units



# Detached Accessory Dwelling Units

The Utah Legislature enacted Senate Bill 284 *Local Land and Water Modifications* that establishes allowances for DADUs effective October 1.

Open a public hearing and consider forwarding a recommendation for City Council consideration on October 1 in response to state establishment of DADUs.

# Detached Accessory Dwelling Units

- Allows them on Single-Family Lots 11,000 SF or greater
- Limits height to 18 feet
- Requires compliance with plat, development agreement, or other governing documents that may be more restrictive than zoning
- Prohibits them in front yards
- Requires sufficient utility capacity
- Requires parking
- Requires additional review in Historic Districts
- Requires the property owner to live on site
- Prohibits nightly rentals and requires a 90-day term
- Requires a deed restriction to be recorded
- Requires an administrative permit, public notice, and public hearin

# Detached Accessory Dwelling Units

- Potential pilot programs or incentives

*Take into consideration requirements that if incentivized, the ADU is made available as a rental.*

**PARK CITY MUNICIPAL CORPORATION**
**PLANNING COMMISSION MEETING MINUTES**
**COUNCIL CHAMBERS**
**MARSAC MUNICIPAL BUILDING**
**SEPTEMBER 30, 2026**

**COMMISSIONERS IN ATTENDANCE:** Christin Van Dine (Chair), Rick Shand, Matthew Day, Grant Tilson, Adam Strachan (attending virtually)

**EX OFFICIO:** Rebecca Ward, Planning Director; Lillian Zollinger, Senior Planner; Meredith Covey, Planner II; Cherie Wellmon, Fire Marshal; Dave Thacker, Chief Building Official; Celia Peterson, Environmental Sustainability Project Manager; Nan Larsen, Senior Planner; Sara Wineman, Housing Manager; Alec Barton, Senior Planner; Virgil Lund, Planner III

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## 1. ROLL CALL

Chair Christin Van Dine called the Planning Commission Meeting to order at 5:30 p.m. All Commissioners are present with the exception of Commissioner Seth Beal and Commissioner John Frontero. Commissioner Adam Strachan is attending virtually.

## 2. MINUTES APPROVAL

### A. Consideration to Approve the Planning Commission Meeting Minutes from September 9, 2026.

**MOTION:** Commissioner Shand moved to APPROVE the Planning Commission Meeting Minutes from September 9, 2026. Commissioner Tilson seconded the motion. The motion passed with the unanimous consent of the Commission.

## 3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, shared information about the Five-Acre Site with the Planning Commission. She reported that it was publicly noticed for possible Final Action on October 14, 2026. The applicant will return on October 14, 2026, but not for Final Action. Director Ward stated that on October 20, 2026, a Land Management Code ("LMC") open house will take place on the proposed code amendments. The open house will be in the Community Room at the Park City Library from 5:00 p.m. to 7:00 p.m.

Chair Van Dine reported that this will be the last meeting for Planner III, Virgil Lund.

## 4. PUBLIC COMMUNICATIONS

There were no public communications.

## 5. WORK SESSION

PENDING APPROVAL

**A. Land Management Code Amendments – Firewise and Water Wise Landscaping Integration and Open Space Definitions** – The Planning Commission Will Conduct a Work Session Regarding Potential Amendments to Integrate and Update the Wildland Urban Interface (WUI) and Water Wise Landscaping Requirements and Review Open Space Requirements to Amend Chapters 15-2.1 *Historic Residential-Low Density (HRL) District*, 15-2.2 *Historic Residential (HR-1) District*, 15-2.3 *Historic Residential (HR-2) District*, 15-2.4 *Historic Residential-Medium Density (HRM) District*, 15-2.5 *Historic Recreation Commercial (HRC) District*, 15-2.6 *Historic Commercial Business (HCB) District*, 15-2.7 *Recreation And Open Space (ROS) District*, 15-2.8 *Protected Open Space*,15-2.9 *Rural Estate (E-40) District*, 15-2.10 *Estate (E) District*, 15-2.11 *Single Family (SF) District*, 15-2.12 *Residential (R-1) District*, 15-2.13 *Residential Development (RD) District*, 15-2.14 *Residential Development-Medium Density (RDM) District*, 15-2.15 *Residential-Medium Density (RM) District*, 15-2.16 *Recreation Commercial (RC) District*, 15-2.17 *Regional Commercial Overlay (RCO) District*, 15-2.18 *General Commercial (GC) District*, 15-2.19 *Light Industrial (LI) District*, 15-2.22 *Public Use Transition,* 15-2.23 *Community Transition (CT) District*, Section 15-5-5(N), *Landscaping*, and Chapter 15-15 *Defined Terms.* PL-26-06865.

Senior Planner, Lillian Zollinger, and Planner II, Meredith Covey, presented the Staff Report and explained that the first Work Session item relates to LMC Amendments for Landscaping and Open Space. There are four LMC Amendments proposed:

- Integrate Wildland Urban Interface and Water Wise Landscaping regulations;
- Update cladding regulations to allow fire-resistant materials;
- Amend Significant Vegetation requirements to align with changes to State Code;
- Review Open Space requirements and definitions.

Planner Zollinger shared information about the first item, which is integrating the Wildland Urban Interface ("WUI") and Water Wise Landscaping regulations. WUI is regulated under the Building Code, but the City WUI Code regulates landscaping for areas where development meets wildland vegetation that are high risk for wildfires. She shared an image with the Commission and pointed out the WUI area. Another image was shown, which is the High-Risk WUI Map. It comes from the State and continues to be updated. There were recent State updates adopted this year that will go into effect next year.

Fire Marshal, Cherie Wellmon, reported that the amended version of the Park City WUI Code was adopted in 2020. The intention was that it would serve as an introductory version that would familiarize residents with the concepts before newer versions were adopted in the future. However, due to the COVID-19 pandemic, changes in staffing, and other priorities, the timeline changed. The State has now adopted the 2024 WUI Code, which will take effect on January 1, 2027. The timing is now right to consider updates to the Park City WUI Code to the new 2024 version. Since 2020, the City has provided education and outreach to residents, contractors, homeowners, and business owners.

PENDING APPROVAL

The Park City WUI Code is currently mandatory for Building Permits on all new structures, additions, and remodels to the exterior that exceed $50,000. The need to protect structures in Park City from wildfire goes beyond building requirements, which is the reason there has been a focus on education and outreach, including the following:

- On-site property assessments for individual homeowners;
- On-site common space assessments with HOA groups, including members, board members, and landscaping managers:
    - Customized assessments are provided, prioritizing mitigation measures according to the level of risk.
- Virtual and in-person WUI presentations for HOAs;
- Assessments for contractors and homeowners are available at any time in the building process in addition to the required WUI inspections to help them navigate the code.

Marshal Wellmon explained that she has presented to Master Owners Associations ("MOA") and Homeowners Associations ("HOA"). It has been meaningful to answer questions and let residents know how the code can protect their structures. She shared several before-and-after images with the Commission. The before images show densely overgrown vegetation, which can result in a rapid spread of fire and an increased amount of heat projected onto the structure. Certain mitigation measures make the structure more defensible. Additional example photographs were shared with the Commission. Marshal Wellmon discussed scrub oak and how to create more defensible space.

Planner Covey reported that the Water Wise Landscaping requirements are found in the LMC while Title 11 regulates the Firewise regulations. There are challenges, as the two different codes do not always align. As an example, rock is limited to 20% on the entire site in the Water Wise language, but in the Firewise language, rock is encouraged for defensible space. There are opportunities for more alignment between the two codes.

Planner Covey noted that the proposed amendments encourage WUI regulations and promote wildfire resiliency. It is recommended that there be exceptions for Historic Sites and Districts due to the size of the lots. The structures determined to be in the WUI must comply with all WUI regulations. Staff is working to update the Firewise plant list.

There are three different ignition zones: Immediate (0-5 feet), Intermediate (5-30 feet), and Extended (30-100 feet). Planner Covey shared information about the Immediate Ignition Zone, which is the first 5 feet away from the structure. As part of the proposed amendments, defensible space would be allowed as well as Firewise and Water Wise plants, but no trees. She shared a sample Site Plan that illustrates what could be allowed.

In the Intermediate Ignition Zone, rock coverage would still be allowed, but there could not be more than 20% of the total landscaped area of the lot. Firewise and Water Wise plants would be allowed, covering approximately 50% of the landscaped area. These would need to be planted in compliance with WUI requirements. Trees would be allowed in this zone as long as the trees were at least 10 feet away from any structure to prevent the spread of fire. Planner Covey shared a sample Site Plan that highlights this zone.



PENDING APPROVAL

In the Extended Ignition Zone, which is 30 to 100 feet, there can be rock coverage, plants, and trees, lawn/turf, and irrigation within 5 feet of new plantings. The recommendation is that irrigation not be allowed for natural or undeveloped vegetative areas. Planner Covey shared a sample Site Plan to highlight what could be allowed on a site.

Planner Zollinger stated that Staff recommends combining the WUI requirements with the LMC so that review becomes cohesive. This will ensure that property owners are aware of the requirements upfront. This will better promote wildfire resiliency. Planner Zollinger reported that the State will highlight and mandate high-risk WUI areas. Most of Park City falls in the WUI, but there will be higher-risk areas designated by the State. Those higher risk areas will have higher requirements than other areas in the City. That map should be finalized by January 1, 2027. Staff recommends that there be a base requirement for all residents to be wildfire resilient, knowing that some of the high-risk areas will have to comply with higher requirements based on the State designation.

Marshal Wellmon shared information about the High Risk WUI Map. The high-risk map was created by Forestry, Fire, and State Lands to determine structures that are in an elevated risk zone. If a structure is in the elevated risk zone, there will be an assessed annual fee on its tax bill. This assessment will be done by the County. It is possible to reduce the fee if there are certain mitigation measures taken. At this time, there is no City involvement in that program. There is a risk exposure map that was developed by Forestry, Fire, and State Lands, and it will be adopted with the 2024 WUI Code. It has zones zero through eight. Anything that is five or above would be considered in the WUI.

Commissioner Rick Shand asked about exceptions for Historic Sites and Districts. Marshal Wellmon explained that there is a desire to have some level of flexibility in the code. It is also important to be thoughtful about the application. Certain concessions can be made as long as there is movement toward increased safety. She explained that there is a site-specific process. Commissioner Shand pointed out that the City is concerned about the spread of fire. As a result, he does not understand why the City would consider exceptions. Marshal Wellmon clarified that a lot is based on site-specific risks. One of the challenges with the WUI Code is that the decisions are not black and white.

Commissioner Matthew Day noted that people who purchase a property need predictability. Chief Building Official, Dave Thacker, explained that the proposed updates are intended to provide more predictability. Right now, there are trade-offs, as mentioned earlier. Those can be helpful, but do not necessarily provide that predictability upfront.

Commissioner Day stated that what is proposed does not sound like it will provide more predictability. Marshal Wellmon explained that the current code involves more of a negotiation. With the 2024 version, it will be far more black and white than before. There will be a clearly outlined process that designates whether a home is in a high risk, medium-risk, or low-risk zone. It will also outline what the defensible space or home hardening must look like. A homeowner can then decide how to come into compliance.

PENDING APPROVAL

Commissioner Shand mentioned Figure 1 in the Staff Report. He asked if the Historic District exclusion is reflected in that map. Planner Zollinger clarified that Figure 1 is the current map, so there might be changes made. Director Ward reported that this is the Sensitive Land Overlay ("SLO") map. There was discussion about the State map. Official Thacker reported that the map that has been seen at this point includes the Historic District. It likely will not exempt that district based on the fact that it is historic. However, there is a section of code that gives Code Officials the authority to make a determination on a case-by-case basis. Commissioner Shand does not object to subjectivity if it involves the Fire Department, but he is not sure that it makes sense to outright exclude areas.

Planner Zollinger reported that when this is brought back, Staff will have specific code language. There can be work done with the Planning Commission to refine that language. Currently, the proposal is that there will be exceptions for the Historic District. This does not mean that the Historic District will be completely excluded from WUI compliance. Director Ward shared information about work done by the Historic Preservation Board. There is now a list of materials, and the materials list includes a fire resistance evaluation.

Commissioner Grant Tilson asked if there are firefighting infrastructure upgrades that could be considered in the Historic District for greater WUI compliance. Marshal Wellmon explained that the Utah WUI Code is a building code, so it applies specifically to structures and their premises. Planner Zollinger next shared information about existing landscaping. Landscaping may be maintained if it was planted in compliance with the code in effect at the time of approval. To incentivize compliance, the Commission could consider:

- A rebate to convert to Firewise landscaping;
- Adopting a code that requires compliance by a date certain.

Planner Zollinger reported that water features are allowed in all Zoning Districts. There are no specific regulations, and there is not currently a definition for water features. Staff is recommending that a water feature definition be added. The proposed language states:

- Water Features:
    - A design element in which water serves primarily as an aesthetic or decorative use. Includes, but is not limited to, ponds, lakes, waterfalls, jets, fountains, artificial streams, water stairs, or cascades wherein water is artificially supplied to create or operate the feature.

Planner Zollinger explained that it is also possible to add criteria based on lot size. The intention is to create regulations that allow for smarter water use in order to promote water resiliency. Commissioner Day asked if the goal is to limit water features. Planner Zollinger clarified that this could limit additional water being used for decorative purposes. Water features would still be allowed, but limitations could be created to reduce excess water usage. Commissioner Shand asked if there would be accommodations for recirculating water. Planner Zollinger confirmed that this can be considered further.

PENDING APPROVAL

Information about gardens was shared. Planner Zollinger reported that currently, the Landscaping Code requires 50% of plants to be Water Wise. In the proposed updates, there are no exceptions created for garden areas in the first two ignition zones.

Commissioner Day believed that at some point, there was a limit on the amount of hardscape there could be on a property. He asked if this would need to be changed. Planner Zollinger explained that hardscape also includes patios, driveways, sidewalks, and pathways. Rock coverage is limited to 20% of the entire lot. After speaking to the Building Department, 20% does not always allow for defensible space within the 5-foot area. As currently proposed, rock coverage would be allowed in the first zone. On the entire lot, that 20% limitation would still be the maximum. While additional rock coverage reduces water usage, it also increases the urban heat island effect. Allowing defensible space closest to the home and then limiting it beyond that will create more of a balance.

Planner Zollinger reported that the next item in this presentation is focused on Material Fire Resiliency. Current regulations prohibit certain materials, but there are no recommended materials for Park City. Staff proposes amendments to the LMC to allow:

- Class A metal siding material;
- Fire-resistant siding and roofing material regulations for commercial development;
- Creation of a resource for materials for residential development;
- Prohibit wood roof exceptions.

Information about Significant Vegetation was provided. Planner Zollinger reported that earlier this year, the State Code adopted House Bill (“H.B.”) 215, which states that municipalities may not prohibit a property owner from removing vegetation in a designated WUI area or prohibit required removal for WUI compliance. LMC Section 15-5-5(N) has four criteria for applicants who are proposing to remove Significant Vegetation. Often, there are requirements to replace the Significant Vegetation. To comply with State Code, the proposal is to modify that language. The proposal is to establish a process for applicants to submit an Arborist Report evaluating the conditions of Significant Vegetation. It is also recommended that the language allow for the removal of Significant Vegetation in properties designed by the State as high-risk WUI areas or for WUI compliance.

Planner Zollinger explained that most Zoning Districts have Significant Vegetation requirements. Staff recommends that language be updated to comply with State Code. The following is proposed: “The Property Owner must protect Significant Vegetation that is compliant with Wildland Urban Interface requirements outlined in the Municipal Code of Park City Chapter 11-12 or as required by Utah Code during any development activity.”

Commissioner Shand shared an example scenario where a property owner wanted to add an addition to a house that was fully within the setbacks and maximum square footage requirements, but it required the removal of Significant Vegetation. He asked how whether that Significant Vegetation could be removed. Planner Zollinger explained that the language states that any tree that is compliant with WUI must be protected. However, there is an exception process outlined in the Landscaping Code. This explains what can be done if someone is proposing removal for development purposes.



PENDING APPROVAL

Planner Zollinger next discussed Open Space. Currently, in the LMC, there are three different definitions for Open Space, including landscaped, natural, and transferred development right ("TDR"). Staff recommends that the Planning Commission consider updating these definitions. In the Staff Report, there are examples from other municipalities. There is additional language that more clearly designates specific uses.

The Planning Commission reviews Conditional Use Permits ("CUP"), Master Planned Developments ("MPD"), Affordable Master Planned Developments ("AMPD"), and Subdivisions/Plats. All of those land use applications have some sort of Open Space criteria or regulation that the Planning Commission reviews. To better understand and define a type, Staff recommends that the definitions be updated. Another option is to establish greater specificity regarding Open Space requirements under the CUP, MPD, AMPD, and Subdivision reviews. Staff is also recommending that the Planning Commission consider updating the Landscaped and Natural Open Space definitions. It is also possible to add definitions to address Private Open Space and public trails within Private Open Space. Planner Zollinger explained that this will better clarify the purpose.

Commissioner Shand pointed out that there are often discussions about what is considered Open Space. He believed additional clarification will provide better guidance to the Planning Commission. Commissioner Day liked the idea of providing more clarity.

Planner Zollinger posed several questions. Does the Planning Commission:

- Find the proposed updates meet the goals discussed in previous Work Sessions?
- Recommend refinement or revisions to the scope of the amendments?
- Recommend consideration and evaluation of additional items?
- Request additional information to clarify the proposed amendments?

Commissioner Day believed what has been outlined is heading in the right direction, but he would like more predictability in the Historic District. Commissioner Tilson finds the described updates mostly meet the goals that have been discussed. However, he is concerned about the Historic District because that is one of the more fire-prone areas. The language that was presented made it sound like the Historic District is largely exempt. He wants to make sure the language in the actual code does not convey that message.

Commissioner Shand liked the general provisions in the updated code. He expressed support for the subjectivity involving the Fire Marshal and Fire Department. The Historic District is susceptible to fire due to the proximity to the mountainside and vegetation, but also due to the proximity to restaurants. Chair Van Dine felt that Staff is on the right track. She appreciates the proposed updates to building materials, because that is needed.

**B. Land Management Code Amendments – Sustainability** – The Planning Commission Will Conduct a Work Session Regarding Proposed Sustainability and Zero Emission Stretch Code Regulations with Possible Amendments to Section 15-1-10(E) *Conditional Use Review Process,* 15-6-5 *Master Planned*

PENDING APPROVAL

*Development Requirements,* 15-6.1 *Affordable Master Planned Development,* and 15-7.4-2 *Construction Plans*. PL-26-06869.

Planner Zollinger presented the Staff Report and explained that this Work Session item is related to LMC Amendments for Sustainability. She reported that the General Plan recommends prioritizing policies that support next steps in achieving energy use reduction, adoption of renewable electricity, and future carbon neutrality. The General Plan also recommends establishing waste reduction and diversion actions. Staff recommends the Planning Commission consider using an updated Net Zero Stretch Code to set a benchmark for the sustainability review of MPDs that request exceptions.

The Commission may also consider adding landfill diversion requirements for land use applications and in Construction Mitigation Plans. The Sustainability Team has been working on an updated Net Zero Stretch Code. The draft resolution was provided as an exhibit to the Staff Report. Environmental Sustainability Project Manager, Celia Peterson, shared information about the draft resolution, which is a resolution adopting a voluntary Energy Stretch Code for Zero Emissions Buildings. The Stretch Code provides definitions and criteria for zero-emissions buildings. The criteria for zero-emissions buildings are:

- Ultra energy efficient;
- All electric; no on-site combustion;
- Powered by renewable energy.

Manager Peterson explained that it is important to set up a process and clarify roles. It is possible to let projects know about the criteria. Having a clear definition, set of criteria, and set of roles will encourage voluntary adoption. Commissioner Shand stated that the Stretch Code is a local or state-level building regulation that goes beyond mandatory baseline energy codes. He asked if the "all electric, no on-site combustion" language will eliminate natural gas-fired forced-air heating systems, which was confirmed. Manager Peterson stated that natural gas is a combustible contributing to climate change.

Commissioner Day noted that this is voluntary. He asked if there are incentives to encourage participation. Manager Peterson clarified that the incentives typically offered are additional height or density. Planner Zollinger noted that if a project is proposing to voluntarily comply with the adopted Stretch Code, then that could be considered by the Planning Commission when an exception is being requested by an applicant.

Commissioner Tilson asked if the buildings would need to meet all three of the criteria outlined. Planner Zollinger confirmed that all three would need to be met. Commissioner Tilson wanted to know how likely it is that an MPD could be powered entirely by renewable energy. Manager Peterson confirmed that it is possible. Commissioner Day wanted to know how this ties into affordable housing, since this is generally a more expensive way to build. Manager Peterson reported that this can actually improve affordability, because if a building is efficient, the energy bills will be much lower within the development.

Planner Zollinger posed the following questions to the Planning Commission:

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- Is the Commission interested in exploring the Stretch Code as a criterion when evaluating MPD setbacks, height, and parking exceptions?
- Are there other considerations the Commission would like to explore to encourage compliance with the Stretch Code?

Commissioner Strachan would be opposed to using density as an incentive for the Stretch Code. Some other type of incentive might be more appropriate. Commissioner Day asked if he is including height in his comments about density, which was confirmed. Commissioner Tilson expressed concerns about the Stretch Code acting as an exception lever. Each year, the technology will become cheaper and easier to implement. That could result in exceptions for something that has become standard. Manager Peterson clarified that what is outlined is not standard. The residential code in Utah is fairly old and is not a driver of efficiency. There are instances where affordable housing is built using cheaper technology that is not as energy efficient, which results in higher energy bills.

There was additional discussion about the Stretch Code and what has been proposed. Planner Zollinger stated that the resolution can be updated and readopted as needed. Certain exceptions could be allowed and then the requirements could be increased as the technology becomes more easily available. Commissioner Shand understands that the City wants to move people toward the Stretch Code, but he does not want to allow more density. Planner Zollinger explained that based on the research conducted, the upfront costs are more expensive, so there may be difficulties encouraging developers.

Commissioner Day acknowledged that there are higher upfront costs, so there need to be incentives provided. He expressed support for these incentives. He is open to a minimal amount of additional height but is not sure there would be broad Commission support for that. It might make sense to look into other possible incentives instead. Chair Van Dine explained that the Planning Commission already tends to struggle with height exceptions. As a result, she is interested in what other incentives could be pursued.

Planner Zollinger next discussed Landfill Diversion. The Planning Commission reviews criteria for CUPs, MPDs, AMPDs, and Subdivisions. There are currently no LMC construction requirements for deconstruction versus demolition, recycling existing building materials, or reusing building materials or purchasing secondary materials to use. The Commission can consider possible waste diversion and mitigation strategies:

- Adding land use review criteria for waste management;
- For redevelopment, requiring a minimum amount of deconstructed materials to be recycled, donated, or reused;
- Establishing a minimum required amount of reused or recycled products for new development.

Planner Zollinger has researched several towns and those towns have addressed Landfill Diversion and mitigation in different ways. The City is looking into possible criteria or requirements so applicants provide information at the land use review stage. This would allow for more sustainability in construction projects. She asked the following questions:

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- Does the Planning Commission recommend incorporating waste and recycling requirements for CUPs, Subdivisions, Plat Amendments, MPDs, and AMPDs or any other land use review?
- Are there specific methods or minimum requirements the Planning Commission prefers applicants to use for Landfill Diversion?

Commissioner Shand shared an example scenario. He asked what the City will actually do with the information provided. Planner Zollinger explained that additional details will be presented to the Planning Commission in the future. Commissioner Shand understands that the City would want to know where everything was going, but he asked if the City would be involved in that process. Planner Zollinger clarified that there would be criteria. There would be a few different departments involved in order to understand where the material was going. She noted that communities have different processes in place, so there would need to be thought given to what would work best in Park City.

Chair Van Dine thought it made sense to move forward with the Landfill Diversion efforts. Commissioner Day asked if there are enough destinations for the material because recycling building materials is not necessarily an easy task. Commissioner Tilson liked the proposal, but wanted to make sure that inefficient materials were not being reused.

Commissioner Strachan expressed support for what has been outlined. He wondered whether the Plat Amendment stage might be too early for these types of discussions. It would be applicable during a CUP or MPD process, but the Plat Amendment might not be the best time to consider Landfill Diversion. Planner Zollinger noted that it could occur at the Building Permit stage. She asked if the Commission is interested in having this be a criterion for land use review. Commissioner Shand stated that there is a desire to be responsible and to encourage developers to be mindful and compliant. At the same time, it is important not to disincentivize development and redevelopment in the community.

**C. Land Management Code Amendment – Affordable Master Planned Development and Seasonal Housing** – The Planning Commission Will Conduct a Work Session Regarding Possible Amendments to Chapter Section 15-6.1 *Affordable Master Planned Developments* to Update Regulations and Criteria and to Establish Zoning Designation and Standards for Seasonal Housing Provisions. PL-26-06866.

Senior Planner, Nan Larsen, presented the Staff Report and explained that this Work Session item relates to LMC Amendments for AMPDs and Seasonal Housing. The Planning Commission is being asked to provide feedback on potential LMC Amendments to incentivize the development of affordable housing. The following is proposed:

- Update the AMPD to refine the code and reflect market conditions;
- Create seasonal workforce housing standards.

The LMC Amendments would further implement the General Plan. Some of the strategies are to provide a variety of housing options and workforce housing. The Moderate-Income Housing Plan recommends refining the code to provide higher density in the Bonanza Park



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neighborhood to facilitate affordable housing development. There are unique considerations in Park City as far as affordable housing. Sixty-seven percent of Park City is zoned Recreation and Open Space or Protected Open Space. In addition, some neighborhoods are nearly built out. Many properties are also subject to Annexation Agreements or MPD Agreements. Due to these limitations, the General Plan outlines five key nodes where context-sensitive housing and mixed housing are appropriate. The nodes include:

- Quinn's Junction Mobility Hub;
- Quinn's Junction Institutional Hub;
- Bonanza Park Mobility Hubs;
- Resort Center Mobility Hub;
- Old Town Mobility Hub/Corridor Infill Node.

Planner Larsen reviewed the existing conditions. Affordable housing in Park City is deed-restricted, which means that the rent and sale price are limited to affordable levels. Generally, that would be an income below 80% of the Area Median Income ("AMI"). Full-time residency is required, and household tenants or owners must meet income and workforce qualifications. In 2010, approximately 20% of the workforce lived within the town limits. A study was conducted and found that in 2023, an estimated 12.1% of the workforce resided within Park City. There is an estimated workforce of approximately 13,460.

The change in accommodation for workforce housing has impacted the percentage of workers who commute into Park City. Approximately 26% commute from Salt Lake County, 17% commute from Wasatch County, and 6% commute from Utah County. Planner Larsen explained that discussions about expanding affordable and workforce housing also relate to traffic congestion and the reduction of daily commutes.

According to the 2024 American Community Survey estimates, approximately 44% of owned units with a mortgage are cost-burdened. Approximately 25% of rented units are cost-burdened. Planner Larsen explained that cost-burdened means spending more than 30% of the household income on housing. She reviewed what Park City already offers as incentives to affordable housing, including a fee reduction or waiver, expedited review, and a density bonus. In 2021, the AMPD Code was updated to include further incentives.

For a project to qualify for review under the AMPD Code, it is limited to certain Zoning Districts. 50% of the project square footage needs to be affordable, and it must contain at least 20,000 square feet. The requirement is that there must be a maximum of 10,000 square feet of commercial space, a setback of 25 feet, and façade variation for buildings that are greater than 60 feet in length. The incentives for an AMPD include additional building height up to 45 feet with required stepbacks and façade variation. Density is volume-based, parking may be reduced, and Open Space can be reduced to 20%.

Staff reviewed the AMPD Code for possible amendments. A series of interviews was conducted with architects, financial analysts, and developers who completed the AMPD review process. There were also interviews with affordable housing stakeholders. Based on the discussions, eight potential amendments were identified:



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- Refine Building Stepback Requirements;
- Flexibility in Façade Variation;
- Refine Building Height Exceptions for Mechanical Equipment and Elevator Shafts;
- Allow for Attainable Units (80 to 120% AMI);
- Allow Flexibility to Incentivize Small Infill Development;
- Allow Increased Commercial Square Footage;
- Clarify and Streamline the Process; and
- Set Predictability for Parking Regulations.

Planner Larsen posed the following questions to the Planning Commission:

- Is there support for exploring the following:
    - Refined building stepback requirements;
    - Flexibility in façade variation requirements;
    - Refined building height exceptions for mechanical equipment and elevator shafts;
    - Allowing for attainable units;
    - Establishing flexibility to meet a wider range of AMI;
    - Allowing increased commercial square footage;
    - Clarifying and streamlining the process; and
    - Setting predictability for parking reductions.
- Are there additional considerations the Planning Commission would like to explore regarding the AMPD Code?

Chair Van Dine stated that she has been on the Planning Commission since the initial AMPD Amendments were approved. She likes that it is continuing to be refined. The potential amendments will be beneficial. The more predictability that can be provided, the easier the overall process becomes, and the more applications the City will receive. In general, there is a lack of predictability right now. The amendments can address this.

Commissioner Day agreed with the comments about predictability. He asked if "flexibility in façade variation requirements" means there could be less façade variation. Planner Larsen explained that there were comments received about the expense it creates. Instead of the current façade variation requirements, there could be an architectural feature that creates a feeling of reduced mass. Commissioner Day did not support that suggestion. He does not want to see developments that look like one large wall. Chair Van Dine stated that it might make sense to look into the other options that are available.

Commissioner Tilson is open to reducing or eliminating the building stepback requirement. It adds a lot of cost to the builders and does not provide much of a community benefit. Façade variation is something he feels is important, so he would like to keep that requirement. As for commercial space, if there were a sliding scale established for the maximum in relation to the amount of residential square footage within the AMPD, that could promote more mixed-use and incentivize AMPDs within the community.

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Commissioner Shand mentioned the stepback requirements and the HOPA project. The stepback helped to reduce the impact of the height. He would be interested in exploring the stepback for increased height, but he feels the same as Commissioner Day when it comes to flexibility in the façade variation. Commissioner Shand stated that a lot of these elements depend on the location of the development. He would be open to looking at a sliding scale for the commercial space, but there is a reason for the commercial limits.

Planner Larsen shared information about Single-Room Occupancy ("SRO") Amendments. In 2025, the City Council adopted the Housing Resolution No.12-2025, which established options for developers to satisfy the inclusionary zoning requirement through the construction of SRO units. Planner Larsen reviewed the standards that are required in the Housing Resolution. She reported that the occupancy is limited to eight persons and the net livable square footage per person is 150 square feet. There must be one full bathroom per four persons with the total area at least 60 square feet. In addition, there is a common kitchen required and at least 20 net square feet of storage per person.

Staff recommends evaluating newly constructed SRO developments through a CUP review. The New Construction SRO could apply to certain neighborhood Zoning Districts in the Resort Center, Bonanza Park, and Old Town neighborhoods. Where an existing motel, hotel, or condominium would like to convert to an SRO type of structure, there could be an Administrative Permit considered. There could also be parking considerations where there is proximity to transit, a dedicated car-share program, and inclusion of multi-modal amenities. Additional questions were posed to Commissioners:

- Is there support for exploring:
    - LMC Definitions for SROs/Dormitory Seasonal Housing to match the Housing Resolution;
    - Limited Zoning Districts wherein SRO/Dormitory Seasonal Housing may be well suited (for example, Resort Center, Bonanza Park, Old Town);
    - LMC Criteria for SROs/Dormitory Seasonal Housing to match the Housing Resolution;
    - LMC Amendment to allow for existing model and nightly rental condominium conversion to SROs/Dormitory Seasonal Housing as an Administrative Permit;
    - Potential Small-Scale SROs/Dormitory Seasonal Housing LMC Allowances;
    - Potential LMC Exceptions to incentivize this type of housing like those in the AMPD Code (increased height, reduced setbacks, reduced open space); and
    - LMC parking reductions for Zoning Districts when these developments are proximate to transit, and projects are designed to enhance multi-modal transportation options.
- Are there additional considerations the Planning Commission would like to explore regarding SROs/Dormitory Seasonal Housing?

Planner Larsen clarified that SROs are not addressed in the LMC, so Staff is looking at options to establish these requirements as well as a review process. Chair Van Dine thought it made sense to have a better review and approval process. However, she does not support potential LMC exceptions to incentivize this type of housing. Other members of the Planning

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Commission agreed. There is not necessarily a desire to incentivize or disincentivize SROs, but to make them more predictable. Commissioner Shand noted that there are other developments in the County that have used the dormitory-style configuration with more than eight people, and it has been successful. However, he does not support the exceptions that have been outlined by Staff in the presentation slides.

Director Ward stated that there is clear Commissioner consensus about incentives. She asked for Planning Commission feedback about conversion. It was noted that in Old Town, there are a number of condominium units that were constructed in the 1970s and 1980s that are large in scale. Those would not be allowed under the current code, as they are non-compliant structures and uses. She wanted to know what the Commission thinks about existing structures and conversions. This is something Staff found is happening in other communities. Chair Van Dine thought this should be explored. Commissioner Strachan pointed out that a lot depends on the level of non-conformity. There are some situations where the non-conformance is significant. He would like to see something in the draft language that will give the Planning Commission discretion.

Commissioner Shand requested additional information about the workforce numbers. Planner Larsen explained that the lack of available affordable housing impacts how many commuters could live in town. This impacts the traffic and congestion in the community. Housing Manager, Sara Wineman, reported that the workforce projections are based on full-time employees. The number does not include seasonal workers for the ski resorts.

Planner Larsen reported that all Commissioner feedback will be taken into consideration. Potential amendments will be brought back to the Planning Commission in the future.

**D. Land Management Code Amendments – Swimming Pools and Hot Tubs** – The Planning Commission Will Consider Amendments to Land Management Code Section 15-1-10 *Conditional Use Review Process*, Chapters 15-2.1 *Historic Residential-Low Density (HRL) District*, 15-2.2 *Historic Residential (HR-1) District*, 15-2.3 *Historic Residential (HR-2) District*, 15-2.4 *Historic Residential-Medium Density (HRM) District*, 15-2.5 *Historic Recreation Commercial (HRC) District*, 15-2.6 *Historic Commercial Business (HCB) District*, 15-2.7 *Recreation And Open Space (ROS) District*, 15-2.9 *Rural Estate (E-40) District*, 15-2.10 *Estate (E) District*, 15-2.11 *Single Family (SF) District*, 15-2.12 *Residential (R-1) District*, 15-2.13 *Residential Development (RD) District*, 15-2.14 *Residential Development-Medium Density (RDM) District*, 15-2.15 *Residential- Medium Density (RM) District*, 15-2.16 *Recreation Commercial (RC) District*, 15-2.17 *Regional Commercial Overlay (RCO) District*, 15-2.18 *General Commercial (GC) District*, 15-2.19 *Light Industrial (LI) District*, 15-2.23 *Community Transition (CT) District*, Section 15-3-6 *Parking Ratio Requirement For Specific Land Use Categories*, Chapter 15-15 *Defined Terms*, and a New Code Section 15-4-26 *Swimming Pools and Hot Tubs* to Define and Clarify Regulations for Outdoor Swimming Pools and Hot Tubs Associated with a Single Residential Unit, Including Requirements for Screening, Drainage, Maintenance, and Off-Street Parking. PL-26-06833.



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Senior Planner, Alec Barton, presented the Staff Report and explained that this Work Session item relates to LMC Amendments for Swimming Pools and Hot Tubs. The Planning Commission held an initial Work Session on this item on March 11, 2026. Since that time, Staff has received input from the community at the Historic Preservation Celebration and Projects Open House. There was also a Work Session with the Historic Preservation Board. Planner Barton shared the definition of Swimming Pool that was proposed at the previous Work Session. The redline changes were highlighted. He shared example images that represent three typical Old Town lots. The definition for Hot Tub has minor redline changes, which are intended to provide additional clarity.

Staff recommends the existing definition for Private Recreation Facilities be updated to clarify that swimming pools located within a common area or with use limited to a defined owners association would be for use by owners and guests. Staff recommends no additional off-street parking requirements for swimming pools associated with a private residence. The Planning Commission could also consider reducing the parking requirement for swimming pools associated with a private recreation facility. The Snyderville Basin Water Reclamation District currently addresses drainage through a standard Condition of Approval that is included in a Staff Report. Planner Barton explained that the Planning Commission could look at codifying a similar standard in the LMC. The Staff Report also outlines recommended updates to the Zoning Districts to clarify screening requirements for hot tubs that are located within setback areas.

Planner Barton posed the following questions to the Planning Commission:

- Does the Planning Commission find that swimming pools and hot tubs associated with a private residence do not require additional off-street parking?
- Does the Commission recommend reducing off-street parking requirements for Private Recreation Facilities?

Commissioner Day asked why additional parking would be needed if a private residence has a swimming pool. Chair Van Dine did not believe swimming pools and hot tubs should require additional parking. Planner Barton reported that the requirement is currently based on maximum rated capacity, which is not clearly defined in the code. Director Ward explained that there are difficulties with project reviews for Private Recreation Facilities. The question is whether that should be revised and updated, since there have been some challenges. Chair Van Dine clarified that her comments were related to private residences rather than Private Recreation Facilities. Example scenarios were shared.

Planner Barton believed there is broad support to have no additional parking requirement for outdoor swimming pools associated with a private residence or a Private Recreation Facility. He asked Commissioners to provide feedback on the following questions:

- Does the Planning Commission find that recommended updates to the LMC clarify screening requirements for hot tubs within rear and side setbacks?
- Are additional review criteria needed for swimming pools and hot tubs?

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There was discussion about screening requirements for hot tubs in the rear and side setbacks. There was support expressed for the drafted language. Commissioner Day asked to further review the proposed definitions. He noted that the word "accessory structure" could become problematic in the Hot Tub definition. Commissioner Shand mentioned the reference to 72 square feet in the definition. He compared this to the number included in the Staff Report. Planner Barton clarified that the 120 square feet is what is applied in the interim internal policy, but it is not defined in code. 72 square feet is what Staff is recommending based on a review of what is done in other communities.

Commissioner Shand noted that a Hot Tub does not require a CUP while a Swimming Pool does. He is open to a discussion about 72 square feet for the Hot Tub but asked if there is a reason the reduced amount has been proposed. Planner Barton explained that the size of prefabricated hot tubs was considered. The largest model prefabricated hot tubs are generally around 72 square feet. There are some that are larger, but this is rare. Commissioner Shand is not certain that pre-fabricated hot tubs are the best parameter.

Commissioners further reviewed the definition of Swimming Pool. Commissioner Day asked about the rationale for including the language "permanent or semi-permanent." If this is not needed for the Hot Tub definition, he wanted to understand the rationale for including it in the Swimming Pool definition. He recommended simplifying the definitions.

Commissioner Shand suggested that surface area be the determining factor for whether a CUP is required. Planner Barton asked if the Planning Commission is interested in leaving the Hot Tub at 120 square feet or reducing it to 72 square feet. The rationale for the smaller size was that a prefabricated Hot Tub would not necessarily need a CUP. The idea was that this kind of request could be handled through an administrative process. Chair Van Dine expressed support for 72 square feet and stated that it is a reasonable number for the Building Permit process. If there is something larger than that proposed, it would make sense for there to be an additional layer of review.

Commissioner Day reiterated that the Swimming Pool definition needs to be simplified. He pointed out that in Old Town, it is not possible to change the grade by more than 4 feet. However, a Swimming Pool is deeper than four feet. That means that as drafted, it would not be possible to have a pool in Old Town. As a result, there needs to be an exception drafted for that section. Director Ward reported that there has been a review of final grade changes. Staff will continue to investigate this to ensure there is alignment.

**E. Land Management Code Amendments – Emerging Technologies** – The Planning Commission Will Conduct a Work Session Regarding Telecommunications Facilities and Emerging Technologies and Possible Updates to Section 15-4-14 *Telecommunication Facilities.* PL-26-06844.

Planner Barton presented the Staff Report and explained that this Work Session item relates to LMC Amendments for Emerging Technologies. He explained that the proposed updates are intended to support the General Plan recommendations to ensure the City's land use regulations accommodate emerging technologies, including small wireless facilities and

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smart infrastructure. In addition, the intention is to promote co-location of small wireless facilities on existing structures to reduce visual impacts of macro towers.

The portion of the LMC that regulates telecommunications facilities was last substantially updated in 2002. Staff reviewed land use codes in several mountain resort communities, including communities that have updated their codes more recently. Definitions, operational standards, site planning standards, application requirements, and timelines and procedures were reviewed. The Staff Report outlines possible recommendations to the existing code that could be updated as well as additional avenues to explore.

Planner Barton reviewed several Staff recommendations, which included the following:

- Update LMC Section 15-4-14 - Telecommunication Facilities;
- Review Zoning Districts where wireless facilities are a Conditional Use;
- Strengthen co-location requirements; and
- Consider an administrative process for small wireless facilities that meet all operational and site planning standards.

The Staff Report has information about emerging technologies that could be considered:

- Battery energy storage systems;
- Small-scale data centers;
- Autonomous vehicles;
- Drone delivery robots; and
- Advanced air mobility vehicles.

Planner Barton asked the Planning Commission to answer the following questions:

- Besides the criteria identified in this report, should additional items be researched for possible updates to LMC Section 15-4-14 - Telecommunication Facilities?
- Does the Commission recommend Staff further research an administrative process for small cell wireless facilities that comply with LMC requirements for operational and site planning and design standards?
- Are there additional potential LMC updates regarding emerging technologies that Staff should review further?

Commissioner Strachan asked for additional information about co-location. Planner Barton explained that co-location uses an existing structure, such as a telephone pole, the façade of a building, or some other structure, to place a wireless facility rather than installing a new macro tower. It is the norm in the communities that Staff reviewed. Commissioner Shand stated that co-location is a meaningful way to reduce standalone towers. Planner Barton reported that it is possible to work with the IT Team and Engineering Team to draft appropriate language for the co-location requirements.

Planner Barton asked if the Commission is interested in exploring an administrative process for co-locations that comply with the LMC requirements. Commissioners confirmed this. Planner Barton asked about emerging technologies; there is a desire for Staff to review

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further. Chair Van Dine stressed the importance of looking into drones. Commissioner Tilson stated that there will need to be a lot of LMC updates in the coming years to address emerging technologies. He suggested looking to autonomous vehicles. Commissioner Day asked Staff to look into water and rainwater capture and reuse.

**F. Land Management Code Amendments – Transportation** – The Planning Commission Will Conduct a Work Session Regarding Vehicle and Bicycle Parking and Review Possible Amendments to Chapter 15-3 Off-Street Parking. PL-26-06868.

Planner Barton presented the Staff Report and explained that this Work Session item relates to LMC Amendments for Transportation. There is a table in the Staff Report that outlines several General Plan goals and strategies related to transportation and parking. There are some transit improvements already underway through the Bus Stop Improvement Project. Transportation Demand Management ("TDM") is a key part of the MPD review process and will continue to be part of that process in the future.

Earlier this year, the City Council adopted Ordinance No. 2026-19, which updated the Traffic Impact Study ("TIS") Guidelines and implemented the TDM program. There was also a prohibition on the separate leasing of off-street parking spaces. Planner Lund reviewed some of the previous work that has been done, which includes the following:

- Lisa Wise Consulting Study;
- BPMX District;
- 2025 General Plan Implementation Priorities; and
- TIS Guidelines and TDM.

Planner Lund and Planner Barton reviewed proposed strategies for parking amendments:

- Reduce parking minimums;
- Eliminate parking minimums and replace it with parking maximums;
- Reduce minimum parking requirements for developments with shared parking agreements;
- Pay an in-lieu fee for a centralized parking structure or similar improvement;
- Require unbundled parking for new multi-family residential developments; and
- Make parking a discretionary component of the Planning Commission's review of MPDs and CUPs.

Planner Barton posed the following questions to the Planning Commission:

- Which strategies to reduce the impacts of surface and structured parking does the Planning Commission recommend Staff research further?
- Are there additional strategies Staff should consider reducing the impacts of surface and structured parking?

Commissioner Shand expressed support for reducing the parking minimums, but he does not believe eliminating the parking minimums is appropriate. There could be unintended

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consequences if the parking minimums are eliminated. Commissioner Tilson would be interested in exploring ways to incentivize underground parking. For instance, if minimums or maximums were different for underground parking versus surface parking. Chair Van Dine would like the focus to be on parking maximums. It was noted that the Staff Report includes several examples. Additional discussions were had about parking.

Commissioner Day stated that the minimum width in an Old Town single driveway is 10 feet, which is insufficient for a decent-sized truck to make the turn. It is the minimum, but it is often applied as if it is the maximum. He would like Staff to look at this further. It might make more sense for there to be a 12-foot minimum rather than the current 10 feet. Director Ward confirmed that additional information can be provided in the next Staff Report. There was recently an overhaul of the Old Town driveway standards. It establishes some engineering discretion if there is flexibility needed for a specific site.

Planner Barton shared information about bicycle parking. Transportation Strategy 4B in the General Plan states, “Continue to implement the bike parking requirements of Ordinance No. 2023-18 for new development.” One of the actions for this strategy is, “Regularly evaluate the bike parking and bike storage requirements of Ordinance No. 2023-18 to ensure they reflect best practices.” The Park City requirements for bicycle parking are similar to many other communities or exceed what other communities require. However, there are some possibilities for the Planning Commission to consider:

- Signage for easy wayfinding;
- Parking for electric scooters; and
- Parking and maneuvering area standards.

Planner Barton asked the Commission the following questions about bicycle parking:

- Does the Planning Commission find the requirements for outdoor and enclosed bicycle storage reflect best practices? Should any requirements be modified and are additional requirements needed?
- Should the City require new developments and redevelopments to provide off-street parking for scooters and similar vehicles?
- What incentives should the City consider bringing existing developments into compliance with bike parking requirements?

Commissioner Shand stated that it might make sense to look into bicycle parking, especially where there is retail involved. He pointed out that people are more likely to ride to a retail location than to bicycle to work. Chair Van Dine reported that the requirements for new developments and redevelopments are strong. She stressed the importance of incentivizing existing businesses to increase the amount of bicycle parking.

Commissioner Strachan stated that the only time he has found there is a shortage of bicycle parking is in the commercial areas. Around the public areas, there are usually plenty of bicycle racks available. He asked that the current needs be taken into account.

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Planner Barton explained that when the Planning Commission recommended the draft Bonanza Park Mixed-Use ("BMPX") District code, there were incentives to replace excess surface parking areas with sidewalk and trail easements, public transit amenity areas, and green community spaces. Planner Barton posed the following question:

- Does the Planning Commission recommend Staff research neighborhoods or Zoning Districts where incentives to replace excess surface parking with active transportation amenities may be appropriate?

Chair Van Dine confirmed that there is support for the additional research proposed. Planner Lund reported that the General Plan recommends establishing a parking permit program that allows residents in areas not proximate to a transit stop to park near a transit stop in their neighborhood. He shared a map that shows the fixed bus routes in the City. There are some neighborhoods that lack easy access to a public transit line or stop.

Planner Lund explained that there could be agreements established so residents in these neighborhoods are able to park closer to a transit stop. Alternatively, there could be new parking areas on City-owned land or right-of-way established so these residents can access transit. Chair Van Dine expressed support for this, as it focuses on local residents.

## 6. ADJOURNMENT

**MOTION:** Commissioner Shand moved to ADJOURN. There was no second. The motion passed with the unanimous consent of the Commission.

The Planning Commission Meeting adjourned at approximately 8:14 p.m.

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# LANDSCAPING AND OPEN SPACE

## *LAND MANAGEMENT CODE AMENDMENTS – WORK SESSION*

**Planning Commission**

PL-26-06865 | September 30, 2026

PARK CITY

# Proposed LMC Amendments

I. Integrate Wildland Urban Interface and Water Wise Landscaping regulations.

II. Update cladding regulations to allow fire-resistant materials.

III. Amend Significant Vegetation requirements to align with recent changes to state code.

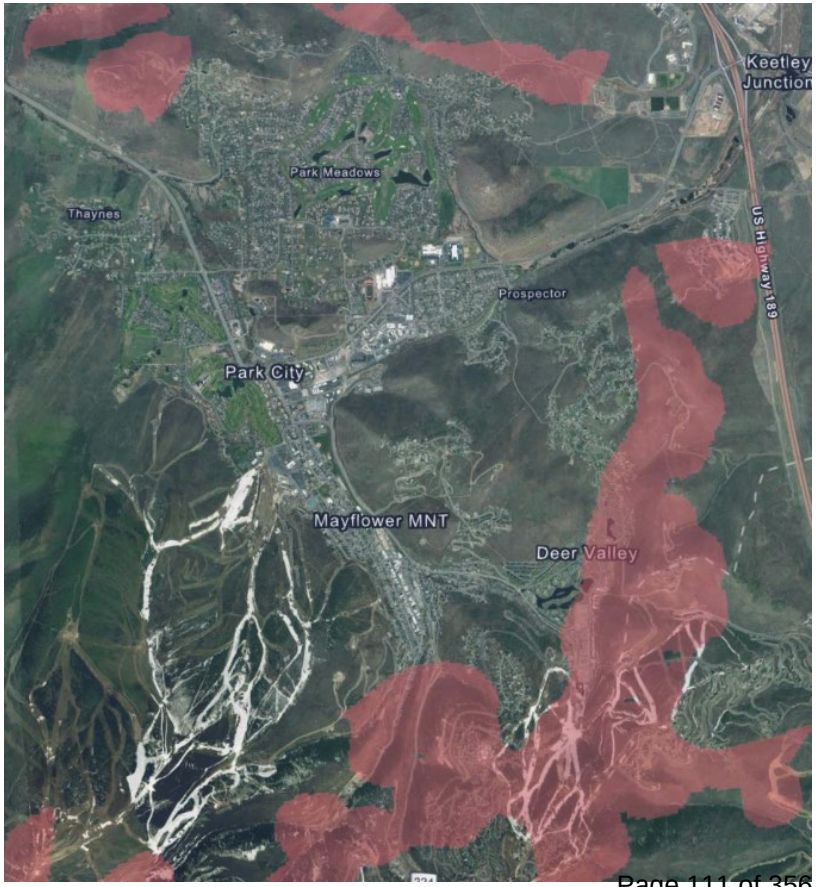
IV. Review Open Space requirements and definitions.

# I. Integrate WUI and Water Wise

***What is the Wildland Urban Interface (WUI)?***

- *Regulated under Building Code*
- *Recent State updates*



# The Park City Amended 2006 UT WUI Code

## Adopted in July of 2020

Mandatory on building permits for all new structures, additions affecting the footprint of structures, and exterior remodels valued at over $50,000.

Education and Outreach Offerings

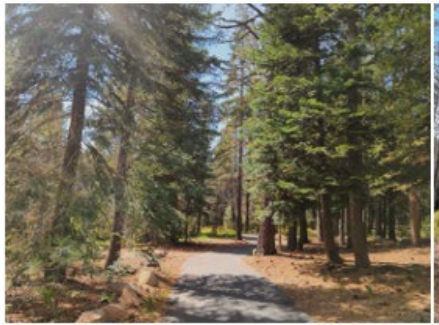
- On site property assessments for individual homeowners
- On site common space assessments with HOA groups including members, board members, and landscaping managers
    - Customized assessments are provided prioritizing mitigation measures according to the level of risk
- Virtual and in person WUI presentations for HOAs
- Assessments for contractors and homeowners are available at any time in the building process in addition to the required WUI inspections to help them navigate the code

Before

After















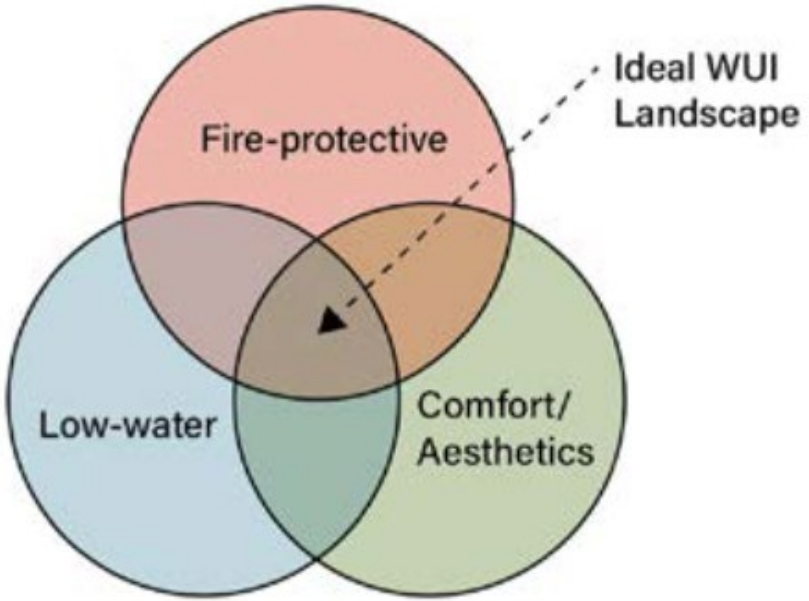


# Water Wise and Firewise

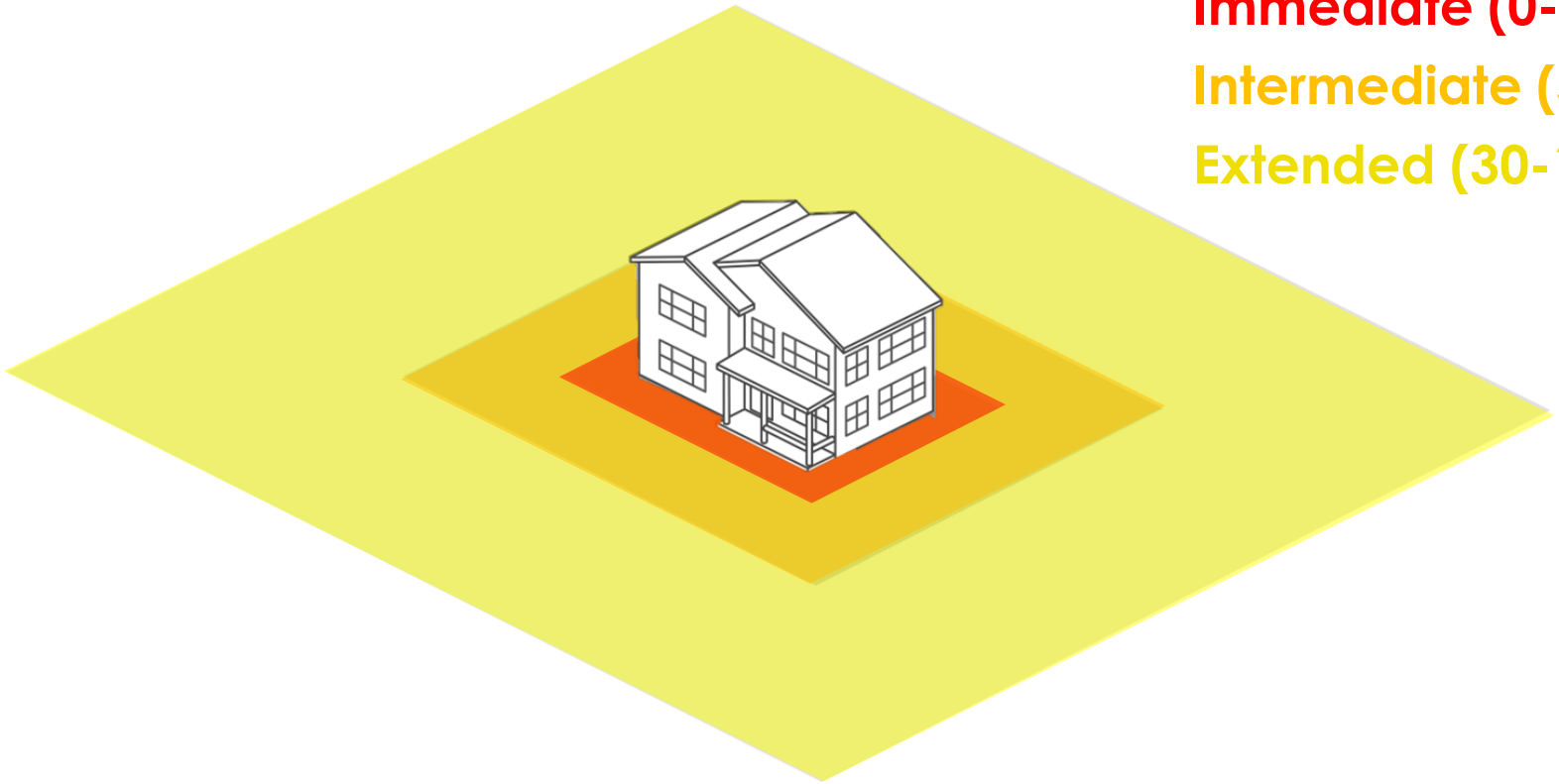
| | **Water Wise**<br>LMC 15-5-5(N) | **Firewise**<br>MCPC 11-21 |
|---|---|---|
| ***Current regulations*** | Requirements apply to entire Lot/area. | Specific ignition zones have different requirements. |
| | Rock is limited to 20% on the entire site. | Rock is encouraged for defensible space. |
| | 50% of all plants must be Water Wise. | All vegetation in the first two ignition zones must be on the approved Firewise list (MCPC Section 14-1-5). |

# Landscaping for WUI & Water Wise

- Proposed amendments encourage WUI regulations and promote wildfire resiliency.
- Historic Sites & Districts will continue to have exceptions.
- Structures determined to be in the WUI must comply with all WUI regulations.
- Staff is coordinating to update the Firewise plant list.



# Ignition Zones

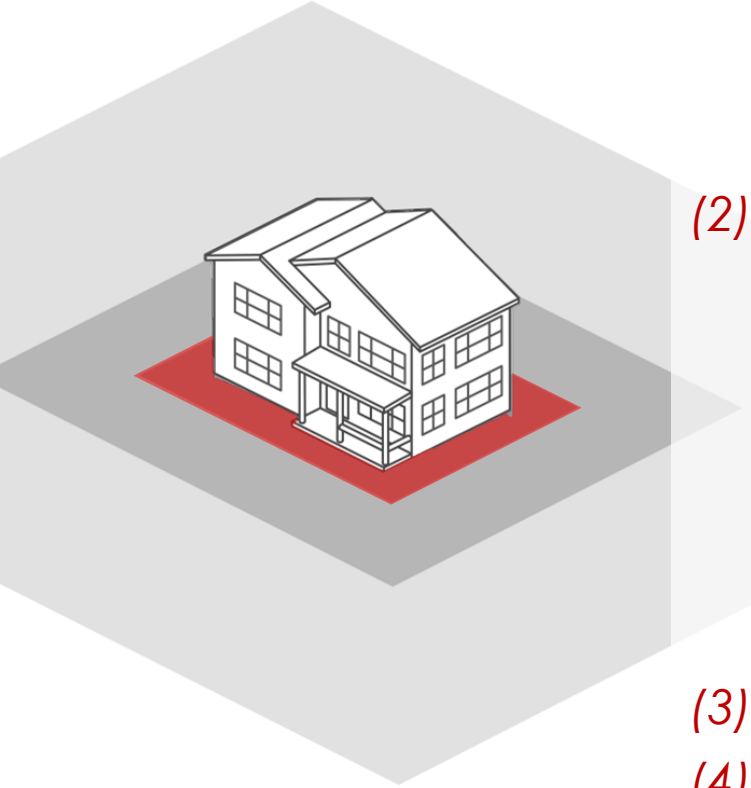


**Immediate (0-5 feet)**

**Intermediate (5-30 feet)**

**Extended (30-100 feet)**

# Immediate Ignition Zone (0-5 feet)



*(1) Defensible Space: gravel, rocks, sand, boulders, pavers, dirt, or other defensible materials reviewed by the Planning and Building Departments.*

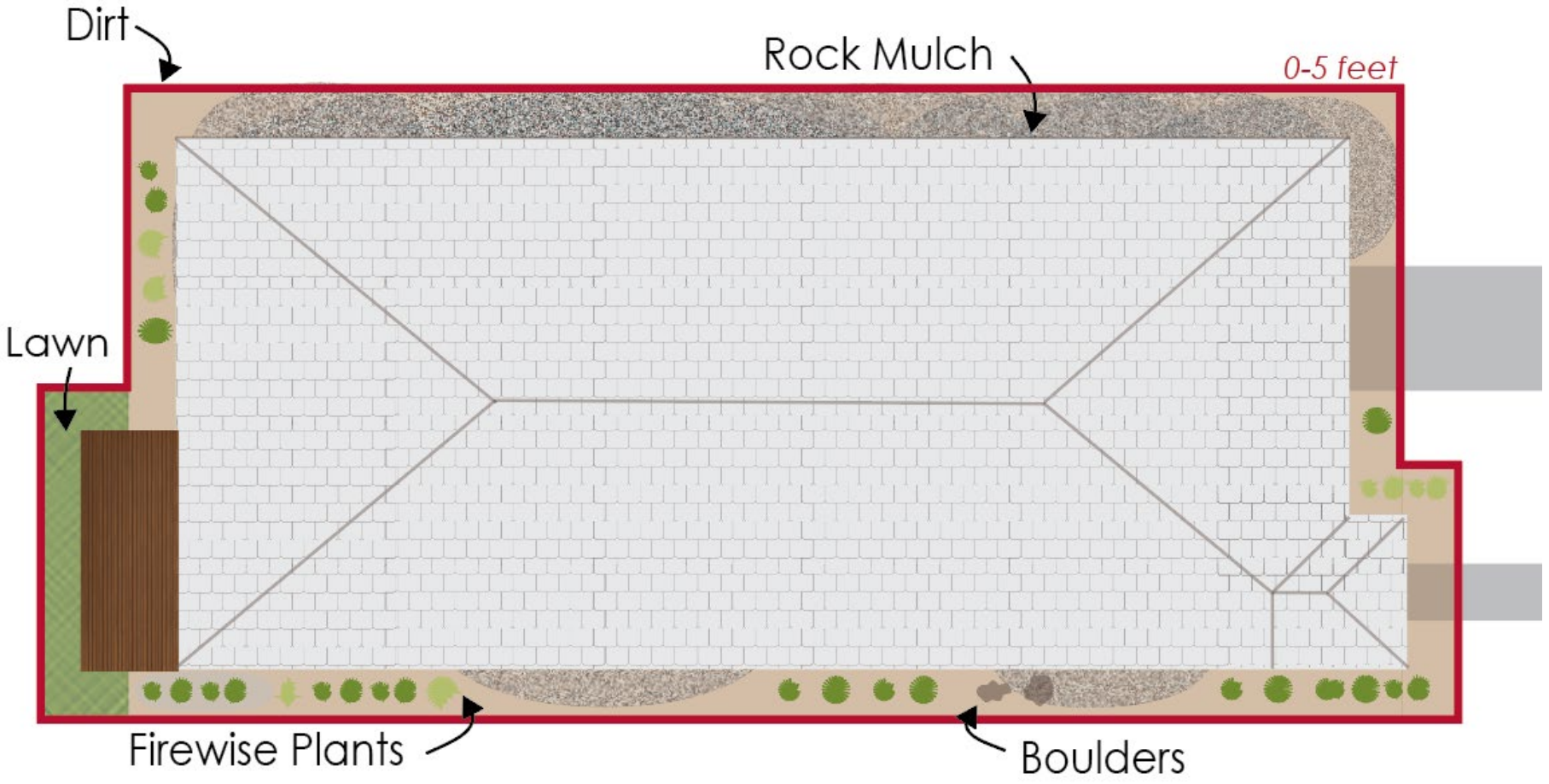
*(2) Firewise and Water Wise plants, but not trees.*

*(A) A list of Firewise plants is available for reference in the Planning and Building Departments. Plants not on the list can be reviewed by the Planning and Building Departments and allowed if determined to meet Firewise criteria outlined in MCPC Chapter 11-21.*

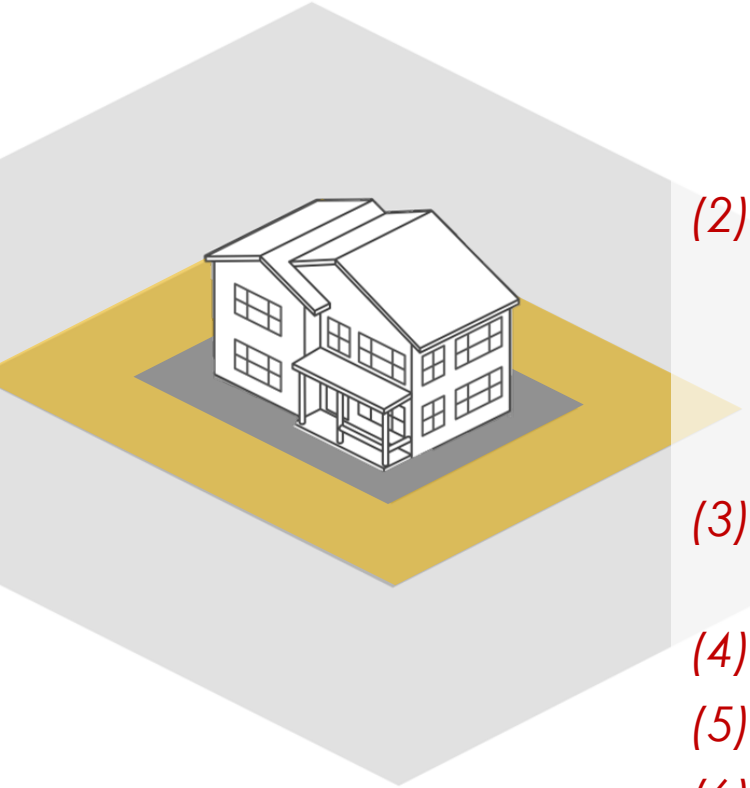
*(3) Lawn/Turf.*

*(4) Irrigation.*

*(5) Sidewalks and patios.*


Dirt
Rock Mulch
0-5 feet
Lawn
Firewise Plants
Boulders

# Intermediate Ignition Zone (5-30 feet)



(1) *Rock coverage up to no more than 20% of the total Landscaped Area on the Lot, including the Immediate and Extended Ignition Zone.*

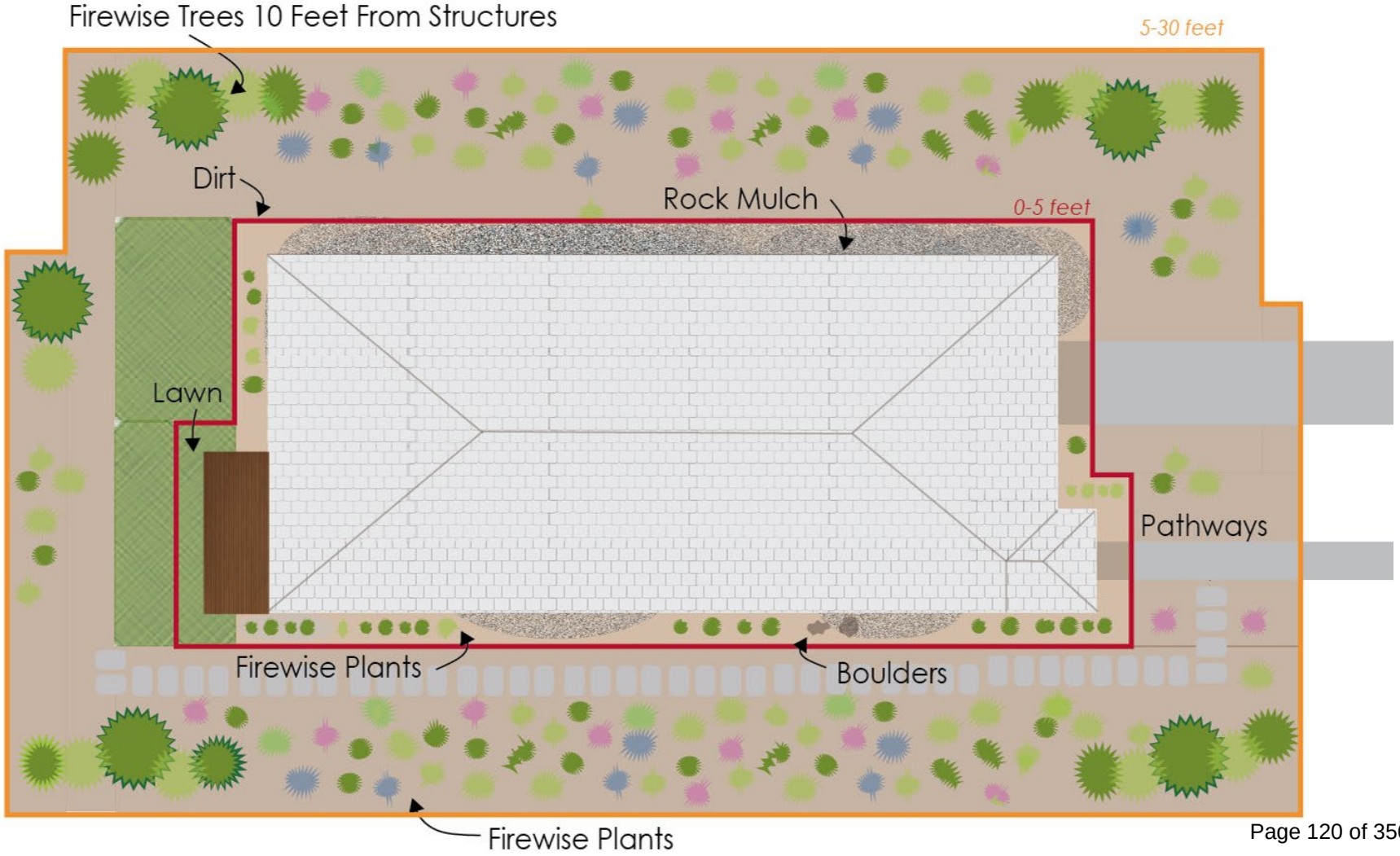
(2) *Firewise and Water Wise plants covering approximately 50% (at plant maturity) of the Landscaped Area in the Immediate Ignition Zone and planted to comply with WUI requirements.*

(3) *Firewise and Water Wise trees, a minimum of ten feet from any Structure.*

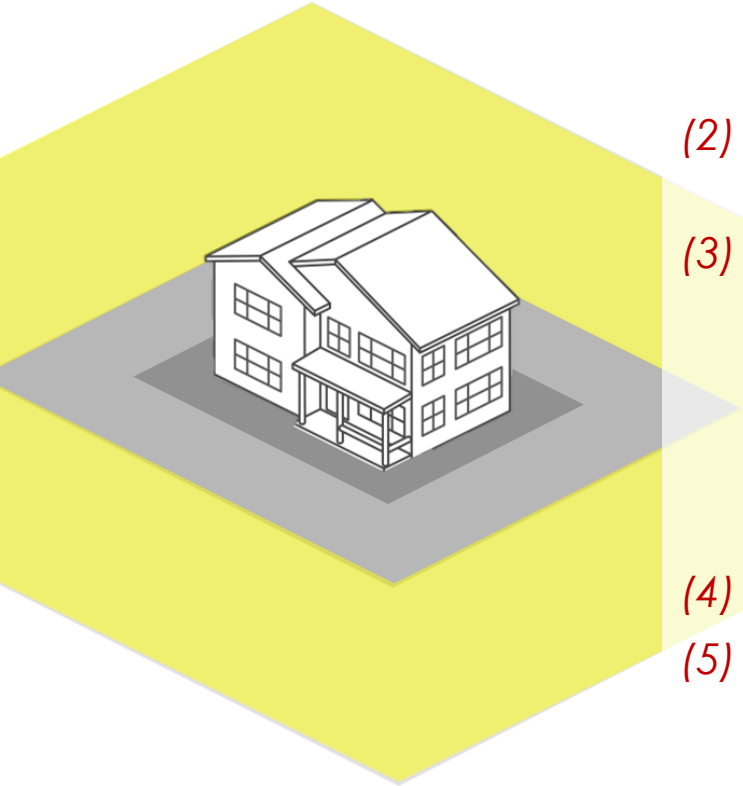
(4) *Lawn/Turf.*

(5) *Irrigation.*

(6) *Sidewalks and patios.*


Firewise Trees 10 Feet From Structures
5-30 feet
Dirt
Rock Mulch
0-5 feet
Lawn
Pathways
Firewise Plants
Boulders
Firewise Plants

# Extended Ignition Zone (30-100 feet) & Beyond



*(1) Rock coverage can be no more than 20% of the total Landscaped Area on the Lot, including the Immediate and Intermediate Ignition Zone.*

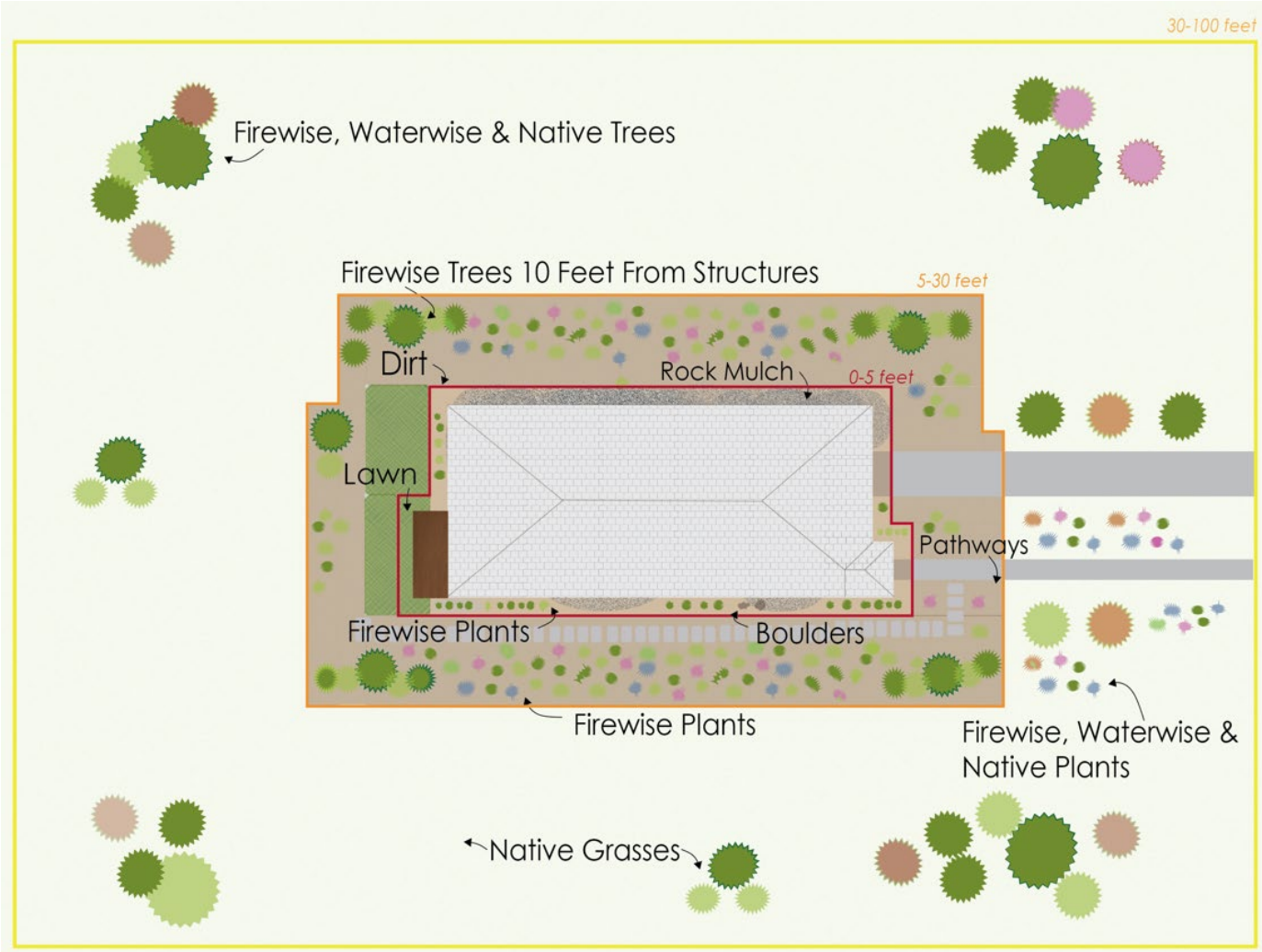
*(2) Plants. Recommended to be Firewise, Water Wise, or native.*

*(3) Trees a minimum of ten feet from any Structure. Recommended to be Firewise, Water Wise, or native.*

*(A)As reviewed by the Fire Code Official, defensible space improvements may be required/recommended to remove dead and dying vegetation for compliance with WUI requirements.*

*(4) Lawn/Turf.*

*(5) Irrigation within five feet of new plantings. Irrigation is not allowed for natural or undeveloped vegetative areas.*


30-100 feet
Firewise, Waterwise & Native Trees
Firewise Trees 10 Feet From Structures
5-30 feet
Dirt
Rock Mulch
0-5 feet
Lawn
Pathways
Firewise Plants
Boulders
Firewise Plants
Firewise, Waterwise & Native Plants
Native Grasses

# Existing Landscaping

- Landscaping may be maintained if it was planted in compliance with the code in effect at the time of approval.

- To incentivize compliance, Planning Commission could consider:
  - A rebate to convert to Firewise landscaping.
  - Adopting a code that requires compliance by a date certain.

# WUI and Water Wise

**Water Features**

- Current - no restrictions, allowed in all Zones
- Proposed - establish criteria based on Lot Size
  - Definition:
    - *Water Features - A design element in which water serves primarily as an aesthetic or decorative use. Includes, but is not limited to, ponds, lakes, waterfalls, jets, fountains, artificial streams, water stairs, or cascades wherein water is artificially supplied to create or operate the feature.*

**Gardens**

- Current - can be outside the 50% Water Wise requirements
- Proposed – does not create exceptions for garden areas in first two ignition zones

# II. Material Fire Resiliency

- Current regulations prohibit, but do not recommend materials
- Staff proposes to amend the LMC to allow:
  - Class A metal siding material.
  - Fire-resistant siding & roofing materials regulations for Commercial development.
  - Creating a resource for materials for Residential development.
  - And prohibit wood roof exceptions.

# III. Significant Vegetation

**HB 215 -** Municipalities may not prohibit a property owner from removing vegetation in a designated WUI area or prohibit required removal for WUI compliance.

**Staff recommends updating:**

- LMC Section 15-5-5(N) regarding the Significant Vegetation review process
  - Establish process for Applicants to submit an arborist report evaluating conditions of Significant Vegetation.
  - Allow for removal of Significant Vegetation in properties designated by the state as high-risk WUI areas or for WUI compliance.
- LMC Significant Vegetation requirements:
  - *"The Property Owner must protect Significant Vegetation that is compliant with Wildland Urban Interface requirements outlined in Municipal Code of Park City Chapter 11-21 or as required by Utah Code during any Development activity."*

# IV. Open Space

**Current Definitions:**

- **Open Space, Landscaped.** Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures.
- **Open Space, Natural.** A natural, undisturbed Area with little or no improvements. Open space may include, but is not limited to, such Areas as Ridge Line Area, Slopes over thirty percent (30%), wetlands, Stream Corridors, trail linkages, Subdivision or Condominium Common Area, or view corridors.
- **Open Space, Transferred Development Right (TDR).** That portion of a Master Planned Development, PUD, Cluster Plan or other Development plan from which Density is permanently Transferred. This Area may be either Natural or Landscaped Open Space.

# Open Space

**Planning Commission reviews:**

- Conditional Use Permits, Master Planned Developments, Affordable Master Planned Developments, Subdivisions/Plats.

**Evaluate the type, amount, and required Open Space:**

- *Establish greater specificity regarding Open Space requirements under the CUP, MPD, AMPD, and Subdivision reviews.*
- *Update Landscaped & Natural Open Space definitions to further clarify and delineate the purposes of each.*
- *Add definitions to address Private Open Space and public trails within Private Open Space.*

# Questions & Input

*Does the Planning Commission:*

- ***Find the proposed updates meet the goals discussed in previous work sessions?***
- ***Recommend refinement or revisions to the scope of the amendments?***
- ***Recommend consideration and evaluation of additional items?***
- ***Request additional information to clarify the proposed amendments?***



# SUSTAINABILITY

## *LMC AMENDMENT – WORK SESSION*

**Planning Commission**

PL-26-06869 | September 30, 2026

# Sustainability LMC Amendments

The General Plan recommends:

- Prioritizing policies that support next steps in achieving energy use reduction, adoption of renewable electricity, and future carbon neutrality.
- Establishing waste reduction and diversion actions.

**Planning Commission may consider:**

(I) Using an updated net zero stretch code to set a benchmark for sustainability review of Master Planned Developments that request exceptions.

(II) Adding landfill diversion requirements for land use applications and in construction mitigation plans.

# Draft Stretch Code - *For Zero Emissions Buildings*

- *The Stretch Code provides definitions and criteria for zero emissions buildings. It also clarifies roles, a validation process meeting the criteria.*

- ***The criteria for Zero Emissions Buildings are:***
  1. ***Ultra energy efficient***
  2. ***All-electric; no on-site combustion***
  3. ***Powered by renewable energy***

# I. Stretch Code and Land Use Exceptions

The Planning Commission may evaluate whether improved energy efficiency could be considered as a part of MPD exception criteria:

- Setback reduction
- Parking reduction
- Building height increases

# Questions & Input

- *Is the Commission interested in exploring stretch code as a criterion when evaluating MPD setback, height, and parking exceptions?*

- *Are there other considerations the Commission would like to explore to encourage compliance with the stretch code?*

# II. Landfill Diversion

Planning Commission reviews criteria for:

- Conditional Use Permits
- Master Planned Developments
- Affordable Master Planned Developments
- Subdivisions

There are currently no LMC construction requirements for:

- Deconstructing versus demolition.
- Recycling existing building materials.
- Reusing building materials or purchasing secondary materials to use.

# Landfill Diversion

Possible waste diversion and mitigation strategies include:

- Adding land use review criteria for waste management.
- For redevelopment, requiring a minimum amount of deconstructed materials to be recycled, donated, or reused.
- Establishing a minimum required amount of reused or recycled products for new development.

# Questions & Input

- *Does the Planning Commission recommend incorporating waste and recycling requirements for CUPs, Subdivisions, Plat Amendments, MPDs, and AMPDs or any other land use review?*

- *Are there specific methods or minimum requirements the Planning Commission prefers applicants to use for landfill diversion?*

# AFFORDABLE HOUSING LMC AMENDMENTS

September 30, 2026

PL-26-06866 | Land Management Code Amendment

# AFFORDABLE HOUSING

## LMC AMENDMENT

Review And Provide Feedback on Potential Land Management Code Amendments To Incentivize Affordable Housing Development:

1. Update the AMPD to Refine the Code and to Reflect Market Conditions.

2. Create Seasonal Workforce Housing Standards.

# AFFORDABLE HOUSING

## GENERAL PLAN

- **Variety of Housing Options** – Incentivize Housing Options for All Residents
- **Workforce Housing** – Prioritize Housing for 15% of the Total Workforce within the City Boundary.

## MODERATE INCOME HOUSING PLAN

- Refine the code to provide higher density in the Bonanza Park neighborhood to facilitate affordable housing development.

# AFFORDABLE HOUSING

## CHALLENGES AND CONSIDERATIONS

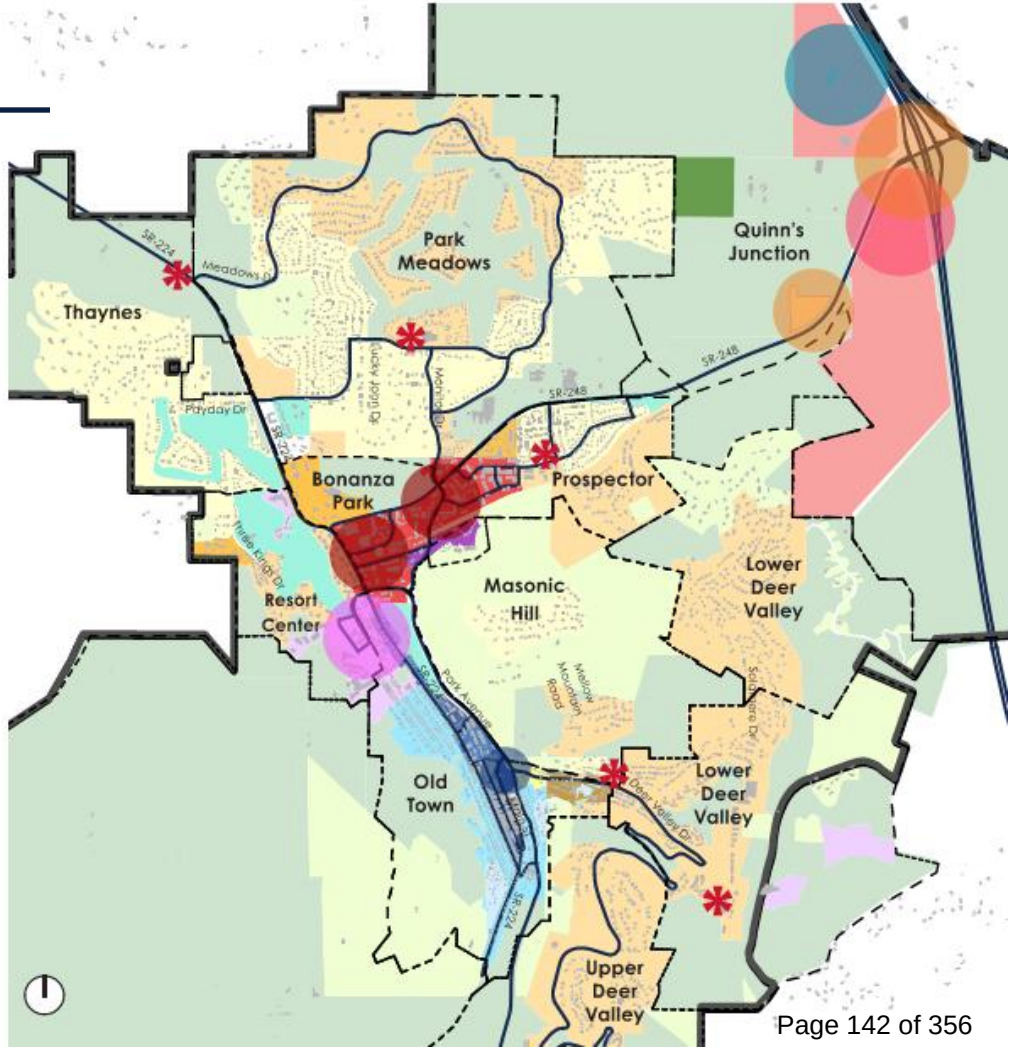
- **67%** of Park City: Recreation and Open Space or Protected Open Space.
- Some Neighborhoods Nearly Built Out
- Many Properties are subject to Annexation Agreements or MPD Agreements.

# Key Nodes

## General Plan

**NODE TYPE LEGEND**

- Quinn's Junction Community Mixed-Use Node
- Quinn's Junction Mobility Hub
- Quinn's Junction Institutional Hub
- Bonanza Park Mobility Hubs/Corridor Infill Node
- Resort Center Mobility Hub/Corridor Infill Node
- Old Town Mobility Hub/Corridor Infill Node
- Neighborhood Mobility Hubs



# Existing Conditions

- 2010: ~20% of the City Workforce Lived within City Limits.
- 2023: ~12.1% of the City Workforce Lived within City Limits.
- 2025: City Council Reiterated Their Goal to Maintain at Least 15% of the City Workforce within City Limits.

**General Plan:** Expanding Affordable and Workforce Housing within City Limits *"Will Help Improve Traffic and Congestion and Reduce Daily Commutes".*

# Existing Conditions

| Owner or Rented Household | Percentage |
|---|---|
| Owned Units with a Mortgage | 44% |
| Cost Burdened (Over 30% Income) | 15% |
| Severely Cost Burdened (Over 50% Income) | 10% |
| Owned Units without a Mortgage | 30% |
| Cost Burdened (Over 30% Income) | 3% |
| Severely Cost Burdened (Over 50% Income) | 1% |
| Rented | 25% |
| Cost Burdened (Over 30% Income) | 10% |
| Severely Cost Burdened (Over 50% Income) | 5% |

# Existing Incentives

- Housing Resolution – Inclusionary Zoning
- Fee Reduction or Waiver
- Expedited Review
- Density Bonus



# Existing AMPD Code

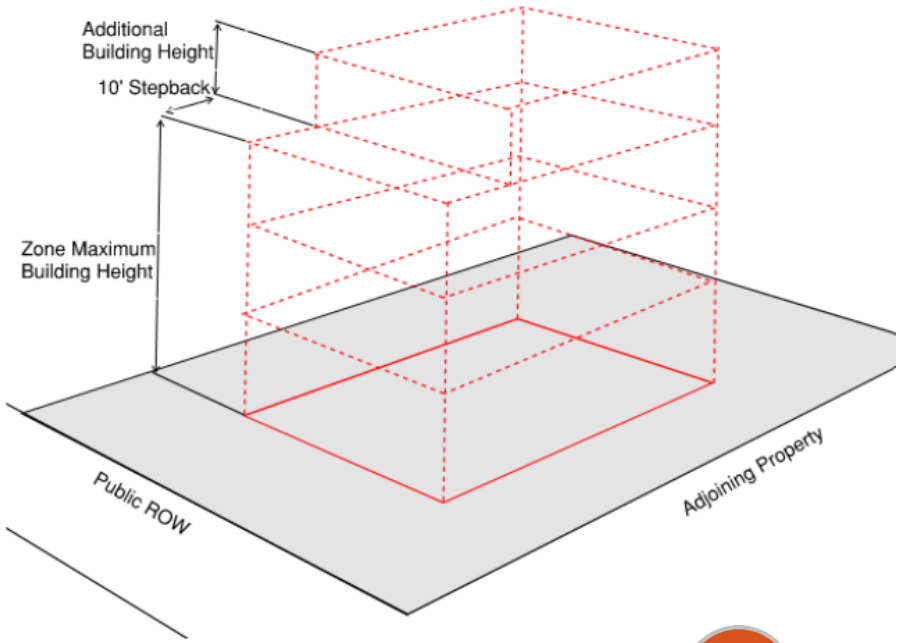
- Limited to Certain Zoning Districts
- 50% Project Sq. Ft. Be Affordable
- Contain at Least 20,000 Sq. Ft. (10 RUE)

- Max 10,000 Sq. Ft. Commercial Space
- Setback 25’ (2-Acres or More, May Be Reduced)(Less 2-Acres Zone-Required)
- Façade Variation Required for Buildings Greater than 60’ Length

- Building Height 45’ (with Stepbacks and Façade Variation)
- Density Volume-Based
- Parking May Be Reduced
- Open Space Reduced to 20%

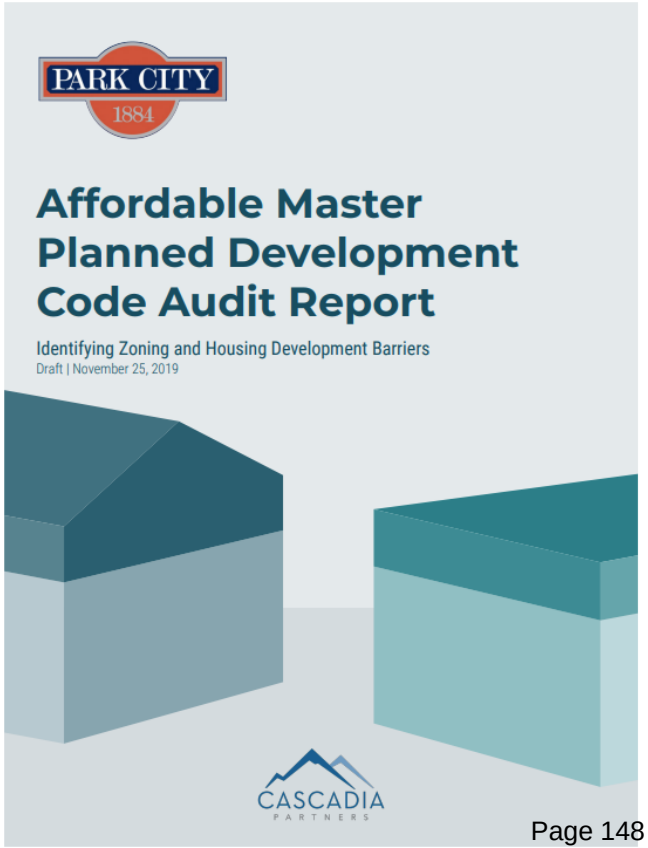
# AMPD AMENDMENTS

- Refine Building Stepback Requirements
- Flexibility in Façade Variation
- Refine Building Height Exceptions for Mechanical Equipment and Elevator Shafts
- Allow for Attainable Units (80-120% AMI)



# AMPD AMENDMENTS

- Allow Flexibility to incentivize small infill development.
- Allow Increased Commercial Square Footage
- Clarify and Streamline the Process
- Set Predictability for Parking Reductions



# AMPD Amendments

## Questions for the Commission:

- *Is There Support for Exploring:*
  - *Refined Building Stepback Requirements*
  - *Flexibility In Façade Variation Requirements*
  - *Refined Building Height Exceptions For Mechanical Equipment And Elevator Shafts*
  - *Allowing For Attainable Units*
  - *Establishing Flexibility To Meet A Wider Range Of AMI*

# AMPD Amendments

## Questions for the Commission:

- *Is There Support for Exploring:*
  - *Allowing Increased Commercial Square Footage*
  - *Clarifying And Streamlining The Process*
  - *Setting Predictability For Parking Reductions*

- *Are there additional considerations the Planning Commission would like to explore regarding the AMPD code?*

# SRO AMENDMENTS

- Housing Resolution No. 12-2025
- Allows SRO Option to Satisfy Inclusionary Zoning Requirements

| Housing Resolution No. 12-2025 SRO and Dormitory Unit Standards | |
|---|---|
| **Definition:** | Micro Unit, Dormitory Unit, SRO |
| **Occupancy:** | Limited to 8 persons |
| **Net Livable Square Footage Per Person:** | 150 Sq. Ft |
| **Bathroom:** | 1 full bathroom per 4 persons; total area at least 60 Sq. Ft. |
| **Common Kitchen:** | Requires access to a common kitchen per Building Code |
| **Storage:** | 20 net Sq. Ft. per person |

# SRO AMENDMENTS

- New Seasonal Workforce Housing (SRO) Developments in Certain Neighborhoods

- Adaptive Reuse of Existing Buildings Converted into SRO

- Parking Considerations
  - Proximity to Transit
  - Dedicated Car-Share Programs
  - Inclusion of Multi-Modal Amenities





# SRO Amendments

## Questions for the Commission:

- *Is There Support for Exploring:*
  - *LMC Definitions For SROs/Dormitory Seasonal Housing To Match The Housing Resolution.*
  - *Limited Zoning Districts Wherein SRO/Dormitory Seasonal Housing May Be Well Suited (For Example – The Resort Center, Bonanza Park, Old Town).*
  - *LMC Criteria For SROs/Dormitory Seasonal Housing To Match The Housing Resolution.*
  - *LMC Amendment To Allow For Existing Motel And Nightly Rental Condominium Conversion To SROs/Dormitory Seasonal Housing as an Administrative Permit.*

# SRO Amendments

## Questions for the Commission:

- *Is There Support for Exploring:*
  - *Potential Small-Scale SROs/Dormitory Seasonal Housing LMC Allowances.*
  - *Potential LMC Exceptions To Incentivize This Type Of Housing Like Those In The AMPD Code (Increased Height, Reduced Setbacks, Reduced Open Space).*
  - *LMC Parking Reductions For Zoning Districts When These Developments Are Proximate To Transit And Projects Are Designed To Enhance Multi-modal Transportation Options?*

*Are There Additional Considerations The Planning Commission Would Like To Explore Regarding SROs/Dormitory Seasonal Housing?*



# LAND MANAGEMENT CODE AMENDMENTS

## Work Session

**Planning Commission**

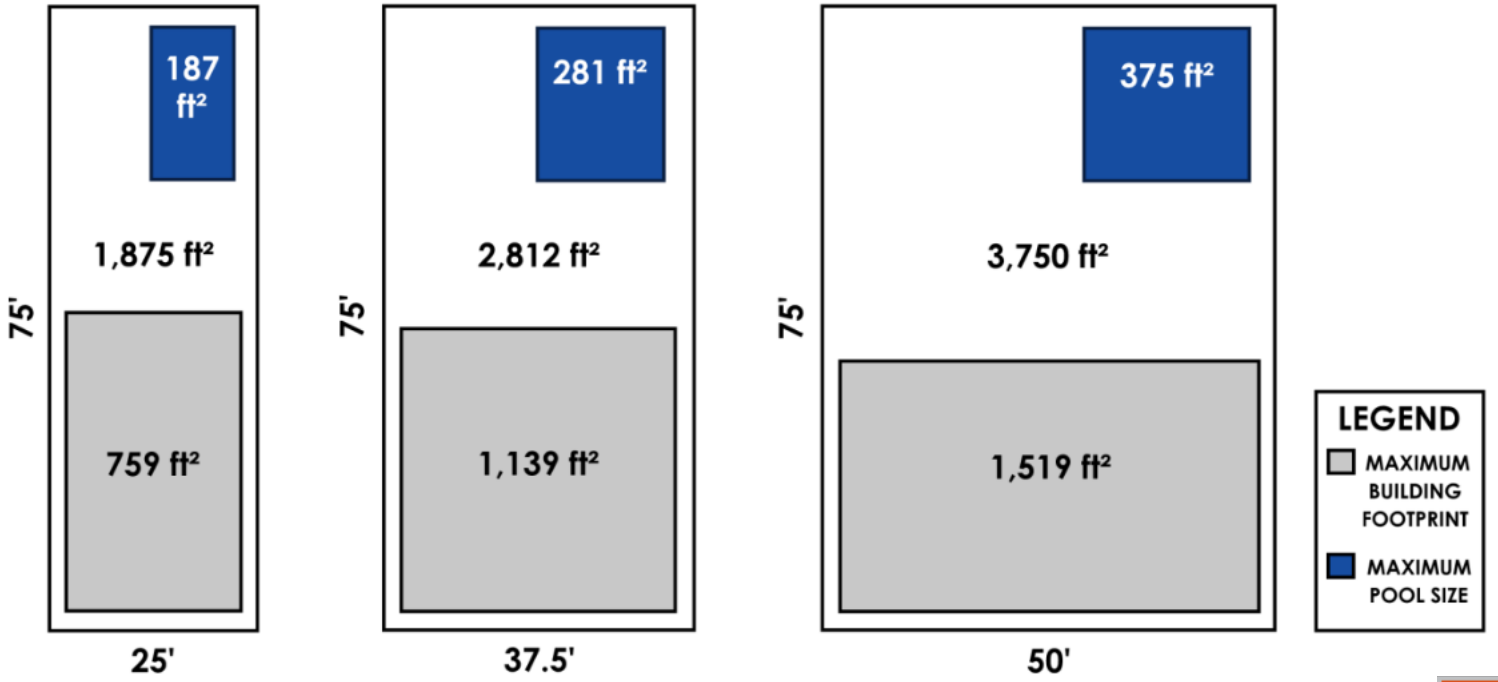
March 11, 2026

PARK CITY
1884

# SWIMMING POOL

***A permanent or semi-permanent outdoor structure associated with a ~~Single-Family Dwelling~~ private residence intended for recreational swimming or wading containing water with a depth of ~~18~~ 24 inches or more and not exceeding a surface area of 800 square feet or 10 percent of the Lot area, whichever is less.***

# SWIMMING POOL



# HOT TUB

*An outdoor accessory structure associated with a ~~Single-Family Dwelling~~ private residence containing water with a depth of ~~18~~ 24 inches or more and a surface area of 72 square feet or less.*

# PRIVATE RECREATION FACILITIES

***Recreation Facilities operated on private Property and not open to the general public, including Recreation Facilities such as swimming pools located within private common area or with use limited to a defined owners' association, tennis courts, outdoor Pickleball Courts, and similar facilities for the Use by Owners and guests ~~for a condominium project or private recreational use~~.***

# REGULATIONS

- No additional off-street parking requirement
- Drainage – standard condition of approval
- Screening – updated to clarify requirement in setbacks

# QUESTIONS

*Does the Planning Commission find that swimming pools and hot tubs associated with a private residence do not require additional off-street parking? Does the Commission recommend reducing off-street parking requirements for Private Recreation Facilities?*

# QUESTIONS

*Does the Planning Commission find that recommended updates to the LMC clarify screening requirements for hot tubs within Rear and Side Setbacks?*

*Are additional review criteria needed for swimming pools and hot tubs?*

# EMERGING TECHNOLOGIES

## LMC Amendments

# GENERAL PLAN

*Support the integration of Smart City infrastructure and technology that supports energy efficiency and renewables.*

- Ensure the City's land use regulations accommodate emerging technologies, including small wireless facilities and smart infrastructure.
- Promote co-location of small wireless facilities on existing structures and integrate aesthetically into the built environment, reducing the need for future macro towers.

# PEER COMMUNITIES

- Definitions
- Operational standards
- Site planning standards
- Application requirements
- Review timelines and procedures

# RECOMMENDATIONS

- Update LMC Section 15-4-14 *Telecommunication Facilities*
- Review Zoning Districts where wireless facilities are a Conditional Use
- Strengthen co-location requirements
- Consider administrative process for small wireless facilities that meet all operational and site planning standards

# EMERGING TECHNOLOGIES

- Battery energy storage systems
- Small-scale data centers
- Autonomous vehicles
- Drone delivery robots
- Advanced air mobility vehicles

# QUESTIONS

*Besides the criteria identified in this report, should additional items be researched for possible updates to LMC Section 15-4-14* Telecommunication Facilities*?*

*Does the Commission recommend staff further research an administrative process for small cell wireless facilities that comply with LMC requirements for operational and site planning and design standards?*

*Are there additional potential LMC updates regarding emerging technologies that staff should review further?*



# TRANSPORTATION
## LMC AMENDMENTS

PARK CITY
1884

# General Plan

- Transit improvements
- Transportation Demand Management coordinators
- Updates to Traffic Impact Study requirements
- Prohibition on separate leasing of off-street parking spaces

# Previous Work

- Lisa Wise Consulting Study
- BPMX District
- 2025 General Plan Implementation Priorities
- TIS Guidelines and TDM

# Strategies

- Reduce Parking Minimums
- Eliminate parking minimums and replace with parking maximums
- Reduce minimum parking requirements for Developments with shared parking agreements

# Strategies

- Pay an in-lieu fee for a centralized parking structure or similar improvement
- Require unbundled parking for new multifamily residential developments
- Make parking a discretionary component of the Planning Commission's review of MPDs and CUPs

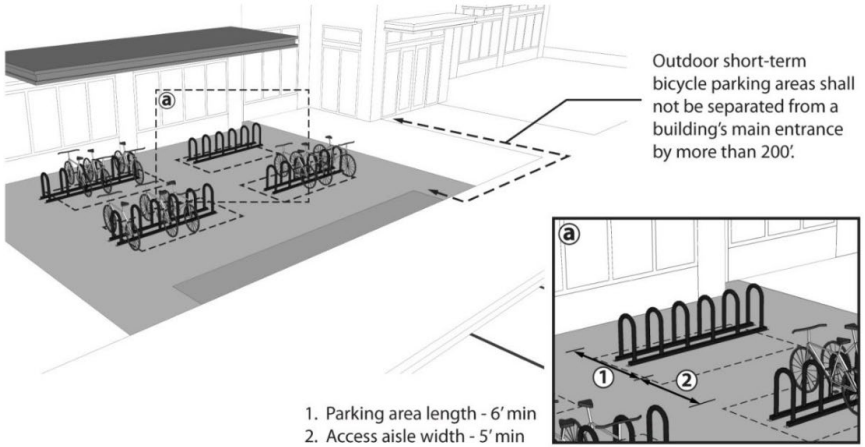
# Questions

*Which strategies to reduce the impacts of surface and structured parking does the Planning Commission recommend staff research further?*

*Are there additional strategies staff should consider to reduce the impacts of surface and structured parking?*

# Bicycle Parking

- General Plan: regularly evaluate bicycle parking requirements
  - Signage for easy wayfinding
  - Parking for electric scooters
  - Parking and maneuvering area standards



# Questions

*Does the Planning Commission find the requirements for outdoor and enclosed bicycle storage reflect best practices? Should any requirements be modified and are additional requirements needed?*

*Should the City require new developments and redevelopments to provide off-street parking for scooters and similar vehicles?*

*What incentives should the City consider to bring existing developments into compliance with bike parking requirements?*

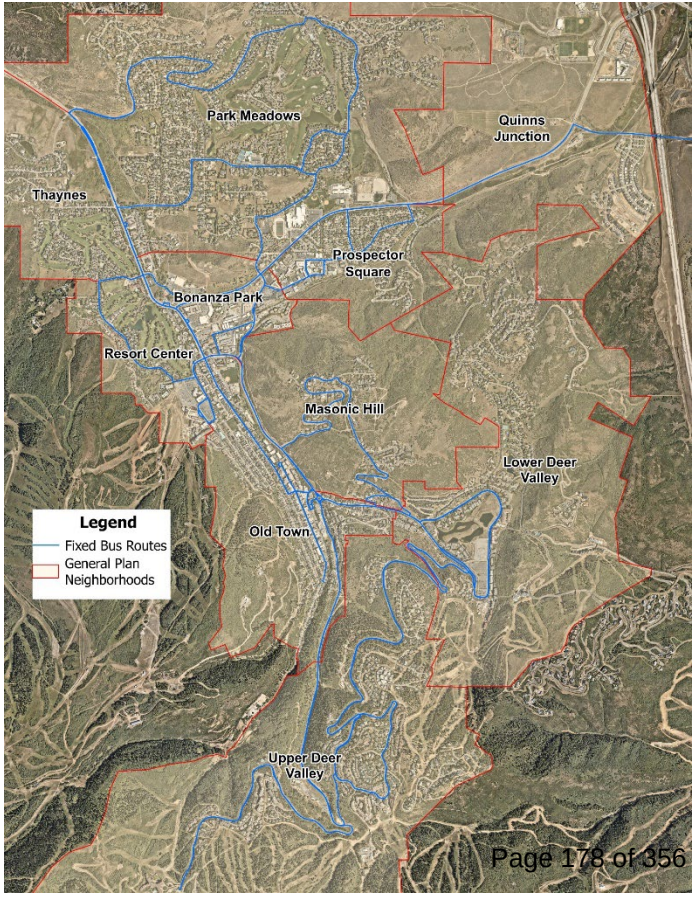
# Surface Parking

- Draft BPMX Code: Incentives to replace excess surface parking
  - Sidewalk and trail easements
  - Public Transit Amenity Areas
  - Green community spaces

*Does the Planning Commission recommend staff research neighborhoods or zoning districts where incentives to replace excess surface parking with active transportation amenities may be appropriate?*

# Permit Program

- The General Plan recommends establishing a parking permit program that allows residents in areas not proximate to a transit stop to park near a transit stop in their neighborhood.



# Planning Commission
# Continuation Staff Report

**Subject:** **Five-Acre Site**
**Southwest Corner of Kearns Boulevard and Bonanza Drive**
**Applications:** **PL-26-06914 – Master Planned Development**
**PL-26-06915 – Conditional Use Permit**
**PL-26-06917 – Conditional Use Permit**
**PL-26-06920 – Subdivision**
**Authors:** **Nan Larsen, Senior Planner**
**Alec Barton, Senior Planner**
**Date:** **October 14, 2026**
**Type of Item:** **Administrative**

## Disclosure

Park City Municipal Corporation owns the Five-Acre Site and proposes a mixed-use redevelopment through a public-private partnership with Brinshore Development, LLC.

## Recommendation – *Staff-approved continuation; no additional discussion*

Open and continue the public hearing and consideration of the Five-Acre Site Master Planned Development (MPD), Conditional Use Permits (CUPs), and Subdivision to a date uncertain.

## Description

Applicant: Brinshore Development, LLC
Represented by Stephen Swisher

Location: The Five-Acre Site is composed of 10 metes-and-bounds Parcels and Lots totaling approximately 5.27 acres:

| Parcel | Subdivision | Lot | Address | Acres |
|---|---|---|---|---|
| PCA-110-G-1-X | *NA* | *NA* | 1401 Kearns Blvd | 1.0 |
| KBC-A-X | Kearns Business Center | A | 1409 Kearns Blvd | 0.59 |
| KBC-B-X | Kearns Business Center | B | 1415 Kearns Blvd | 0.54 |
| PSA-46-A-X | Prospector Square | 46-A | 1635 Bonanza Dr | 0.43 |
| PSA-46-RE-B-X | Prospector Square Lot 46 Resub | 46-RE-B | 1665 Bonanza Dr | 1.01 |
| PSA-46-RE-C-X | Prospector Square Lot 46 Resub | 46-RE-C | 1685 Bonanza Dr | 0.42 |
| PSA-46-RE-D-X | Prospector Square Lot 46 Resub | 46-RE-D-X | 1705 Bonanza Dr | 0.37 |
| SA-109-G-X-X | *NA* | *NA* | *NA* | 0.03 |
| PCA-110-G-3-X | *NA* | *NA* | 1490 W Munchkin | 0.56 |

| | | | | |
|---|---|---|---|---|
| | | | Rd | |
| PCA-110-G-2-A-X | *NA* | *NA* | 1420 W Munchkin Rd | 0.32 |

| | |
|---|---|
| Zoning District: | General Commercial<br>Frontage Protection Zone |
| Adjacent Land Uses: | North – Park City Cemetery<br>East – Prospector Square, Park City Plaza<br>South – Park City Mountain Munchkin Lot<br>West – The Emporium and Com-Park Plaza |
| Reason for Review: | The Planning Commission reviews, conducts a public hearing, and takes Final Action on CUPs,[1] Subdivisions,[2] and MPDs.[3] |

## Analysis

Land Management Code (LMC) § 15-1-12.5 *Continuations* states:

> "Planning Staff shall have the authority to approve an applicant's request for a continuance for an item scheduled for a public hearing…up to two (2) times, so long as the request for the continuance is made in writing, is for a reasonable cause, and is received by Planning Staff at least seven (7) days prior to the scheduled public hearing or appeal."

On October 5, 2026, the Applicant requested staff continue the public hearing for the Five-Acre Site redevelopment to a date uncertain to provide time for the design team to respond to Planning Commission comments and to address the City Council's request for an update on revisions in progress at a Council work session prior to any additional Planning Commission public hearings. The Applicant's written request for continuance dated October 7, 2026, is attached as Exhibit A.

Reasonable cause to continue a publicly-noticed item includes the need for additional time to respond to recent public, staff, or other input (LMC § 15-1-12.5). Staff found reasonable cause for the continuance and granted the request because:

- The Applicant made the request in writing more than seven days prior to the public hearing.
- The continuation allows the Applicant additional time for review and a work session update with the City Council.
- The continuation allows the Applicant time to comprehensively update plans to respond to requested information from the Planning Commission to support the Commission's review.

## Exhibit

A: Applicant's Written Request for Continuance

[1] LMC § 15-1-10
[2] LMC Chapter 15-7.1
[3] LMC § 15-1-8(G)

**From:** Stephen Swisher [redacted]
**Sent:** Wednesday, October 7, 2026 12:15 PM
**To:** Alec Barton; Nannette Larsen; Rebecca Ward
**Cc:** Heather Sneddon; Chris Eggleton; Michelle Downard; Lisa Swisher; Karly Brinla; Nick Carney; Katie Lark
**Subject:** Request for Continuance on the Bonanza Five-Acre Redevelopment

Alec and Nannette,
Please approve this request for a continuance for the scheduled October 14 Planning Review of the Bonanza Five-Acre Redevelopment.

The design revisions that are being considered in response to Planning Commission comments will require additional time for the architects and engineers to produce the documents needed for the meeting. Further, City Council has requested an update on the revisions in-progress prior to submitting them to the Planning Commission.

Please let me know if you have any questions or require further information to provide a continuance.
Thank you.
Steve Swisher

Get Outlook for Mac

# Planning Commission
# Staff Report

**Subject:** **429 Deer Valley Loop Road (formerly 518 Deer Valley Road) Woodward Ridge Subdivision**
**Application:** **PL-26-07022**
**Author:** **Lillian Zollinger, Senior Planner**
**Date:** **October 14, 2026**
**Type of Item:** **Administrative**

## Recommendation

(I) Review the proposal to create the one-Lot Woodward Ridge Subdivision for what was formerly addressed 518 Deer Valley Road and is now 429 Deer Valley Loop Road from a metes-and-bounds parcel, (II) conduct a public hearing, and (III) consider approving the Subdivision based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

| | |
|---|---|
| Applicant: | Jason Parker |
| Location: | Former - 518 Deer Valley Road<br>Current - 429 Deer Valley Loop |
| Zoning District: | Residential – Medium Density |
| Adjacent Land Uses: | Residential |
| Reason for Review: | The Planning Commission reviews, conducts a public hearing, and takes Final Action on Subdivisions.[1] |

| | |
|---|---|
| LMC | Land Management Code |
| RM | Residential – Medium Density |
| SFD | Single-Family Dwelling |

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

## Background

518 Deer Valley Road is a 4,640.4-square-foot unusual metes-and-bounds parcel in the Residential – Medium Density (RM) Zoning District. The Lot is irregular in shape with four sides and fronts both Deer Valley Drive and Deer Valley Loop Road. The Applicant proposes to create one Lot to construct a Single-Family Dwelling (SFD) on site with access from Deer Valley Loop Road. Additionally, the Applicant requests changing the address to 429 Deer Valley Loop. On September 2, 2026, Summit County approved the updated address.

[1] LMC § 15-7.1-2

This item was scheduled for Planning Commission review on September 23, 2026, but staff granted a continuance to accommodate the Applicant's schedule. The Planning Commission conducted a public hearing and continued the hearing to October 14, 2026 (Continuation Item 4.A; Meeting Media).




*Figure 1: 518 Deer Valley Road (outlined orange by staff) on an excerpt from the Zoning Map, showing the HR-1 Zoning District in light blue, the Residential -1 Zoning District in yellow, the Estate Zoning District in light green, and the RM Zoning District in brown.*



*Figure 2: 518 Deer Valley Road viewed from Deer Valley Loop Road looking northwest.*

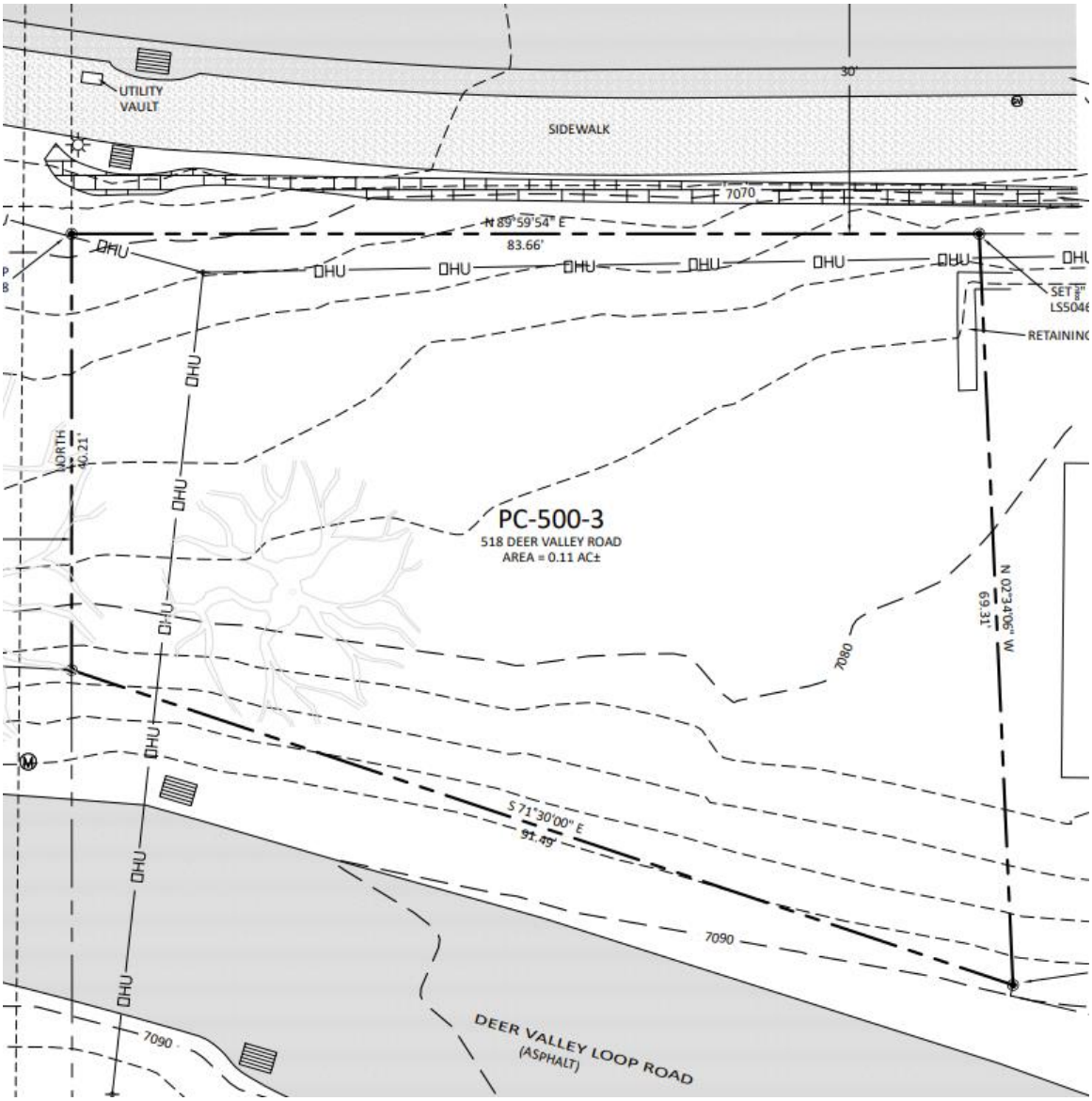



*Figure 3: Proposed plat.*

## Analysis

**(I) The proposed Subdivision complies with Land Management Code Chapter 15-2.15, the Residential – Medium Density Zoning District requirements.**

The purpose of the RM Zoning District is to:

- Allow continuation of permanent residential and transient housing in original residential Areas of Park City,
- Encourage new Development along an important corridor, that is Compatible with Historic Structures in the surrounding Area,
- Encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments,
- Encourage Development that minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas (Land Management Code (LMC) § 15-2.15-1).

LMC § 15-2.15-2(A) outlines that Single-Family Dwellings (SFD), Duplexes, and Triplexes are allowed Uses in the RM Zoning District. LMC § 15-2.15-3(A) outlines that the minimum Lot Area for SFDs is 2,812 square feet, for Duplexes is 3,750 square feet, and for Triplexes is 4,687 square feet. The proposed Lot is 4,640.4 square feet and does not meet the minimum Lot Area for a Triplex, but does meet the minimum Lot area for a SFD or Duplex.

LMC § 15-2.15-3 outlines the following Lot and Site requirements for properties within the RM Zoning District:

| Requirement | Proposal |
|---|---|
| Minimum Lot Size for a SFD – 2,812 square feet | **Complies:** The proposed Lot is 4,640.4 square feet. |
| Minimum Lot Width – 37.50 feet, measured 15 feet back from the Front Lot Line | **Complies:** The proposed Lot is approximately 84 feet wide off Deer Valley Drive and 90 feet wide off Deer Valley Loop Road. |
| Front Setback – Minimum 10 feet for Lots less than 75 feet deep, 20 feet for a Front Facing Garage | **Conditions of Approval:** The proposed Lot is 69.31 feet deep and will front Provo Avenue, an unbuilt Right-of-Way (ROW) to the west of the Lot, Deer Valley Drive, and Deer Valley Loop Road. Pursuant to LMC § 15-4-17, all three sides along the Streets must have a Front Setback - 10 feet for any Structure, and 20 feet for a Front Facing Garage. Staff recommends Condition of Approval 4 requiring a Plat note outlining the three Front Setbacks requirement and Condition of Approval 5 that the driveway is accessed off Deer Valley Loop Road. |
| Rear Setback – Minimum 10 feet | The Site does not include any Rear Setbacks. |
| Side Setbacks – Five feet | Pursuant to LMC § 15-4-17, the site shall have one five-foot Side Setback on the east side of the Lot. |

**(II) Land Management Code Chapter 15-7.1 outlines the requirements for Subdivisions.**

LMC § 15-7.1-3(A)(1) defines a Minor Subdivision as, "[a] Subdivision containing not more than three (3) Lots fronting on an existing Street, not involving any new Street or road, or the extension of municipal facilities, or the creation of public improvements."

The proposed Subdivision is for one Lot that fronts two existing Streets and one platted but unbuilt Right-of-Way, does not involve any new Street or road, any extension of municipal facilities, or any creation of public improvements.

LMC § 15-7-1.6(C) requires the Planning Commission to find there is Good Cause for the minor Subdivision.

LMC § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, 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 Good Cause for this Subdivision because:

- The proposed Subdivision complies with the minimum Lot size for the RM Zoning District.
- Development will require compliance with the RM Zoning District outlined in LMC Chapter 15-2.15.
- No Public Street, Right-of-Way, or easement is vacated or amended because of the Subdivision.
- It does not require any new Street or road, any extension of municipal facilities, or any creation of public improvements.
- A 10-foot non-exclusive public snow storage easement is created along both Deer Valley Drive and Deer Valley Loop Road.
- The driveway access for the site is proposed to be off Deer Valley Loop Road, not Deer Valley Drive.
- The Plat establishes Setback clarity for this irregularly-shaped Lot that fronts Deer Valley Loop Road, Deer Valley Drive, and platted but un-built Right-of-Way.

**(III) The Development Review Committee reviewed the proposal on September 1, 2026 and requires Conditions of Approval.[2]**

The Engineering Department requires a 10-foot non-exclusive public snow storage easement along both Deer Valley Drive and Deer Valley Loop Road (Condition of Approval 3) and the driveway be accessed off Deer Valley Loop Road (Condition of Approval 5).

## 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 September 9, 2026. Staff mailed courtesy notice to

[2] 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).

property owners within 300 feet on September 9, 2026. The *Park Record* published courtesy notice on September 9, 2026.[3]

## Public Input

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

## Alternatives

The Planning Commission may:

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

## Exhibits

A: Draft Final Action Letter
    Attachment 1- Proposed Subdivision
B: Applicant's Narrative and Photos
C: Existing Conditions Survey

[3] LMC § 15-1-21

**Planning Department**

October 14, 2026

Jason Parker

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | Former - 518 Deer Valley Road<br>Current – 429 Deer Valley Loop Road |
| Zoning District: | Residential – Medium Density |
| Application: | Subdivision |
| Project Number: | PL-26-07022 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | October 14, 2026 |
| Project Summary: | The Applicant proposes to create the one-Lot Woodward Ridge Subdivision from a metes and bounds parcel to construct a Single-Family Dwelling (SFD). |

**Action Taken**

On October 14, 2026, the Planning Commission conducted a public hearing and approved the Woodward Ridge Subdivision Plat according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

**Findings of Fact**

1. 429 Deer Valley Loop Road, formerly addressed as 518 Deer Valley Road, is a vacant, irregularly-shaped four-sided Lot fronting both Deer Valley Drive, Deer Valley Loop Road, and unbuilt Right-of-Way, Provo Avenue.
2. The Applicant proposes to create one Lot from a metes and bounds parcel.
3. The Applicant proposes driveway access from Deer Valley Loop Road and to modify the address to be 429 Deer Valley Loop.
4. On September 2, 2026, Summit County approved the updated address.
5. Land Management Code (LMC) Chapter 15-2.15 outlines the Residential – Medium Density Zoning District requirements.
    a. LMC § 15-2.15-2(A) outlines that Single Family Dwellings (SFD), Duplexes, and Triplexes are allowed Uses in the RM Zoning District.

DRAFT

i. LMC § 15-2.15-3(A) outlines that the minimum Lot Area for SFDs is 2,812 square feet, for Duplexes is 3,750 square feet, and for Triplexes is 4,687 square feet.
   1. The proposed Lot is 4,640.4 square feet and does not meet the minimum Lot Area for a Triplex, but does meet the minimum Lot area for a SFD or Duplex.

b. Land Management Code (LMC) § 15-2.15-3 outlines the following Lot and Site requirements:

| Requirement | Proposal |
|---|---|
| Minimum Lot Size for a SFD – 2,812 square feet | **Complies:** The proposed Lot is 4,640.4 square feet. |
| Minimum Lot Width – 37.50 feet, measured 15 feet back from the Front Lot Line | **Complies:** The proposed Lot is approximately 84 feet wide off Deer Valley Drive and 90 feet wide off Deer Valley Loop Road. |
| Front Setback – Minimum 10 feet for Lots less than 75 feet deep, 20 feet for a Front Facing Garage | **Conditions of Approval:** The proposed Lot is 69.31 feet deep and will front Provo Avenue, an unbuilt Right-of-Way (ROW) to the west of the Lot, Deer Valley Drive and Deer Valley Loop Road. Pursuant to LMC § 15-4-17, all three sides along the Streets must have a Front Setback - 10 feet for any Structure, and 20 feet for a Front Facing Garage. Condition of Approval 4 requires a Plat note outlining the three Front Setbacks requirement and Condition of Approval 5 that the driveway is accessed off Deer Valley Loop Road. |
| Rear Setback – Minimum 10 feet | The Site does not include any Rear Setbacks. |
| Side Setbacks – Five feet | Pursuant to LMC § 15-4-17, the site shall have one five-foot Side Setback on the east side of the Lot. |

6. LMC Chapter 15-7.1 outlines the requirements for Subdivisions.
   a. LMC § 15-7.1-3(A)(1) defines a Minor Subdivision as, “[a] Subdivision containing not more than three (3) Lots fronting on an existing Street, not involving any new Street or road, or the extension of municipal facilities, or the creation of public improvements.”

DRAFT

i. The proposed Subdivision is for one Lot that fronts two existing Streets, does not involve any new Street or road, any extension of municipal facilities, or any creation of public improvements.

b. LMC § 15-7-1.6(C) outlines that Subdivision Plats require a finding of Good Cause.
   i. 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."
      1. There is Good Cause for this Subdivision because:
         a. The proposed Subdivision complies with the minimum Lot size for the RM Zoning District.
         b. Development will require compliance with the RM Zoning District in LMC Chapter 15-2.15.
         c. No Public Street, Right-of-Way, or easement is vacated or amended as a result of the Subdivision Plat.
         d. It does not require any new Street or road, any extension of municipal facilities, or any creation of public improvements.
         e. A 10-foot non-exclusive public snow storage easement is created along both Deer Valley Drive and Deer Valley Loop Road.
         f. The driveway access for the site is limited to Deer Valley Loop Road, instead of Deer Valley Drive.

**Conclusions of Law**

1. The proposal complies with LMC Chapter 15-2.15 *Residential – Medium Density Zoning District*.
2. The proposal complies with LMC Chapter 15-7.1 *Subdivision Procedures*.
   a. There is Good Cause for this Subdivision Plat. No Public Street, Right of Way, or easement has been vacated or amended.
   b. Neither the public nor any person will be materially injured by the proposed Subdivision Plat.

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c. Approval of the Subdivision, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

**Conditions of Approval**

1. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Subdivision Plat for compliance with State law, the LMC, and these Conditions of Approval, prior to recordation of the plat.
2. The Applicant shall record this Subdivision at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. Prior to routing the final plat through the redline process, the 10-foot non-exclusive public snow storage easement along both Deer Valley Drive and Deer Valley Loop Road shall be shown on the final plat.
4. Prior to routing the final plat through the redline process, a plat note shall be added to the final plat to state that there are three Front Setbacks, one along the unbuilt Provo Avenue ROW, one along Deer Valley Drive, and one along Deer Valley Loop Road.
5. The driveway shall be accessed off Deer Valley Loop Road.
6. An easement shall be shown on the plat for the existing power infrastructure or, if agreed upon by Pacificorp and the Applicant, the easement may be located differently so as to provide for an agreed upon realignment of the power infrastructure.

This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.gov.

Sincerely,

Christin Van Dine,
Planning Commission Chair

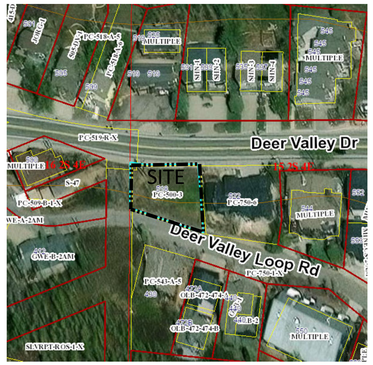
CC: Lillian Zollinger, Project Planner

Attachment 1 – Proposed Subdivision Plat

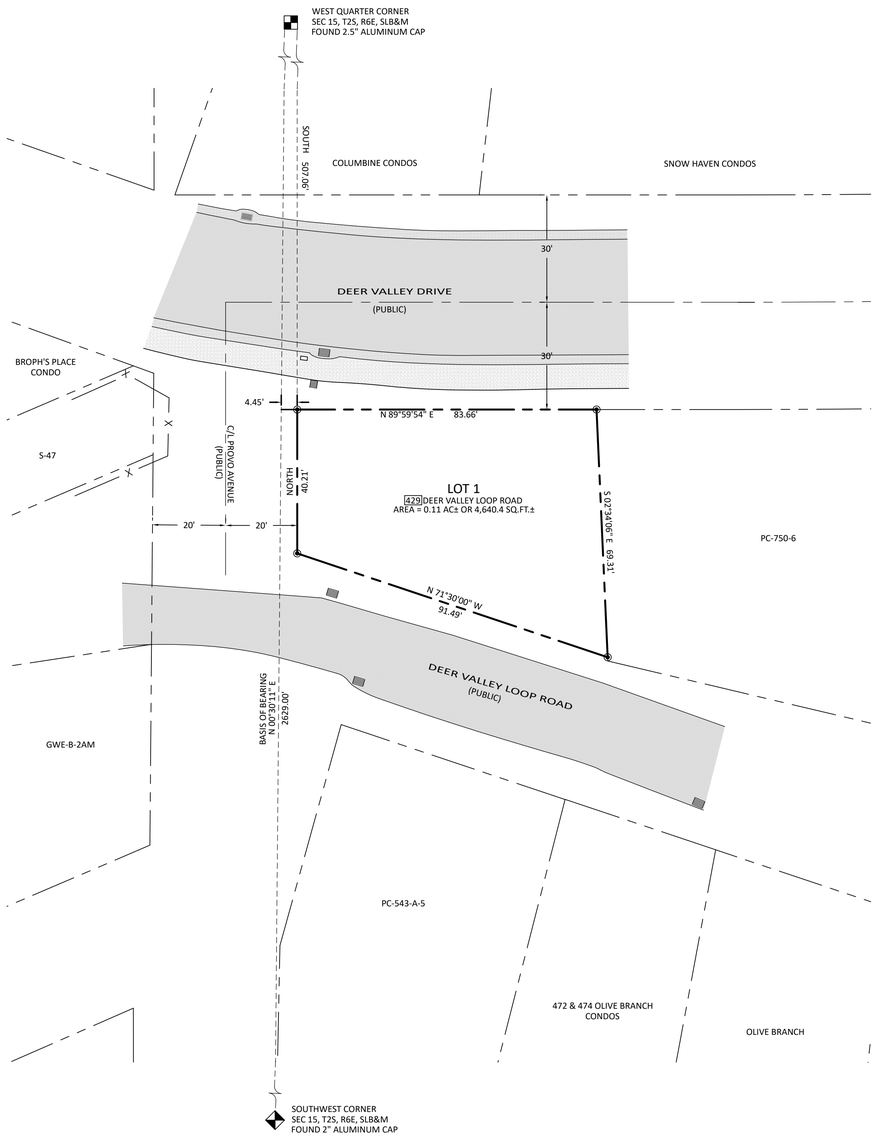
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# WOODWARD RIDGE REPLAT

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




VICINITY AND ZONING MAP
NOT TO SCALE







GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

## SURVEYOR'S CERTIFICATE

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 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 10-20-811 TO AMEND THIS PLAT, HEREAFTER TO BE KNOWN AS WOODWARD RIDGE REPLAT.

PROFESSIONAL LAND SURVEYOR
GREGORY J. FERRARI
5046908
STATE OF UTAH

GREGORY J. FERRARI, P.L.S. 5046908

## LEGAL DESCRIPTION:

BEGINNING AT A POINT SOUTH 507.06 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°59'54" EAST 83.66 FEET; THENCE SOUTH 2°34'06" EAST 69.31 FEET; THENCE NORTH 71°30' WEST 91.49 FEET; THENCE NORTH 40.205 FEET TO THE POINT OF BEGINNING.

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT JASON PARKER, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY CERTIFY THAT THEY HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED. JASON PARKER HEREBY CONSENT TO THE RECORDATION OF THIS PLAT AMENDMENT. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NONEXLUSIVE EASEMENT OVER THE PUBIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS _____ DAY OF _____, 20__

_____
JASON PARKER

## ACKNOWLEDGMENT

STATE OF )
COUNTY OF ) SS

ON THIS _____ DAY OF _____ 20__, JASON PARKER

PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, THAT THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE WOODWARD RIDGE REPLAT.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
_____ RESIDING IN _____

## NOTES:

1. THIS PLAT AMENDMENT IS SUBJECT TO THE SUBJECT TO THE CONDITIONS OF APPROVAL IN THE FINAL ACTION LETTER DATED _____, 2026 ON FILE WITH THE PLANNING DEPARTMENT (PL-26-_____).

2. SEE SURVEY S-_____ OF RECORD AND ON FILE AT THE OFFICE OF THE SUMMIT COUNTY RECORDER FOR BOUNDARY SURVEY OF THE PROPERTY.

3. THE PURPOSE OF THIS PLAT IS TO TURN THIS PARCEL INTO A LOT TO COMPLY WITH PARK CITY CODE TO DEVELOP THE PARCEL.

4. ACCESS EASEMENT ENTRY NO.130326 GRANTS ACCESS TO EXISTING EASEMENT APPURTENANT OR BELONGING TO DESCRIBED TRACT OF LAND IN SAID ENTRY NO. USED IN CONNECTION WHIT PROVIDING ACCESS THERETO. EXCEPTING AND EXCLUDING ALL ORES AND MINERALS SITUATED IN, UPON OR UNDER DESCRIBED TRACT OF LAND IN SAID ENTRY NO., TOGETHER WITH ALL RIGHTS IN CONNECTION WITH OR RELATIVE TO THE MINING, REMOVAL OR SALE OF THE SAME (BUT NOT INCLUDING THE RIGHT TO ENTER UPON THE SURFACE OF THE PREMISES), AS RESERVED IN UNITED PARK CITY MINES COMPANY, ITS SUCCESSORS AND ASSIGNS.

5. SPECIAL WARRANTY DEED ENTRY NO.155348 RELINQUISHES AND RELEASES THE RIGHT OF WAY AND ALL RIGHTS RESERVED TO UNITED PARK CITY MINES ON ABOVE SAID ENTRY NO. 130326.

## LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- SECTION LINE
- FOUND 5/8" REBAR & CAP LS5046908
- XXX — STREET ADDRESS ON DEER VALLEY LOOP ROAD


FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 981142
PARK CITY, UT 84098


SEPTEMBER 11, 2026

| SNYDERVILLE BASIN WATER RECLAMATION DISTRICT | PLANNING COMMISSION | ENGINEER'S CERTIFICATE | APPROVAL AS TO FORM | PUBLIC SAFETY ANSWERING POINT APPROVAL | RECORDED |
|---|---|---|---|---|---|
| REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 20__<br>BY:_____<br>SNYDERVILLE BASIN RECLAMATION DISTRICT | APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 13TH DAY OF MAY, 2026<br>BY:_____<br>CHAIR | I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 20__<br>BY_____<br>PARK CITY ENGINEER | APPROVED AS TO FORM THIS _____<br>DAY OF _____, 20__<br>BY_____<br>PARK CITY ATTORNEY | APPROVED THIS_____DAY OF _____, 20__<br>BY_____<br>SUMMIT COUNTY GIS COORDINATOR | ENTRY NO._____<br>STATE OF UTAH, COUNTY OF SUMMIT<br>DATE _____ TIME _____<br>FEE PAID _____<br>RECORED AND FILED AT THE REQUEST OF:_____<br>_____<br>COUNTY RECORDER: |

**Applicant's Narrative**

The applicant is requesting a plat amendment and address change to redesignate the property frontage from Deer Valley Drive to Deer Valley Loop. The subject property fronts both Deer Valley Drive and Deer Valley Loop; however, the proposed residence is intended to be oriented entirely toward Deer Valley Loop. All vehicular access, driveway access, garage access, and primary frontage will be located on the Deer Valley Loop side of the property.

As part of the proposed site design, the driveway will descend from the basement level of the property to Deer Valley Loop. A limited portion of the adjacent right-of-way may be utilized to facilitate a safe and practical driveway grade transition while minimizing site disturbance and allowing the residence to better respond to the natural topography of the lot. This approach is intended to concentrate all access and circulation on Deer Valley Loop, minimize impacts to Deer Valley Drive, preserve additional open space and landscaping along the Deer Valley Drive frontage, and create a more context-sensitive design that responds to the unique characteristics of the property.



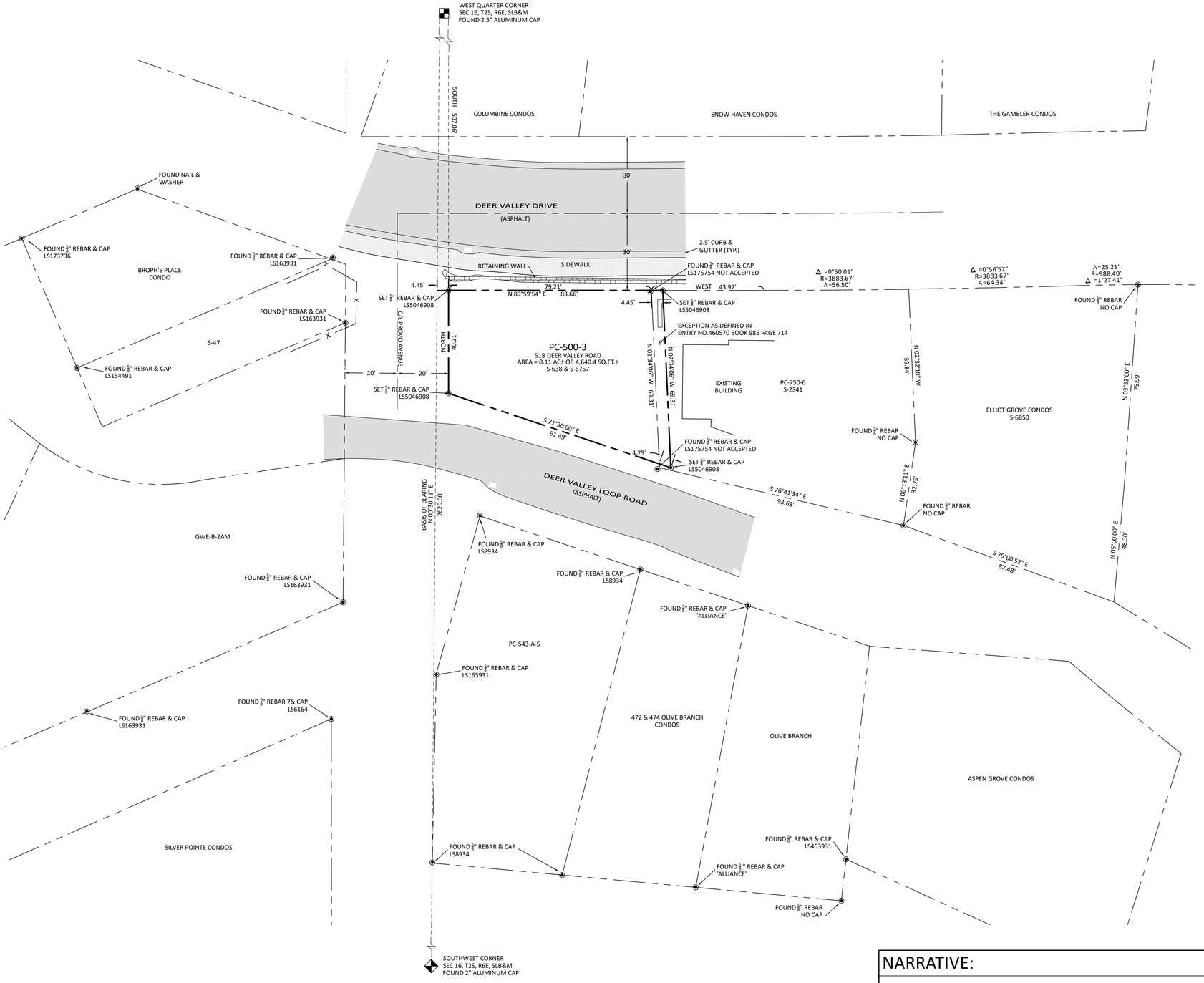

NW Corner


SE Corner


SW Corner

# RECORD OF SURVEY

PARCEL PC-500-5
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 2 SOUTH RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN




FERRARI

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

## 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 IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

GREGORY J. FERRARI, P.L.S. 5046908

## LEGAL DESCRIPTION:

BEGINNING AT A POINT SOUTH 507.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°59'54" EAST 83.66 FEET; THENCE SOUTH 2°34'06" EAST 69.31 FEET; THENCE NORTH 71°30' WEST 91.49 FEET; THENCE NORTH 40.205 FEET TO THE POINT OF BEGINNING.

## LEGEND:

| | |
|---|---|
| CLIENT PROPERTY LINE | PROPERTY CORNER (AS NOTED) |
| ADJOINING PROPERTY LINE | |
| CENTERLINE | |
| FENCE | |
| PUBLIC UTILITY EASEMENT | |
| SECTION LINE / TIE | |

## PROJECT INFORMATION:

| | |
|---|---|
| CLIENT: | JASON PARKER |
| PROJECT ADDRESS: | 518 DEER VALLEY ROAD<br>PARK CITY, UT 84060 |
| SERIAL NO: | PC-500-3 |
| RECORD INFORMATION: | ENTRY NO. 1254497, BOOK 2912, PAGE 1102 |

## NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF JASON PARKER.

2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM ENTRY NO. 1254497, BOOK 2912, PAGE 1102.

3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.

6. DATE OF FIELD WORK AUGUST 3, 2026.

7. VERTICAL DATUM IS ASSUMED.

8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.

9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.

10. BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.

## NARRATIVE:

THE LEGAL DESCRIPTION FOR THIS PARCEL CALLS THE POINT OF BEGINNING 507.06 FEET SOUTH OF THE EAST ¼ SECTION CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M. OF THE TWO PREVIOUS SURVEYS ON THIS PARCEL, SURVEY S-638 USED A POINT OF BEGINNING DUE SOUTH OF SAID SECTIONS CORNER, NO MONUMENTS WERE RECOVERED FROM THIS SURVEY. SURVEY S-6757 USED A POINT OF BEGINNING S00°30'11" WEST 507.06 FEET FROM SAID SECTION CORNER, THE TWO EASTERN MONUMENTS WERE RECOVERED FROM THIS SURVEY. SURVEY S-2341 PERFORMED ON PARCEL PC-750-6, THE PARCEL ADJOINING TO THE EAST ALSO USED A POINT OF BEGINNING DUE SOUTH OF SAID SECTION CORNER, WE FOUND ¾" REBAR BUT NO CAPS ON THE EASTERN PROPERTY LINE OF THIS SURVEY. IT IS MY OPINION THAT THE POINT OF BEGINNING IS DUE SOUTH OF THE SAID SECTION CORNER AND NOT DOWN THE SECTION LINE. USING THIS POINT OF BEGINNING ALSO PROVIDES FOR THE 40' ROAD RIGHT OF WAY FOR PROVO ROAD AS SHOWN ON THE ORIGINAL PLAT OF THE PARK CITY SURVEY. IT IS ALSO MY OPINION THAT THE PROPERTY CORNERS RECOVERED FROM S-6757 WE PLACED INCORRECTLY. ALSO SEE THE EXCEPTION EXCEPTING ANY PORTION OF PC-500-3 CONTAINED WITH IN THE DESCRIPTION OF PC-750-6.

| REV | DATE | REVISIONS | INITIAL |
|---|---|---|---|
| | | | |


FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 981142
PARK CITY, UT 84098
ferrari.surveying@gmail.com



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RECORD OF SURVEY
PARCEL PC-500-3

PC-500-3

JASON PARKER

SUMMIT COUNTY

UTAH

PARK CITY

0 1
BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

| | |
|---|---|
| SURVEY BY: | GF-MB-MB-ZS |
| SURVEY DATE: | 8-3-26 |
| DESIGN BY: | GF |
| DRAFTING BY: | GF |
| CHECKED BY: | GF |

XREFS:

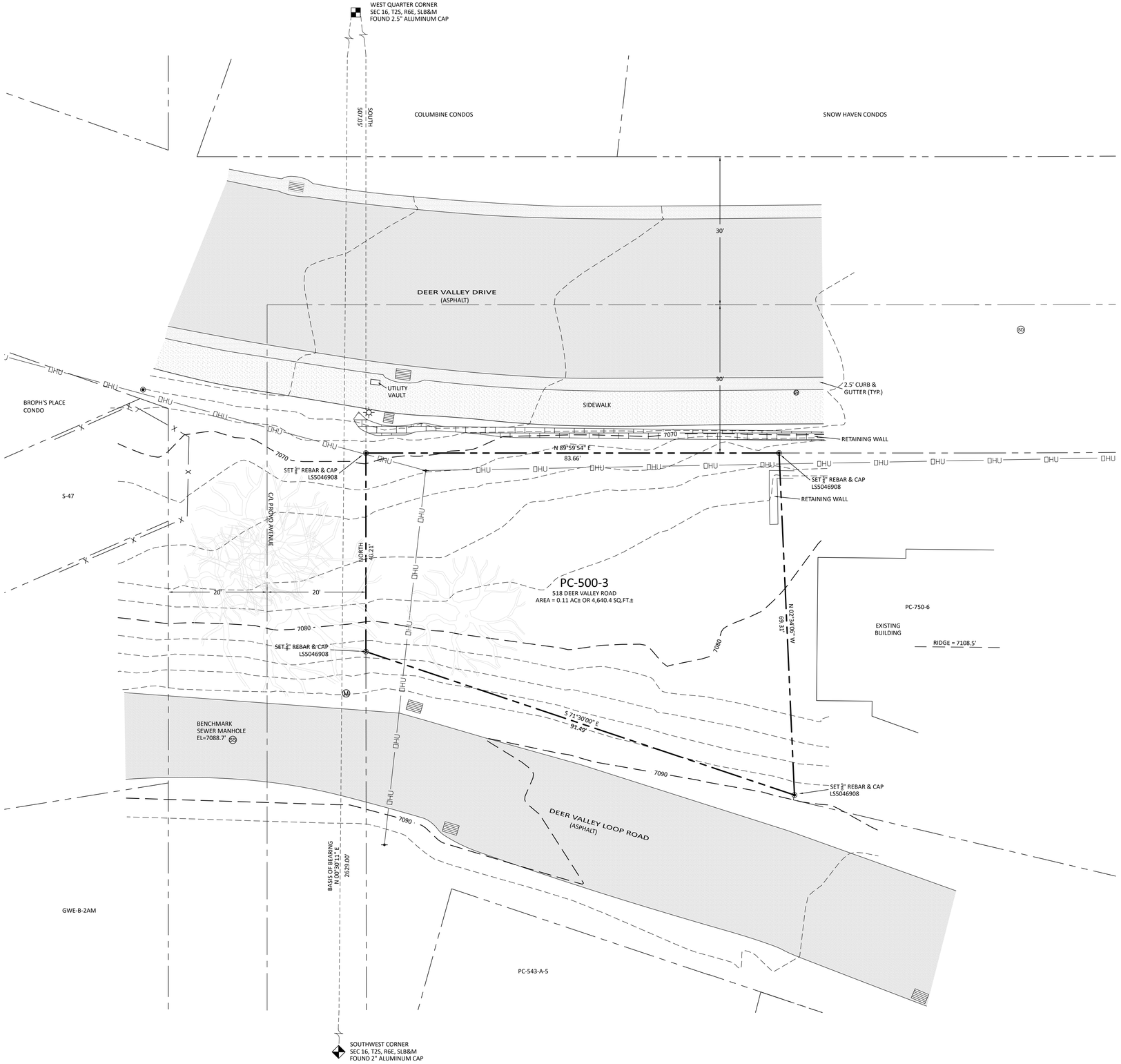
DRAWING: PC-500-3

DATE: 8-24-26

SCALES:
1:20 HORIZONTAL
N/A VERTICAL

1 OF 2

PROJECT No: 2026.136




# RECORD OF SURVEY & TOPOGRAPHICAL MAP

PARCEL PC-500-5
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 2 SOUTH RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN

FERRARI

GRAPHIC SCALE
10 0 5 10
1 INCH = 10 FEET

## 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 IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

8-24-26
GREGORY J. FERRARI
5046908
STATE OF UTAH

GREGORY J. FERRARI - PLS 5046908

## LEGAL DESCRIPTION:

BEGINNING AT A POINT SOUTH 507.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°59'54" EAST 83.66 FEET; THENCE SOUTH 2°34'06" EAST 69.31 FEET; THENCE NORTH 71°30' WEST 91.49 FEET; THENCE NORTH 40.205 FEET TO THE POINT OF BEGINNING.

## LEGEND:

- CLIENT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- MAJOR CONTOUR (7080)
- MINOR CONTOUR
- FENCE
- PUBLIC UTILITY EASEMENT
- OVER HEAD UTILITY (HU)
- SECTION LINE / TIE
- MAPLE TREE CLUSTER
- PROPERTY CORNER (AS NOTED)
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- WATER METER
- ELECTRIC TRANSFORMER
- STORM DRAIN MANHOLE
- POWER POLE
- GAS VALVE
- MANHOLE
- DRAINAGE INLET

## PROJECT INFORMATION:

| | |
|---|---|
| CLIENT: | JASON PARKER |
| PROJECT ADDRESS: | 518 DEER VALLEY ROAD<br>PARK CITY, UT 84060 |
| SERIAL NO: | PC-500-3 |
| RECORD INFORMATION: | ENTRY NO. 1254497, BOOK 2912, PAGE 1102 |

## NOTES:

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10. BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.

| REV | DATE | REVISIONS | INITIAL |
|---|---|---|---|
| | | | |

FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 981142
PARK CITY, UT 84098
ferrari.surveying@gmail.com

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RECORD OF SURVEY & TOPOGRAPHICAL MAP
PARCEL PC-500-3
PC-500-3
JASON PARKER
SUMMIT COUNTY
UTAH
PARK CITY

0 1
BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

| | |
|---|---|
| SURVEY BY: | GF-MB-MB-ZS |
| SURVEY DATE: | 8-3-26 |
| DESIGN BY: | GF |
| DRAFTING BY: | GF |
| CHECKED BY: | GF |

XREFS:

DRAWING: PC-500-3
DATE: 8-24-26

SCALES:
1:10 HORIZONTAL
2'CONTOURS VERTICAL

2 OF 2

PROJECT No: 2026.136

# Planning Commission
# Staff Report

**Subject:** **1049 and 1025 Lowell Avenue**
**Northstar Lots 2 & 3**
**Application:** **PL-26-07035**
**Author:** **Alec Barton, Senior Planner**
**Date:** **October 14, 2026**
**Type of Item:** **Administrative**

## Recommendation

(I) Review the Applicant's proposal to vacate a platted access easement on the Northstar Subdivision Lots 2 & 3 Plat, (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: | David Larcher<br>Megan Blosser, Alliance Engineering – Applicant Representative |
| Location: | 1049 and 1025 Lowell Avenue |
| Zoning District: | Historic Residential – 1 (HR-1) |
| 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] |

| | |
|---|---|
| HR-1 | Historic Residential – 1 |
| LMC | Land Management Code |
| SFD | Single-Family Dwelling |

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

## Summary

1049 and 1025 Lowell Avenue are Lots 2 and 3 of the Northstar Subdivision in the Historic Residential – 1 (HR-1) Zoning District. Lot 2 (1049 Lowell Avenue) is an 18,750-square-foot Lot developed with a 5,321-square-foot Single-Family Dwelling (SFD). Lot 3 (1025 Lowell Avenue) is 6,599 square feet and is vacant.

The original access easement and the southern access platted easements create a non-exclusive access drive that runs parallel to Lowell Avenue and extends across two

[1] LMC Chapter 15-7.1

subdivisions to the north – Lowell Avenue Condominium Residences and Barbara's Subdivision, along with Lots 2 and 3. The Applicant constructed an unpermitted[2] rock wall along the north Lot Line across the non-exclusive access easement, eliminating access, including emergency vehicle access, between Lot 2 and the Lowell Avenue Condominium Residences and Barbara's Subdivision along the northern access easement.

The Applicant was issued a notice of violation on August 21, 2024. The notice was accompanied by an administrative order to remove the rock wall. Enforcement of the removal order was stayed when the Applicant expressed interest in pursuing a plat amendment to vacate a portion of the non-exclusive access easement and obtain proper approvals for the rock wall.

On September 3, 2026, the Applicant applied to amend the Northstar Subdivision Lots 2 & 3 Plat to vacate a portion of the access easement (see Figure 1). No consent from the Lowell Avenue Condominium Residences and Barbara's Subdivision was included.

## Background

On February 16, 1977, the Planning Commission unanimously approved a motion to approve the Northstar Subdivision and recommend the proposal be sent to the City Council for consideration (Minutes, Exhibit C). The Planning Commission's recommendation included pavement 20 feet wide for purposes of access with turnouts "as shown on the plat."

The original plat for the Northstar Subdivision was recorded June 10, 1977 (Summit County Recorder Entry No. 138365; Exhibit D). Northstar was a 10-Lot subdivision along the west side of Lowell Avenue encompassing an area roughly parallel to the area between the 9th Street and 11th Street stairs. Lots 1 through 3 were served by an access and utility easement running parallel to Lowell Avenue, recorded with Summit County on August 2, 1977 (Recorder Entry No. 139364; Exhibit E). The recorded easement states "said easement and right of way will be included as part of the dedicatory plat of the North Star Subdivision."

All other Lots except Lot 1 were served by a separate Y-shaped private road easement later known as Northstar Drive (see Figure 2).

[2] The property owner did not obtain Historic District Design Review or building permit approval.




*Figure 1. From left to right, Barbara's Subdivision, Lowell Avenue Condominium Residences, and Northstar Lots 2 & 3 with the platted access easement highlighted as follows:* ***orange*** *(portion of easement on Lots 2 and 3 proposed to be vacated), green (portion of easement on Lots 2 and 3 proposed to remain), red (portion of easement on Lowell Avenue Condominium Residences and Barbara's Subdivision proposed to remain).*

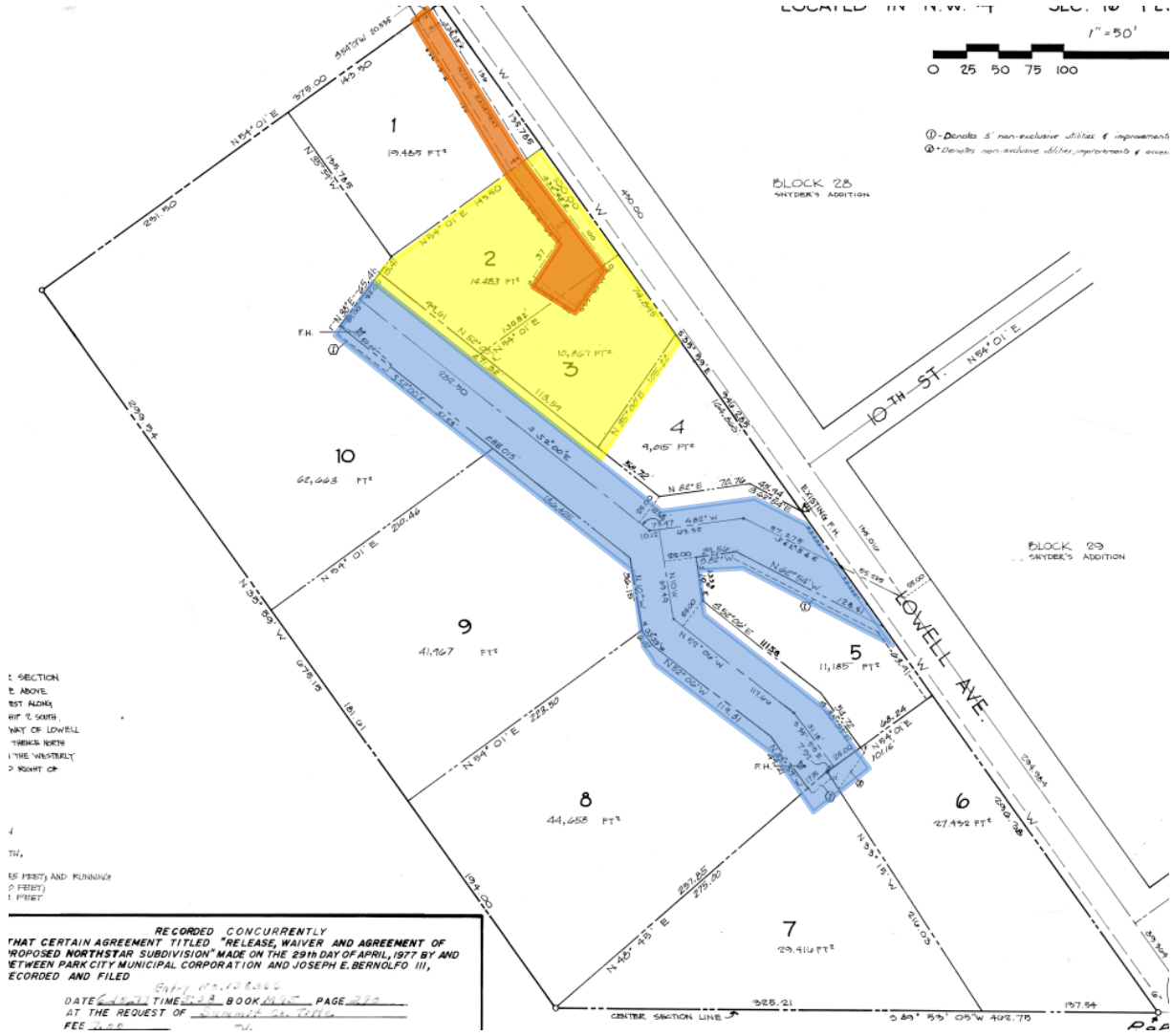



*Figure 2. The original Northstar Plat recorded June 10, 1977. Lots 2 and 3 are highlighted in yellow. The original access easement is highlighted in orange. The private road easement that became Northstar Drive is highlighted in blue.*

On October 9, 2014, the City Council adopted Ordinance No. 2014-51 (Exhibit F) approving the two-Lot Barbara's Subdivision Plat Amendment northwest of the Northstar Subdivision (Summit County Recorder Entry No. 1026767; Exhibit G). Comprised of portions of traditional 25'x75' Lots from Block 34 of Snyder's Addition Survey, the Barbara's Subdivision Plat Amendment was approved with an access and utility easement extending across the front of both Lots and connecting to the access easement serving Lots 1 through 3 of the Northstar Subdivision (see Figure 3). A plat note indicates that the access and utility easement follows the "intended configuration" from the original grant of easement as reflected on the Northstar Subdivision Plat and that the easement "does not close."

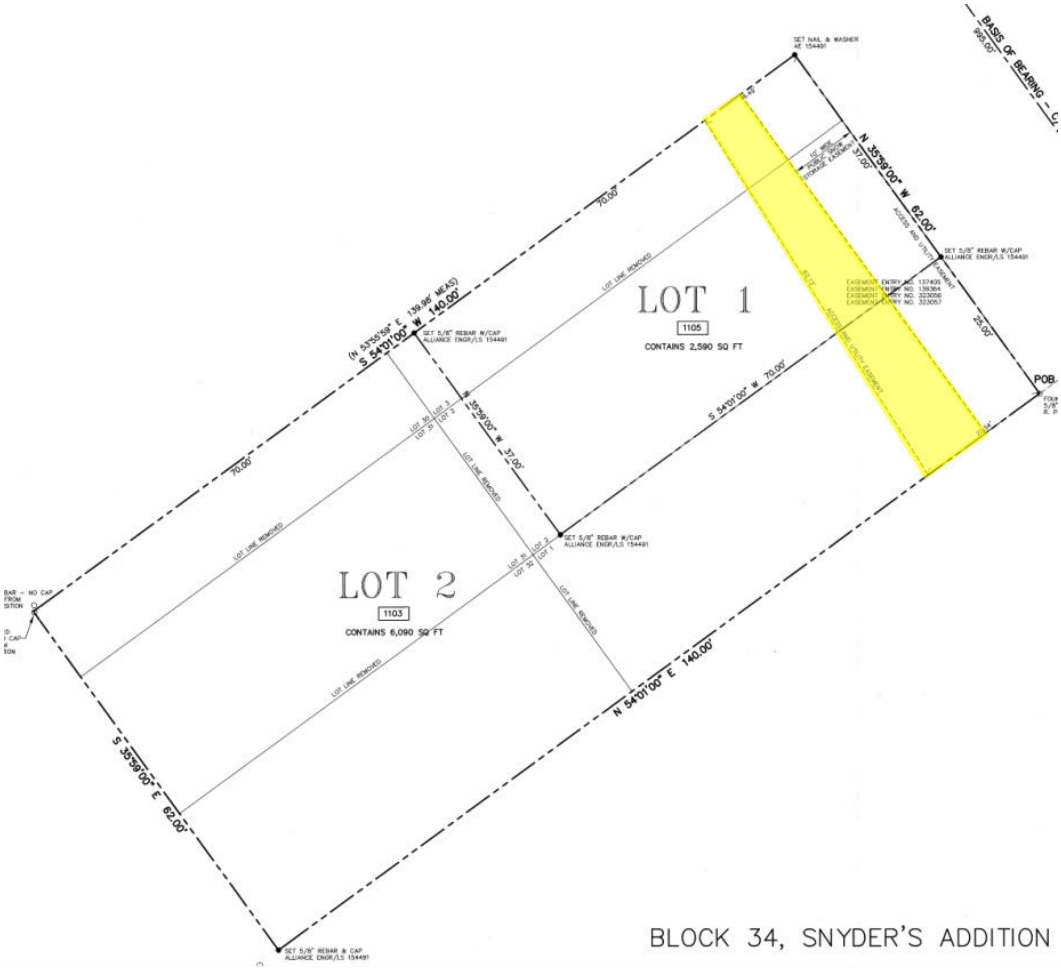



*Figure 3. Barbara's Subdivision with access and utility easement highlighted in yellow.*

On April 29, 2021, the City Council adopted Ordinance No. 2021-19 (Exhibit H) for a Lot Line Adjustment impacting Lots 2 and 3 of the Northstar Subdivision (Summit County Recorder Entry No. 1174784; Exhibit I). The Lot Line Adjustment shifted the Lot Line between Lots 2 and 3 southeast, increasing the size of Lot 2 by 4,267 square feet. The Lot Line Adjustment would have eliminated Lot 3's access to the non-exclusive access easement referred to as Northstar Road, but the recorded plat retained the original easement and extended the easement southeast across both Lots, creating a new point of access on Lowell Avenue (see Figure 4).

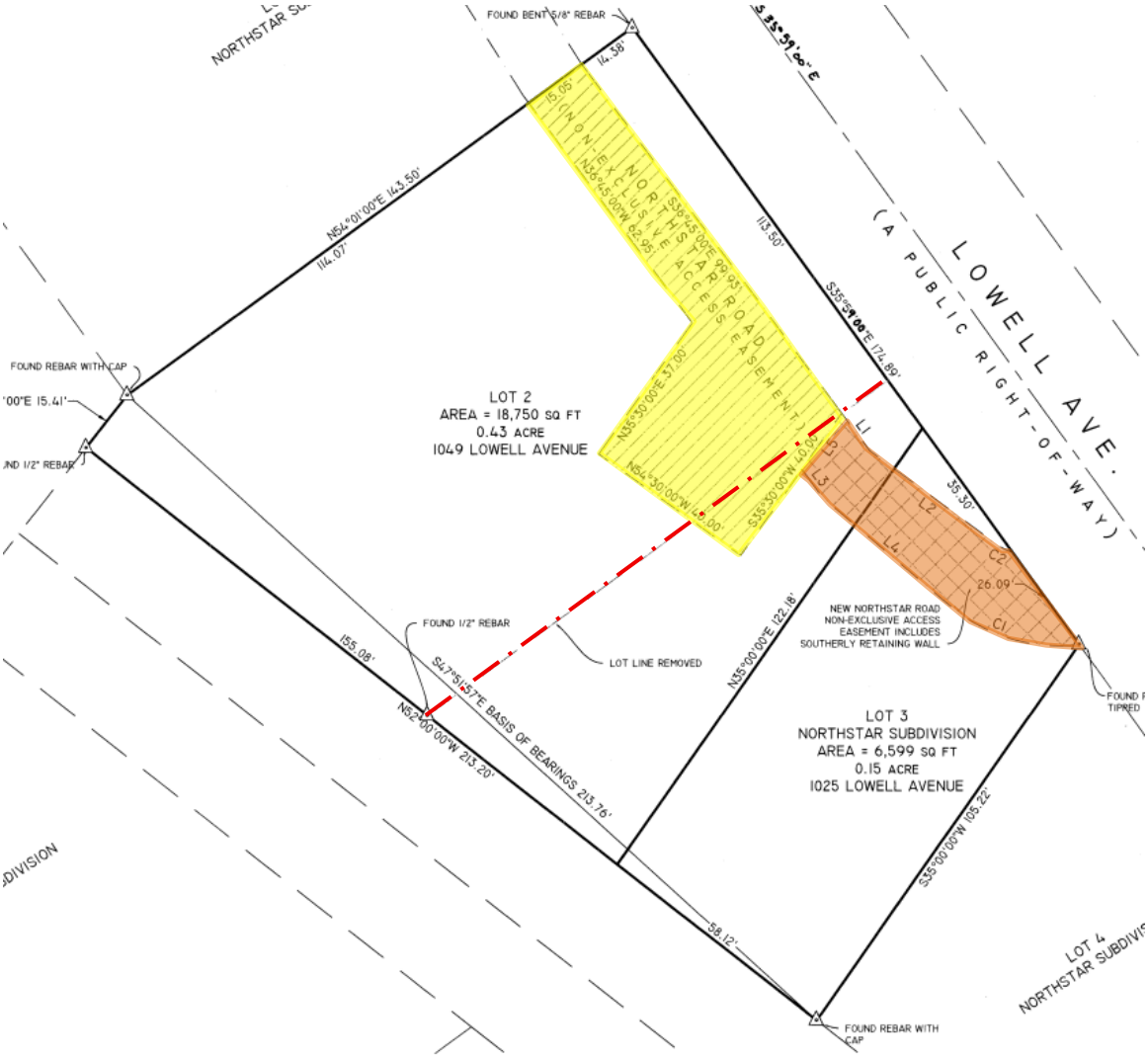



*Figure 4. Lot Line Adjustment impacting Lots 2 and 3 of the Northstar Subdivision, with the original non-exclusive access easement highlighted in yellow and the new non-exclusive access easement highlighted in orange. The original Lot Line is denoted with a dashed red line.*

On October 28, 2021, the City Council adopted Ordinance No. 2021-42 (Exhibit J) approving the Northstar Subdivision Lot 1 Amended Plat (Summit County Recorder Entry No. 1184843; Exhibit K). The amended plat split the Lot into two (Lots 1A and 1B). The 15-foot access easement connecting Northstar Lots 2 and 3 with Barbara's Subdivision remained in place across the front of each Lot (see Figure 5). The platted access easement included reference to a Party Wall Agreement with Easements and Restrictive Covenants recorded December 30, 1985 (Summit County Recorder Entry No. 244212; Exhibit L).

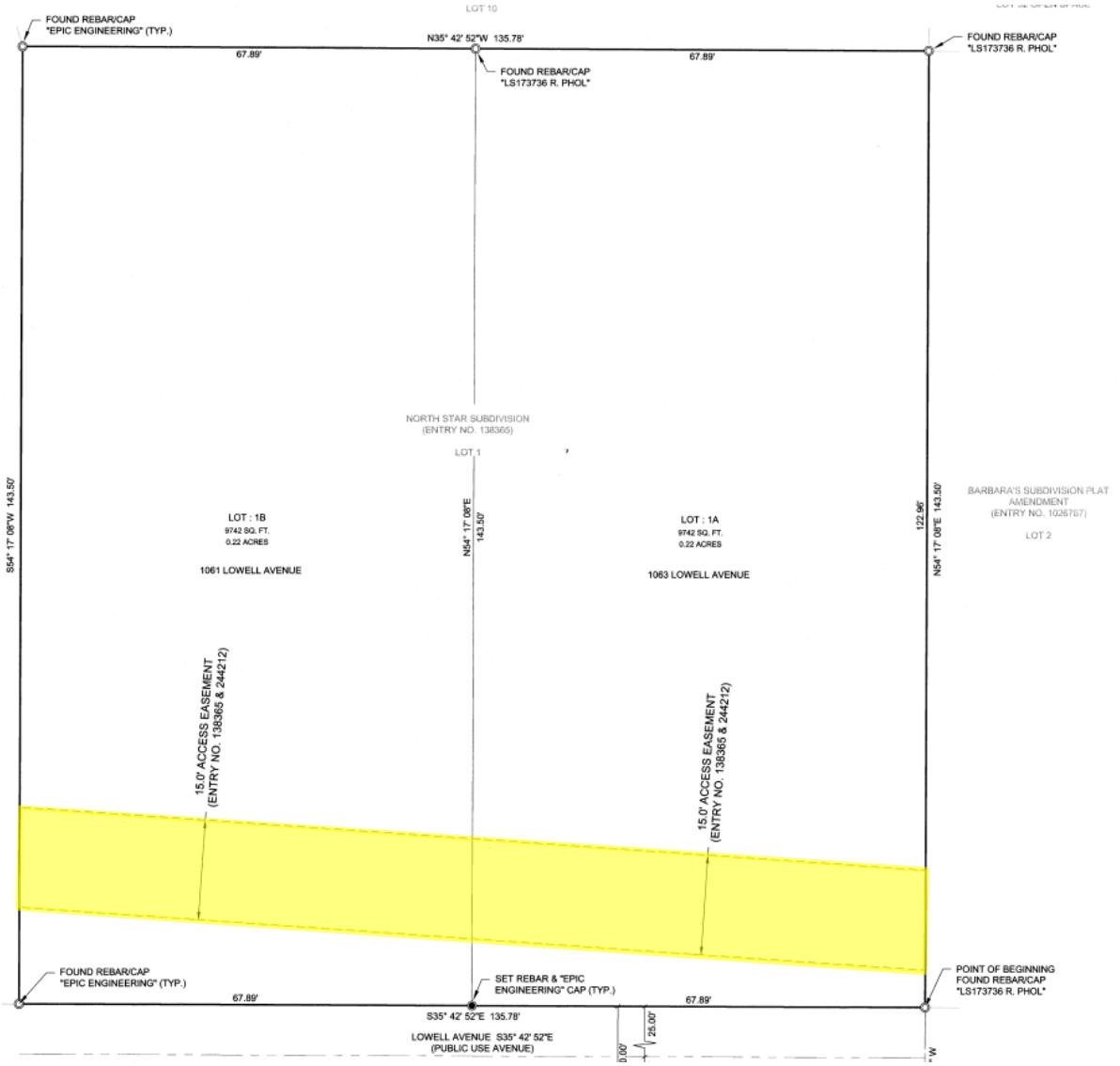



*Figure 5. Northstar Subdivision Lot 1 Amended with access easement highlighted in yellow. Northstar Lots 2 and 3 are to the southeast (left), Barbara's Subdivision is to the northwest (right).*

On May 22, 2024, the Planning Commission approved a proposal to convert duplexes on Northstar Lots 1A and 1B into condominium units, creating four units via the Lowell Avenue Condominium Residences Plat (Meeting Packet, Item 5.B; Minutes, p. 2). The approved plat (Summit County Recorder Entry No. 1223449; Exhibit M) retained the 15-foot access easement parallel to Lowell Avenue (see Figure 6).

These recorded plats demonstrate that the access easement for Northstar Lots 2 and 3, Lowell Avenue Condominium Residences, and Barbara's Subdivision has been in place for nearly 50 years. The easement was extended in 2021, but it has never been reduced or removed. The access easement is sometimes also identified as a utility easement, and some plats further clarify that the easement is a non-exclusive access easement; however, each recorded plat including and since the original 1977 plat clearly states the purpose of the easement is for access.

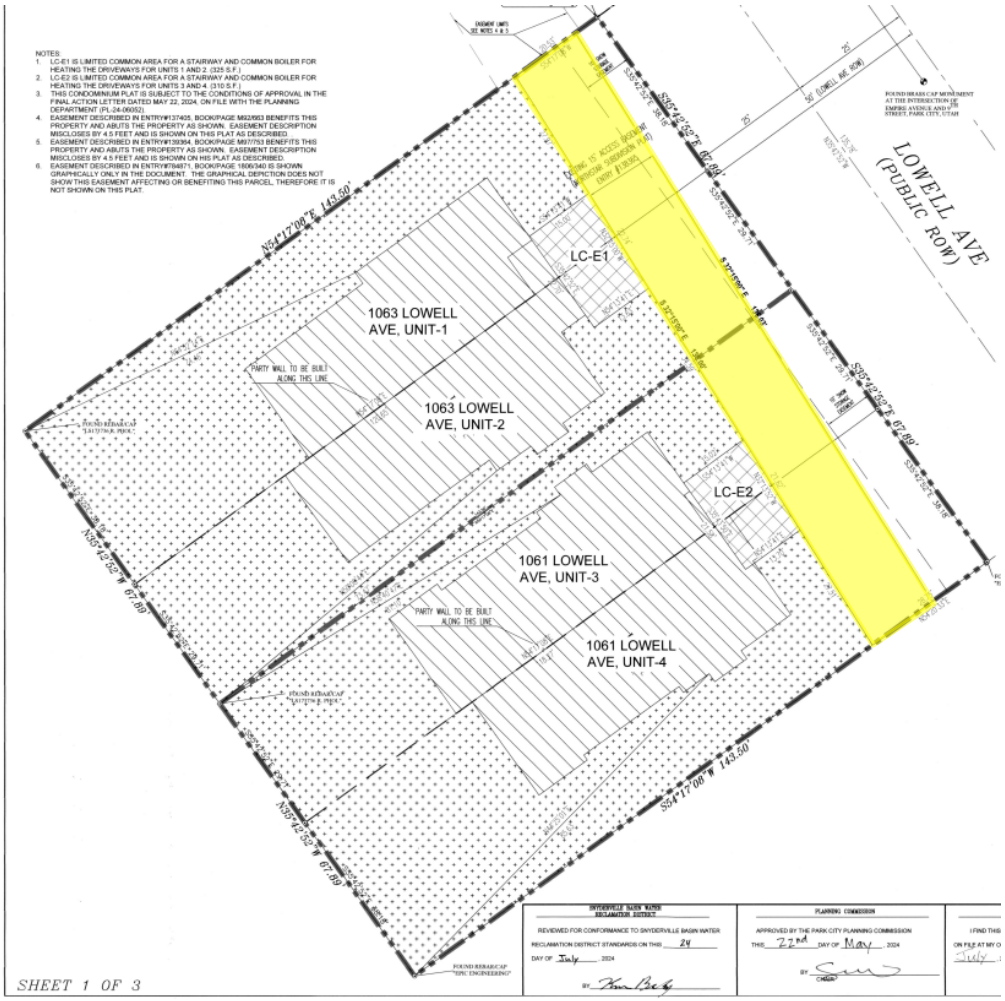



*Figure 6. Lowell Avenue Condominium Residences Plat with access easement highlighted in yellow.*

The Applicant placed an unpermitted wall across the access easement:




*Figure 7. Northstar Lot 2 (1049 Lowell Avenue) is the gray house shown on the left. The property owner constructed an unpermitted wall along the north Lot Line, as indicated with a red circle. Northstar Lot 1B is shown on the right.*

The wall restricts movement along the access easement:




*Figure 8. The access easement connecting Northstar Lots 2 & 3, Lowell Avenue Condominium Residences, and Barbara's Subdivision was blocked by installation of an unpermitted wall (see inset image at left).*

## Analysis

**(I) Staff does not find Good Cause for the Northstar Lots 2 & 3 Second Amended Plat.**

Plat Amendments are reviewed according to the requirements of Land Management Code (LMC) § 15-7.1-6 *Final Subdivision Plat* and require findings of Good Cause and that no Public Street, Right-of-Way, or easement has been vacated or amended.[3]

[3] LMC § 15-7.1-3(B)

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 does not find Good Cause for the proposed Plat Amendment because it vacates an established access easement. LMC § 15-7.3-3 *General Lot Design Requirements* establishes standards for Subdivisions. Among other requirements, "[t]he Lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing Building Permits to build on all Lots in compliance with the International Building Code, the Land Management Code, and in **providing reasonable driveway Access to Buildings on such Lots from an approved Street**" (emphasis added).[4]

The established access easements provide access, including emergency vehicle access, to six Lots fronting Lowell Avenue. Before installation of the unpermitted wall, each Lot had two points of access to Lowell Avenue—one on the northwest in front of Barbara's Subdivision and one on the southeast in front of Northstar Lot 3.

The unpermitted wall now restricts access across the access easements for all vehicles, including emergency vehicles. Northstar Lots 2 and 3 access Lowell Avenue from the southeast while Lowell Avenue Condominium Residences and Barbara's Subdivision access Lowell Avenue from the northwest.

Utah Fire Code Section 503.2.5 requires an approved turnaround area for emergency vehicles for any dead-end access road longer than 150 feet. The unpermitted wall effectively splits the access easement into two dead-end access roads. The remaining section of the original (northern) access easement is longer than 150 feet with no approved turnaround area for emergency vehicles.

If the vacation of the easement was granted, the Lowell Avenue Condominium Residences and Barbara's Subdivision properties served by the original access easement no longer comply with access requirements for emergency vehicle access required by Utah Fire Code Section 503.2.5.

The proposal to vacate the access easement eliminates through access across an easement that has been in place for nearly 50 years in the broader original Northstar Subdivision. The unpermitted wall creates a non-conformity with Utah Fire Code and does not further the health, safety, and welfare of the properties served by the original access easement.

No consent of the Lowell Avenue Condominium Residences and Barbara's Subdivision

[4] LMC § 15-7.3-3(A)

owners is part of the application.

**(II) The Development Review Committee reviewed the proposal on September 15, 2026. Park City Fire District requires developments to comply with access requirements for emergency vehicles.[5]**

## 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 posted notice to the property on October 29, 2026. Staff mailed courtesy notice to property owners within 300 feet on October 29, 2026. The *Park Record* published courtesy notice on October 30, 2026.[6]

## Public Input

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

## Alternatives

The Planning Commission may:

- Deny the Northstar Subdivision Lots 2 & 3 Second Amended Plat Amendment.
- Approve the 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: Applicant's Narrative
C: February 16, 1977, Planning Commission Minutes
D: Northstar Subdivision Plat
E: 1977 Grant of Access Easement
F: Ordinance No. 2014-51
G: Barbara's Subdivision Plat
H: Ordinance No. 2021-19
I: Northstar Subdivision Lots 2 & 3 Lot Line Adjustment
J: Ordinance No. 2021-42
K: Northstar Subdivision Lot 1 Amended Plat
L: Party Wall Agreement with Easements and Restrictive Covenants
M: Lowell Avenue Condominium Residences Plat

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[5] 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).
[6] LMC § 15-1-21

**Planning Department**

October 14, 2026

Alliance Engineering
Attn: Megan Blosser

CC: David Larcher

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 1049 and 1025 Lowell Avenue |
| Zoning District: | Historic Residential – 1 (HR-1) |
| Application: | Plat Amendment |
| Project Number: | PL-26-07035 |
| Action: | DENIED |
| Date of Final Action: | October 14, 2026 |
| Project Summary: | The Applicant Proposes to Amend the Northstar Subdivision Lots 2 & 3 Plat to Vacate a Portion of an Access Easement. |

**Action Taken**
On October 14, 2026, the Planning Commission conducted a public hearing and DENIED the proposed Plat Amendment according to the following findings of fact and conclusion of law.

**Findings of Fact**

1. 1049 and 1025 Lowell Avenue are Lots 2 and 3 of the Northstar Subdivision in the Historic Residential (HR-1) Zoning District.
2. Lot 2 (1049 Lowell Avenue) is an 18,750-square-foot Lot developed with a 5,321-square-foot Single-Family Dwelling.
3. Lot 3 (1025 Lowell Avenue) is 6,599 square feet and is vacant.
4. The original plat for the Northstar Subdivision was recorded with Summit County on June 10, 1977, and includes an access easement running parallel to Lowell Avenue, recorded with Summit County on August 2, 1977 (hereinafter the “original access easement”).

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5. Barbara's Subdivision Plat Amendment was recorded with Summit County on August 27, 2015, and includes the original access easement running parallel to Lowell Avenue.
6. The Northstar Subdivision Lot 2 & 3 Lot Line Adjustment was recorded with Summit County on October 6, 2021, includes the original access easement running parallel to Lowell Avenue and dedicated an extension of the access easement southeast to create a new point of access on Lowell Avenue adjacent to Lot 3 (hereinafter the "southern access easement").
7. The Northstar Subdivision Lot 1 Amended Plat was recorded with Summit County on March 8, 2022, and includes the original access easement running parallel to Lowell Avenue and reference to a party wall agreement with easements and restrictive covenants recorded with Summit County on December 30, 1985.
8. The Lowell Avenue Condominium Residences Plat was recorded with Summit County on August 6, 2024, and includes the original access easement running parallel to Lowell Avenue.
9. The original access easement and the southern access platted easements create a non-exclusive access drive that runs parallel to Lowell Avenue and extends across two subdivisions to the north – Lowell Avenue Condominium Residences and Barbara's Subdivision, along with Lots 2 and 3.
10. The Applicant constructed an unpermitted[1] rock wall along the north Lot Line and across the non-exclusive access easement, eliminating access, including emergency/fire access, between Lot 2 and the Lowell Avenue Condominium Residences and Barbara's Subdivision along the northern access easement.
11. The Applicant was issued a notice of violation on August 21, 2024, which was accompanied by an administrative order to remove the rock wall.
12. Enforcement of the removal order was stayed when the Applicant expressed interest in pursuing a plat amendment to vacate a portion of the non-exclusive access easement and obtain proper approvals for the rock wall.
13. On September 3, 2026, the Applicant applied to amend the Northstar Subdivision Lots 2 & 3 Plat to vacate a portion of the access easement. No consent from the Lowell Avenue Condominium Residences and Barbara's Subdivision was included.
14. Land Management Code (LMC) Section 15-7.1-6 *Final Subdivision Plat* requires the Planning Commission to make a finding of Good Cause to approve a Plat

[1] The property owner did not obtain Historic District Design Review or building permit approval.

DRAFT

Amendment. LMC Section 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.”

15. LMC Section 15-7.3-3 *General Lot Design Requirements* establishes the requirement that Lots be arranged such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing Building permits to build on all Lots in compliance with the International Building Code, the Land Management Code, and in providing reasonable driveway access to buildings on such Lots from an approved Street.
16. The established access easements provide access, including emergency vehicle access, to six Lots fronting Lowell Avenue. Before installation of the unpermitted wall, each Lot had two points of access to Lowell Avenue – one on the northwest in front of Barbara’s Subdivision and one on the southeast in front of Northstar Lot 3.
17. The unpermitted wall now restricts travel across the access easements for all vehicles, including emergency vehicles. Northstar Lots 2 and 3 access Lowell Avenue from the southeast while Lowell Avenue Condominium Residences and Barbara’s Subdivision access Lowell Avenue from the northwest.
18. The Planning Commission does not find Good Cause for the Northstar Lots 2 & 3 Second Amended Plat.
    a. The proposed plat vacates an established access easement that has been in place for nearly 50 years in the broader original Northstar Subdivision.
    b. The established access easement provides access, including emergency vehicle access, to six Lots fronting Lowell Avenue.
    c. The unpermitted rock wall restricts access across the original access easement for all vehicles, including emergency vehicles.
    d. Utah Fire Code Section 503.2.5 requires an approved turnaround area for emergency vehicles for any dead-end access road longer than 150 feet.
    e. The unpermitted wall effectively splits the access easement into two dead-end access roads; the remaining section of the original (northern) access easement is longer than 150 feet with no approved turnaround area for emergency vehicles.

DRAFT

f. If the vacation of the easement was granted, the Lowell Avenue Condominium Residences and Barbara's Subdivision properties served by the original access easement no longer comply with access requirements for emergency vehicle access required by Utah Fire Code Section 503.2.5.
g. The unpermitted wall creates a non-conformity with Utah Fire Code and does not further the health, safety, and welfare of the properties served by the original access easement.
h. No consent of the Lowell Avenue Condominium Residences and Barbara's Subdivision owners is part of the application.

**Conclusion of Law**

1. The Planning Commission does not find Good Cause for approval of the Northstar Subdivision Lots 2 & 3 Second Amended Plat.
2. The proposed amendment does not meet the Subdivision requirements outlined in LMC Chapter 15-7.
3. The proposed amendment would violate Utah Fire Code Section 503.2.5 for previously approved portions of the original Northstar Subdivision.

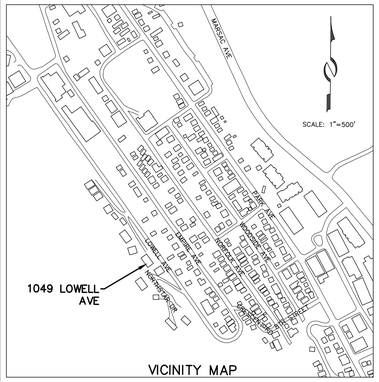
This Final Action may be appealed pursuant to LMC § 15-1-18. If you have questions or concerns regarding this Final Action Letter, please call (435) 731-6088 or email alexander.barton@parkcity.gov.

Sincerely,

Christin Van Dine
Planning Commission Chair

CC: Alec Barton

DRAFT




VICINITY MAP




20' 0 20' 40'

SCALE: 1"=20'

## SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-73-504 and have verified the boundary locations and have found monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this plat amendment of the property described hereon, hereafter to be known as NORTHSTAR SUBDIVISION LOTS 2 & 3 SECOND AMENDED.

PROFESSIONAL LAND SURVEYOR — No. 4857264 — MICHAEL DEMKOWICZ — 9/1/2026 — STATE OF UTAH

DRAFT FOR REVIEW

## LEGAL DESCRIPTION

Lots 2 and 3, Northstar Subdivision Lot 2 and 3, Lot Line Adjustment, according to the Official Plat thereof, on file and of record in the Office of the Summit County Recorder.

(Tax Serial Nos. NR-2-AM and NR-3-AM)

## OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that, David J. Larcher, President of Sea and Ski Properties LLLP, an Arizona Limited Liability Limited Partnership, as to Lot 2 Sea and President of Ski Properties LP, an Arizona Limited Partnership as to Lot 3, the undersigned owner of the herein described tract of land, to be known hereafter as NORTHSTAR SUBDIVISION LOTS 2 & 3 SECOND AMENDED, does hereby certify that I have caused this plat to be prepared, and do hereby dedicate all easements shown hereon and consent to the recordation of this plat.

In witness whereof, the undersigned set his hand this _____ day of _____, 2026.

Sea and Ski Properties LLLP, an Arizona Limited Liability Limited Partnership, as to Lot 2 Sea and Ski Properties LP, an Arizona Limited Partnership as to Lot 3.

By:_____
David J. Larcher (President)

## ACKNOWLEDGMENT

State of _____)
: ss.
County of _____)

On this _____ day of _____, 2026, David J. Larcher, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he is the president of Sea and Ski Properties LLLP, an Arizona Limited Liability Limited Partnership, as to Lot 2 Sea and Ski Properties LP, an Arizona Limited Partnership as to Lot 3, and he acknowledged to me that he executed the NORTHSTAR SUBDIVISION LOTS 2 & 3 SECOND AMENDED.

_____
A Notary Public commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No: _____

## NOTES

1. This plat is subject to the Conditions of Approval in the Final Action Letter dated _____, 2026, and on file with the Planning Department (PL-26-_____).
2. See Survey S-_____ on file with the Summit County Surveyor's Office.
3. The purpose of this Plat Amendment is to vacate an access easement on Lot 2 of the subject Parcels.
4. Lot 3 is affected by an Encroachment Permit for a snow melt system in the city right-of-way, recorded November 5, 2007, as Entry No. 829941, in Book 1898, at Page 123, Summit County Recorder's Office. This permit does not contain a legal description and cannot be plotted per record.
5. The subject parcels are also affected by that certain Grant of Easement, recorded August 2, 1977, as Entry No. 139364, in Book M97, at Page 753, Summit County Recorder's Office.

# NORTHSTAR SUBDIVISION LOTS 2 & 3 SECOND AMENDED

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

SHEET 1 OF 1

9/1/2026 | JOB NO.: 1-8-20 | FILE: X\ParkCitySurvey\dwg\srv\plat2020\010820.dwg

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

| SNYDERVILLE BASIN WATER RECLAMATION DISTRICT | PLANNING COMMISSION | ENGINEER'S CERTIFICATE | APPROVAL AS TO FORM | PUBLIC SAFETY ANSWERING POINT APPROVAL | RECORDED |
|---|---|---|---|---|---|
| REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2026 | APPROVED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2026 | I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2026 | APPROVED AS TO FORM THIS _____ DAY OF _____, 2026 | APPROVED THIS _____ DAY OF _____, 2026 | STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ |
| BY _____ | BY _____ CHAIR | BY _____ PARK CITY ENGINEER | BY _____ PARK CITY ATTORNEY | BY _____ SUMMIT COUNTY GIS COORDINATOR | _____ FEE _____ RECORDER |
| | | | | | TIME _____ DATE _____ ENTRY NO. _____ |

Northstar Subdivision Lots 2 & 3 Second Amended

Project Intent

September 1, 2026

The proposed Northstar Subdivision Lots 2 & 3 Second Amended consists of two lots, previously known as the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment, recorded October 6, 2021 as Entry No. 1174784 in the Summit County Recorder's Office. Lot 2 is located at 1049 Lowell Avenue and has a single-family residence on the lot. Lot 3 is located at 1025 Lowell Avenue and does not have any structures.

The owner of Lot 2 has constructed a privacy/retaining wall on Lot 2, which cuts through the platted access easement found in the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment. The purpose of the proposed plat amendment is to vacate a portion of the access easement on Lot 2 to allow for the now existing retaining wall.

PLANNING COMMISSION DECISION SESSION MEETING

February 16, 1977

The regular meeting began at 8:05 p.m. with Chairman Watts conducting. Those members present were as follows: Bob Wells, Merrill Sanchez, Roy Reynolds, Wayne Iverson and Kurt Nelson. Also in attendance were Van Martin, City Planner, & Jan Wilking, City Councilman

A motion was made by Commissioner Wells to approve the minutes of the January 19, 1977, decision session meeting as written. The motion was seconded by Commissioner Sanchez and carried.

#2 Jack Johnson - Thaynes Canyon Interior Subdivision - Final Plat

Commissioner Wells made a motion to approve this proposal subject to the property owners being notified that any construction proposed on the property involved in this interior subdivision will need to receive conditional use approval. This is to be done by means of deed restriction. The motion was seconded by Commissioner Nelson with all members voting in favor of the motion.

#3 Bruce Patrono - Mountain Fishery - Free Standing Sign

A motion was made to approve this free standing sign by Commissioner Wells. The motion was seconded by Commissioner Sanchez with all members voting in favor of the motion.

#4 Joe Bernolfo - No. Star Subdivision - Final Approval

The Planning Commission discussed this proposal looking at the new revised plat which shows a 50 ft. right of way for roads. Some discussion was held concerning the fact that building placement should be controlled in restrictive covenants for the property. It was pointed out that the pavement would be 20 ft. wide, that turnouts would be provided as shown on the plat and that turn arounds would exist at the ends of the respective streets. A discussion was taken up concerning on-street parking and it was determined that in the restrictive covenants it will indicate that on-street parking is not permited except where the pavement is widened specifically for that purpose.

A motion was made by Commissioner Wells to approve this proposal and recommend that it be sent to the City Council for their consideration. This approval being subject to recording with the plat the disclaimer of City responsibility being prepared by the City Attorney and the above information relating to designation of building sites, pavement widths and a restriction concerning on-street parking. The motion was seconded by Commissioner Iverson with all members voting in favor of the motion.

#5 Matt Alvarez - Timberhaus @ The Golf Course Pro Shop

The Planning Commission discussed the fact that this proposal still needs to have graphics turned in. A motion was made by Commissioner Wells to approve both the sign and conditional use subject to graphics being submitted on the sign. Commissioner Reynolds seconded the motion with all members voting in favor of it.

#6 Craig Masters - The Ski Company

The site plan was turned in showing the outbuilding for flammables.

# NORTHSTAR SUBDIVISION

LOCATED IN N.W. 1/4 SEC. 16 T2S R4E SLB & M

1" = 50'

0 25 50 75 100 200

① - Denotes 5' non-exclusive utilities & improvements easement

② - Denotes non-exclusive utilities, improvements & access easement

## OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS NORTHSTAR SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHERE OF I HAVE HEREUNTO SET MY HANDS THIS 16TH DAY OF FEBRUARY A.D. 1977

Joseph E. Bernolfo III

JOSEPH E. BERNOLFO, III

## ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS 16th DAY OF February A.D. 1977 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN FOR SAID STATE AND COUNTY, JOSEPH E. BERNOLFO III WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY.

Lisa Gustafson
NOTARY PUBLIC

MY COMMISSION EXPIRES 12-10-80
RESIDING IN SUMMIT COUNTY, UTAH

## SURVEYOR'S CERTIFICATE

I JACK J. JOHNSON DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4496 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS NORTHSTAR SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BLOCKS 31, 32, 33, 40 AND 41 OF SNYDER'S ADDITION TO PARK CITY, PARK CITY, UTAH TOGETHER WITH THE FOLLOWING VACATED STREETS AND AVENUES: CRESCENT STREET FROM LOWELL AVENUE SOUTH WESTERLY TO THE CENTER LINE OF QUAKING ASP AVENUE; HALLADAY STREET FROM LOWELL AVENUE SOUTH WESTERLY TO THE CENTER LINE OF QUAKING ASP AVENUE; SHEPHERD STREET FROM LOWELL AVENUE SOUTH WESTERLY TO THE CENTER SECTION LINE OF SECTION 16, THE EASTERLY ONE-HALF OF QUAKING ASP AVENUE FROM THE CENTER SECTION LINE NORTHWESTERLY TO THE NORTHERLY LINE OF CRESCENT STREET; PACIFIC AVENUE FROM THE CENTER SECTION LINE NORTHWESTERLY TO THE NORTHWESTERLY LINE OF CRESCENT STREET. ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT SOUTH 89°55'05" WEST ALONG THE CENTER SECTION LINE, 2637.36 FEET FROM THE EAST QUARTER CORNER OF SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY OF LOWELL AVENUE, RUNNING THENCE SOUTH 89°55'05" WEST ALONG SAID CENTER SECTION LINE 462.75 FEET; THENCE NORTH 35°59'00" WEST 675.15 FEET; THENCE NORTH 54°01'00" EAST 375.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, THENCE SOUTH 35°59'00" EAST ALONG SAID RIGHT OF WAY LINE 946.285 FEET TO THE POINT OF BEGINNING.
CONTAINS 6.93 ACRES.

TOGETHER WITH AN EASMENT FOR ACCESS BEGINNING AT A POINT WHICH IS SOUTH 89°53'05" WEST ALONG THE CENTER OF SECTION LINE 2637.36 FEET FROM THE EAST QUARTER CORNER OF SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND NORTH 35°59' WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE 946.285 FEET; AND RUNNING THENCE SOUTH 54°01' WEST 20.595 FEET; THENCE NORTH 32°15' WEST 35.00 FEET; THENCE NORTH 54°01 EAST 15.00 FEET; THENCE SOUTH 35°59' EAST 34.82 FEET TO THE POINT OF BEGINNING.

Jack J. Johnson
JACK J. JOHNSON

FEBRUARY 16, 1977
DATE

RECORDED CONCURRENTLY
THAT CERTAIN AGREEMENT TITLED "RELEASE, WAIVER AND AGREEMENT OF PROPOSED NORTHSTAR SUBDIVISION" MADE ON THE 29th DAY OF APRIL, 1977 BY AND BETWEEN PARK CITY MUNICIPAL CORPORATION AND JOSEPH E. BERNOLFO III, RECORDED AND FILED

Entry No. 138366
DATE 6-10-77 TIME 3:33 BOOK M95 PAGE 292
AT THE REQUEST OF Summit Co. Title
FEE 4.00

SUMMIT COUNTY RECORDER

PREPARED BY:
J. J. JOHNSON & ASSOCIATES
CIVIL ENGINEERING, LAND PLANNING SURVEYING
1815 PARK AVE., P.O. BOX 1661
PARK CITY, UTAH 84060
FEB. 77

**CITY PLANNING COMMISSION**
APPROVED & ACCEPTED BY THE PARK CITY PLANNING COMMISSION THIS 16 DAY OF Feb A.D. 1977
Bernis Watts
CHAIRMAN

**ENGINEERS CERTIFICATE**
APPROVED & ACCEPTED BY THE PARK CITY ENGINEERING DEPARTMENT THIS 2nd DAY OF May AD. 1977
John Shobaec
PARK CITY ENGINEER

**APPROVAL AS TO FORM**
APPROVED AS TO FORM THIS 18 DAY OF May A.D. 1977
Mick J. Belair
PARK CITY ATTORNEY

**CERTIFICATE OF ATTEST**
ATTEST THIS 19th DAY OF May A.D. 1977
Bruce C. Decker
PARK CITY RECORDER

**COUNCIL APPROVAL & ACCEPTANCE**
APPROVED & ACCEPTED BY THE PARK CITY COUNCIL THIS 18 DAY OF May A.D. 1977
Leon Uriarte
MAYOR

**RECORDED**
NO. 138366
STATE OF UTAH, COUNTY OF SUMMIT RECORDED & FILED AT THE REQUEST OF: Summit County Title
DATE: June 16, 1977 TIME: 3:33
FEE $
SUMMIT COUNTY RECORDER

Bk 32,33-31 40-41

Platted

NORTHSTAR

Page 216 of 356

INDEXED: .....
MAILED: 9
ENTERED: .....
RELEASED: .....
ABSTRACTED: .....
STAMPED: .....

# GRANT OF EASEMENT

Joseph E. Bernolfo, III, a single man, Grantor; for ten dollars and other good and valuable consideration, hereby grants and conveys to Park City Development Company, Inc., a Utah corporation, its grantees and assigns, Grantee, a non-exclusive, perpetual and continuous easement and right-of-way for all vehicular and pedestrian traffic for ingress and egress and for the installation and maintenance of sewer lines, electrical lines, gas lines, and other utilities, in over and across the following described property in Summit County, Utah:

> Beginning at a point which is South 89°53'05" West along the center of section line 2637.36 feet from the East quarter corner of Section 16 Township 2 South, Range 4 East, Salt Lake Base and Meridian and North 35°59' West along the Westerly right of way line of Lowell Avenue 946.285 feet; thence South 54°01' West 25.00 feet; thence North 32°15' West 85.00 feet; thence North 54°01 East 15.00 feet; thence South 35°59' East 84.22 feet to the point of beginning.

This easement and right of way shall be appurtenant to and for the benefit of the following tract of land owned by the Grantee situate in Summit County, Utah:

> Blocks 32, 33, 40 and 41 of Snyder's Addition to Park City; Park City, Utah together with the following vacated street and avenues: Crescent Street from Lowell Avenue South Westerly to the center line of Quaking Asp Avenue; Halladay Street from Lowell Avenue South Westerly to the center line of Quaking Asp Avenue; Shepherd Street from Lowell Avenue South Westerly to the center section line of Section 16, the Easterly one-half of Quaking Asp Avenue from the center section line North Westerly to the Northerly line of Crescent Street. Being more particularly described as follows: Beginning at a point South 89°53'05" West along the center section line 2637.36 feet from the East quarter corner of Section 16 Township 2 South, Range 4 East, Salt Lake Base and Meridian: Said point also being on the Westerly right of way of Lowell Avenue, running thence South 89°53'05" West along said center section line 462.75 feet; thence North 35°59'00West 675.15 feet; thence North 54°01'00" East 375.00 feet to a point on the Westerly right of way line of Lowell Avenue, thence South 35°59'00" East along said right of way line 946.25 feet to the point of beginning.

BOOK #97 PAGE 753

Entry No. 139364 Book M97
RECORDED 8-2-77 at 2:12 M Page 753-4
REQUEST of Joseph E Bernolfo
FEE $ 7.00 WANDA Y. SPRUNG SUMMIT CO. RECORDER
By Wanda Y. Sprung
INDEXED ..... ABSTRACT .....

This easement and right of way includes the right to construct and maintain thereon a hard surface roadway, sidewalk, curb and gutter at such time and from time to time as Grantee may determine.

Grantor acknowledges that the said property is being subdivided by Grantee and that the said easement and right of way will be included as part of the dedicatory plat of the North Star Subdivision and agrees that said easement and right of way may be so included and may be used for all purposes in connection with said plat and subdivision.

In witness whereof, the Grantor has caused his name to be hereunto affixed this 2 day of August, 1977.

Joseph E. Bernolfo, III

STATE OF UTAH )
: ss.
COUNTY OF SALT LAKE )

On the 2nd day of August, 1977, personally appeared before me Joseph E. Bernolfo, III, a single man, who being duly sworn by me did say that he is the signer of the above instrument.

Harriet Lawrence
Notary Public

My commission expires: November 24, 1977

Residing at: Salt Lake City, Utah

BOOK 97 PAGE 754

1.00

**Ordinance No. 14-51**

**AN ORDINANCE APPROVING THE BARBARA'S SUBDIVISION PLAT AMENDMENT LOCATED AT 1103 AND 1105 LOWELL AVENUE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 1103 and 1105 Lowell Avenue has petitioned the City Council for approval of the record of survey 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 hearing on September 24, 2014, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on September 24, 2014, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 9, 2014, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Barbara's Subdivision Plat Amendment.

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

**SECTION 1. APPROVAL.** Barbara's Subdivision Plat Amendment as shown in Attachment 1 is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 1103 and 1105 Lowell Avenue.
2. The property is in the Historic Residential (HR-1) District.
3. The subject property consists of all of Lot 1 & Lot 2, southern portions of Lot 3 and 30, Lot 31 and Lot 32 (minus the east ten feet of lots 30, 31, & 32) of Block 34 of Snyder's Addition Survey.
4. The site currently contains a duplex that was built in 1978.
5. When the structure was built a two-family building (duplex) was an allowed use in the district. Should this application be approved, the applicant would demolish the existing duplex prior to plat recordation as a condition of approval.
6. The entire area is recognized by the County as Parcel no./Tax id no.: SA-321-A.
7. The proposed plat amendment creates two (2) lots of record from the existing area

consisting of 8,680 square feet.

8. A single-family dwelling is an allowed use in the Historic Residential (HR-1) District.
9. The minimum lot area for a single-family dwelling is 1,875 square feet.
10. Lot 1 is proposed to be 2,581.10 square feet.
11. Lot 2 is proposed to be 6,094.03 square feet.
12. The proposed lots meet the minimum lot area for a single-family dwelling.
13. A duplex is a conditional use in the Historic Residential (HR-1) District.
14. The minimum lot area for a duplex is 3,750 square feet.
15. Lot 1 does not have enough area to qualify for a duplex dwelling.
16. Lot 2 meets the minimum lot area for a duplex.
17. The minimum lot width allowed in the district is twenty-five feet (25').
18. Lot 1 is proposed to have a lot width of thirty seven feet (37').
19. Lot 2 is proposed to have a lot width of twenty five feet (25').
20. The proposed lots meet the minimum lot width requirement.
21. Lot 1 is proposed to have a building footprint of 1,118.5 square feet.
22. Lot 2 is proposed to have a building footprint of 2,163.5 square feet.
23. Land Management Code § 15-4-7 indicates that all lots shall have a front, two (2) sides, and a rear setback.
24. Land Management Code § 15-4-7 indicates that there are four (4) exceptions to setback standard. Furthermore sub-section E indicates that any lots, which are not specified in this section, shall have setbacks determine by the Planning Director.
25. The Planning Director has conducted an analysis of proposed lot 2 and have determined that this proposed lot does not fall under the four (4) specified exceptions listed under sub-sections A-D due to its unusual *flag lot* shape and have determined the following setbacks:
    a. The front yard setback shall be limited to a fifteen feet (15'), minimum.
    b. The rear yard setback shall be limited to ten feet (10'), minimum.
    c. Where the lot is twenty five feet (25') wide, the side yard setbacks shall be three feet (3'), minimum.
    d. Where the lot is sixty two feet wide, the side yard setbacks shall be five feet (5'), minimum, and fourteen feet (14'), total.
26. The Planning Commission agrees with the Planning Director's setback determination.
27. Development shall comply with Building Height parameters including the following height provisions: Maximum Height, Final Grade, Lowest Finish Floor Plane to Highest Wall Top Plate, Vertical Articulation, Roof Pitch, etc.
28. Each structure shall meet applicable parking standards.
29. Staff has identified that the duplex does not meet current LMC standards outlined above such as the side setbacks and height including vertical articulation.
30. The current building on the site is considered legal non-complying.
31. The LMC indicates that a non-complying structure may continue to be used and maintained subject to the standards and limitation of LMC Chapter §15-9.
32. The existing remnant parcels will become part of a legal lot of record.
33. This plat amendment is consistent with the Park City LMC and applicable State law regarding subdivision plats.
34. All findings within the Analysis section and the recitals above are incorporated herein

as findings of fact.

35. The applicant stipulates to the conditions of approval.

Conclusions of Law:

1. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. 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 record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. All new construction will require modified 13-D sprinklers.
4. A ten feet (10') wide public snow storage easement will be required along the front of the property.
5. The existing duplex shall be demolished prior to plat recordation.

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

PASSED AND ADOPTED this 9th day of October, 2014.

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, MAYOR

ATTEST:

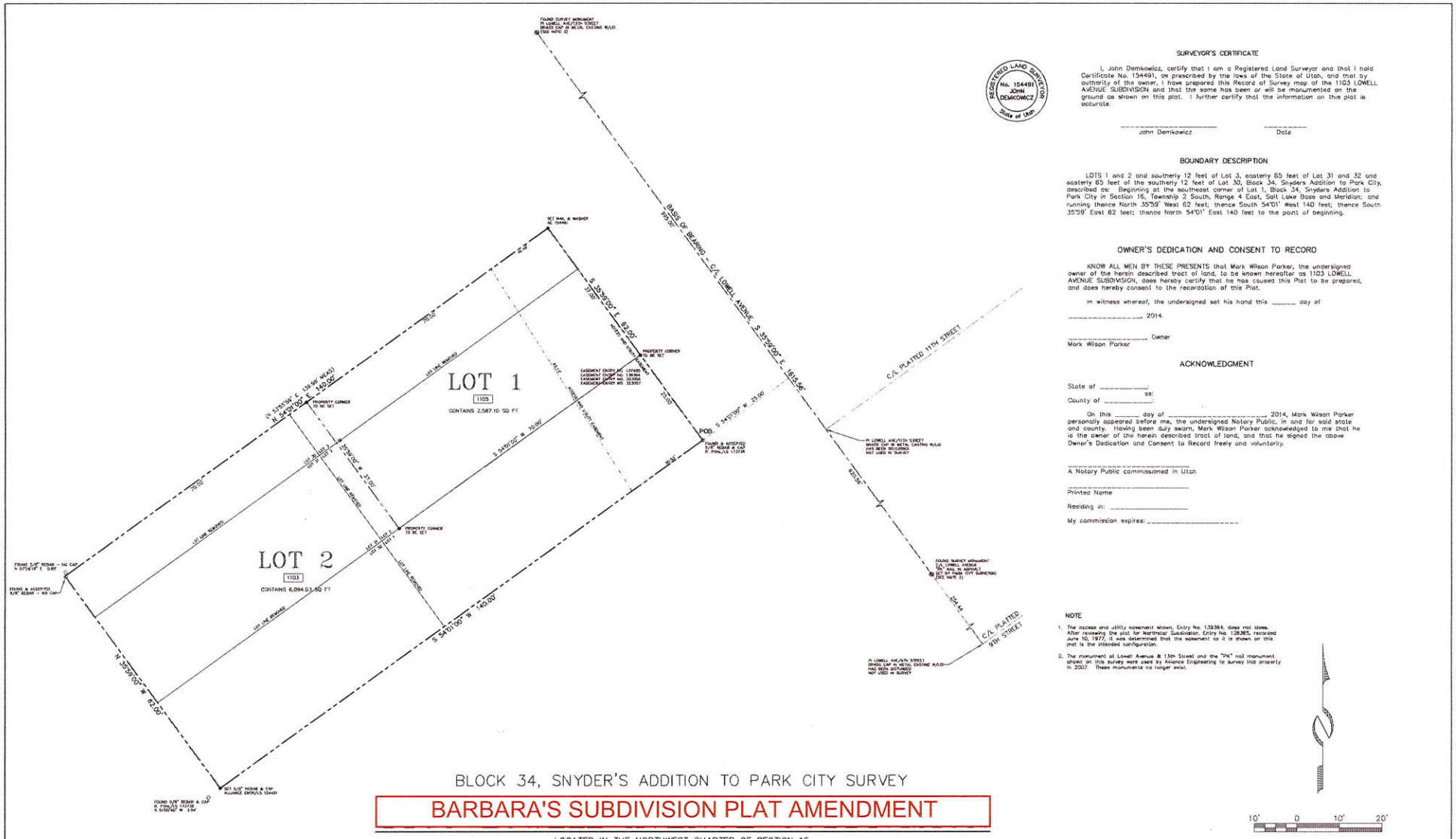
Marci Heil, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

**Attachment 1** – Proposed Plat

# Attachment 1 – Proposed Plat




BLOCK 34, SNYDER'S ADDITION TO PARK CITY SURVEY

## BARBARA'S SUBDIVISION PLAT AMENDMENT

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

REGISTERED LAND SURVEYOR No. 154491 JOHN DEMKOWICZ State of Utah

### SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah, and that by authority of the owner, I have prepared this Record of Survey map of the 1103 LOWELL AVENUE SUBDIVISION and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

John Demkowicz — Date

### BOUNDARY DESCRIPTION

LOTS 1 and 2 and southerly 12 feet of Lot 3, easterly 85 feet of Lot 31 and 32 and easterly 85 feet of the southerly 12 feet of Lot 30, Block 34, Snyders Addition to Park City, described as: Beginning at the southeast corner of Lot 1, Block 34, Snyders Addition to Park City in Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 35°59' West 62 feet; thence South 54°01' West 140 feet; thence South 35°59' East 62 feet; thence North 54°01' East 140 feet to the point of beginning.

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Mark Wilson Parker, the undersigned owner of the herein described tract of land, to be known hereafter as 1103 LOWELL AVENUE SUBDIVISION, does hereby certify that he has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _____, 2014.

_____ Owner
Mark Wilson Parker

### ACKNOWLEDGMENT

State of _____
ss:
County of _____

On this _____ day of _____, 2014, Mark Wilson Parker personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Mark Wilson Parker acknowledged to me that he is the owner of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
A Notary Public commissioned in Utah

_____
Printed Name

Residing in: _____

My commission expires: _____

### NOTE

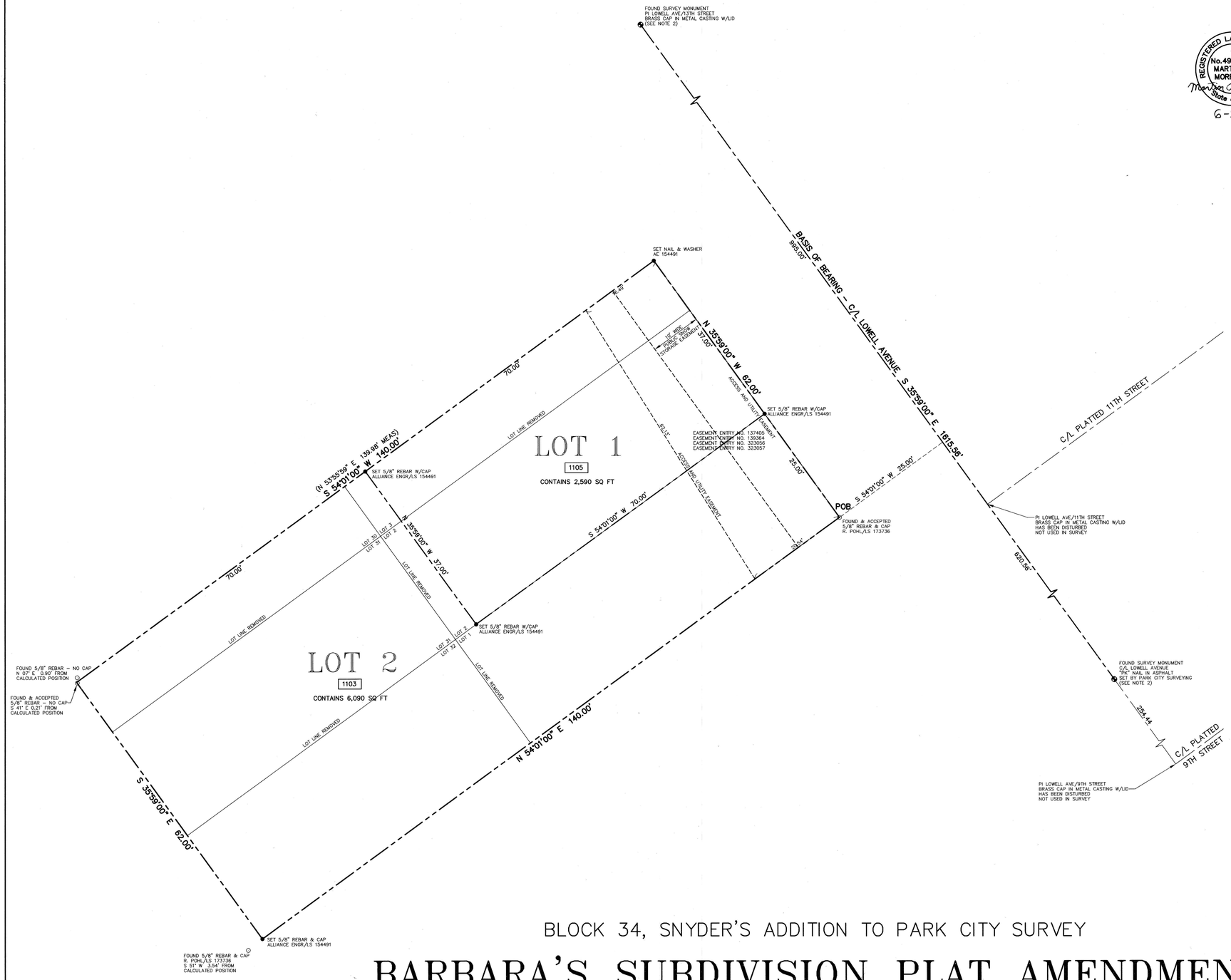
1. The access and utility easement shown, Entry No. 139364, does not close. After reviewing the plat for Northstar Subdivision, Entry No. 138365, recorded June 10, 1977, it was determined that the easement as it is shown on this plat is the intended configuration.
2. The monument at Lowell Avenue & 13th Street and the "PK" nail monument shown on this survey were used by Alliance Engineering to survey this property in 2007. These monuments no longer exist.

SHEET 1 OF 1

Y:\MM\ JOB NO.: 1-8-11 FILE: X:\SnydersAddition\dwg\srv\plat2011\010811.dwg

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

| SNYDERVILLE BASIN WATER RECLAMATION DISTRICT | PLANNING COMMISSION | ENGINEER'S CERTIFICATE | APPROVAL AS TO FORM | CERTIFICATE OF ATTEST | COUNCIL APPROVAL AND ACCEPTANCE | RECORDED |
|---|---|---|---|---|---|---|
| REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2014 | APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2014 | I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2014 | APPROVED AS TO FORM THIS _____ DAY OF _____, 2014 | I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2014 | APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2014 | STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ |
| BY _____ S.B.W.R.D. | BY _____ CHAIRMAN | BY _____ PARK CITY ENGINEER | BY _____ PARK CITY ATTORNEY | BY _____ PARK CITY RECORDER | BY _____ MAYOR | ENTRY NO. _____ FEE _____ RECORDER _____ |




## SURVEYOR'S CERTIFICATE

REGISTERED LAND SURVEYOR
No. 4938739
MARTIN A. MORRISON
State of Utah

6-5-'15

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owner, I have prepared this Record of Survey map of BARBARA'S SUBDIVISION PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

## BOUNDARY DESCRIPTION

Lots 1 and 2 and the southerly 12 feet of Lot 3, the easterly 65 feet of Lots 31 and 32 and the easterly 65 feet of the southerly 12 feet of Lot 30, Block 34, Snyder's Addition to Park City, according to the official plat thereof, on file and of record in the Summit County Recorder's Office, also described as follows: Beginning at the southeast corner of Lot 1, Block 34, Snyder's Addition to Park City, in Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 35°59' West 62 feet; thence South 54°01' West 140 feet; thence South 35°59' East 62 feet; thence North 54°01' East 140 feet to the point of beginning.

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that Utah KAT, LLC, a Texas limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as BARBARA'S SUBDIVISION PLAT AMENDMENT, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this 11 day of JUNE, 2015.

John W. Lopez, Manager
Utah KAT, LLC, a Texas limited liability company

## ACKNOWLEDGMENT

State of TEXAS :
County of BEXAR : ss:

On this 11 day of JUNE, 2015, John W. Lopez personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, John W. Lopez acknowledged to me that he is the manager of Utah KAT, LLC, a Texas limited liability company, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public
ERICA NICOLE TOMBLIN
Printed Name
Residing in: BEXAR COUNTY, TX
My commission expires: 02-08-2016

## NOTES

1. The access and utility easement shown, Entry No. 139364, does not close. After reviewing the plat for Northstar Subdivision, Entry No. 138365, recorded June 10, 1977, it was determined that the easement as it is shown on this plat is the intended configuration.
2. The monument at Lowell Avenue & 13th Street and the "PK" nail monument shown on this survey were used by Alliance Engineering to survey this property in 2007. These monuments no longer exist.
3. This plat is subject to the Conditions of Approval in Ordinance 14-51.
4. All new construction will require modified 13-D sprinklers.

**LEGEND**

XXXX Address on Lowell Avenue

BLOCK 34, SNYDER'S ADDITION TO PARK CITY SURVEY

# BARBARA'S SUBDIVISION PLAT AMENDMENT

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

10' 0 10' 20'

SHEET 1 OF 1

6/5/15 JOB NO.: 5-2-15 FILE: X:\SnydersAddition\dwg\srv\plat2015\050215.dwg


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


**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 16th DAY OF June, 2015
BY S.B.W.R.D.

**PLANNING COMMISSION**
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 24TH DAY OF SEPTEMBER, 2014
BY CHAIR

**ENGINEER'S CERTIFICATE**
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 24th DAY OF June 2015
BY PARK CITY ENGINEER

**APPROVAL AS TO FORM**
APPROVED AS TO FORM THIS 20th DAY OF August, 2015
BY PARK CITY ATTORNEY

**COUNCIL APPROVAL AND ACCEPTANCE**
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9TH DAY OF OCTOBER, 2014-2015
BY MAYOR Pro tem

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

**RECORDED**
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF US Title
DATE 8/27/15 TIME 9:58am ENTRY NO. 1026767
$32 FEE
Beckie Dowrand Deputy RECORDER

DocuSign Envelope ID: 40903300-7E1A-4BEA-8588-15880FEB3083

**Ordinance No. 2021-19**

AN ORDINANCE APPROVING THE NORTHSTAR SUBDIVISION LOT 2 & 3 LOT LINE ADJUSTMENT LOCATED AT 1049 AND 1025 LOWELL AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 1049 AND 1025 Lowell Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on February 19, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, on February 24, 2021, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on March 10, 2021, to receive input on the Plat Amendment and continued the item requesting more information; and

WHEREAS, the Planning Commission held a public hearing on April 14, 2021, and forwarded a positive recommendation to the City Council; and,

WHEREAS, on April 29, 2021, the City Council held a public hearing to receive input on the Plat Amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the Northstar Subdivision Lot 2 & 3 Lot Line Adjustment located at 1049 and 1025 Lowell Avenue.

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

**SECTION 1. APPROVAL.** The Northstar Subdivision Lot 2 & 3 Lot Line Adjustment, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

**Findings of Fact:**

1. The subject properties are located at 1049 and 1025 Lowell Avenue.
2. The subject properties consist of Lot 2 and Lot 3 of the Northstar Subdivision.
3. The property is in the Historic Residential (HR-1) District.
4. 1049 Lowell Avenue contains an existing Detached Single-Family Dwelling. 1025 Lowell Avenue is vacant land.
5. The applicant proposes to adjust the Interior Lot Line of the subject Lots.
6. The proposed Lot Adjustment meets the Lot and Site Requirement of the Land Management Code.

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7. The applicant has submitted an application for Historic District Design Review, which will be processed should the Plat be approved.
8. The applicant will be subject to the Design Guidelines for Park City's Historic Districts.
9. No public Streets, Right-of-Way, or easements will be vacated or amended as a result of the proposed Plat Amendment.
10. The teepee structure on site has been erected for a period of time exceeding 180 days and is subject to code enforcement.

**Conclusions of Law:**

1. There is good cause for this Plat Amendment as it allows the applicant to construct a remodel and addition to their home. Any addition to the home will be subject to the requirements of the LMC and Historic District Design Review approval.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Lot combinations.
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 Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The applicant will record the Plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the Plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
3. New construction shall meet Site and Lot requirements of the HR-1 District per the Land Management Code in effect at the time of application submittal.
4. A Historic District Design Review application is required for any new construction proposed at the Site.
5. A shared driveway easement for the benefit of Lots 2 and 3 shall be recorded for the driveway and the retaining wall that crosses Lot 3 and shall be reviewed and approved by the City Engineer and City Attorney prior to recordation of the plat.
6. The existing teepee shall be removed prior to plat recordation. The applicant shall limit any future tent or tarpaulin structure less than 400 square feet erected on site to a maximum of 180 days within a 12-month period. Should the applicant desire to exceed the 180 day limit a Building Permit will be required. Failure to adhere to these terms will result in code enforcement.
7. The applicant shall include a plat note stating that any encroachments onto Lot 3 for the benefit of Lot 2 shall be removed from the site prior to dispossession or sale of the property to a second party or the applicant shall otherwise record encroachment agreements prior to the recordation of the plat with Summit County.
8. Access to Lots 2 and 3 shall be only from Lowell Avenue or an easement off of Lowell Avenue.

DocuSign Envelope ID: 40903300-7E1A-4BEA-8588-15880FEB3083

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

PASSED AND ADOPTED this 29th day of April, 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Andy B
0340104CDC42481...

Mayor Andy Beerman

ATTEST:

DS

DocuSigned by:
Michelle Kellogg
E5F905BB533F431...

Michelle Kellogg, City Recorder

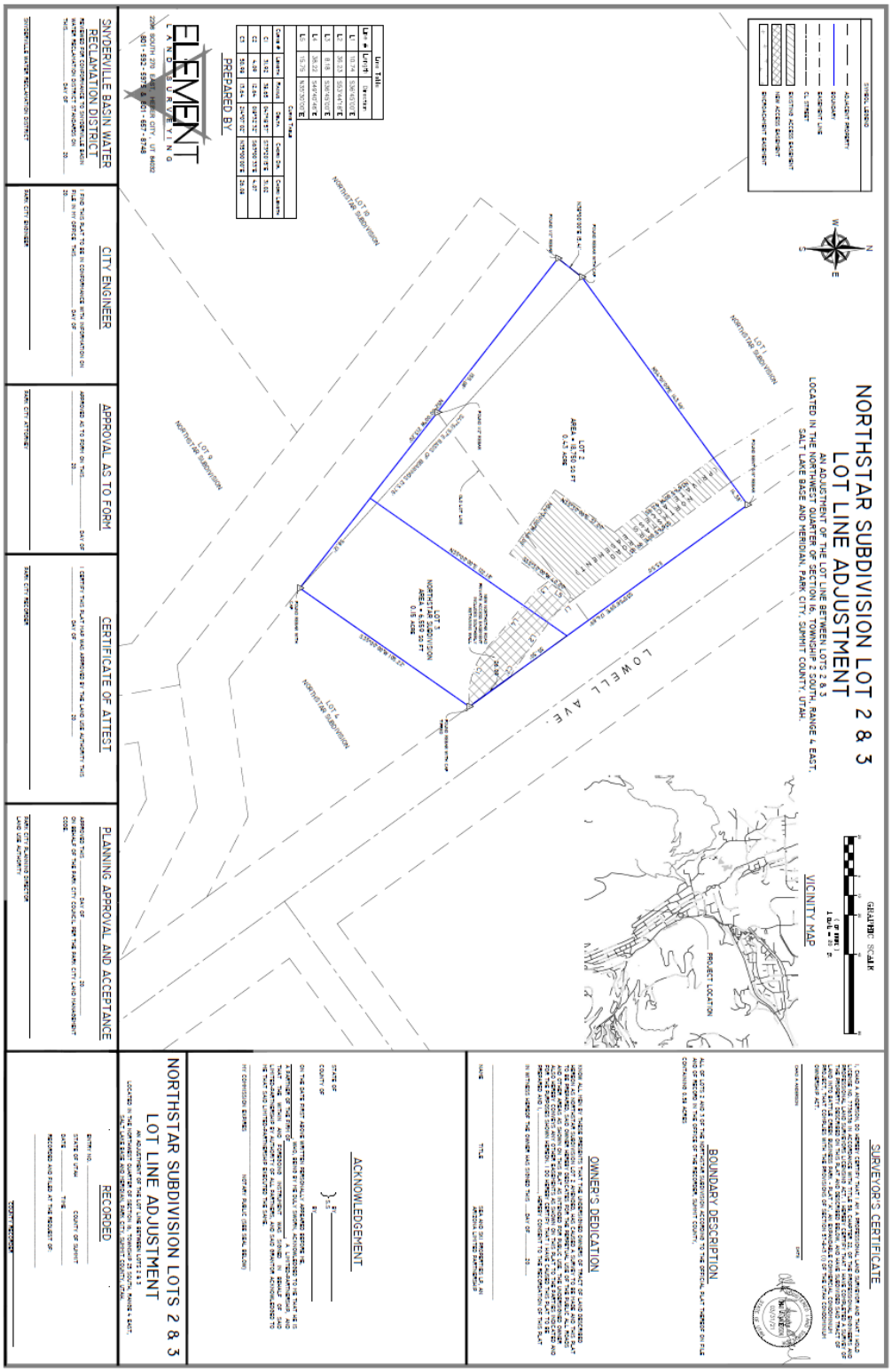
APPROVED AS TO FORM:

DocuSigned by:
Margaret Plane
11B5B6F4ACF34C7...

City Attorney's Office

DocuSign Envelope ID: 40903300-7E1A-4BEA-8588-15880FEB3083

**Attachment 1** – Proposed Plat



# NORTHSTAR SUBDIVISION LOT 2 & 3
# LOT LINE ADJUSTMENT

AN ADJUSTMENT OF THE LOT LINE BETWEEN LOTS 2 & 3
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.

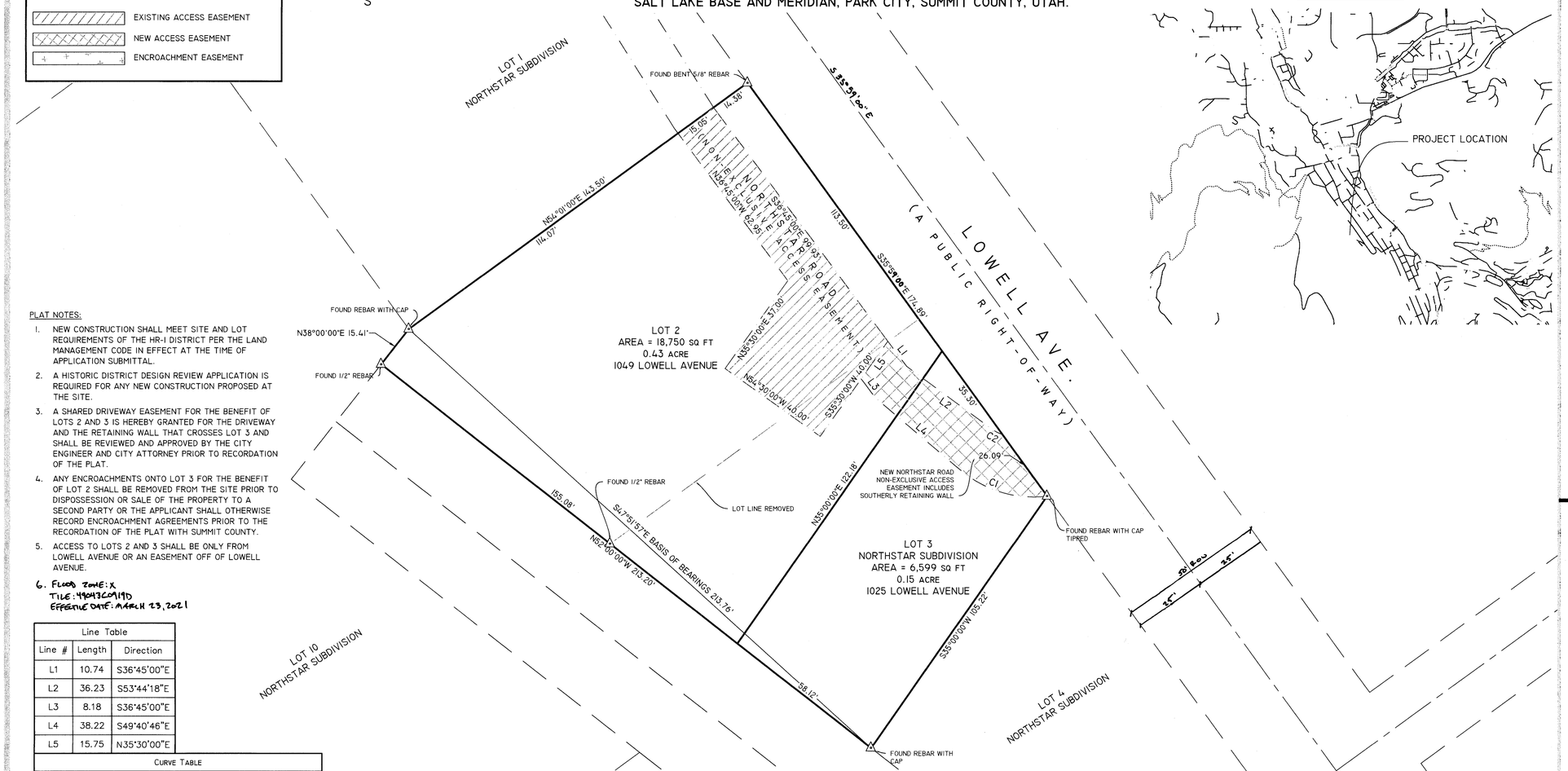
SYMBOL LEGEND

- ADJACENT PROPERTY
- BOUNDARY
- EASEMENT LINE
- CL STREET
- EXISTING ACCESS EASEMENT
- NEW ACCESS EASEMENT
- ENCROACHMENT EASEMENT

N / W / E / S

GRAPHIC SCALE

20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.




VICINITY MAP




PLAT NOTES:

1. NEW CONSTRUCTION SHALL MEET SITE AND LOT REQUIREMENTS OF THE HR-1 DISTRICT PER THE LAND MANAGEMENT CODE IN EFFECT AT THE TIME OF APPLICATION SUBMITTAL.
2. A HISTORIC DISTRICT DESIGN REVIEW APPLICATION IS REQUIRED FOR ANY NEW CONSTRUCTION PROPOSED AT THE SITE.
3. A SHARED DRIVEWAY EASEMENT FOR THE BENEFIT OF LOTS 2 AND 3 IS HEREBY GRANTED FOR THE DRIVEWAY AND THE RETAINING WALL THAT CROSSES LOT 3 AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER AND CITY ATTORNEY PRIOR TO RECORDATION OF THE PLAT.
4. ANY ENCROACHMENTS ONTO LOT 3 FOR THE BENEFIT OF LOT 2 SHALL BE REMOVED FROM THE SITE PRIOR TO DISPOSSESSION OR SALE OF THE PROPERTY TO A SECOND PARTY OR THE APPLICANT SHALL OTHERWISE RECORD ENCROACHMENT AGREEMENTS PRIOR TO THE RECORDATION OF THE PLAT WITH SUMMIT COUNTY.
5. ACCESS TO LOTS 2 AND 3 SHALL BE ONLY FROM LOWELL AVENUE OR AN EASEMENT OFF OF LOWELL AVENUE.
6. FLOOD ZONE: X
   TILE: 49043C0919D
   EFFECTIVE DATE: MARCH 23, 2021

| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 10.74 | S36°45'00"E |
| L2 | 36.23 | S53°44'18"E |
| L3 | 8.18 | S36°45'00"E |
| L4 | 38.22 | S49°40'46"E |
| L5 | 15.75 | N35°30'00"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Dir. | Chord Length |
| C1 | 31.92 | 38.65 | 047°18'57" | S73°20'15"E | 31.02 |
| C2 | 4.09 | 12.64 | 018°32'32" | S63°00'33"E | 4.07 |
| C3 | 50.98 | 13.64 | 214°07'02" | N35°00'00"E | 26.08 |

## SURVEYOR'S CERTIFICATE

I, CHAD A ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7736336 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I HEREBY CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO NORTHSTAR SUBDIVISION LOT 2 & 3 LOT LINE ADJUSTMENT.

CHAD A ANDERSON — DATE

REGISTERED LAND SURVEYOR — 7736336 — CHAD A. ANDERSON — 08/30/21 — STATE OF UTAH

## BOUNDARY DESCRIPTION

LOT 2, NORTHSTAR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JUNE 10, 1977 AS ENTRY NO. 138365 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

LOT 3, NORTHSTAR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JUNE 10, 1977 AS ENTRY NO. 138365 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

CONTAINING 0.58 ACRES

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF TRACT OF LAND DESCRIBED HEREON AS NORTHSTAR SUBDIVISION LOTS 2 & 3 LOT LINE ADJUSTMENT, HAS CAUSED A SURVEY TO BE MADE AND THIS PLAT TO BE PREPARED, SAID OWNER HEREBY DEDICATES FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. I DO HEREBY CERTIFY THAT I HAVE CAUSED THIS PLAT TO BE PREPARED AND I, DAVID LARCHER, HEREBY CONSENT TO THE RECORDATION OF THIS PLAT

IN WITNESS HEREOF THE OWNER HAS SIGNED THIS 2ND DAY OF SEPTEMBER 20 21

BY: NAME — AUTHORIZED MEMBER — TITLE — SEA AND SKI PROPERTIES LP, AN ARIZONA LIMITED PARTNERSHIP

## ACKNOWLEDGEMENT

STATE OF Arizona
COUNTY OF Maricopa } S.S
BY _____
BY _____

ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME, David Larcher, WHO, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE AUTHORIZED MEMBER OF SEA AND SKI PROPERTIES LP, AN ARIZONA LIMITED PARTNERSHIP, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED-PARTNERSHIP BY AUTHORITY OF ALL PARTNERS, AND SAID GRANTOR ACKNOWLEDGED TO ME THAT SAID LIMITED-PARTNERSHIP EXECUTED THE SAME.

5/31/23
MY COMMISSION EXPIRES — NOTARY PUBLIC (SEE SEAL BELOW)

DIANE ENGEBRETSON
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 562078
Expires May 31, 2023

## PREPARED BY

ELEMENT
LAND SURVEYING
2296 SOUTH 270 EAST, HEBER CITY, UT 84032
801 - 592 - 5975 & 801 - 657 - 8748

## PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION THIS 14TH DAY OF APRIL 2021

BY: _____ CHAIR

## PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS_____ DAY OF _____ 20____

BY: _____ SUMMIT COUNTY GIS COORDINATOR

## SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 13th DAY OF Sept. 20 21

_____ SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

## CITY ENGINEER

I FIND THIS PLAT TO BE IN CONFORMANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 29 DAY OF September 20 21

_____ PARK CITY ENGINEER

## APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 1st DAY OF October 20 21

_____ PARK CITY ATTORNEY

## CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT MAP WAS APPROVED BY THE PARK CITY COUNCIL THIS 4th DAY OF October 20 21

_____ PARK CITY RECORDER

PARK CITY SUMMIT COUNTY CORPORATE Seal MARCH 1, 1884 PROUD

## COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AND ACCEPTANCE ON THIS 29TH DAY OF APRIL, 2021 BY THE PARK CITY COUNCIL

_____ MAYOR

## RECORDED

ENTRY NO. 1174784
STATE OF UTAH COUNTY OF SUMMIT
DATE 10-6-2021 TIME 11:28 AM
RECORDED AND FILED AT THE REQUEST OF:
HIGH COUNTRY TITLE
FEE: 54.00
Alex Reynolds DEPUTY RECORDER
COUNTY RECORDER


NORTHSTAR SUBDIVISION LOTS 2 & 3
LOT LINE ADJUSTMENT
AN ADJUSTMENT OF THE LOT LINE BETWEEN LOTS 2 & 3
LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH.

DocuSign Envelope ID: 54E958C5-2803-47F4-9BB4-75826658FC6A

**Ordinance No. 2021-42**

**AN ORDINANCE APPROVING THE NORTHSTAR SUBDIVISION – LOT 1 AMENDED AT 1061 AND 1063 LOWELL AVENUE, PARK CITY, UTAH**

WHEREAS, the owners of the property located at 1061 and 1063 Lowell Avenue petitioned the City Council for approval of the Northstar Subdivision – Lot 1 Amended Plat; and

WHEREAS, on September 8, 2021, staff publicly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on September 22, 2021, the Planning Commission reviewed the proposed plat amendment, held a public hearing, and forwarded a positive recommendation to the City Council; and

WHEREAS, on October 28, 2021 the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the Northstar Subdivision – Lot 1 Amended Plat is consistent with the Park City Land Management Code.

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

**SECTION 1. APPROVAL**. The Northstar Subdivision – Lot 1 Amended Plat is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

**Findings of Fact**

1. On August 18, 2021, the City received a completed application for the Northstar Subdivision – Lot 1 Amended Plat amendment.
2. The property is located at 1061 and 1063 Lowell Avenue within the HR-1 District. The subject property consists of lot 1 of the 1977 Northstar Subdivision.
3. A deed line bifurcates the existing platted lot with a duplex structure on it (Parcels NR-1 & NR-1-A) however this was never subdivided and sanctioned by Park City Municipal Corporation.
4. On July 19, 1977, the Declaration of Protective Covenants for the Northstar Subdivision was recorded.
5. 7.4 of the Declaration prohibits further re-subdivision of Northstar Lots.
6. 8.1 of the Declaration limited development on each Northstar Subdivision Lot to one Single-Family Dwelling or “one double family dwelling.”
7. The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.

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8. In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision.
9. In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County.
10. The deed line created on Lot 1 was a violation of the Associations Protective Covenants.
11. On July 19, 1977, the Northstar Homeowners Association recorded a Notice of Noncompliance with Protective Covenants.
12. On January 14, 2010, the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants, removing the lot from the Northstar Declaration of Protective Covenants.
13. According to the survey, the lot is 0.44 acres or approx. 19,484 square feet.
14. A single-family dwelling is an allowed use in the HR-1 District.
15. A duplex dwelling is a Conditional Use in the HR-1 District for lots with a minimum area of 3,750 square feet.

16. Currently Lot 1 contains 19,484 sq. ft. with a legal non-complying duplex on it which has an approved building permit from 1983 (when the code allowed duplex's in the HR-1 zone).
17. The current duplex would be described as a non- complying structure, which is defined in LMC §15-15-1.172 as "a structure that legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure." Though this lot has not been designated as a duplex lot the non-conforming structure that was lawfully constructed with a permit prior to a contrary change in the LMC may be used and maintained, subject to the standards and limitations of Chapter 15-9 'Non-Conforming Uses and Non-complying Structures'.
18. According to recorded documents from 2008, Northstar HOA voted to remove Lot 1 from the HOA due to lack of compliance issues continuing on the lot, which included the duplex and the deed line which was put through the center of the lot.
19. This application is a request to subdivide Lot 1 of the current Northstar Subdivision and create two (2) lots of record.
20. Existing on the lot is a (15') foot non-exclusive Access easement to access Lot 1, 2 and parts of Lot 3 of Northstar plat.
21. The proposed subdivision has the ability to meet code requirements under Land Management Code (LMC) Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking.
22. 2 or more lots will require a Steep Slope Conditional Use Permit per 15-2.2-6.
23. A duplex dwelling will require approved conditional use permits.
24. If two (2) lots are created from the plat amendment, the HR-1 building footprint is 2817.5 square feet, maximum based on lot size.
25. The HR-1 Front and rear yard setbacks are 15 feet minimum and 30 feet total.
26. The HR-1 Side yard setbacks are 5 feet minimum and 18 feet total.
27. The HR-1 building zone height requires no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.

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28. The HR-1 zone requires that Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the structure.
29. The HR-1 zone requires that a Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].
30. The HR-1 zone requires a ten foot (10') minimum horizontal step in the downhill façade […].
31. The HR-1 zone roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.
32. The City does not enforce any Subdivision Covenants, Conditions, & Restrictions (CC&Rs).
33. The Northstar Subdivision was platted in 1977.
34. The density of the Northstar Subdivision was originally one Unit per lot but has since changed to allow duplexes within their subdivision (it is still a Conditional Use per the LMC 15-2.2-2 (B) LMC).
35. Staff finds the proposal complies with HR-1 purpose statement C: "encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."
36. Staff finds that the two (2) smaller lots would be able to read more alike to the homes and lots north of their lot and on the east side of the street. Purpose, statement D to "encourage single family Development on combinations of 25' x 75' Historic Lots" the proposed two (2) lots would maintain the compatibility that already exists on the west side of Lowell Avenue.
37. The proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the Historic District.
38. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and density and would create more consistent structures within the Historic District Design Guidelines as future houses would be more compatible in width, size, and general massing.
39. If the plat amendment is approved, each lot will maintain 9,742 square feet which allows each lot to pursue a Conditional Use Permit to build a duplex per lot. Should this plat amendment be approved, the opportunity for the applicants to pursue two additional units on this lot (resulting in four (4) units total) is a possibility.
40. The Planning Commission must make a finding of Good Cause prior to forwarding a positive recommendation for City Council's consideration.
41. LMC § 15-15-1 defines Good Cause as follows: *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.*

DocuSign Envelope ID: 54E958C5-2803-47F4-9BB4-75826658FC6A

*42.* This plat amendment would allow for additional density with the pursuant of two Conditional Use permits per lot.
*43.* Increasing the density by two (2) per lot, for a total of four (4) lots would require extensive additional impact mitigation than what has currently been considered for maintaining the current density.
*44.* Among other items, water, sewer, and fire access would require reevaluation and the private road easement above Lowell that allows access to the duplex would need to be reassessed.

**Conclusions of Law**

1. There is Good Cause for the Northstar Subdivision – Lot 1 Amended Plat because it resolves non-conformities, resolves the existing non-conforming deed line, preserves the character of the HR1 neighborhood and does not increase density.
2. The Northstar Subdivision – Lot 1 Amended Plat is consistent with Land Management Code Section 15-7.1-3(B), Section 15-7.1-6, and Chapter 15-2.13.
3. Neither the public nor any person will be materially injured by the Northstar Subdivision – Lot 1 Amended Plat.
4. Approval of the Northstar Subdivision – Lot 1 Amended Plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

**Conditions of Approval**

1. The City Planning Director, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with Utah law, the Land Management Code, and the Conditions of Approval prior to recordation of the plat.
2. The Applicant shall record the plat at the county within one year from the date of City Council approval. If recordation has not occurred within one year, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. The property owners are to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.
5. In the case of one owner of the duplex intending to redevelop their lot, both lots would require agreement and be subject to demolishing the duplex in conjunction.
6. The Building Footprint for each Lot is 2,818 square feet.

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

DocuSign Envelope ID: 54E958C5-2803-47F4-9BB4-75826658FC6A

PASSED AND ADOPTED this 28th day of October, 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
0340104CDC42481...

Andy Beerman, MAYOR

ATTEST:

DS

DocuSigned by:
E5E905BB533E431...

City Recorder

APPROVED AS TO FORM:

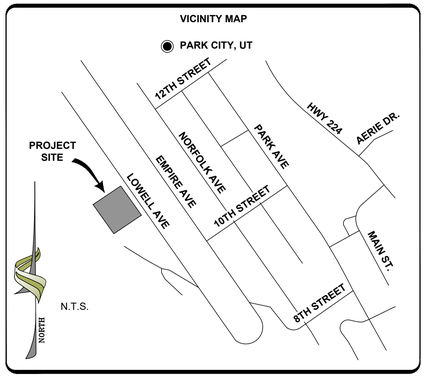
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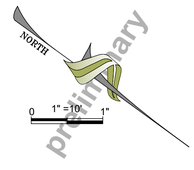
City Attorney's Office

DocuSign Envelope ID: 54E958C5-2803-47F4-9BB4-75826658FC6A

# NORTHSTAR SUBDIVISION - LOT 1 AMENDED

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







**OWNER'S DEDICATION AND CONSENT TO RECORD**

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2021

_____ _____ _____
X DATE

**ACKNOWLEDGMENT**

ON THIS ___ DAY OF _____ , 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ , IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN_____ , UTAH

STATE OF UTAH
COUNTY OF _____ } SS

MY COMMISSION EXPIRES:_____

**LEGAL DESCRIPTION**

ALL OF LOT 1, NORTHSTAR SUBDIVISION (ENTRY NO. 138365) ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

**NARRATIVE**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF NORTHSTAR SUBDIVISION (ENTRY NO. 138365, SUMMIT COUNTY RECORDER'S OFFICE) INTO TWO (2) RESIDENTIAL LOTS.

THIS SUBDIVISION BOUNDARY HONORS SAID NORTHSTAR SUBDIVISION AS WELL AS A 2016 RECORD OF SURVEY FILED BY EPIC ENGINEERING (ENTRY #S-8642, SUMMIT COUNTY SURVEYORS OFFICE).

TWO BRASS CAP MONUMENTS FOUND IN THE INTERSECTIONS OF EMPIRE AVENUE & 11TH STREET AND EMPIRE AVENUE & 9TH STREET WITH A BEARING OF NORTH 35°44'11" WEST 859.73 FEET WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

PROPERTY CORNERS WERE MONUMENTED AS DEPICTED ON THIS SURVEY.

**SURVEYOR'S CERTIFICATE**

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AND HOLDS A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AS DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A SINGLE PARCEL TOGETHER WITH EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS REPRESENTED ON THIS PLAT.

LICENSED PROFESSIONAL LAND SURVEYOR
No. 6439364
TRAVIS R. GOWER
STATE OF UTAH

_____ _____
TRAVIS R. GOWER DATE
P.L.S. 6439364

preliminary

**PARK CITY COUNCIL APPROVAL**

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____ _____
MAYOR CITY RECORDER

**PUBLIC SAFETY ANSWERING POINT APPROVAL**

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____
SUMMIT COUNTY GIS COORDINATOR

**Address Table**

| Lot # | Address |
|---|---|
| 1A | 1063 LOWELL AVENUE |
| 1B | 1061 LOWELL AVENUE |

**PARK CITY PLANNING COMMISSION**

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____
CHAIRMAN

**APPROVAL AS TO FORM**

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021. A.D.

_____
CITY ATTORNEY

**PARK CITY ENGINEER**

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____
CITY ENGINEER

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____

**PARK CITY RECORDER**

RECORDED AND FILED AT THE REQUEST OF

_____
APPROVED THIS ____ DAY OF _____, 2021 AD.
TIME:_____ ENTRY# _____ FEE:_____

_____ _____
CITY RECORDER

**SUMMIT COUNTY RECORDER**

RECORDED AND FILED AT THE REQUEST OF

_____
APPROVED THIS ____ DAY OF _____, 2021 AD.
TIME:_____ ENTRY# _____ FEE:_____

_____ _____
COUNTY RECORDER

**LEGEND**

STREET MONUMENT (FOUND)
MONUMENT LINE
PROPERTY LINE
LOT LINE
SET MONUMENT
FOUND MONUMENT

NORTHSTAR SUBDIVISION - LOT 1 AMENDED
1061 AND 1063 LOWELL AVENUE
SE1/4NW1/4 SEC. 16, T.2S., R.4E., SLB&M
PARK CITY, SUMMIT COUNTY, UTAH

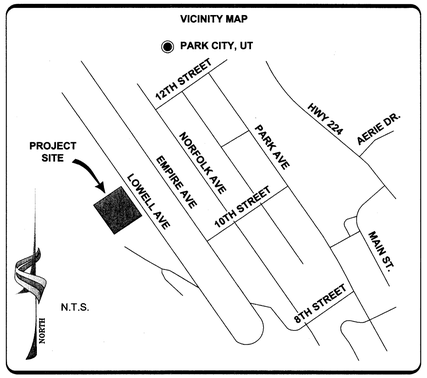
epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801)955-5605
50 East 100 South
Heber City, Utah 84032
(435)654-6600

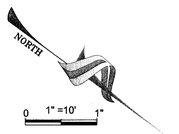
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DRAWN: JF
CHECKED: TG
PROJECT #: 16SM1891.14
DATE: 06/29/2021
SHEET NO: 1 OF 1

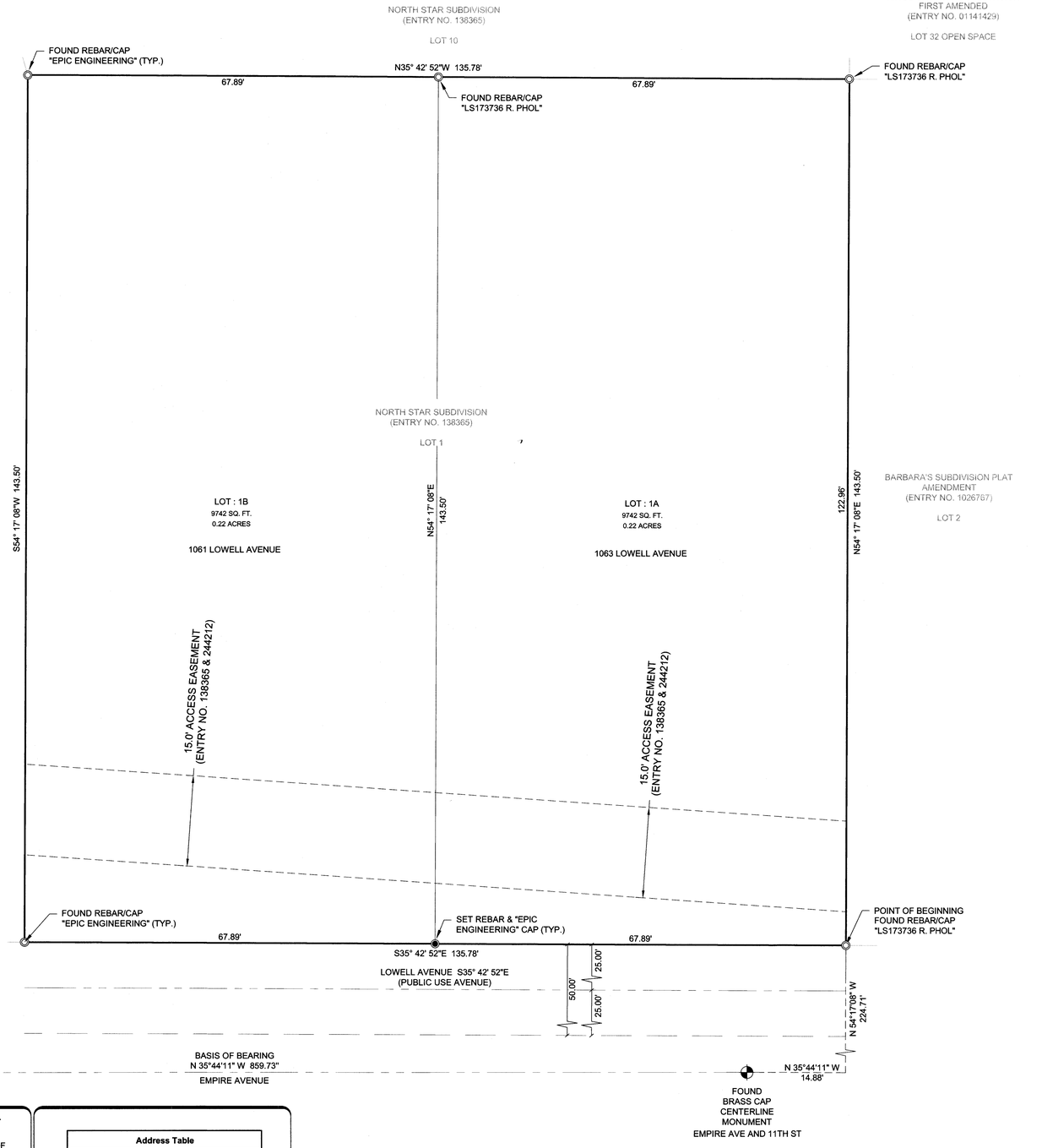
N:\PROJ\2021 SM PROJECTS\TACHY HEAD LOWELL AVE PARK CITY\DWGS\4SET\SHLAT 20210629.DWG

# NORTHSTAR SUBDIVISION - LOT 1 AMENDED

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




## NOTES

1. BUILDING FOOTPRINT FOR EACH LOT IS 2,818 SQUARE FEET.
2. ONE SIDE OF THE DUPLEX CANNOT BE DEMOLISHED WITHOUT THE OTHER. IF DEVELOPMENT IS PROPOSED, BOTH LOTS REQUIRE AGREEMENT REGARDING CONCURRENT DEMOLITION.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE X, UNDER TITLE 49043C0919D, WITH AN EFFECTIVE DATE OF MARCH 23, 2021.
4. THE EASEMENT (ENTRY #24421, SUMMIT COUNTY RECORDER'S OFFICE) GIVES A DESCRIPTION THAT BLANKETS PARCELS 1A AND 1B AND INCLUDES THE ACCESS EASEMENT AS REFLECTED ON THIS PLAT.
5. THE NORTHSTAR SUBDIVISION PLAT IS AFFECTED BY A ROCKY MOUNTAIN POWER EASEMENT (ENTRY #00784871, SUMMIT COUNTY RECORDER'S OFFICE) BUT DOES NOT AFFECT LOT 1.
6. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 2021-42.

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY AND OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSE SHOWN HEREON SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 14 DAY OF January, 2022.

LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY

BY: _____ January 14, 2022
STACY HEAD DATE

## ACKNOWLEDGMENT

STATE OF ~~UTAH~~ Louisiana )
Jefferson ; SS.
COUNTY OF Orleans )

ON THIS 14th DAY OF January, 2022, STACY HEAD PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT SHE IS THE member (TITLE OR OFFICE) OF LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD.

_____ (#:28757)
NOTARY PUBLIC

MY COMMISSION EXPIRES: At Death

## LEGAL DESCRIPTION

ALL OF LOT 1, NORTHSTAR SUBDIVISION (ENTRY NO. 138365) ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF NORTHSTAR SUBDIVISION (ENTRY NO. 138365, SUMMIT COUNTY RECORDER'S OFFICE) INTO TWO (2) RESIDENTIAL LOTS.

THIS SUBDIVISION BOUNDARY HONORS SAID NORTHSTAR SUBDIVISION AS WELL AS A 2016 RECORD OF SURVEY FILED BY EPIC ENGINEERING (ENTRY #S-8642, SUMMIT COUNTY SURVEYORS OFFICE).

TWO BRASS CAP MONUMENTS FOUND IN THE INTERSECTIONS OF EMPIRE AVENUE & 11TH STREET AND EMPIRE AVENUE & 9TH STREET WITH A BEARING OF NORTH 35°44'11" WEST 859.73 FEET WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

PROPERTY CORNERS WERE MONUMENTED AS DEPICTED ON THIS SURVEY.

## SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AND HOLDS A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AS DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A SINGLE PARCEL TOGETHER WITH EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS REPRESENTED ON THIS PLAT.

Travis R. Gower — 1-5-2022
TRAVIS R. GOWER
P.L.S. 6439364

PROFESSIONAL LAND SURVEYOR — No. 6439364 — TRAVIS R. GOWER — STATE OF UTAH

January 5, 2022
DATE

## PARK CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 28 DAY OF OCTOBER, 2021. A.D.

MAYOR _____ CITY RECORDER _____

## PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS 8th DAY OF March, 2022. A.D.

SUMMIT COUNTY GIS COORDINATOR _____

| Address Table | |
|---|---|
| Lot # | Address |
| 1A | 1063 LOWELL AVENUE |
| 1B | 1061 LOWELL AVENUE |

## PARK CITY PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION ON THIS 22 DAY OF SEPTEMBER, 2021. A.D.

CHAIRMAN _____

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14th DAY OF February, 2022. A.D.

CITY ATTORNEY _____

## PARK CITY ENGINEER

I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE IN MY OFFICE THIS 11 DAY OF February, 2022. A.D.

CITY ENGINEER _____

## SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 7th DAY OF January, 2022. A.D.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT _____

## CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS 28 DAY OF October, 2021 AD.
TIME: _____ ENTRY# _____ FEE _____

CITY RECORDER _____ 1-7-22

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 11, 1903

## SUMMIT COUNTY RECORDER

STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE REQUEST OF CAPSTONE TITLE AND ESCROW INC
APPROVED THIS 8th DAY OF MARCH, 2022 AD.
TIME: 9:39AM ENTRY# 01184843 FEE $54.00

COUNTY RECORDER _____ Deputy

## LEGEND

- STREET MONUMENT (FOUND)
- MONUMENT LINE
- PROPERTY LINE
- LOT LINE
- SET MONUMENT
- FOUND MONUMENT

NORTHSTAR SUBDIVISION - LOT 1 AMENDED
1061 AND 1063 LOWELL AVENUE
SE1/4NW1/4 SEC. 16, T.2S., R.4E., SLB&M
PARK CITY, SUMMIT COUNTY, UTAH


epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801)955-5505
50 East 100 South
Heber City, Utah 84032
(435)654-6600


| | |
|---|---|
| 0 1" = 10' 1" | PROJECT #: 16SM1891.14 |
| DRAWN: JF | DATE: 01/03/2021 |
| CHECKED: TG | SHEET NO: 1 OF 1 |

N:\PROJ2021\SM PROJECTS\STACY HEAD\LOWELL AVE PARK CITY\DWG\SHEETS\PLAT 2021\MDS.DWG

Entry No. 244212 WESTERN STATES TITLE

REQUEST OF

FEE ALAN SPRIGGS, SUMMIT CO. RECORDER

$ 7.00 By Susan Robinson

RECORDED 12-30-85 at M

at: 4:47

# PARTY WALL AGREEMENT, EASEMENTS AND RESTRICTIVE COVENANTS RUNNING WITH THE LAND

THIS AGREEMENT is made and entered into this 23rd day of December, 1985, by Williamsburg Savings Bank,formerly known as Washington Savings Bank, a Utah Corporation (hereinafter referred to as the "Bank").

## RECITALS:

A. The Bank is the owner in fee of that certain tract of real property located at Park City, Summit County, State of Utah which is more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

B. Situated on the above-described paral of land are two residential units in a duplex structure. The two halves of the structure are contiguous, join at the boundary line which separates the above-described tracts, and have in common a single wall (hereinafter referred to as the "party wall") running along said boundary line, extending through said two-family residential duplex structure, and including the roof of said structure, along said dividing boundary line. One half of said party wall is located upon each of the above-described tracts.

C. The Bank desires to set forth in a recordable document, its rights and obligations concerning the party wall.

NOW, THEREFORE, in consideration of the premises and of the rights and obligations set forth herein, and for the mutual benefit of the unit owners, the Bank agrees as follows:

1. The party wall referred to and described above is hereby agreed for all purposes to constitute a party wall. Except as herein modified or expended, all legal and equitable principles relating to party walls shall govern and apply to the party wall which is the subject of this Agreement.

2. The Bank or any subsequent owner of the parcels of land shall use or alter any improvements located on the tract which would jeopardize the support furnished by or the soundness or integrity of the party wall.

3. Any party who may purchase one of the units separately from the other shall share equally with the other unit owner any and all costs and expenses relating to damages, repair, replacement, restoration, or maintenance, the expenditure or incurring of which may be necessary or desirable to preserve the soundness or structural integrity of the party wall; provided, however, that if any such cost or expense becomes necessary or desirable as a result of the act or omission of one party, the cost or expense involved shall be borne by that party alone. In addition, all costs associated with maintenance, repairs, or replacements benefiting only one party (such as interior painting or redecorating) shall be borne solely by the party benefited.

4. Any demolition and/or new construction an owner may desire to carry out on one single unit owned by him, that party shall not be entitled to damage or demolish the party wall in whole or in part or alter or change the exterior design or structure of the building, whether on the party wall or on the unit owned by him, without obtaining the prior written consent of the other owner.

5. The Bank hereby grants such easements and rights of ingress and egress over, across, through and under the two separate units as are reasonably necessary to perform any necessary or desirable repairs, replacements, restoration, or maintenance in connection with the party wall, and in connection with utilities, including but not limited to water, sewer, electrical power, natural gas, telephone, whether for the benefit of the party who owns the tract over, across, through and under, which the utilities' accesses are provided or for the benefit of the other owner.

6. The Bank recognizes that, because of the proximity with respect to one another of the two units on the parcel of land described herein and of the improvements situated on said tracts, both the value of each unit and associated improvements and the ability of unit owner to use and enjoy his tract and improvements are, in large part, dependent upon the condition and use of the other owner's tract and improvements. Accordingly, each unit owner hereto agrees that (a) he will not use his tract and improvements in a way which does or would interfere with the other owner's use or enjoyment of his property or in a way which does or would materially and adversely affect the value of the other party's unit and (b) he will maintain his tract and improve-

BK 368 PG 277

ments so as not to interfere with the owner's use and enjoyment of his unit and so as not to materially and adversely affect the value of the other party's unit.

7. The Bank recognizes that there is a common outflow of sewer outside of the structure provided for the common benefit of the separate units. The common sewer line may have been installed over all or a portion of the separate units. The Bank agrees that the periodic costs assessed for the sewer and any and all repairs and maintenance costs for such sewer shall be shared equally by the owner of each unit. Each unit owner grants the other owner such easements and rights of ingress and egress over, across, through and under the tract owned by him as are reasonably necessary to permit the other party to perform any necessary repairs, replacements, or maintenance in connection with said sewer lines.

8. In the event that one owner defaults in any of the terms, conditions or covenants contained in this agreement, then the owner in default agrees to pay all costs of enforcing this Agreement or any damages arising out of the breach hereof including reasonable attorney's fee. In addition, the owners agree that in view of the uniqueness of the real property described herein, that either owner may maintain an action against the other owner for equitable relief in the form of a temporary restraining order or injunction to enforce the terms of this Agreement, and the owner in default under the terms, conditions and covenants of this Agreement shall pay all costs incurred in connection with such action, including reasonable attorney's fee.

9. This Agreement and each and every provision contained herein shall constitute easements and covenants running with the land, or equitable servitudes, as the case may be and shall be binding upon and shall inure to the benefit of the Bank and its respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. At any time that the Bank transfers its ownership in fee simple of one unit in the real property described herein, then the Bank shall no longer be obligated under the terms and conditions of this Agreement, but its successor in interest shall be fully obligated and substituted for the Bank as if such successor in interest had signed and entered into this Agreement in the first instance. The provisions hereof shall remain in full force and effect, until both structures utilizing the party wall and/or sewer lines or other utility lines are totally destroyed or demolished, in accordance with the terms of this Agreement, at which time this Agreement shall in all respects cease to be of any further force and effect.

DATED this 23rd day of December, 1985.

WILLIAMSBURG SAVINGS BANK, formerly known as Washington Savings Bank, a Utah Corporation.

By: Randy H. Tesch
Its: Senior Vice President

By: Gary M. Unker
Its: Vice President

BOOK 368 PAGE 278

STATE OF UTAH }
ss.
COUNTY OF SALT LAKE}

On the 23rd day of December A.D. 1985 personally appeared before me Randy H. Tesch and Gary M. Unker, who being by me duly sworn did say, each for himself, that (s)he, the said Randy H. Tesch is the Sr. Vice President, and he, the said Gary M. Unker, is the Vice Pres. of Williamsburg Savings Bank, and that the within and foregoing instrument was signed in behalf of said corporation.

My Commission expires: 6-2-87

Notary Public, Residing at: Salt Lake City, Utah

EXHIBIT A

COMMENCING at the most Northerly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 35°59' East 67.89 feet; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence NOrth 54°01' East 143.5 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO access easement as shown on the recorded plat of North Star Subdivision.

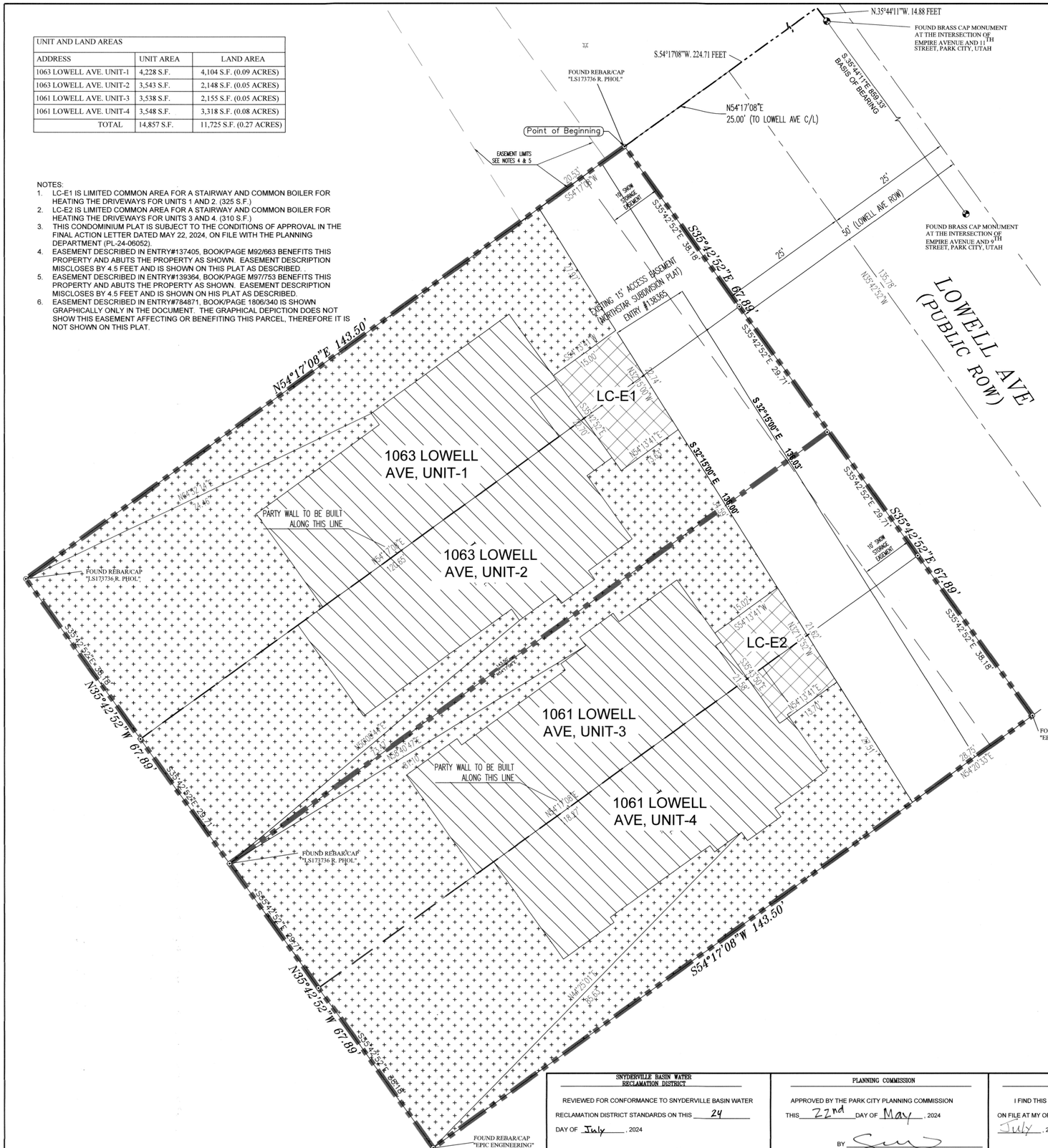
COMMENCING at the most Easterly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence North 54°01' East 143.5 feet; thence South 35°59' East 67.89 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO that certain non-exclusive access easement as shown on the recorded plat of North Star Subdivision.

BOOK 368 PAGE 279

| UNIT AND LAND AREAS | | |
|---|---|---|
| ADDRESS | UNIT AREA | LAND AREA |
| 1063 LOWELL AVE. UNIT-1 | 4,228 S.F. | 4,104 S.F. (0.09 ACRES) |
| 1063 LOWELL AVE. UNIT-2 | 3,543 S.F. | 2,148 S.F. (0.05 ACRES) |
| 1061 LOWELL AVE. UNIT-3 | 3,538 S.F. | 2,155 S.F. (0.05 ACRES) |
| 1061 LOWELL AVE. UNIT-4 | 3,548 S.F. | 3,318 S.F. (0.08 ACRES) |
| TOTAL | 14,857 S.F. | 11,725 S.F. (0.27 ACRES) |

NOTES:
1. LC-E1 IS LIMITED COMMON AREA FOR A STAIRWAY AND COMMON BOILER FOR HEATING THE DRIVEWAYS FOR UNITS 1 AND 2. (325 S.F.)
2. LC-E2 IS LIMITED COMMON AREA FOR A STAIRWAY AND COMMON BOILER FOR HEATING THE DRIVEWAYS FOR UNITS 3 AND 4. (310 S.F.)
3. THIS CONDOMINIUM PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN THE FINAL ACTION LETTER DATED MAY 22, 2024, ON FILE WITH THE PLANNING DEPARTMENT (PL-24-06052).
4. EASEMENT DESCRIBED IN ENTRY#137405, BOOK/PAGE M92/663 BENEFITS THIS PROPERTY AND ABUTS THE PROPERTY AS SHOWN. EASEMENT DESCRIPTION MISCLOSES BY 4.5 FEET AND IS SHOWN ON THIS PLAT AS DESCRIBED.
5. EASEMENT DESCRIBED IN ENTRY#139364, BOOK/PAGE M97/753 BENEFITS THIS PROPERTY AND ABUTS THE PROPERTY AS SHOWN. EASEMENT DESCRIPTION MISCLOSES BY 4.5 FEET AND IS SHOWN ON HIS PLAT AS DESCRIBED.
6. EASEMENT DESCRIBED IN ENTRY#784871, BOOK/PAGE 1806/340 IS SHOWN GRAPHICALLY ONLY IN THE DOCUMENT. THE GRAPHICAL DEPICTION DOES NOT SHOW THIS EASEMENT AFFECTING OR BENEFITING THIS PARCEL, THEREFORE IT IS NOT SHOWN ON THIS PLAT.




NARRATIVE:
The purpose of this plat is to create a condominium plat of the units shown hereon.

Basis of bearing is between found monuments at 11th and 9th on Empire Street, S.35°44'11"E. 859.73 feet. This Plat is subject to previously recorded plat, Northstar Subdivision, Lot 1 Amended, entry #1184843 from March 8, 2022.

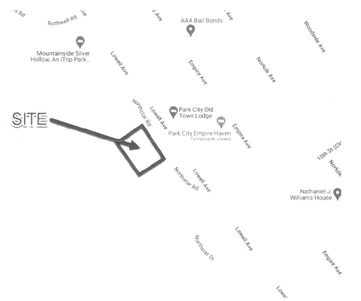
**See Record of Survey drawing, filed January 18, 2024 at Entry No. S0011479 in the office of the Summit County Recorder**

NORTH
1" = 10

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.




VICINITY MAP

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND STREET MONUMENT (AS DESCRIBED ABOVE)
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)
- UNIT DIVIDING LINE (PARTY WALL)
- COMMON AREA
- LIMITED COMMON AREA (LC)
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

## Surveyor's Certificate

I, ROBBIN J. MULLEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NUMBER 368356 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS CONDOMINIUM PLAT, IN ACCORDANCE WITH SECTION 57-8-13, HEREAFTER TO BE KNOWN AS LOWELL AVENUE CONDOMINIUM RESIDENCES.

## Boundary Description

PARCEL 1:
LOT 1A NORTHSTAR SUBDIVISION LOT 1 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE. TAX PARCEL # NR-1A-AM.

PARCEL 2:
LOT 1B NORTHSTAR SUBDIVISION LOT 1 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE. TAX PARCEL # NR-1B-AM.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1A, OF SAID NORTHSTAR SUBDIVISION LOT 1 AMENDED, SAID POINT BEING N.35°44'11"W. 14.88 FEET AND S.54°17'08"W. 224.71 FEET FROM A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET, PARK CITY, UTAH;

THENCE S.35°42'52"E. 135.78 FEET; THENCE S.54°17'08"W. 143.50 FEET; THENCE N.35°42'52"W. 135.78 FEET; THENCE N.54°17'08"E. 143.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,484 SQ. FT. OR 0.44 ACRES OF LAND MORE OR LESS.

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
7/25/2024
STATE OF UTAH

DATE SURVEYOR

## OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT LOWELL PROJECT, LLC, A Louisiana Corp., OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, TO BE KNOWN HEREAFTER AS THE LOWELL AVENUE CONDOMINIUM RESIDENCES, DOES HEREBY CERTIFY THAT WE HAVE CAUSED THIS CONDOMINIUM PLAT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.
ALSO, THE OWNER'S DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.
Also, THE OWNERS OR THEIR REPRESENTATIVE DO HEREBY CERTIFY THAT THE BUILDINGS CONTAINING UNITS SHOWN ON THIS PLAT, UNDER CONSTRUCTION AT THE TIME THIS PLAT IS RECORDED, WILL, WHEN COMPLETED, BE SUBSTANTIALLY THE SAME AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 25th DAY OF July, 2024

LOWELL PROJECT, LLC, A Louisiana Corp.

BY: for Lowell Project, LLC (member)
NAME, TITLE

## ACKNOWLEDGMENT

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH )
:SS
COUNTY OF Summit )

PERSONALLY APPEARED BEFORE ME THIS 25th DAY OF July, 2024, THE FOLLOWING: Stay Head Member (NAME OF CORP. REP.), WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT S HE IS member (CORP. TITLE) OF LOWELL PROJECT, LLC, A LOUISIANA CORP. AND THAT S HE SIGNED THE OWNER'S DEDICATION AND CONSENT TO RECORD FREELY AND VOLUNTARILY FOR AND ON BEHALF OF SAID CORPORATION AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 9-15-2024

NOTARY PUBLIC

RESIDING IN Park City, UT

TRACI BALDACCI
Notary Public
State Of Utah
My Commission Expires 09-15-2024
COMMISSION NO. 714090

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

# LOWELL AVENUE CONDOMINIUM RESIDENCES
## - A UTAH CONDOMINIUM PROJECT -

Location: SE 1/4 OF THE NW 1/4 of Sec. 16, T2S, R4E, SLB&M
1061 AND 1063 LOWELL AVENUE

PARK CITY, SUMMIT COUNTY, UTAH

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 24 DAY OF July, 2024
BY

**PLANNING COMMISSION**
APPROVED BY THE PARK CITY PLANNING COMMISSION
THIS 22nd DAY OF May, 2024
BY CHAIR

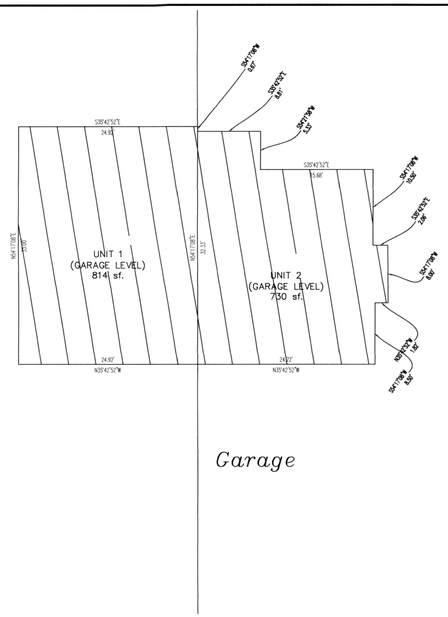
**ENGINEER'S CERTIFICATE**
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE AT MY OFFICE, THIS 25 DAY OF July, 2024
BY PARK CITY ENGINEER

**APPROVAL AS TO FORM**
APPROVED AS TO FORM
THIS 26th DAY OF July, 2024
BY PARK CITY ATTORNEY

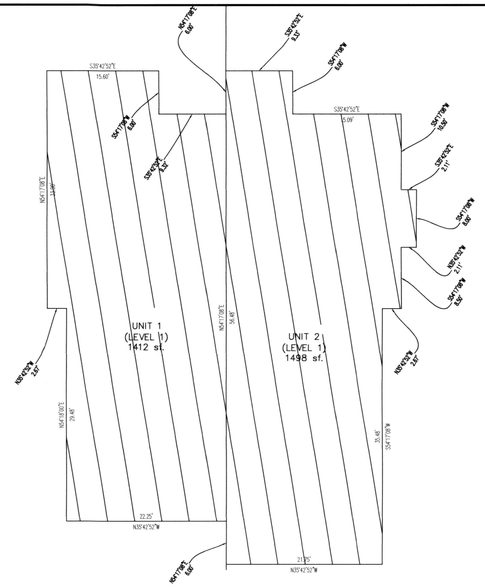
**PUBLIC SAFETY ANSWERING POINT APPROVAL**
APPROVED THIS 6th DAY OF August, 2024
BY: GREGORY R. WOLBACH, PLS SUMMIT COUNTY SURVEYOR ON BEHALF OF JEFF WARD, SUMMIT COUNTY GIS COORDINATOR
BY PLS
SUMMIT COUNTY GIS COORDINATOR

**RECORDED**
STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE REQUEST OF: LOWELL PROJECT LLC
FEE: $138
COUNTY RECORDER - DEPUTY
TIME 12:57 PM DATE 08/06/2024 ENTRY NO. 1223449

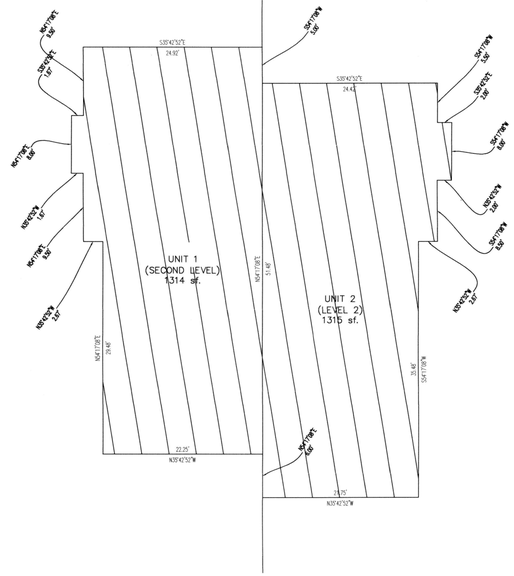
SHEET 1 OF 3



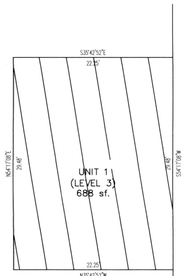

*Garage*




*Floor 1*




*Floor 2*




*Floor 3*

NORTH
1" = 10'

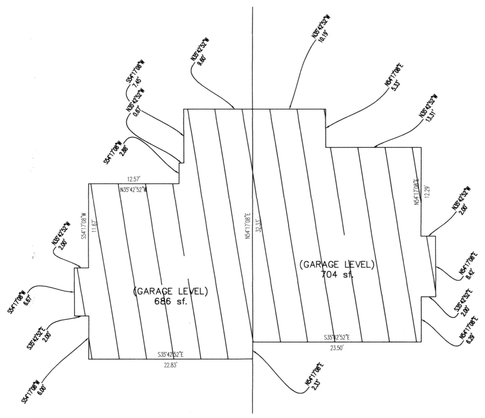
GRAPHIC SCALE

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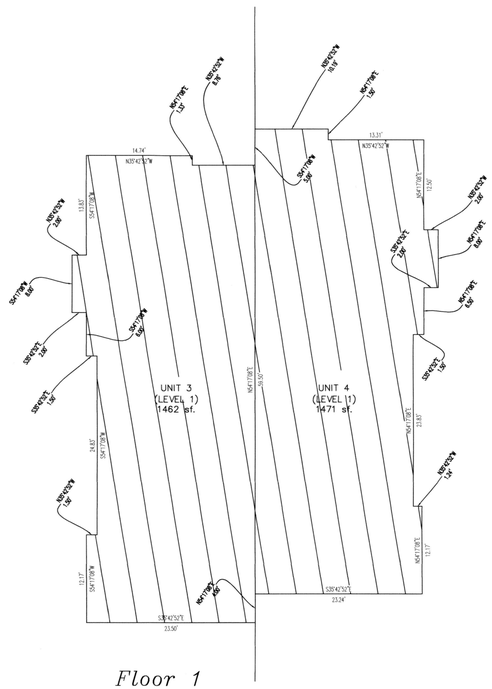
( IN FEET )
1 inch = 10 ft.

*1063 LOWELL AVENUE*

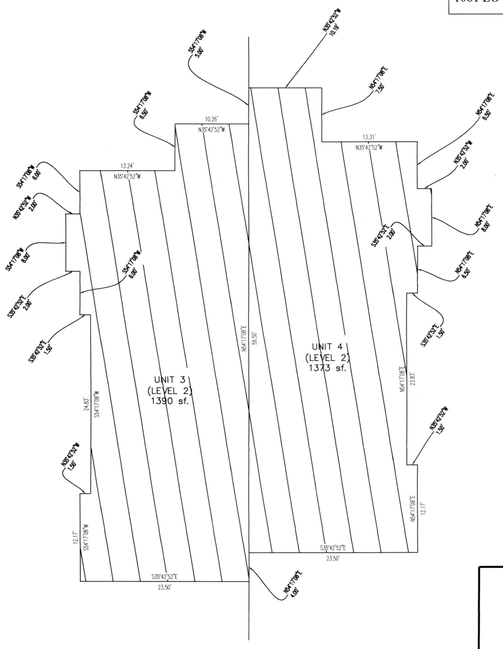
| AREA TABULATIONS | | | | | |
|---|---|---|---|---|---|
| ADDRESS | GARAGE | LEVEL 1 | LEVEL 2 | LEVEL 3 | TOTAL |
| 1063 LOWELL AVE. UNIT-1 | 814 S.F. | 1412 S.F. | 1314 S.F. | 688 S.F. | 4,228 S.F. |
| 1063 LOWELL AVE. UNIT-2 | 730 S.F. | 1498 S.F. | 1315 S.F. | | 3,543 S.F. |
| 1061 LOWELL AVE. UNIT-3 | 686 S.F. | 1462 S.F. | 1390 S.F. | | 3,538 S.F. |
| 1061 LOWELL AVE. UNIT-4 | 704 S.F. | 1471 S.F. | 1373 S.F. | | 3,548 S.F. |
| | | | | Total | 14,857 |




*Garage*




*Floor 1*




*Floor 2*

*1061 LOWELL AVENUE*

7/23/2024

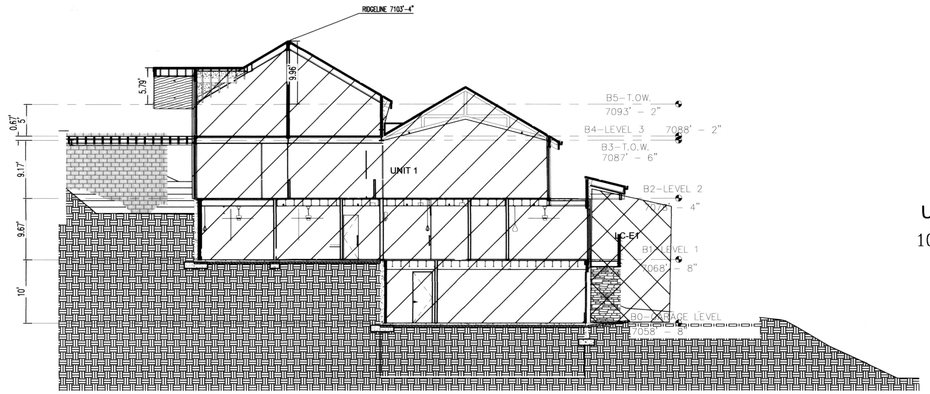
*LOWELL AVENUE*
*CONDOMINIUM RESIDENCES*
**- A UTAH CONDOMINIUM PROJECT -**

Location: SE 1/4 OF NW 1/4 of Sec. 16, T2S, R4E, SLB&M
1061 AND 1063 LOWELL AVENUE

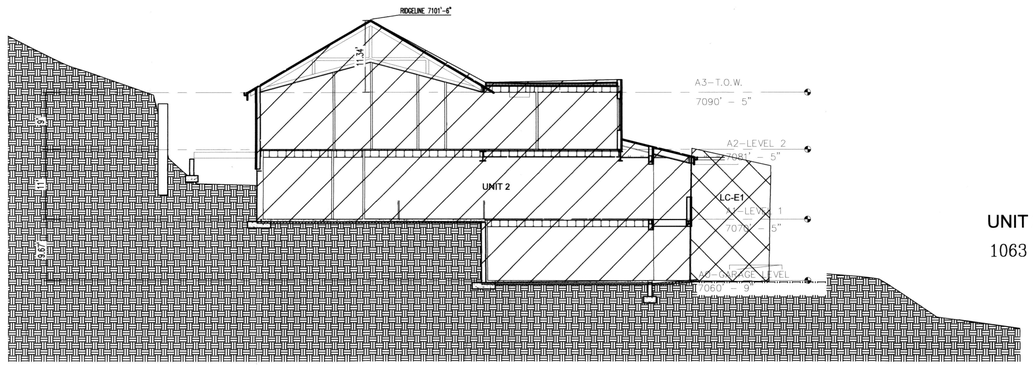
PARK CITY,SUMMIT COUNTY, UTAH

*SHEET 2 OF 3*

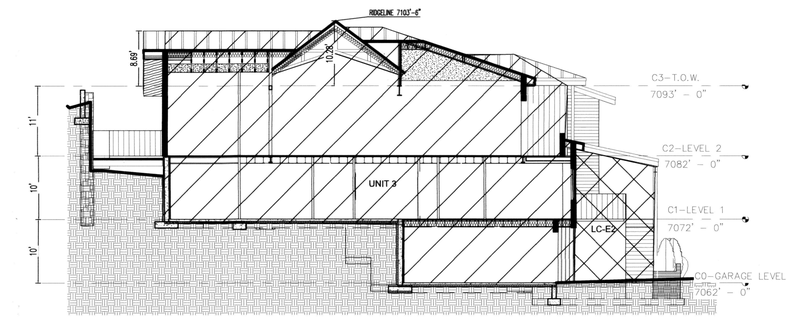
ENTRY NO. 01223449
08/06/2024 12:57:50 PM B: 2827 P: 1817
Plat PAGE 1/1
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 158.00 BY LOWELL PROJECT LLC



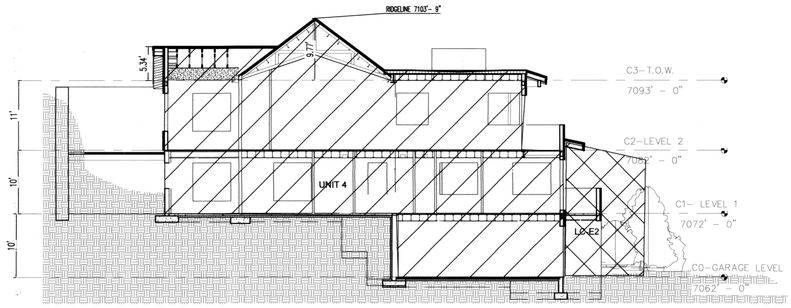

UNIT 1 ELEVATIONS
1063 LOWELL AVENUE




UNIT 2 ELEVATIONS
1063 LOWELL AVENUE




UNIT 3 ELEVATIONS
1061 LOWELL AVENUE




UNIT 4 ELEVATIONS
1061 LOWELL AVENUE

7/23/2024

ENTRY NO. 01223449
08/06/2024 12:57:50 PM B: 2827 P: 1817
Plat PAGE 1/1
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 158.00 BY LOWELL PROJECT LLC

SHEET 3 OF 3

*LOWELL AVENUE*
*CONDOMINIUM RESIDENCES*
**- A UTAH CONDOMINIUM PROJECT -**
Location: SE 1/4 OF NW 1/4 of Sec. 16, T2S, R4E, SLB&M
1061 AND 1063 LOWELL AVENUE

PARK CITY,SUMMIT COUNTY, UTAH

# Planning Commission
# Staff Report

**Subject:** **233 Norfolk Avenue**
**Steep Slope Conditional Use Permit**
**Application:** **PL-25-06455**
**Author:** **Meredith Covey, Planner II**
**Date:** **October 14, 2026**
**Type of Item:** **Administrative**

## Recommendation

(I) Review the Steep Slope Conditional Use Permit (SSCUP) for a Duplex at 233 Norfolk Avenue, (II) conduct a public hearing, and (III) consider approving the SSCUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

## Description

| | |
|---|---|
| Applicant: | Hyrax Highway, LLC<br>Applicant Representative – Douglas Ogilvy |
| Location: | 233 Norfolk Avenue |
| Zoning District: | Historic Residential – 1 |
| Adjacent Land Uses: | Residential, Open Space |
| Reason for Review: | SSCUPs require a public hearing and Planning Commission Final Action.[1] |

| | |
|---|---|
| CUP | Conditional Use Permit |
| 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

233 Norfolk Avenue is a vacant 4,335.17-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District. There was previously a Single-Family Dwelling (SFD) constructed circa 1980 on the site that straddled the Lots and was demolished in 2024 (Permit 24-990). Portions of the 1980 SFD foundation remain on the site. The property is located along Upper Norfolk Avenue, a steep narrow road that splits from Norfolk Avenue due to Steep Slopes to provide access to seven other Lots.

[1] LMC § 15-1-8(G)




*Figure 1: 233 Norfolk Avenue, Image provided by the Applicant*



*Figure 2: 233 Norfolk Avenue is outlined in red. Upper Norfolk Avenue is highlighted in pink. Lower Norfolk Avenue is highlighted in blue. Image from NearMap and highlighted by Staff.*

On May 28, 2025, the Planning Commission reviewed and approved a Plat Amendment at 233 Norfolk Avenue to combine the Lots (Packet Item 7.B; Minutes p. 15; Exhibit B). The Planning Commission included Condition of Approval 3 that future Use on the Lot be limited to a Duplex use. The plat was recorded with Summit County in November 2025 (Entry No. 1244545; Exhibit C).

The Applicant proposes constructing a Duplex. The proposed Structure requires SSCUP, CUP, and Historic District Design Review approval. The CUP is being reviewed by the Planning Commission in conjunction with this SSCUP on October 14, 2026. The HDDR will be reviewed by the Planning Director pending the Planning Commission's Final Action on both the SSCUP and CUP.

## Analysis

**(I) The proposed Duplex complies with the requirements of Land Management Code Chapter 15-2.2 *Historic Residential – 1 Zoning District*.**

The purposes of the HR-1 Zoning District include:

1. Preserving present land Uses and character of the Historic residential Areas of Park City;
2. Encouraging the preservation of Historic Buildings and/or Structures;
3. Encouraging construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
4. Defining Development parameters that are consistent with the General Plan policies for the Historic core; and
5. Establishing Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment (LMC § 15-2.2-1).

The proposed Duplex encourages construction of a Structure that contributes to the character and scale of the surrounding residential neighborhood.

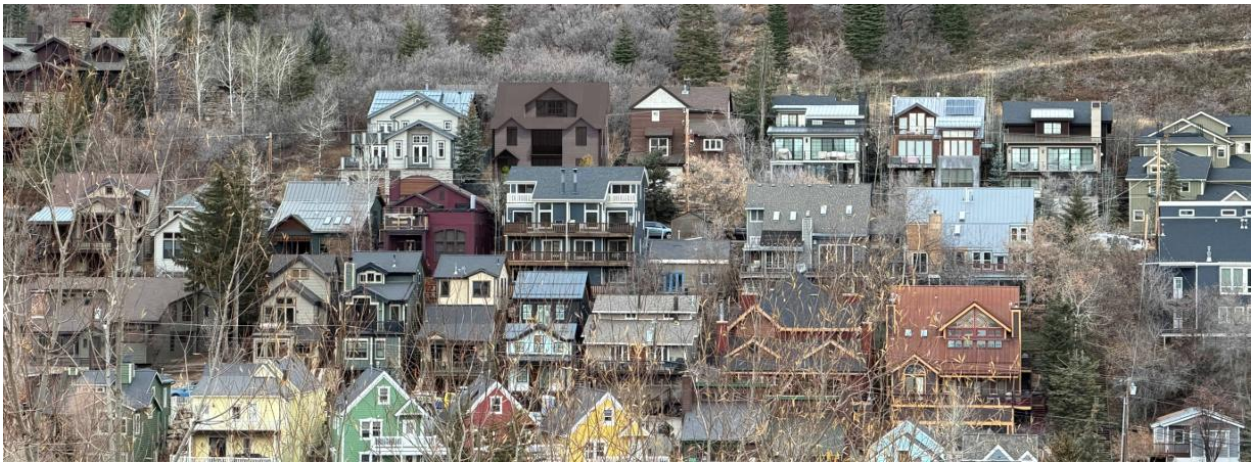


*Figure 3: 233 Norfolk Avenue, Image provided by the Applicant*

LMC § 15-2.2-2(A)(1) *Uses* establishes Duplexes as a Conditional Use in the HR-1 Zoning District. Please see the CUP Staff Report (PL-25-06453) for additional analysis.

The proposed Duplex complies with LMC § 15-2.2-3 *Lot and Site Requirements* for the HR-1 Zoning District:

| Requirement | Analysis of Proposal |
|---|---|
| **Lot Size:**<br>The minimum Lot Area for a Duplex is 3,750 square feet and the maximum Lot Area is 7,500 square feet. | **Complies:**<br>The Lot is 4,335.17 square feet and is compliant. |
| **Lot Width:**<br>The minimum width of a Lot is 25 feet when measured 15 feet back from the Front Lot Line. | **Complies:**<br>233 Norfolk is 50 feet wide. |
| **Building Footprint:**<br>The maximum Building Footprint of any Structure located on a Lot or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula:<br><br>MAXIMUM FP = (A/2) x $0.9^{A/1875}$<br><br>The maximum Building Footprint for the Lot is 1,698 square feet. | **Complies:**<br>The Building Footprint is 1,692 square feet and is compliant. |
| **Front and Rear Setbacks:**<br>For Lots that are up to 100 feet the minimum Front and Rear Setbacks must be either 12 feet or 13 feet and must total 25 feet.<br><br>The Lot is 97.72 feet deep. | **Complies:**<br>The Structure is set back approximately 21 feet from the Front Lot Line.<br><br>LMC § 15-2.2-3(G)(1) allows retaining walls within the Front Setback so long as they are less than 4 feet in height from Final Grade. Within the Front Setback the retaining walls are 4 feet in height. The Applicant proposes a planter bed that is approximately 2 feet 6 inches within the Front Setback which is compliant.<br><br>Pursuant to LMC § 15-2.2-3(G)(2) uncovered steps leading to the Main Building that are no more than 4 feet |

| | |
|---|---|
| | from Final Grade are permitted within the Front Setback. The proposed steps are compliant.<br><br>The Structure is set back approximately 13 feet from the Rear Lot Line.<br><br>§ 15-2.2-3(H)(4) allows roof overhangs within the Rear Setback so long as they do not project more than 2 feet. The proposed overhangs project 1 foot into the Rear Setback and are compliant.<br><br>Pursuant to LMC § 15-2.2-3(H)(6) exterior siding, so long as it projects no more than 6 inches into the Rear Setback, is permitted. The Applicant proposes siding which is 6 inches into the Rear Setback and is compliant.<br><br>LMC § 15-2.2-3(H)(10) allows pathways within the Rear Setback but must be no more than 30 inches from Final Grade.<br><br>The Applicant proposes an egress window at the rear of the Structure partially within the Rear Setback area. LMC § 15-2.2-3(H) allows window wells not exceeding the minimum IBC requirements for egress to extend not more than four feet into the Setback.<br><br>The Building Department reviewed the Applicant's plans and determined that the window well is required by and complies with the International Building Code. |
| **Side Setbacks:**<br>The Side Setbacks for a Lot that is 50 feet wide are 5 feet each for a combined total of 10 feet. | **Complies:**<br>Lot Width is defined in LMC § 15-15-1 as *"[t]he minimum distance between the Side Lot Lines at the Front Setback or Front Building Façade. The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line.*<br><br>The width of the Lot increases at the rear of the Lot to 57 feet. However, when measured 25 feet from the Front Lot Line the width is 50 feet.<br><br>The Structure is set 5 feet from both Lot Lines.<br><br>Pursuant to LMC § 15-2.2-3(J) roof overhangs are permitted within the Side Setback so long as they are no more than 2 feet. The Applicant proposes roof overhangs of 1 foot 4 inches which are compliant. |

**(II) The proposed Duplex is compliant with LMC § 15-2.2-5 *Building Height Regulations in the Historic Residential – 1 Zoning District***

| Zoning Requirement | Analysis |
|---|---|
| Building Height- 27 feet above Existing Grade | **Complies:** The Building Height does not exceed 27 feet above Existing Grade. The tallest point is 26 feet 9 inches above Existing Grade. |

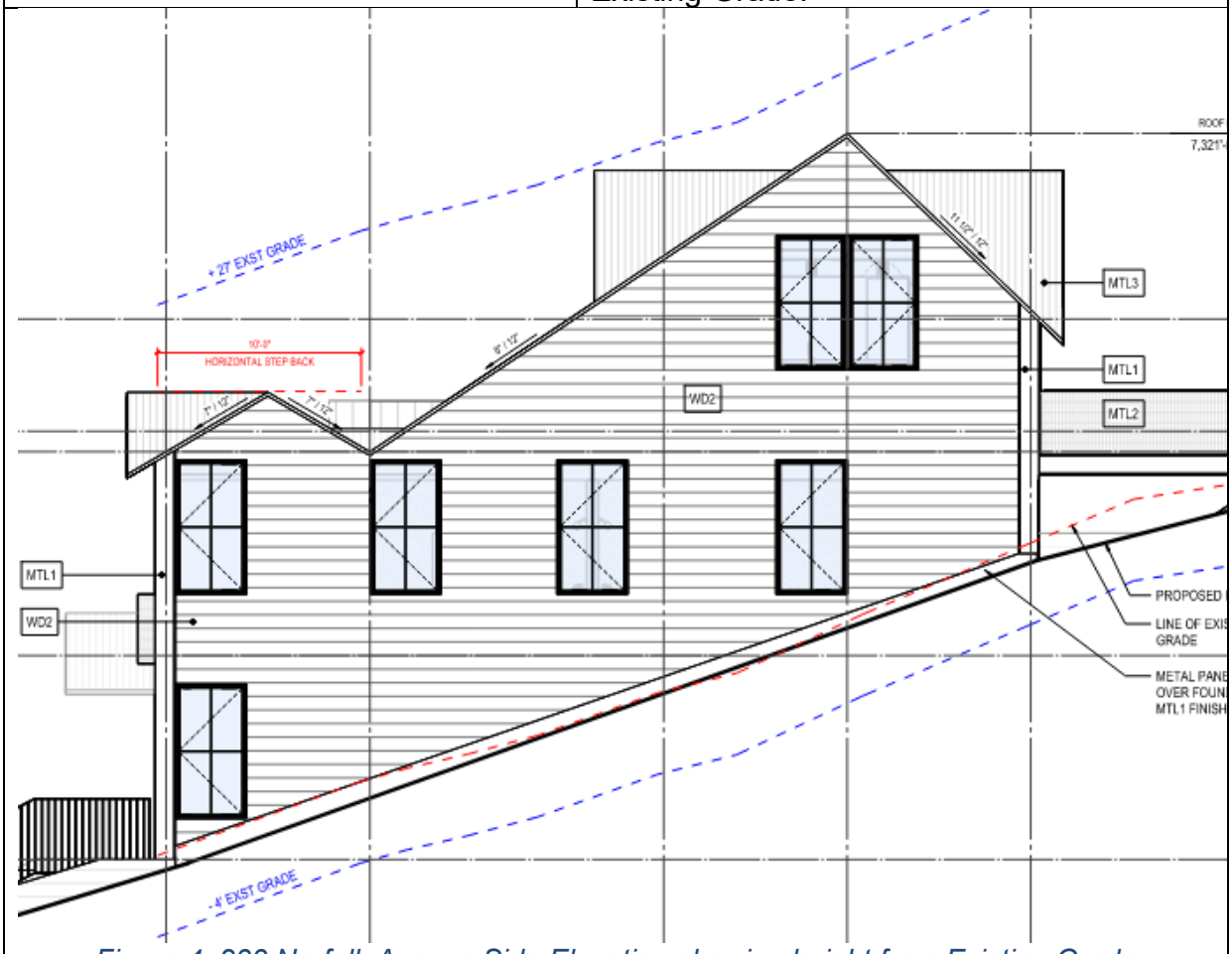
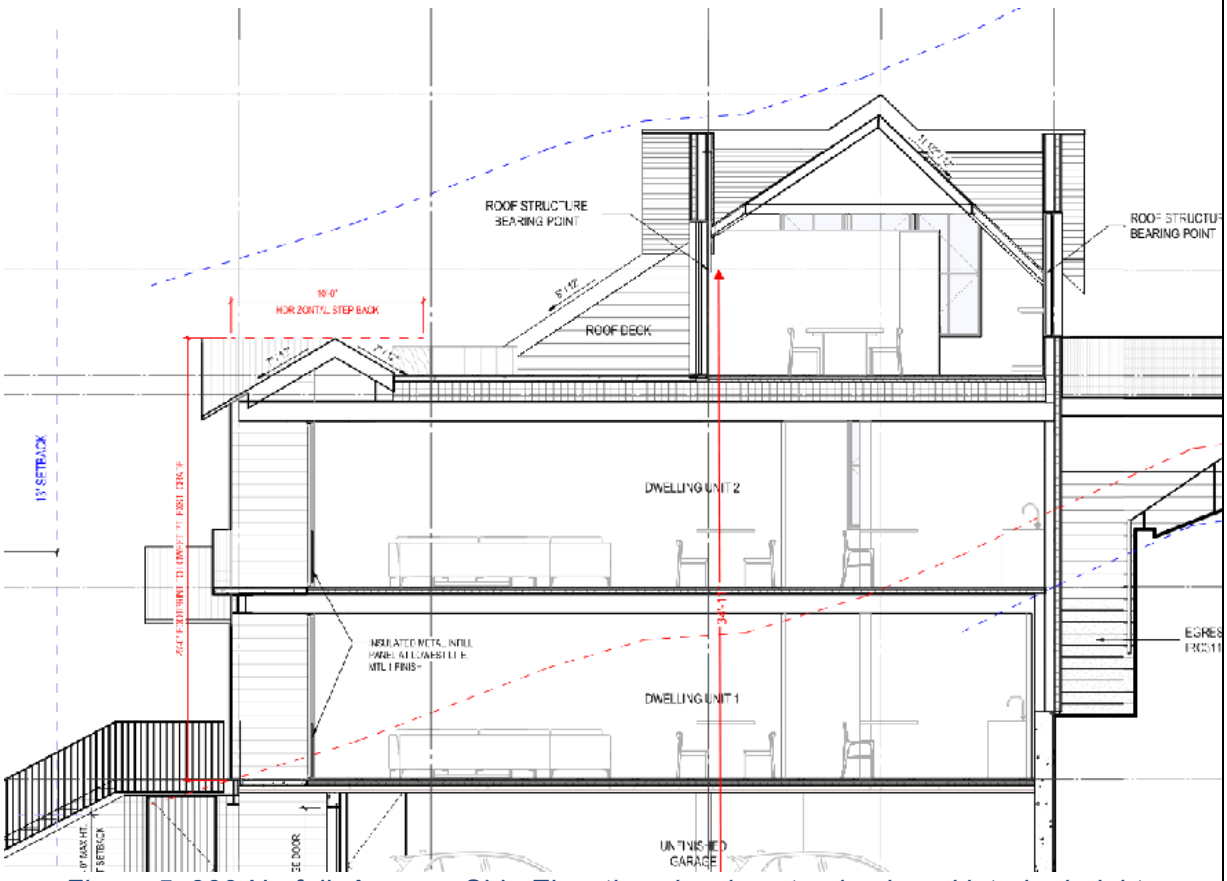



*Figure 4: 233 Norfolk Avenue Side Elevation showing height from Existing Grade*

| | |
|---|---|
| Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters | **Complies:** The maximum interior height is 35 feet measured from the finished floor of the garage to the top plate of the wall bearing the roof Structure on the uppermost floor. |
| A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade. | **Complies:** The Structure steps back 10 feet at 23 feet from Existing Grade. |
|  *Figure 5: 233 Norfolk Avenue, Side Elevation showing step back and interior height.* | |
| The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary | **Complies:** At the front of the Structure the roof pitch is 7:12 which continues for 12 feet. There are two 9:12 gable roof forms which are visible from the primary public right-of-way. The roof form then changes to 8:12 for 23 feet. |

| | |
|---|---|
| façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.). | |
| Final Grade must be within 4 feet of Existing Grade except for the placement of approved window wells, emergency egress, and a garage entrance | **Complies:** The Applicant proposes to change grade by more than 4 feet for the garage entrance. The proposed garage located below grade helps to reduce the massing and height of the Structure.<br><br>Additionally, the Applicant proposes to change grade for a window well to provide egress for a bedroom. The proposed well is located at the rear of the Structure and is not visible from the right-of-way. The disturbance in grade is limited to the area directly required for the window well. |

**(III) The proposed Duplex, as conditioned, complies with Land Management Code Section 15-2.2-6 *Development on Steep Slopes*.**

Development on Steep Slopes must be environmentally sensitive to hillside Areas, carefully planned to mitigate adverse effects on neighboring land and improvements, and consistent with the Design Regulations for Historic Districts and Historic Sites in LMC Chapter 15-13 and Architectural Review in Chapter 15-5.

Pursuant to LMC § 15-2.2-6, “a Steep Slope Conditional Use Permit is required 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 30% or greater” or “a Steep Slope Conditional Use Permit is required for any Access driveway located on or projecting over an existing Slope of 30% or greater.”

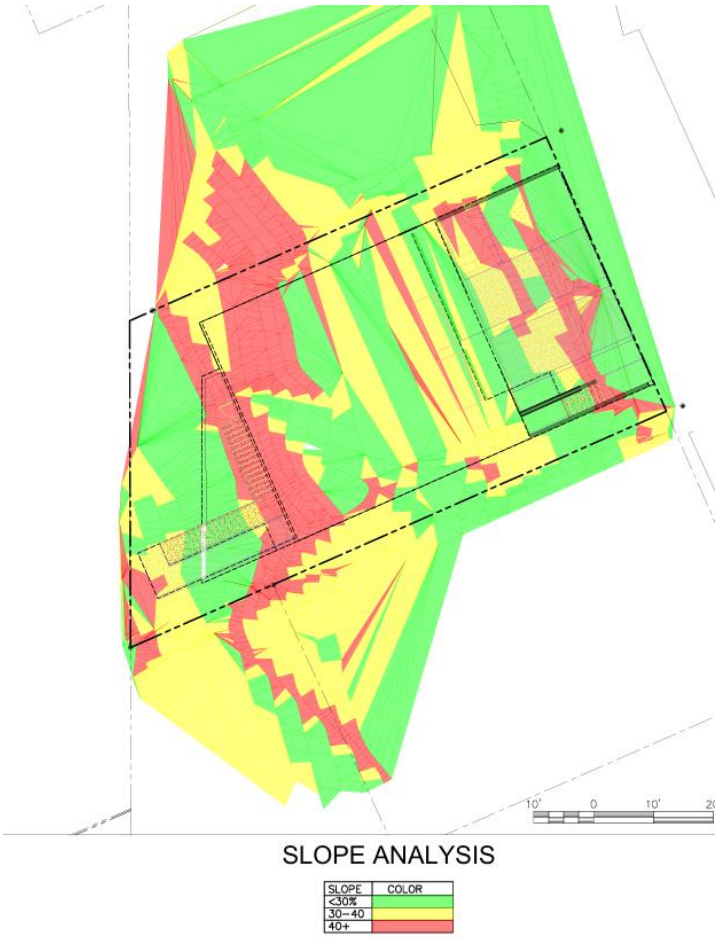



*Figure 5: 233 Norfolk Avenue slope analysis, provided by Applicant.*

The proposed Duplex is located on Slopes that are over 30% with some of the proposed work on Slopes over 40%.

LMC § 15-2.2-6 outlines requirements for development on Steep Slopes within the HR-1 Zoning District, shown in the table below:

| **Requirement** | **Analysis of Proposal** |
|---|---|
| **Geotechnical Analysis.** Structures that create a change from Existing Grade or elevation greater than four feet, cut into the Steep Slope, or require retaining walls to | The Applicant submitted their application on February 28, 2025, prior to the adoption of Ordinance No. 2025-11 which included a requirement that a geotechnical analysis be submitted as |

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| construct the Structure require a geotechnical report. | part of the SSCUP review. The Applicant will be required to submit geotechnical analysis prior to Building Permit issuance to be reviewed by the Engineering and Building Departments. |
| **Slope/Topographic Map.** Certified boundary survey depicting contours at an interval of two feet (2') or less that identifies: Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow) Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange) Very Steep Slopes, greater than forty percent (40%) (shown in red) | The Applicant has provided a map showing slope analysis seen in Figure 4. |
| **Location of Development.** Development is located and designed to reduce visual and environmental impacts of the Structure. | **Complies:** The proposed Structure is located in such a manner that it is set back further than the previously existing SFD. The Applicant has situated the Duplex in a manner that steps up the hillside. The Structure is the primary retaining feature on the Site minimizing the need for additional retaining walls. |
| **Visual Analysis.** A visual analysis of the project from key Vantage Points is required 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 has provided visual analysis of the Structure. The Applicant has also provided analysis from a pedestrian point of view on Norfolk Avenue. |



*Figure 6: 233 Norfolk Avenue visual analysis, provided by Applicant.*



*.Figure 7: 233 Norfolk Avenue visual analysis, provided by Applicant.*

| | |
|---|---|
| **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. | **Complies:** The Applicant proposes two 9-foot 4-inch driveways to access two garages. The proposed driveways are modest in scale, and the garages are subordinate in design to the main Structure. The garages are located underground, which minimizes the Building Scale. The topography of the Site will not be majorly changed to obtain access to the Structure. Please see the CUP report for parking analysis |

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| **Terracing.** Retaining walls shall be terraced to return to Natural Grade. The 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 in height**.** | **Complies:** The proposed Structure is the primary retaining feature on the Site. Retaining walls are proposed for the garage access as well as the rear window well. |
| **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 Sign 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. | **Complies:** The proposed Structure is located on a disturbed Site and will not impact any natural vegetation.<br><br>The Applicant proposes to follow the natural topography of the Site stepping the Structure up the hillside. This follows the existing contours of the Site.<br><br>The Building Footprint is compliant with the Zoning District and the regulations of the recorded Plat. The Applicant proposes an increased Front Setback which reduces the impact when viewed from Norfolk Avenue. |
| **Building Form and Scale**. Where Building masses orient against the Lot's existing contours, the Structures must be stepped back with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. | **Complies:** The design of the Structure contours against the existing topography of the Site. The massing steps up the hillside and the slope increases towards the rear of the Lot. The Structure appears to be two stories when viewed from the Street. The bulk of the Structure is blocked from the pedestrian viewpoint when viewed from Upper Norfolk Avenue.<br><br>The garage is located below grade and is subordinate to the Structure. |



*Figure 8: 233 Norfolk Avenue rear rendering, provided by Applicant.*

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| **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. | **Complies:** The proposed Structure is set back further than the adjacent properties which minimizes the creation of a wall effect along the Street. The streetscape is maintained. |
| **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. | **Complies:** The Applicant steps the Structure up the hillside following the natural topography of the Site. The Structure is broken into modules which minimizes the perceived massing from Upper Norfolk Avenue. The Applicant has not maximized Building Height and the majority of the Structure is under the 27-foot maximum Building Height. The Structure is set further back from Upper Norfolk Avenue which also reduced the perceived volume. |
| **Building Height:**<br><br>The Zone Height in the HR-1 Zoning District is 27 feet and is restricted as stated | **Complies:** The proposed Building does not maximize Building Height. The Structure is under the 27 foot maximum. |

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| above in LMC § 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. | |

**(III) The proposal to construct a Duplex complies with the Off-Street Parking regulations, pursuant to Land Management Code Chapter 15-3.**

LMC Chapter 15-3 outlines Off-Street Parking requirements, shown in the table below:

| Requirement | Analysis of Proposal |
|---|---|
| **Driveway Width:** For a two car garage a maximum 10 foot driveway for each garage which must be separated by 18 inches of landscaping is permitted | **Complies:** The Applicant proposes two 9-foot 4-inch driveways with a two foot landscaping separation |
| **Garage Dimensions:** Double car garages must be at least 20 feet wide by 20 feet deep. | **Complies:** The Applicant proposes a double car garage with a tandem parking configuration. The proposed garage is 36 feet deep by 20 feet wide. |
| **Parking Requirements:** Duplexes must provide 2 Parking Spaces per unit for a total of 4 Parking Spaces.<br><br>Parking Space dimensions must be 18 feet deep by 9 feet wide pursuant to LMC § 15-3-3.<br><br>Tandem Spaces are permitted at Duplex Dwellings in all Zoning Districts. | **Complies:** The Applicant proposes 4 Parking Spaces in a double car garage accessed by two separate driveways.<br><br>The 4 Parking Spaces are each 18 feet deep by 9 feet wide.<br><br>The double car garage meets the dimensional requirements in the LMC. |

**(IV) The Development Review Committee reviewed the proposal on September 15, 2026 and does not require Conditions of Approval.[2]**

[2] The Development Review Committee meets the first and third Tuesday of each month to review and

## 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 September 30, 2026. Staff mailed courtesy notice to property owners within 300 feet on September 30, 2026. The *Park Record* published courtesy notice on September 30, 2026.[3]

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

## Alternatives
The Planning Commission may:

- Approve the SSCUP
- Deny the SSCUP
- Request additional information and continue the item to a date uncertain

## Exhibits
A: Draft Final Action Letter
Attachment 1: Approved Plans
B: May 28, 2026 Final Action Letter
C: Recorded Plat
D: Applicant Narrative

provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

[3] LMC § 15-1-21

**Planning Department**

October 14, 2026

Hyrax Highway, LLC
Applicant Representative – Douglas Ogilvy

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 233 Norfolk Avenue |
| Zoning District: | Historic Residential – 1 |
| Application: | Steep Slope Conditional Use Permit |
| Project Number: | PL-25-06455 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | October 14, 2026 |
| Project Summary: | The Applicant proposes to construct a Duplex on Steep Slopes in the Historic Residential – 1 Zoning District. |

**Action Taken**

On October 14, 2026, the Planning Commission conducted a public hearing and approved the Steep Slope Conditional Use for the proposed Duplex construction in the Historic Residential – 1 (HR-1) Zoning District according to the following findings of fact, conclusions of law, and conditions of approval.

**Findings of Fact**

1. 233 Norfolk Avenue is a vacant 4,335.17-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District. There was previously a Single-Family Dwelling (SFD) constructed circa 1980 on the site that straddled the Lots and was demolished in 2024 (Permit 24-990). Portions of the 1980 SFD foundation remain on the site. The property is located along Upper Norfolk Avenue, a steep narrow road that splits from Norfolk Avenue due to Steep Slopes to provide access to seven other Lots.
2. On May 28, 2025, the Planning Commission reviewed and approved a Plat Amendment at 233 Norfolk Avenue to combine the Lots. The Planning

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Commission included Condition of Approval 3 that future Use on the Lot be limited to a Duplex use. The plat was recorded with Summit County in November 2025.

3. The Applicant proposes constructing a Duplex. The proposed Structure requires SSCUP, CUP, and Historic District Design Review approval.
4. The purposes of the HR-1 Zoning District include:
    a. Preserving present land Uses and character of the Historic residential Areas of Park City;
    b. Encouraging the preservation of Historic Buildings and/or Structures;
    c. Encouraging construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
    d. Defining Development parameters that are consistent with the General Plan policies for the Historic core; and
    e. Establishing Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment (LMC § 15-2.2-1).
5. The proposed Duplex encourages construction of a Structure that contributes to the character and scale of the surrounding residential neighborhood.
6. LMC § 15-2.2-2(A)(1) *Uses* establishes Duplexes as a Conditional Use in the HR-1 Zoning District.
7. LMC § 15-2.2-3 establishes *Lot and Site Requirements* for the HR-1 Zoning District:

| **Requirement** | **Analysis of Proposal** |
|---|---|
| **Lot Size:**<br>The minimum Lot Area for a Duplex is 3,750 square feet and the maximum Lot Area is 7,500 square feet. | **Complies:**<br>The Lot is 4,335.17 square feet and is compliant. |
| **Lot Width:**<br>The minimum width of a Lot is 25 feet when | **Complies:**<br>233 Norfolk is 50 feet wide. |

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| measured 15 feet back from the Front Lot Line. | |
| **Building Footprint:**<br>The maximum Building Footprint of any Structure located on a Lot or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula:<br><br>MAXIMUM FP = (A/2) x $0.9^{A/1875}$<br><br>The maximum Building Footprint for the Lot is 1,698 square feet. | **Complies:**<br>The Building Footprint is 1,692 square feet and is compliant. |
| **Front and Rear Setbacks:**<br>For Lots that are up to 100 feet the minimum Front and Rear Setbacks must be either 12 feet or 13 feet and must total 25 feet.<br><br>The Lot is 97.72 feet deep. | **Complies:**<br>The Structure is set back approximately 21 feet from the Front Lot Line.<br><br>LMC § 15-2.2-3(G)(1) allows retaining walls within the Front Setback so long as they are less than 4 feet in height from Final Grade. Within the Front Setback the retaining walls are 4 feet in height. The Applicant proposes a planter bed that is approximately 2 feet 6 inches within the Front Setback which is compliant.<br><br>Pursuant to LMC § 15-2.2-3(G)(2) uncovered steps leading to the Main Building that are no more than 4 feet from Final Grade are permitted within the Front Setback. The proposed steps are compliant. |

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| | The Structure is set back approximately 13 feet from the Rear Lot Line.<br><br>§ 15-2.2-3(H)(4) allows roof overhangs within the Rear Setback so long as they do not project more than 2 feet. The proposed overhangs project 1 foot into the Rear Setback and are compliant.<br><br>Pursuant to LMC § 15-2.2-3(H)(6) exterior siding, so long as it projects no more than 6 inches into the Rear Setback, is permitted. The Applicant proposes siding which is 6 inches into the Rear Setback and is compliant.<br><br>LMC § 15-2.2-3(H)(10) allows pathways within the Rear Setback but must be no more than 30 inches from Final Grade.<br><br>The Applicant proposes an egress window at the rear of the Structure partially within the Rear Setback area. LMC § 15-2.2-3(H) allows window wells not exceeding the minimum IBC requirements for egress to extend not more than four feet into the Setback.<br><br>The Building Department reviewed the Applicant's plans and determined that the window well is required by and complies with the International Building Code. |
| **Side Setbacks:**<br>The Side Setbacks for a Lot that is 50 feet wide are 5 feet each for a combined total of 10 feet. | **Complies:**<br>Lot Width is defined in LMC § 15-15-1 as *"[t]he minimum distance between the Side Lot Lines at the Front Setback or Front Building Façade. The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line.* |

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| | The width of the Lot increases at the rear of the Lot to 57 feet. However, when measured 25 feet from the Front Lot Line the width is 50 feet.<br><br>The Structure is set 5 feet from both Lot Lines.<br><br>Pursuant to LMC § 15-2.2-3(J) roof overhangs are permitted within the Side Setback so long as they are no more than 2 feet. The Applicant proposes roof overhangs of 1 foot 4 inches which are compliant. |

8. LMC § 15-2.2-5 regulates Building Height in the HR-1 Zoning District:

| **Zoning Requirement** | **Analysis** |
|---|---|
| Building Height- 27 feet above Existing Grade | **Complies:** The Building Height does not exceed 27 feet above Existing Grade. The tallest point is 26 feet 9 inches above Existing Grade. |
| Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters | **Complies:** The maximum interior height is 35 feet measured from the finished floor of the garage to the top plate of the wall bearing the roof Structure on the uppermost floor. |
| A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade. | **Complies:** The Structure steps back 10 feet at 23 feet from Existing Grade. |
| The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall | **Complies:** At the front of the Structure the roof pitch is 7:12 which continues for 12 feet. There are two 9:12 gable roof forms which are visible from the primary public right-of- |

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| occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.). | way. The roof form then changes to 8:12 for 23 feet. |
| Final Grade must be within 4 feet of Existing Grade except for the placement of approved window wells, emergency egress, and a garage entrance | **Complies:** The Applicant proposes to change grade by more than 4 feet for the garage entrance. The proposed garage located below grade helps to reduce the massing and height of the Structure.<br><br>Additionally, the Applicant proposes to change grade for a window well to provide egress for a bedroom. The proposed well is located at the rear of the Structure and is not visible from the right-of-way. The disturbance in grade is limited to the area directly required for the window well. |

9. LMC § 15-2.2-6 outlines requirements for development on Steep Slopes within the HR-1 Zoning District:

| **Requirement** | **Analysis of Proposal** |
|---|---|
| **Geotechnical Analysis.** Structures that create a change from Existing Grade or elevation greater than four feet, cut into the Steep Slope, or require retaining walls to construct the Structure require a geotechnical report. | The Applicant submitted their application on February 28, 2025, prior to the adoption of Ordinance No. 2025-11 which included a requirement that a geotechnical analysis be submitted as part of the SSCUP review. The |

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| | Applicant will be required to submit geotechnical analysis prior to Building Permit issuance to be reviewed by the Engineering and Building Departments. |
| **Slope/Topographic Map.** Certified boundary survey depicting contours at an interval of two feet (2') or less that identifies: Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow) Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange) Very Steep Slopes, greater than forty percent (40%) (shown in red) | The Applicant has provided a map showing slope analysis seen in Figure 4. |
| **Location of Development.** Development is located and designed to reduce visual and environmental impacts of the Structure. | **Complies:** The proposed Structure is located in such a manner that it is set back further than the previously existing SFD. The Applicant has situated the Duplex in a manner that steps up the hillside. The Structure is the primary retaining feature on the Site minimizing the need for additional retaining walls. |
| **Visual Analysis.** A visual analysis of the project from key Vantage Points is required 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 has provided visual analysis of the Structure. The Applicant has also provided analysis from a pedestrian point of view on Norfolk Avenue. |
| **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. | **Complies:** The Applicant proposes two 9-foot 4-inch-wide driveways to access two garages. The proposed driveways are modest in scale, and the garages are subordinate in design to the main Structure. The garages are located underground, which minimizes the Building Scale. The topography of the Site will not be majorly changed to obtain access to the Structure. |

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| **Terracing.** Retaining walls shall be terraced to return to Natural Grade. The 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 in height**.** | **Complies:** The proposed Structure is the primary retaining feature on the Site. Retaining walls are proposed for the garage access as well as the rear window well. |
| **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 Sign 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. | **Complies:** The proposed Structure is located on a disturbed Site and will not impact any natural vegetation.<br><br>The Applicant proposes to follow the natural topography of the Site stepping the Structure up the hillside. This follows the existing contours of the Site.<br><br>The Building Footprint is compliant with the Zoning District and the regulations of the recorded Plat. The Applicant proposes an increased Front Setback which reduces the impact when viewed from Norfolk Avenue. |
| **Building Form and Scale**. Where Building masses orient against the Lot's existing contours, the Structures must be stepped back with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged. The garage must be subordinate in design to the main Building. In order to decrease the perceived bulk of the Main Building, the Planning Commission may require a garage separate from the main Structure or no garage. | **Complies:** The design of the Structure contours against the existing topography of the Site. The massing steps up the hillside and the slope increases towards the rear of the Lot. The Structure appears to be two stories when viewed from the Street. The bulk of the Structure is blocked from the pedestrian viewpoint when viewed from Upper Norfolk Avenue.<br><br>The garage is located below grade and is subordinate to the Structure. |

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|---|---|
| **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. | **Complies:** The proposed Structure is set back further than the adjacent properties which minimizes the creation of a wall effect along the Street. The streetscape is maintained. |
| **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. | **Complies:** The Applicant steps the Structure up the hillside following the natural topography of the Site. The Structure is broken into modules which minimizes the perceived massing from Upper Norfolk Avenue. The Applicant has not maximized Building Height and the majority of the Structure is under the 27-foot maximum Building Height. The Structure is set further back from Upper Norfolk Avenue which also reduced the perceived volume. |
| **Building Height:**<br><br>The Zone Height in the HR-1 Zoning District is 27 feet and is restricted as stated above in LMC § 15-2.2-5. The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed Structure to minimize its visual mass and/or to mitigate differences in scale between a proposed Structure and the Historic character of the neighborhood's existing residential Structures. | **Complies:** The proposed Building does not maximize Building Height. The Structure is under the 27-foot maximum. |

10. LMC Chapter 15-3 outlines Off-Street Parking requirements:

| **Requirement** | **Analysis of Proposal** |
|---|---|
| **Parking Requirements:** Duplexes must provide 2 Parking Spaces per unit for a | **Complies:** The Applicant proposes 4 Parking Spaces in a double car garage |

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| total of 4 Parking Spaces. Tandem Spaces are permitted at Duplex Dwellings. | accessed by two separate driveways. Each garage provides two Tandem Spaces. |
| **Garage Dimensions:** Double car garages must be at least 20 feet wide by 20 feet deep. | **Complies:** The Applicant proposes a double car garage 36 feet deep by 20 feet wide. |
| **Driveway Width:** For a two-car garage the maximum 10-foot-wide driveway for each garage must be separated by 18 inches of landscaping. | **Complies:** The Applicant proposes two 9-foot 4-inch-wide driveways with a two-foot landscaping separation. |

11. The Development Review Committee reviewed the proposal on September 15, 2026, and confirmed the proposal complies with their requirements.
12. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 30, 2026. Staff mailed courtesy notice to property owners within 300 feet on September 30, 2026. The Park Record published courtesy notice on September 30, 2026.

**Conclusions of Law**

1. The proposed Duplex complies with the requirements of LMC Chapter 15-2.2 *Historic Residential – 1 Zoning District*.
2. The proposed Duplex, as conditioned, complies with LMC Section 15-2.2-6 *Development on Steep Slopes*.
3. The proposed Duplex complies with the requirements of LMC Chapter 15-3 *Off-Street Parking*.

**Conditions of Approval**

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed October 14, 2026, by the Planning Commission, with 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 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.

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3. 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.
4. Final Grade must be within 4 vertical feet of Existing Grade, except for the placement of approved window wells, emergency egress, and a garage entrance.
5. The Applicant shall revegetate and landscape the site to provide screening of retaining walls, as well as mitigate erosion.
6. Additional modifications to the structural components may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to Building Permit issuance. Any modification shall conform with the approved Building Height, Building Footprint, and Building Setbacks outlined herein.
7. Stormwater runoff must be retained on site in accordance with Municipal Code of Park City § 13-5-3 *Long-Term Storm Water Management*.
8. 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.
9. As part of the development of the Duplex, the Applicant agrees to install heating for Upper Norfolk Avenue from the northern edge of 213 Norfolk Avenue to the northern edge of 233 Norfolk Avenue.

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

Sincerely,

Christin VanDine, Planning Commission Chair

CC: Meredith Covey, Planner II

Attachment 1: Approved Plans

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## SHEET INDEX

| SHEET NO. | SHEET NAME |
|---|---|
| GENERAL | |
| A0.00 | GENERAL NOTES AND PROJECT INFORMATION |
| A0.01 | 3D VIEWS |
| A0.02 | AREA PLANS |
| | |
| CIVIL | |
| C00 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | SLOPE ANALYSIS |
| C3.0 | SITE PLAN |
| C4.0 | GRADING AND UTILITY PLAN |
| C5.0 | CONSTRUCTION MITIGATION PLAN - SWPPP |
| | |
| ARCHITECTURE | |
| A1.00 | SITE PLAN |
| A1.01 | SITE PLAN - LANDSCAPE PLAN |
| A1.02 | STREET ELEVATION |
| A1.03 | ROOF HEIGHT TO GRADE |
| A2.00 | LEVEL B1 FLOOR PLAN |
| A2.01 | LEVEL 01 FLOOR PLAN |
| A2.02 | LEVEL 02 FLOOR PLAN |
| A2.03 | LEVEL 03 FLOOR PLAN |
| A2.04 | ROOF PLAN |
| A3.00 | EXTERIOR ELEVATIONS |
| A3.01 | EXTERIOR ELEVATIONS |
| A3.02 | EXTERIOR ELEVATIONS |
| A3.11 | BUILDING SECTIONS |
| A3.12 | BUILDING SECTIONS |
| A3.13 | BUILDING SECTIONS |

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Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

# NORFOLK RESIDENCE

## 233 NORFOLK AVE
## PARK CITY, UT 84060

## HDDR DRAWINGS
## 10.14.2026

# ABBREVIATIONS

| _NoteNumber | _NoteText |
|---|---|
| @ | AT |
| Ø | DIAMETER |
| # | POUND OR NUMBER |
| (E) | EXISTING |
| (N) | NEW |
| | |
| AB | ANCHOR BOLT |
| ABV | ABOVE |
| ACC | ACCESS |
| ACOUS | ACOUSTICAL |
| ACP | ASPHALT CONCRETE PAVING |
| ACT | ACOUSTIAL CEILING TILE |
| ACS PNL | ACCESS PANEL |
| AD | AREA DRAIN |
| ADA | AMERICANS WITH DISABILITIES |
| ADJ | ADJUSTABLE |
| AFF | ABOVE FINISHED FLOOR |
| AGGR | AGGREGATE |
| AIB | AIR INFILTRATION BARRIER |
| ALT | ALTERNATE |
| ALUM | ALUMINIUM |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECTURAL |
| APSH | ASPHALT |
| AUTO | AUTOMATIC |
| | |
| BD | BOARD |
| BITUM | BITUMINOUS |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BM | BEAM |
| BO | BOTTOM OF |
| BOT | BOTTOM |
| BRG | BEARING |
| BSMT | BASEMENT |
| BUR | BUILT UP ROOFING |
| | |
| CAB | CABINET |
| CB | CATCH BASIN |
| CEM | CEMENT |
| CER | CERAMIC |
| CIP | CAST-IN-PLACE |
| CJ | CONTROL JOINT |
| CLG | CEILING |
| CLK | CAULKING |
| CLO | CLOSET |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CNTR | COUNTER |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONSTR | CONSTRUCTION |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| CORR | CORRIDOR |
| CPT | CARPET; CARPETED |
| CRS | COLD ROLLED STEEL |
| CSK | COUNTERSUNK |
| CTR | CENTER |
| CU FT | CUBIC FEET |
| CT | CERAMIC TILE |
| | |
| DBL | DOUBLE |
| DEMO | DEMOLITION |
| DET | DETAIL |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DL | DEAD LOAD |
| DN | DOWN |
| DR | DOOR |
| DR OPNG | DOOR OPENING |
| DS | DOWNSPOUT |
| DSP | DRY STANDPIPE |
| DT | DRAIN TILE |
| DW | DISHWASHER |
| DWG | DRAWING |
| | |
| E | EAST |
| EA | EACH |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATOR |
| ENCL | ENCLOSURE |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EST | ESTIMATE |
| EF | EXHAUST FAN |
| EXIST | EXISTING |
| EXP | EXPANDED; EXPANSION |
| EXP BT | EXPANSION BOLT |
| EXPO | EXPOSED |
| EXT | EXTERIOR |
| EW | EACH WAY |
| | |
| FA | FIRE ALARM |
| FB | FLAT BAR |
| FD | FLOOR DRAIN |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FF EL | FINISH FLOOR ELEVATION |
| FH | FIRE HYDRANT |
| FHC | FIRE HOSE CABINET |
| FIN FLR | FINISH FLOOR |
| FF | FINISH TO FINISH |
| FIN | FINISH |
| FLASH | FLASHING |
| FLR | FLOOR; FLOORING |
| FLUOR | FLUORESCENT |
| FOC | FACE OF CONCRETE |
| FOF | FACE OF FINISH |
| FOIC | FURNISHED BY OWNER-INSTALLED BY CONTRACTOR |
| FOM | FACE OF MASONRY |
| FOS | FACE OF STUDS |
| FP | FIREPROOF |
| FPL | FIREPLACE |
| FR | FRAME |
| FT | FOOT OR FEET |
| FTG | FOOTING |
| FURR | FURRING |

# ABBREVIATIONS

| _NoteNumber | _NoteText |
|---|---|
| FUT | FUTURE |
| FW | FULL WIDTH |
| | |
| GA | GAUGE |
| GALV | GALVANIZED |
| GC | GENERAL CONTRACTOR |
| GL | GLASS |
| GLAM | GLUE-LAMINATED |
| GR | GRADE |
| GWB | GYPSUM WALL BOARD |
| GYP | GYPSUM |
| | |
| HB | HOSE BIB |
| HC | HOLLOW CORE |
| HDO | HIGH DENSITY OVERLAY |
| HDR | HEADER |
| HDWD | HARDWOOD |
| HDW | HARDWARE |
| HM | HOLLOW METAL |
| HORIZ | HORIZONTAL |
| HP | HIGH POINT |
| HR | HOUR |
| HR | HOUR |
| HT | HEIGHT |
| HVAC | HEATING/VENTILATING/AIR CONDITIONING |
| HW | HOT WATER |
| HWT | HOT WATER TANK |
| | |
| ID | INSIDE DIAMETER |
| IN | INCH |
| INCL | INCLUDED |
| INSUL | INSULATION |
| INT | INTERIOR |
| INV | INVERT |
| | |
| JB | JUNCTION BOX |
| JF | JOINT FILLER |
| JT | JOINT |
| | |
| KIT | KITCHEN |
| KO | KNOCKOUT |
| | |
| LAM | LAMINATE; LAMINATED |
| LAV | LAVATORY |
| LBS | POUNDS |
| LF | LINEAR FEET (FOOT) |
| LH | LEFT HAND |
| LL | LIVE LOAD |
| LOC | LOCATION |
| LP | LOW POINT |
| LT | LIGHT |
| | |
| MAS | MASONRY |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MB | MACHINE BOLT |
| MC | MEDICINE CABINET |
| MDF | MEDIUM DENSITY FIBERBOARD |
| MDO | MEDIUM DENSITY OVERLAY |
| MECH | MECHANICAL |
| MEMB | MEMBRANE |
| MEZZ | MEZZANINE |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MIR | MIRROR |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| MTD | MOUNTED |
| MTL | METAL |
| MUL | MULLION |
| | |
| N | NORTH |
| N/A | NOT APPLICABLE |
| NO | NUMBER |
| NOM | NOMINAL |
| NR | NOISE REDUCTION |
| NTS | NOT TO SCALE |
| NIC | NOT IN CONTRACT |
| | |
| OA | OVERALL |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER; OVERFLOW DRAIN |
| OFF | OFFICE |
| OH | OVERHEAD |
| OHWM | ORDINARY HIGH WATER MARK |
| OPNG | OPENING |
| OPP | OPPOSITE |
| OSB | ORIENTED STRAND BOARD |
| OCC | OCCUPANTS |
| OLF | OCCUPANT LOAD FACTOR |
| | |
| PBD | PARTICLE BOARD |
| PCC | PRECAST CONCRETE |
| PCF | POUNDS PER CUBIC FOOT |
| PERF | PERFORATED |
| PERP | PERPENDICULAR |
| PL | PLATE |
| PLAM | PLASTIC LAMINATE |
| PLAS | PLASTER |
| PLWD | PLYWOOD |
| PNL | PANEL |
| PNT | POINT |
| PR | PAIR |
| PRCST | PRECAST |
| PSF | POUNDS PER CUBIC FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PT | PRESERVATIVE TREATED |
| PTN | PARTITION |
| PVC | POLYVINYL CHLORIDE |
| | |
| R | RISER |
| RA | RETURN AIR |
| RAD | RADIUS |
| RD | ROOF DRAIN |
| REF | REFERENCE |
| REFR | REFRIGERATOR |
| REG | REGISTER |
| REINF | REINFORCED |
| REM | REMAINDER |
| REQ | REQUIRED |

# ABBREVIATIONS

| _NoteNumber | _NoteText |
|---|---|
| RESIL | RESILIENT |
| REV | REVISION(S); REVISED |
| RH | RIGHT HAND |
| RM | ROOM |
| RO | ROUGH OPENING |
| RWL | RAIN WATER LEADER |
| | |
| S | SOUTH |
| SAF | SELF-ADHERED FLASHING |
| SAM | SELF-ADHERED MEMBRANE |
| SC | SOLID CORE |
| SCHED | SCHEDULE |
| SD | SMOKE DETECTOR |
| SECT | SECTION |
| SG | SAFETY GLAZING |
| SHV | SHELF; SHELVING |
| SHR | SHOWER |
| SHT | SHEET |
| SHT MTL | SHEET METAL |
| SHTG | SHEATHING |
| SIM | SIMILAR |
| SOG | SLAB ON GRADE |
| SPEC | SPECIFICATION |
| SQ FT | SQUARE FOOT (FEET) |
| SQ IN | SQUARE INCH(ES) |
| SST | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STOR | STORAGE |
| STRUCT | STRUCTURAL |
| SUSP | SUSPENDED |
| SYM | SYMETRICAL |
| | |
| T | TREAD |
| T&G | TONGUE AND GROOVE |
| TEL | TELEPHONE |
| TER | TERRAZZO |
| TG | TEMPERED GLASS |
| THK | THICK |
| TO | TOP OF |
| TOB | TO OF BEAM |
| TOC | TOP OF CONCRETE; CURB |
| TOF | TOP OF FLOOR; FOOTING; FRAME |
| TOM | TOP OF MASONRY |
| TOP | TOP OF PARAPET; PAVEMENT |
| TOPO | TOPOGRAPHY |
| TOS | TOP OF SLAB; STEEL |
| TOW | TOP OF WALL |
| TS | TUBE STEEL |
| TSTAT | THERMOSTAT |
| TYP | TYPICAL |
| | |
| UNO | UNLESS NOTED OTHERWISE |
| | |
| VB | VINYL BASE |
| VEN | VENEER |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VG | VERTICAL GRAIN |
| VIF | VERIFY IN FIELD |
| VT | VINYL TILE |
| | |
| W | WEST |
| W/ | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WD | WOOD |
| WDW | WINDOW |
| WF | WIDE FLANGE |
| WF BM | WIDE FLANGE BEAM |
| WG | WIRED GLASS |
| WH | WATER HEATER |
| WL | WATER LINE |
| WLD | WELDED |
| WP | WATERPROOF |
| WPM | WATERPROOF MEMBRANE |
| WR | WATER RESISTANT |
| WSCT | WAINSCOT |
| WSG | WIRE SAFETY GLASS |
| WTR | WATER |
| WWF | WELDED WIRE FABRIC |
| WWM | WELDED WIRE MESH |
| WT | WEIGHT |

# GENERAL SYMBOLS LEGEND

1. GRID LINE REFERENCE — #
2. LEVEL / DATUM REFERENCE — NAME / ELEVATION
3. EXTERIOR ELEVATION REFERENCE — X / AXXX — Drawing Number / Sheet Number
4. INTERIOR ELEVATION REFERENCE — # / # AX.00 # / # — Drawing Number / Sheet Number
5. BUILDING SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
6. WALL SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
7. DETAIL SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
8. CALLOUT/DETAIL REFERENCE — X / AX.XX — Drawing Number / Sheet Number
9. REVISION REFERENCE — #
10. ROOM REFERENCE — ROOM NAME / 100
11. ASSEMBLY REFERENCE — X#
12. WINDOW REFERENCE — W#
13. DOOR REFERENCE — D001
14. NORTH ARROW

# MATERIALS LEGEND

- WOOD BLOCKING (SHIM)
- WOOD FRAMING (CONTINUOUS)
- FINISHED WOOD
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION
- MINERAL WOOL INSULATION
- FOAM INSULATION
- GRAVEL
- EARTH
- ALUMINUM
- STEEL
- MASONRY (CMU)
- BRICK

# BUILDING CODE / ZONING SUMMARY

PROJECT ADDRESS: 233 NORFOLK AVE.
PARK CITY, UT 84060

ASSESOR'S PARCEL NUMBER: PC-718-B

LEGAL DESCRIPTION: LOTS 26, 27, AND 34, BLOCK 78 MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

APPLICABLE CODES:
2021 EDITION OF THE INTERNATIONAL BUILDING CODE, INCLUDING APPENDIX J
2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
APPENDIX Q OF THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
2021 EDITION OF THE INTERNATIONAL PLUMBING CODE
2021 EDITION OF THE INTERNATIONAL MECHANICAL CODE
2021 EDITION OF THE INTERNATIONAL FUEL GAS CODE
2020 EDITION OF THE NATIONAL ELECTRICAL CODE
2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (RES)
2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (COM)
2021 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE
2006 UTAH WILDLAND-URBAN INTERFACE CODE

AUTHORITY HAVING JURISDICTION: PARK CITY BUILDING DEPARTMENT

PHYSICAL ADDRESS: 445 MARSAC AVENUE
P.O. BOX 1480
PARK CITY, UT 84060

PHONE: (435) 615-5101

ELECTRONIC MAIL: buildingcounter@parkcity.org

LOT SIZE: 4,347 SF (PER SURVEY)

LAND USE DESIGNATION: HISTORIC RESIDENTIAL HR-1

PROJECT DESCRIPTION: 2-FAMILY RESIDENCE WITH ATTACHED GARAGE

HEIGHT:
MAX HEIGHT:
27' FROM EXISTING GRADE

ADDITIONAL HEIGHT REQUIREMENTS:
35' MAX HEIGHT FROM LOWEST FINISH FLOOR TO HIGHEST WALL TOP PLATE
10' HORIZONTAL STEP BACK REQ'D @ DOWNHILL FACE

ROOF PITCH:
PRIMARY ROOF FORM: (7:12) - (12:12)
SECONDARY ROOF FORM: ANY PITCH OR FLAT. 23 ' MAX.HEIGHT FROM FINISHED GRADE
ACCESSORY STRUCTURES: NO ROOF PITCH RESTRICTION

YARD SETBACKS:
FRONT: 12' OR 13' (FRONT/REAR TOTAL = 25')
EXCEPTIONS FOR SITE ACCESS, LOW WALLS, ROOF OVERHANGS (UP TO 3')

REAR: 12' OR 13' (FRONT/REAR TOTAL = 25')
EXCEPTIONS FOR SITE ACCESS, DECKS (30" MAX ABOVE GRADE), ROOF OVERHANGS (UP TO 2')
DETACHED ACCESSORY BUILDINGS CAN ENCROACH, LIMITED TO 50% REAR YARD WIDTH

SIDE: 5' BOTH SIDES
EXCEPTIONS FOR SITE ACCESS, DECKS (30" MAX ABOVE GRADE), ROOF OVERHANGS (UP TO 2')
DETACHED ACCESSORY BUILDINGS CAN ENCROACH, LIMITED TO 50% REAR YARD WIDTH

ENERGY CODE COMPLIANCE: <List specific codes in effect>

VERTICAL GLAZING: <Enter>
DOOR U-FACTOR: <Enter>

CEILING: <Enter>
WALL ABOVE GRADE: <Enter>
WALL BELOW GRADE: <Enter>
WALL EXT. BELOW GRADE: <Enter>
SLAB ON GRADE: <Enter>

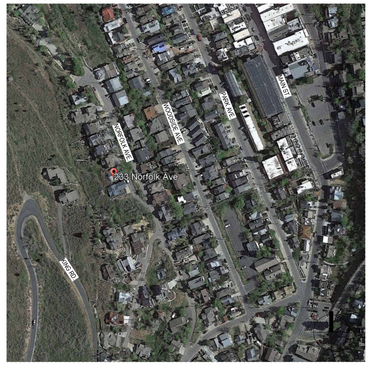
# VICINITY MAP

NOT TO SCALE




# LOCATION MAP

NOT TO SCALE




# GENERAL NOTES

1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
5. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
6. EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
7. INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.

# PROJECT DIRECTORY

**CLIENT:**

PESKY PORCUPINE, LLC
405 S MAIN ST. STE. 800
SALT LAKE CITY, UT 84111

**ARCHITECT:**
OLSON KUNDIG

159 SOUTH JACKSON STREET, SUITE 600
SEATTLE, WA 98104
PHONE: 206.624.5670
PRINCIPAL ARCHITECT: TOM KUNDIG
tom@olsonkundig.com
CONTACT: STEVE GRIMM
steve@olsonkundig.com

**CONTRACTOR:**
EDGE BUILDERS

4015 SOUTH 300 WEST, STE 102
SALT LAKE CITY, UT 84107
PHONE: 801.879.6200
CONTACT: BRIGHAM WILCOX
brigham@edgebuildersutah.com

**STRUCTURAL ENGINEER**
GFDS ENGINEERS

99 GREEN STREET, THIRD FLOOR
SAN FRANCISCO, CA 94111
T: 415.512.1301
CONTACT: KRIS JOHNSON
kjohnson@gfdseng.com

**MEP ENGINEER**
ENERGY 1

2042 STADIUM DR. STE 2
BOZEMAN, MONTANA 59715
PHONE: 406.587.2917
CONTACT: JOE SERRE
jserre@energy-1.net


Olson Kundig, Inc.
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Seattle, WA 98104, USA
+1 206 624 5670
olsonkundig.com


Olson Kundig

project:
NORFOLK RESIDENCE
233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

principal architect: TK
project manager: SG
drawn by: QK, HD
checked by: QK, HD
job no.: 23036

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

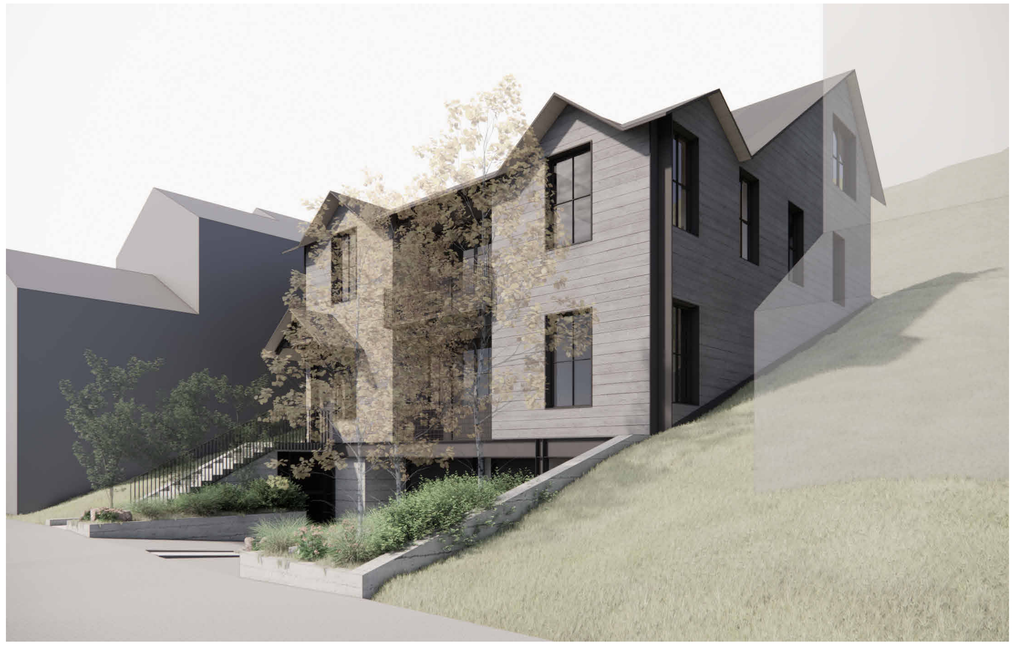
**GENERAL NOTES AND PROJECT INFORMATION**

sheet:

**A0.00**



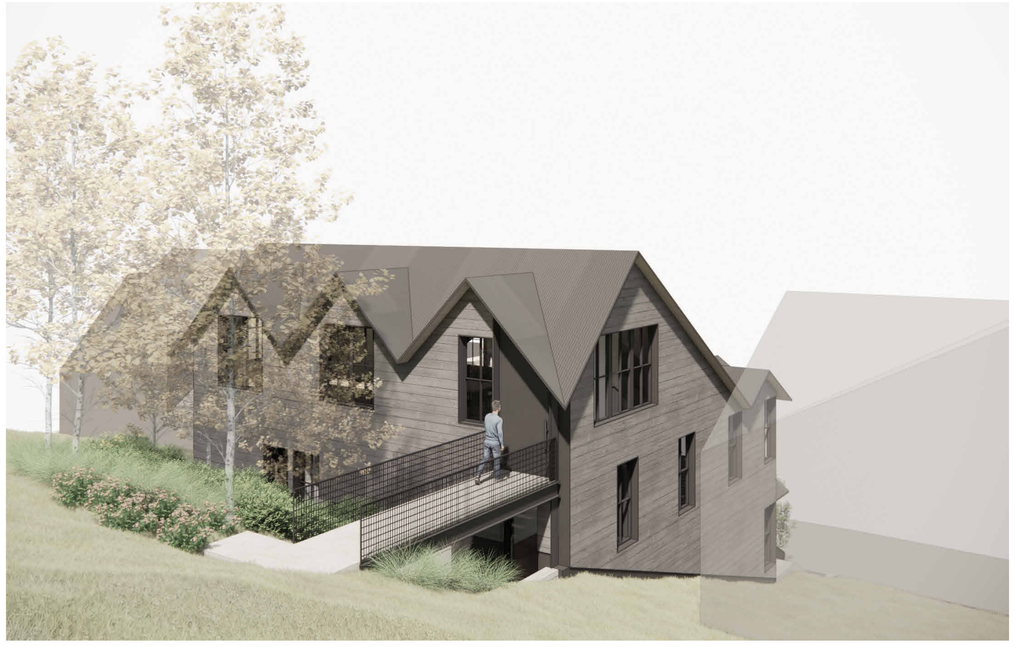
EYE LEVEL VIEW FROM STREET - SE



EYE LEVEL VIEW FROM STREET - NE



EYE LEVEL VIEW FROM UPHILL - NW



EYE LEVEL VIEW FROM UPHILL - SW

Olson Kundig
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revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

**3D VIEWS**

sheet:

**A0.01**

## BUILDING FOOTPRINT

MAXIMUM FP = (A/2) x $0.9^{A/1875}$

A = 4,347 SF (PER SURVEY)

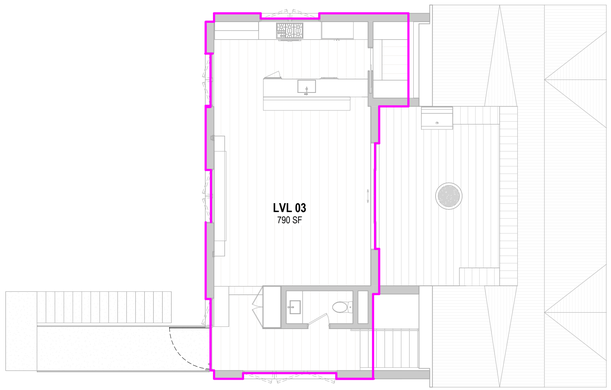
(4,349 / 2) x $.9^{(4,347/1,875)}$ =

2173.5 x .783 = 1,702 SF

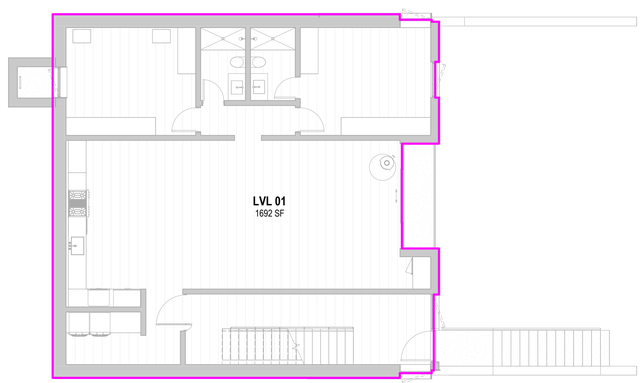
**Max FP = 1,702 SF**

## AREA SCHEDULE

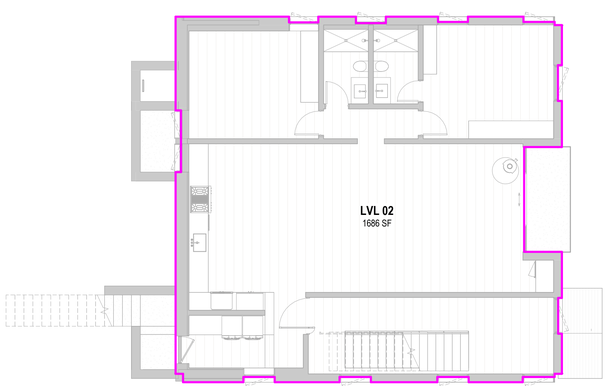
| | |
|---|---|
| LEVEL B1 | 1,625 SF |
| LEVEL 01 | 1,692 SF |
| LEVEL 02 | 1,686 SF |
| LEVEL 03 | 790 SF |
| **TOTAL** | **5,793 SF** |



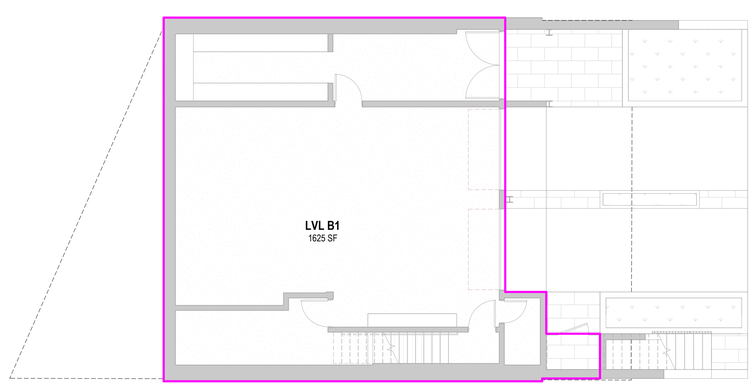

### 4 LEVEL 03 FOOTPRINT
SCALE: 1/8" = 1'-0"




### 2 LEVEL 01 FOOTPRINT
SCALE: 1/8" = 1'-0"




### 3 LEVEL 02 FOOTPRINT
SCALE: 1/8" = 1'-0"




### 1 LEVEL B1 FOOTPRINT
SCALE: 1/8" = 1'-0"

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Olson Kundig

project:
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233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

principal architect: TK
project manager: SG
drawn by: QK, HD
checked by: QK, HD
job no.: 23036

revisions:

no.: date: description:

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

**AREA PLANS**

sheet:

**A0.02**




## SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, certify that I am a Professional Land Surveyor and that I hold License No. 4857264, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
7/16/2024
STATE OF UTAH

## LEGAL DESCRIPTION

Lots 26, 27, and 34, Block 78 Millsite Reservation to Park City, according to the official plat thereof on file and of record in the Office of the Summit County Recorder.

## NOTES/NARRATIVE:

1. Site Benchmark: Water Meter: Elevation 7278.22'.

**NOTES:**

1. TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED BY ALLIANCE ENGINEERING.
2. REFER TO CIVIL PLANS COMPLETED BY ALLIANCE ENGINEERING FOR CONSTRUCTION DETAILS.
3. RECORD AND REPORT ANY EXISTING UTILITY LOCATION AND SIZING DISCREPANCIES WITH THE ENGINEER OF RECORD.

**LEGEND**

| | |
|---|---|
| ESS | EXISTING SEWER |
| EW | EXISTING WATER |
| ESD | EXISTING STORM DRAIN |
| EOHP | EXISTING OVERHEAD POWER |
| EG | EXISTING GAS |
| ET | EXISTING TELECOMM |
| EP | EXISTING POWER |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING STORM DRAIN GRATES |
| | EXISTING ELECTRICAL BOXES |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |

NORTH

10' 0 10' 20'

SCALE: 1"=10'

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
10/14/26
STATE OF UTAH

Reserved for permit stamp

Olson Kundig
155 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

project:
PARK CITY RESIDENCE
233 NORFOLK AVENUE
PARK CITY, UT 84060

(435) 649-9467
ALLIANCE ENGINEERING
270 W NORTHFIELD RD
STE 205 A, UT
PARK CITY, UT 84098
435.256.9934

principal engineer CD
project manager CD
drawn by JAR
checked by CD
job no. 080323
date 10/14/2026

revisions:

| no. | date | by |
|---|---|---|

NOT FOR CONSTRUCTION

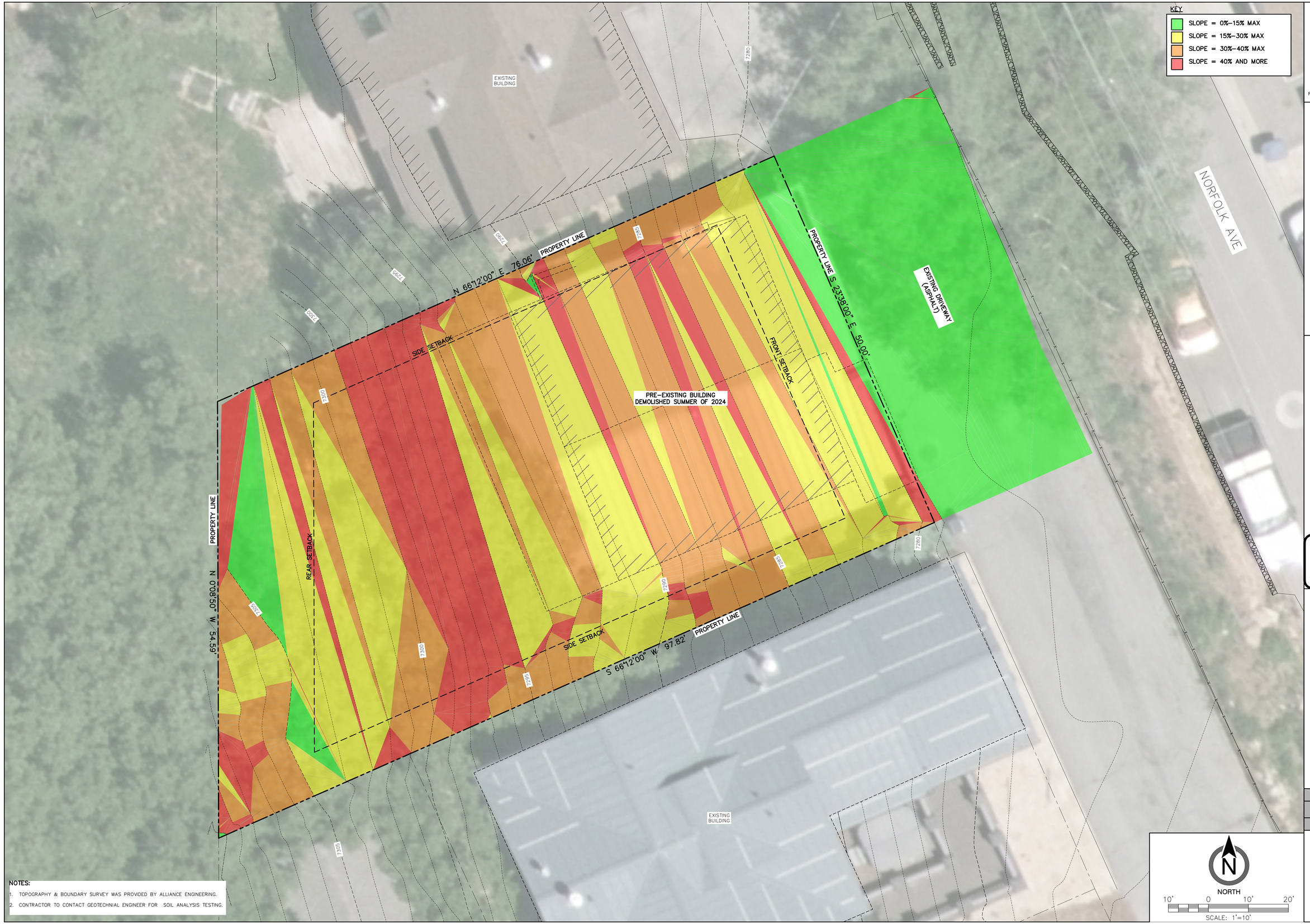
HDDR DRAWINGS

10.14.26

EXISTING CONDITIONS & DEMOLITION PLAN

C1.0

X:\ParkCitySurvey\dwg\Projects\233 Norfolk\020524 233 Norfolk.dwg




NOTES:

1. TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED BY ALLIANCE ENGINEERING.
2. CONTRACTOR TO CONTACT GEOTECHNIAL ENGINEER FOR SOIL ANALYSIS TESTING.

NORTH

10' 0 10' 20'

SCALE: 1"=10'

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
10/14/26
STATE OF UTAH

Reserved for permit stamp


Olson Kundig
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(435) 649-9467
ALLIANCE ENGINEERING
2700 W HOMESTEAD RD
STE B3 & B2
PARK CITY, UT 84098
435.200.0824


principal engineer CD
project manager CD
drawn by JAR
checked by CD
job no. 080323
date 10/14/2026

revisions:

no. date by

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HDDR DRAWINGS

10.14.26

SLOPE ANALYSIS

C2.0

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project:
PARK CITY RESIDENCE
233 NORFOLK AVENUE
PARK CITY, UT 84060

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
10/14/26
STATE OF UTAH

Reserved for permit stamp


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principal engineer CD
project manager CD
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job no. 080323
date 10/14/2026

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NORTH
5' 0 5' 10'
SCALE: 1'=5'

SITE PLAN

C3.0

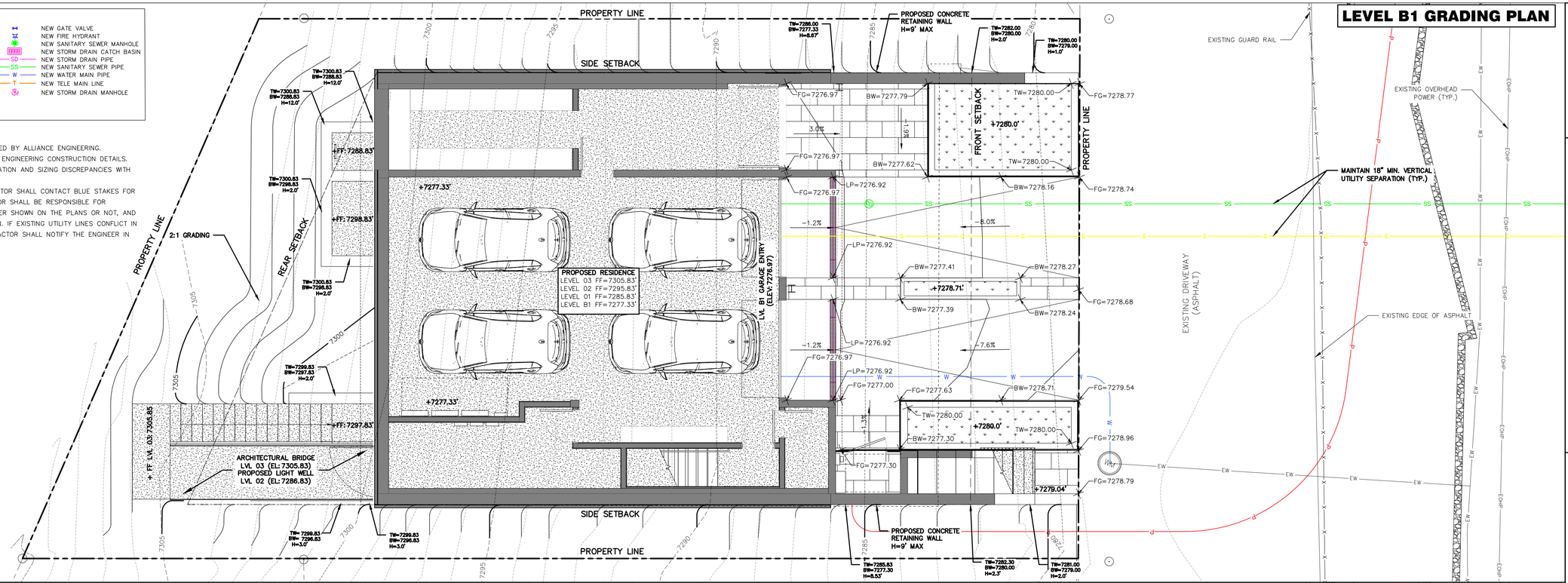
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## LEGEND

| | | | |
|---|---|---|---|
| ESS | EXISTING SEWER | | NEW GATE VALVE |
| EW | EXISTING WATER | | NEW FIRE HYDRANT |
| ESD | EXISTING STORM DRAIN | | NEW SANITARY SEWER MANHOLE |
| EOHP | EXISTING OVERHEAD POWER | | NEW STORM DRAIN CATCH BASIN |
| EG | EXISTING GAS | SD | NEW STORM DRAIN PIPE |
| ET | EXISTING TELECOMM | SS | NEW SANITARY SEWER PIPE |
| EP | EXISTING POWER | W | NEW WATER MAIN PIPE |
| | EXISTING SANITARY SEWER MANHOLE | T | NEW TELE MAIN LINE |
| | EXISTING STORM DRAIN GRATES | | NEW STORM DRAIN MANHOLE |
| | EXISTING ELECTRICAL BOXES | | |
| | EXISTING FIRE HYDRANT | | |
| | EXISTING WATER VALVE | | |

NOTES:

1. TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED BY ALLIANCE ENGINEERING.
2. REFER TO CIVIL PLANS COMPLETED BY ALLIANCE ENGINEERING CONSTRUCTION DETAILS.
3. RECORD AND REPORT ANY EXISTING UTILITY LOCATION AND SIZING DISCREPANCIES WITH THE ENGINEER OF RECORD.
4. PRIOR TO ANY EXCAVATION WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, AND PROTECTING THE UTILITIES DURING CONSTRUCTION. IF EXISTING UTILITY LINES CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ORDER TO RESOLVE THE CONFLICT.




## LEVEL B1 GRADING PLAN

## LEVEL 01 GRADING PLAN

PROFESSIONAL ENGINEER
No. 12275505
MARTIN CONNOR DINSMORE
10/14/26
STATE OF UTAH

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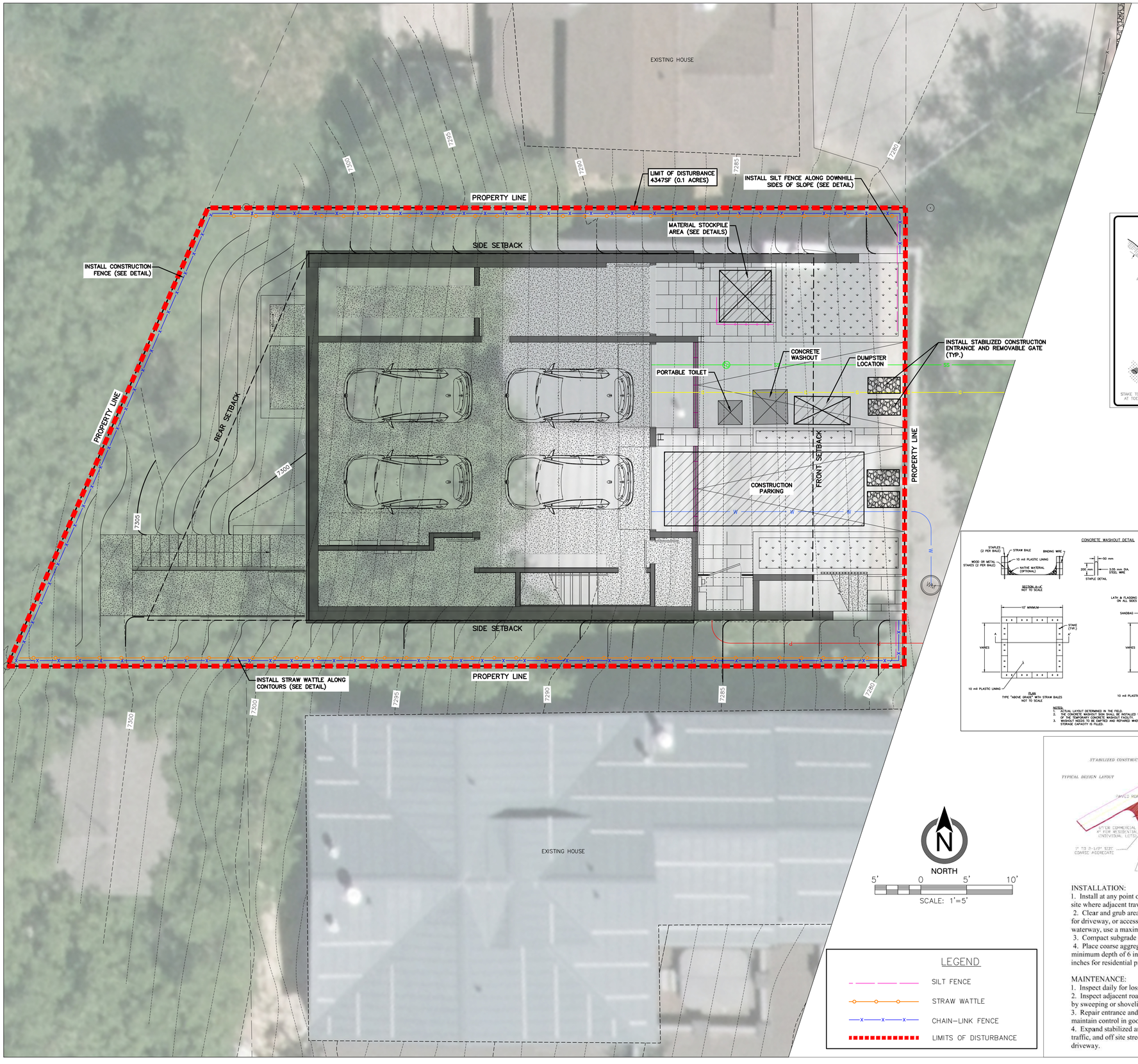
HDDR DRAWINGS

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GRADING AND UTILITY PLAN

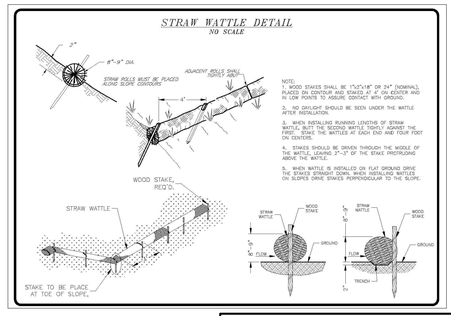
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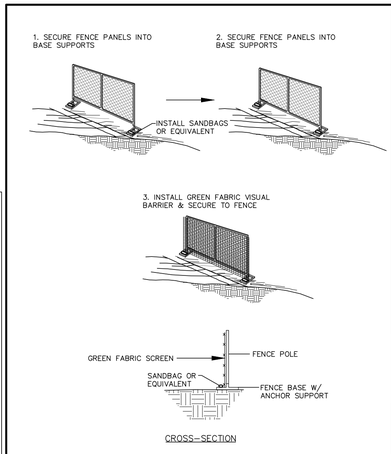
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## CMP NOTES:

1) CONTRACTOR TO CONTACT BLUE STAKES AND ENBRIDGE UTAH TO ENSURE NO GAS LINES ARE NEAR EARTHWORK.
2) CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION THROUGH BLUE STAKES AND/OR OTHER MEANS.
3) CONTRACTOR TO CONTACT PC WATER AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT TO CONFIRM ALL EXISTING UTILITIES WITHIN THE RIGHTS-OF-WAY ARE LOCATED AND PROTECTED.
4) CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK STREETS WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION).
5) MUD TRACKED OUT ONTO STREETS MUST BE CLEANED PRIOR TO THE END OF EACH WORK DAY.
6) THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE OF THE DUMPSTER.
7) PLACE GEO-TEXTILE SLOPE FABRIC ALONG ALL GRADES STEEPER THAN 3:1.
8) CONTRACTOR TO PLACE CONSTRUCTION FENCE AS REQUIRED.



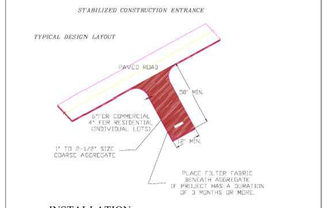






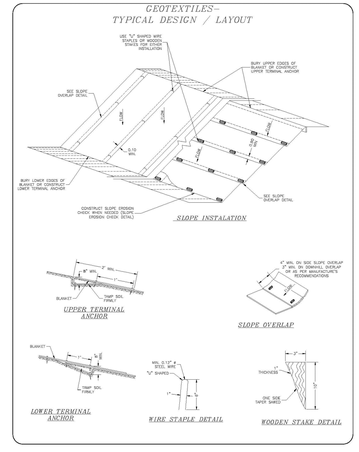







INSTALLATION:
1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

MAINTENANCE:
1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.




| | |
|---|---|
| STANDARD DRAWING | CHAIN-LINK FENCE DETAIL |
| ALLIANCE ENGINEERING | dtl\parkcity\chain-link fence |


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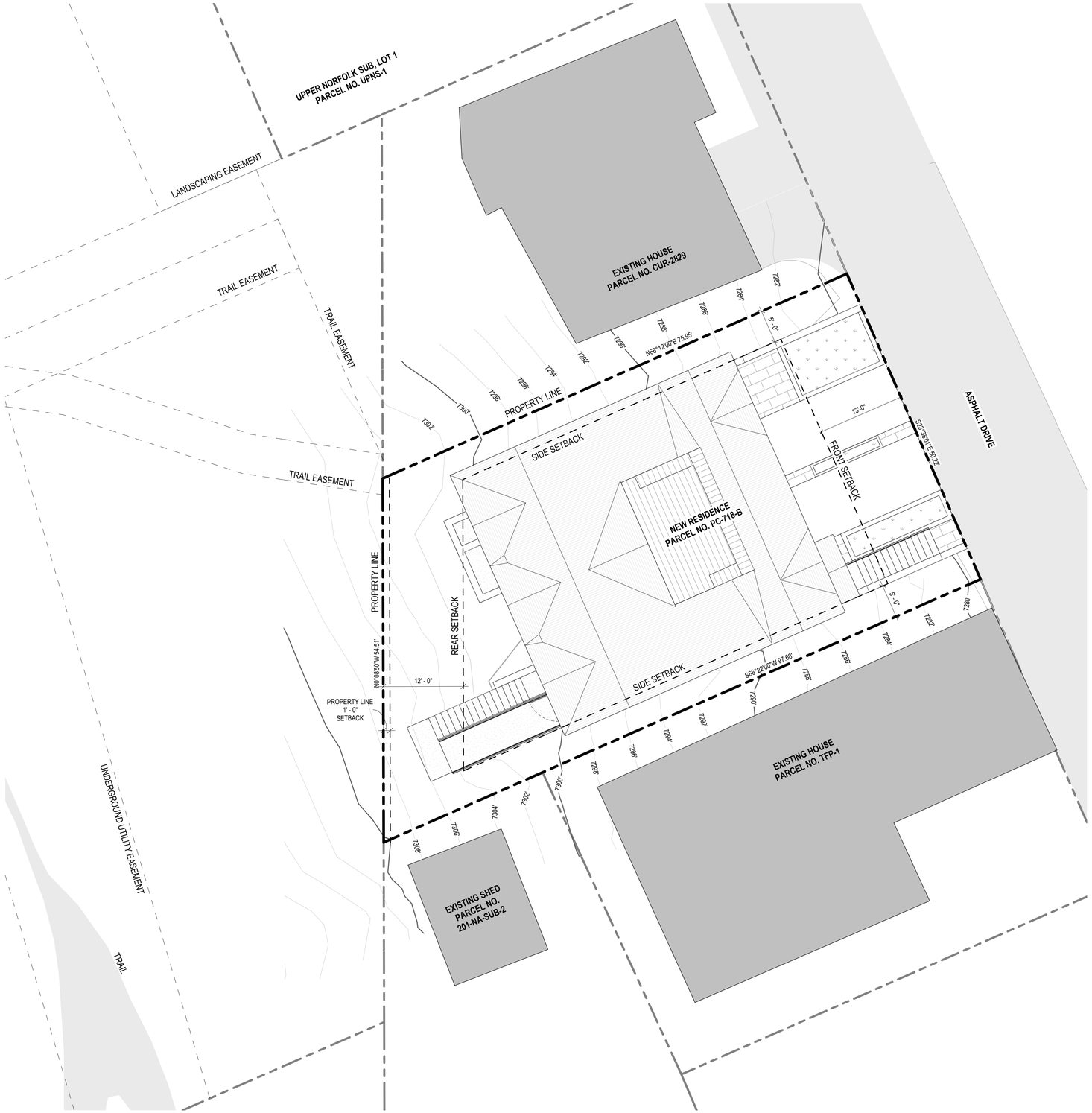
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HDDR DRAWINGS

10.14.26

CONSTRUCTION MITIGATION PLAN / SWPPP

C5.0




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

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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| | |
|---|---|
| principal architect: | TK |
| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

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**HDDR DRAWINGS**

**10.14.2026**

title:

**SITE PLAN**

sheet:

**A1.00**

## LANDSCAPE CALCULATIONS

TOTAL LOT SIZE: 4,348.96 SF

TOTAL IMPERVIOUS AREA: 2,745.82 SF

2,745.82 SF / 4,348.96 SF = 63.14% IMPERVIOUS SURFACE ON LOT

TOTAL LANDSCAPE AREA: 4,348.96 SF - 2,745.82 SF = 1,603.14 SF

166 SF OF LANDSCAPE TO RECEIVE IRRIGATION

166 SF / 1,603.14 SF = 10.35% OF LANDSCAPE AREA TO RECEIVE IRRIGATION

93% OF SPECIFIED PLANT SPECIES DESIGNATED AS WATERWISE PER APPROVED SPECIES LIST, ALL PLANTS TO BE GROUPED BASED ON IRRIGATION NEEDS FOR EFFICIENT HYDROZONING.

WILDLAND URBAN INTERFACE (WUI) NOTES:
1. KEEP PROPERTY CLEAR OF DEAD AND DYING VEGETATION.
2. GRASSES TO BE MOWED OR TRIMMED TO A MAXIMUM 4" HT.
3. PLANT NEW TREES IN CLUSTERS. DENSITY AND SPACING PER HOME IGNITION ZONE (LOCAL WUI AMENDMENT 603.5).
4. THIN EXISTING VEGETATION TO ACHIEVE DENSITY AND SPACING PER HOME IGNITION ZONE (LOCAL WUI AMENDMENT 603.5).
5. PRUNE LOW TREE BRANCHES PER LOCAL WUI AMENDMENT 603.5.
6. PLANT ONLY APPROVED, FIRE RESISTANT SPECIES WITHIN WUI IGNITION ZONES. REF 2006 UTAH WUI CODE, APPENDIX B.

## PLANTING SCHEDULE

**TREES**

| | BOTANICAL NAME | COMMON NAME | WATERWISE | SIZE | QTY |
|---|---|---|---|---|---|
| | POPULUS TREMULOIDES | QUAKING ASPEN | NO | 1 1/2" CAL | 8 |

**SHRUBS**

| | BOTANICAL NAME | COMMON NAME | WATERWISE | SIZE | QTY |
|---|---|---|---|---|---|
| | AMELANCHIER ALNIFOLIA | SASKATOON SERVICEBERRY | YES | 15 GAL | 3 |

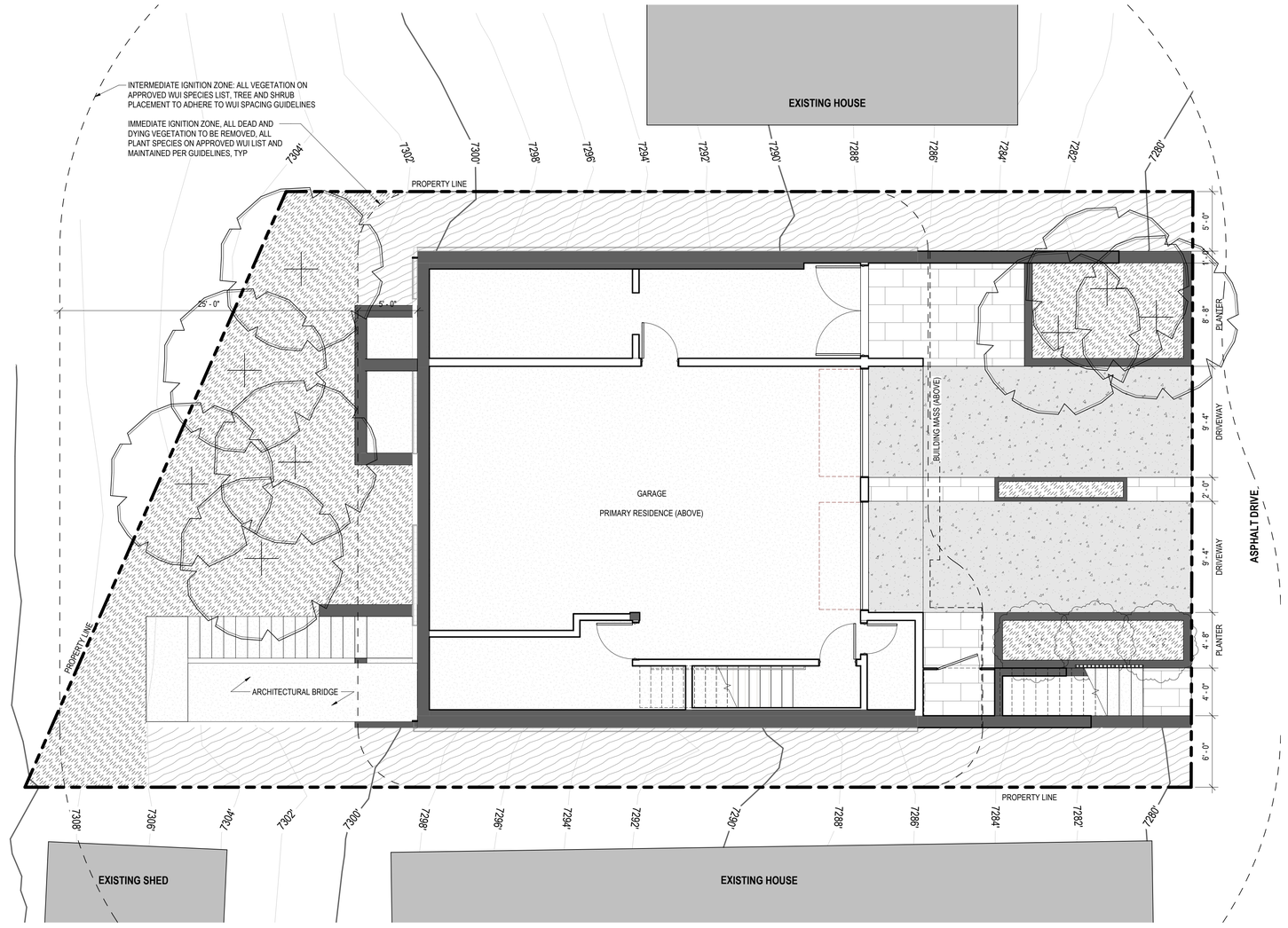
**UNDERSTORY MIXES**

| TYPE | BOTANICAL NAME | COMMON NAME | WATERWISE | SIZE | QTY |
|---|---|---|---|---|---|
| NATIVE MEADOW MIX | | | | 1 GAL | 820 SF |
| | *ACHILLEA MILLEFOLIUM* | COMMON YARROW | YES | | |
| | *BOUTELOUA GRACILIS* | BLUE GRAMA GRASS | YES | | |
| | *BOUTELOUA CURTIPENDULA* | SIDEOATS GRAMA | YES | | |
| | *PENSTEMON STRICTUS* | ROCKY MTN. PENSTEMON | YES | | |
| | *PURSHIA TRIDENTATA* | ANTELOPE BITTERBRUSH | YES | | |
| | *SYMPHORICARPOS ALBUS* | COMMON SNOWBERRY | YES | | |
| NATIVE FOREST MIX | | | | 1 GAL | 810 SF |
| | *AQUILEGIA COERULEA* | ROCKY MTN. COLUMBINE | YES | | |
| | *MAHONIA REPENS* | CREEPING OREGON GRAPE | YES | | |
| | *ROSA WOODSII* | WOODS ROSE | YES | | |
| | *RUBUS PARVIFLORUS* | BOULDER THIMBLEBERRY | YES | | |
| | *RUDBECKIA HIRTA* | BLACK EYED SUSAN | YES | | |
| | *SYMPHORICARPOS ALBUS* | COMMON SNOWBERRY | YES | | |

## KEY LEGEND

- PRECAST CONCRETE
- CONCRETE PAD ON GRADE
- STONE PAVER
- CONCRETE SITE WALL
- PROPERTY LINE
- OVERHANG
- 7320 EXISTING CONTOURS
- PROPOSED 2FT CONTOURS
- 7330 PROPOSED 10FT CONTOURS

NOTES:
1. SEE SURVEY FOR MORE INFORMATION ON EXISTING VEGETATION AND TREES.
2. CONTRACTOR TO CONFIRM EXISTING TREES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS BEFORE STARTING WORK.
3. CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO VEGETATION REMOVAL.
4. HARVEST AND PRESERVE TOPSOIL FROM DISTURBED AREAS FOR RE-VEGETATION. ANY EXPOSED OR DISTURBED SLOPE SHALL BE RE-VEGETATED.
5. IMPORTED SOIL MUST BE OF A QUALITY TO SUPPORT PLANT GROWTH.
6. FOLLOW HR-1 CODE FOR DEFINITION OF SIGNIFICANT VEGETATION.
7. PROTECT SIGNIFICANT VEGETATION BY TREE PROTECTION FENCING. PROTECTION FENCE TO BE 6'-0" SEMI-PERMANENT CHAINLINK, DRIVEN 2'-0" INTO THE GROUND. PLACE AT LIMITS OF TREE PROTECTION ZONES AND REMOVE AT THE END OF CONSTRUCTION.
8. PROTECTION FENCING SHALL NOT BE MOVED, REMOVED, OR ENTERED BY EQUIPMENT AND MAINTAINED IN GOOD REPAIR THROUGHOUT CONSTRUCTION.
9. APPLY BIODEGRADABLE NETTING AND EROSION CONTROL FOR SLOPES GREATER THAN 3:1.
10. ANY APPLICATION OF HERBICIDE TREATMENT SHALL BE PER THE REGULATIONS OF LOCAL JURISDICTIONS AND ENVIRONMENTAL REGULATORS.
11. PLANTING SYMBOLS REPRESENT PROPOSED NEW PLANTING. EXISTING SIGNIFICANT VEGETATION NOTED INDIVIDUALLY IN PLAN.
12. INSTALL TEMPORARY IRRIGATION FOR PERIMETER PLANTING AREAS. IRRIGATION TO BE REMOVED ONCE NEW PLANTINGS ARE ESTABLISHED.




1 **LANDSCAPE PLAN**
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0" 2' 4' 8'


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| | |
|---|---|
| principal architect: | TK |
| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

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SITE PLAN - LANDSCAPE PLAN

sheet:

A1.01



2 **CROSS VALLEY COMPOSITE VIEW**
NOT TO SCALE




1 **STREETSCAPE ELEVATION - EAST NORFOLK AVENUE**
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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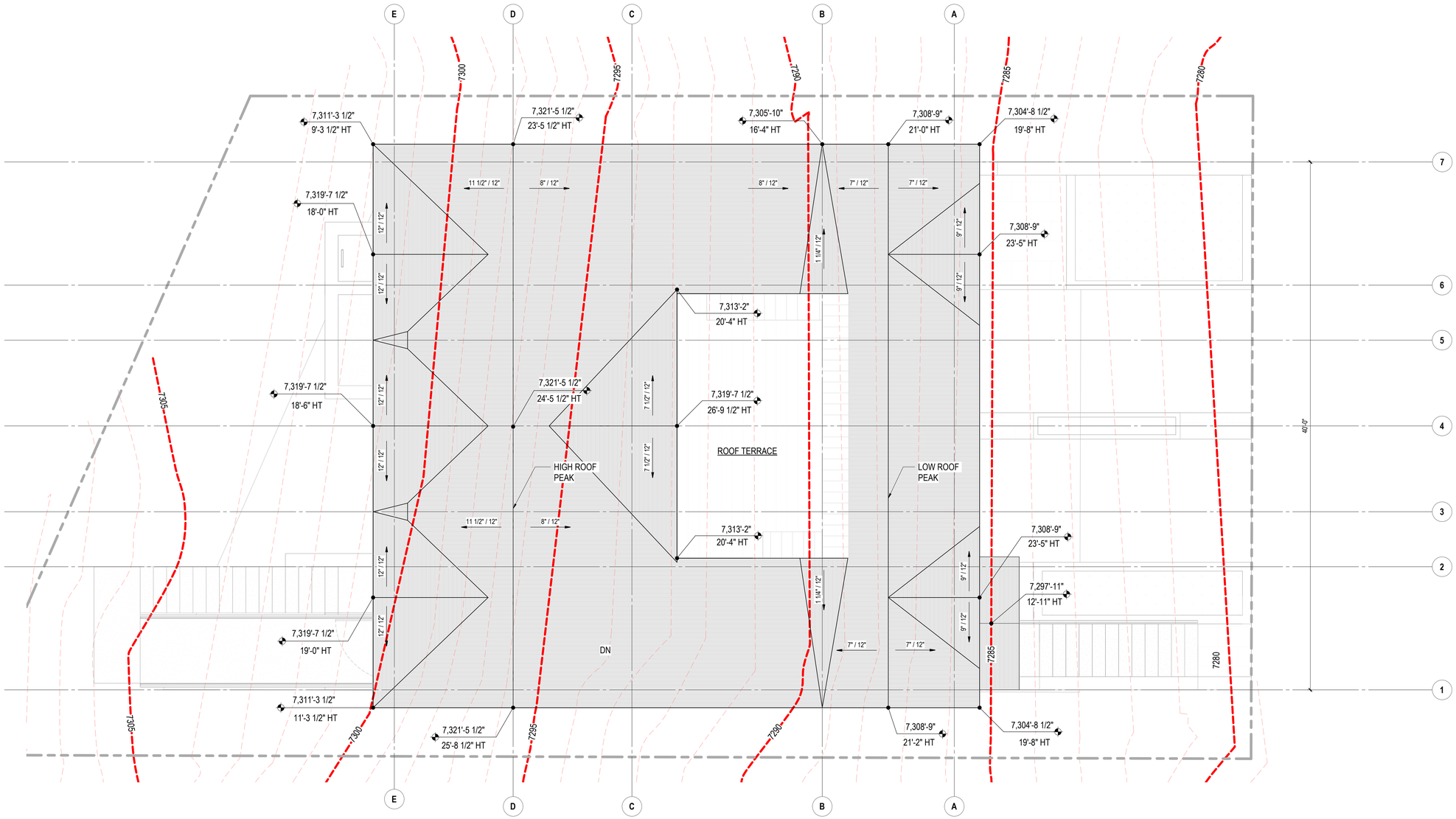
**10.14.2026**

title:

**STREET ELEVATION**

sheet:

**A1.02**




## KEY LEGEND

7300 — 5 FT CONTOUR, NATURAL GRADE

1 FT CONTOUR, NATURAL GRADE

NOTE: NATURAL CONTOURS PER 'ASSUMED EXISTING CONDITIONS EXHIBIT' - REFER TO CIVIL DRAWINGS.

ROOF SPOT ELEVATION

XXXX' - X" — ROOF HEIGHT AT POINT

XX' - X" HT — ROOF HEIGHT ABOVE NATURAL GRADE

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

0" 4' 8' 16'

1 ROOF HEIGHT TO GRADE

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


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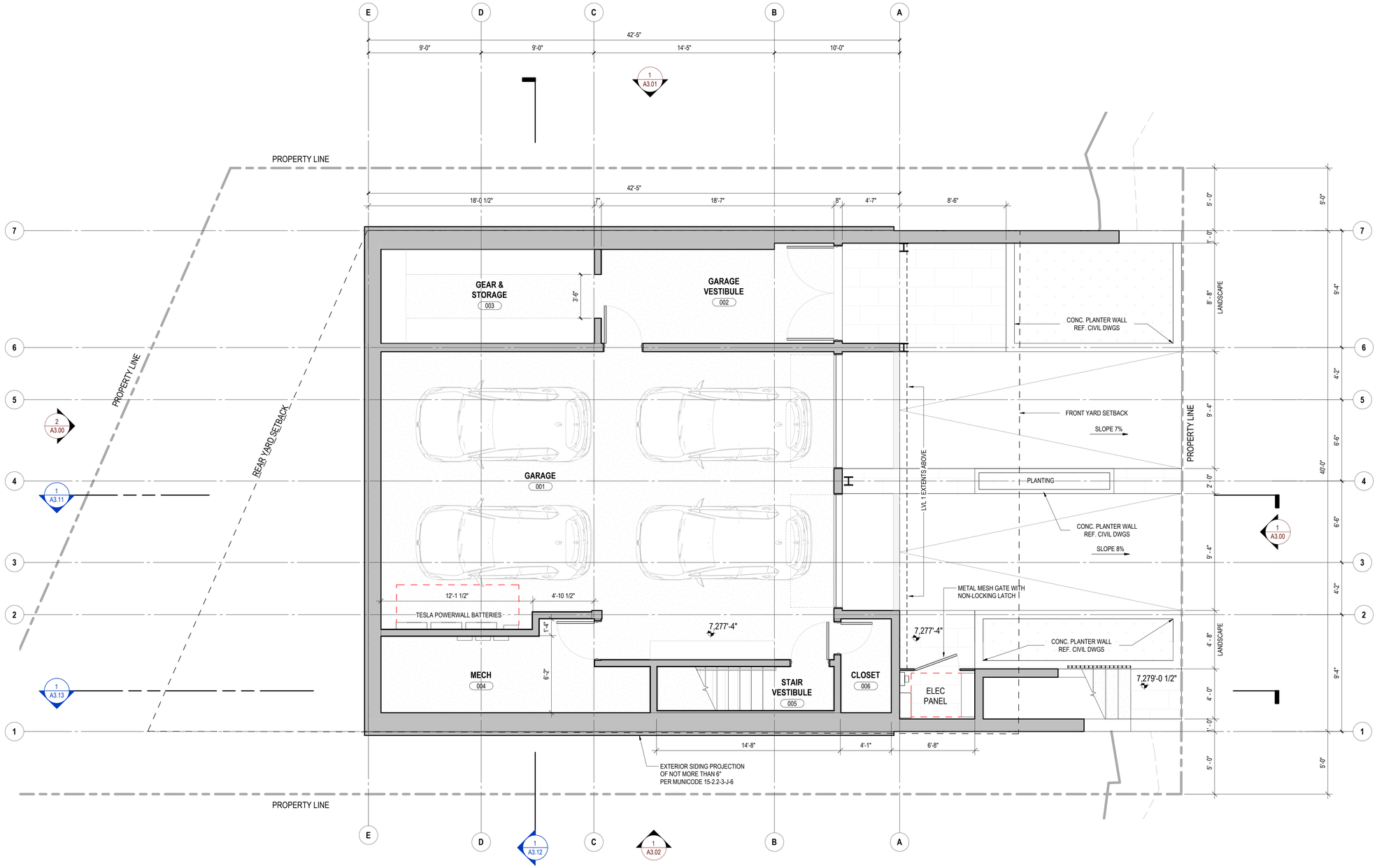
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title:

ROOF HEIGHT TO GRADE

sheet:

A1.03




1 **LEVEL B1 FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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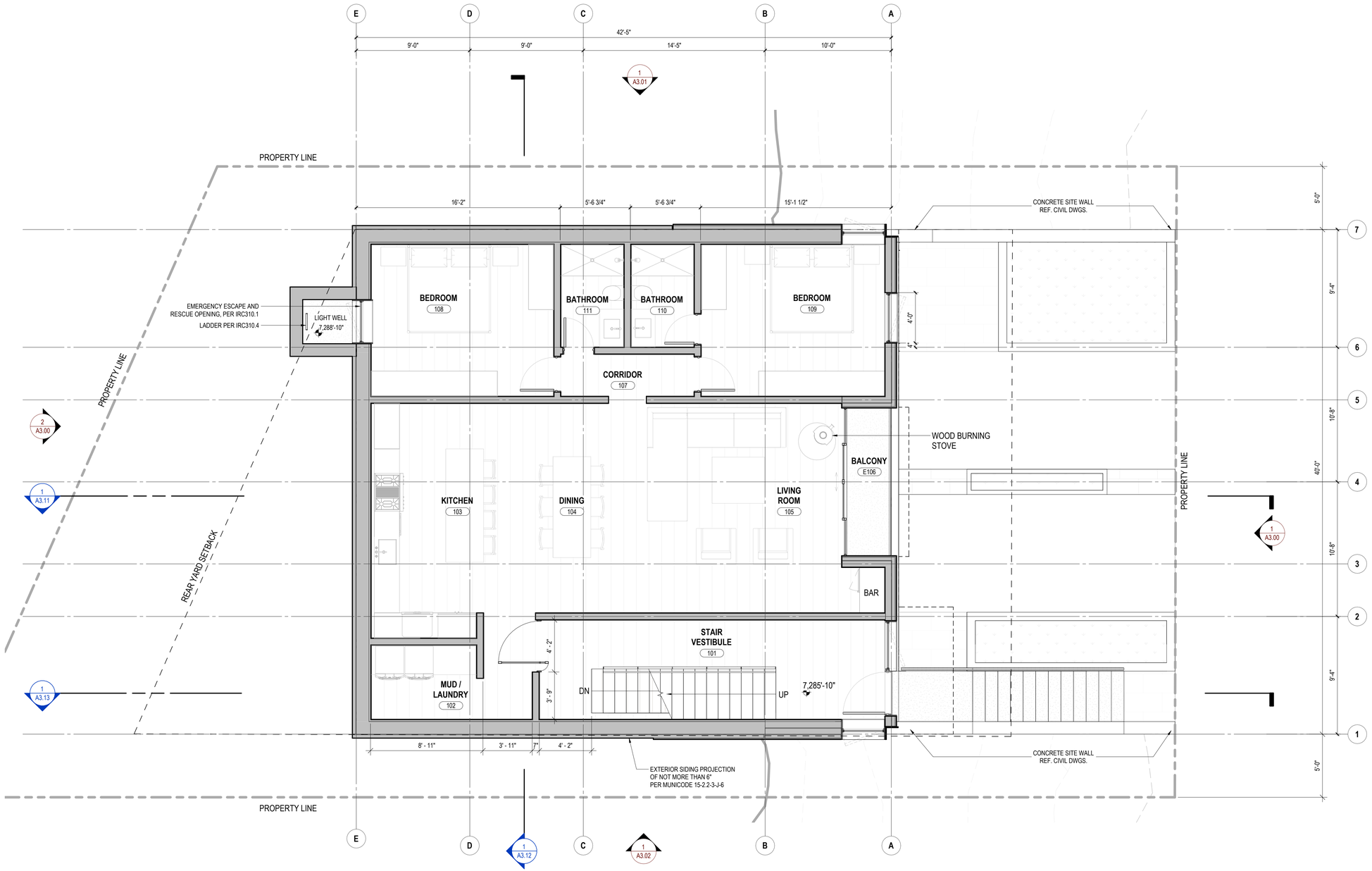
**10.14.2026**

title:

**LEVEL B1 FLOOR PLAN**

sheet:

**A2.00**




1 **LEVEL 01 FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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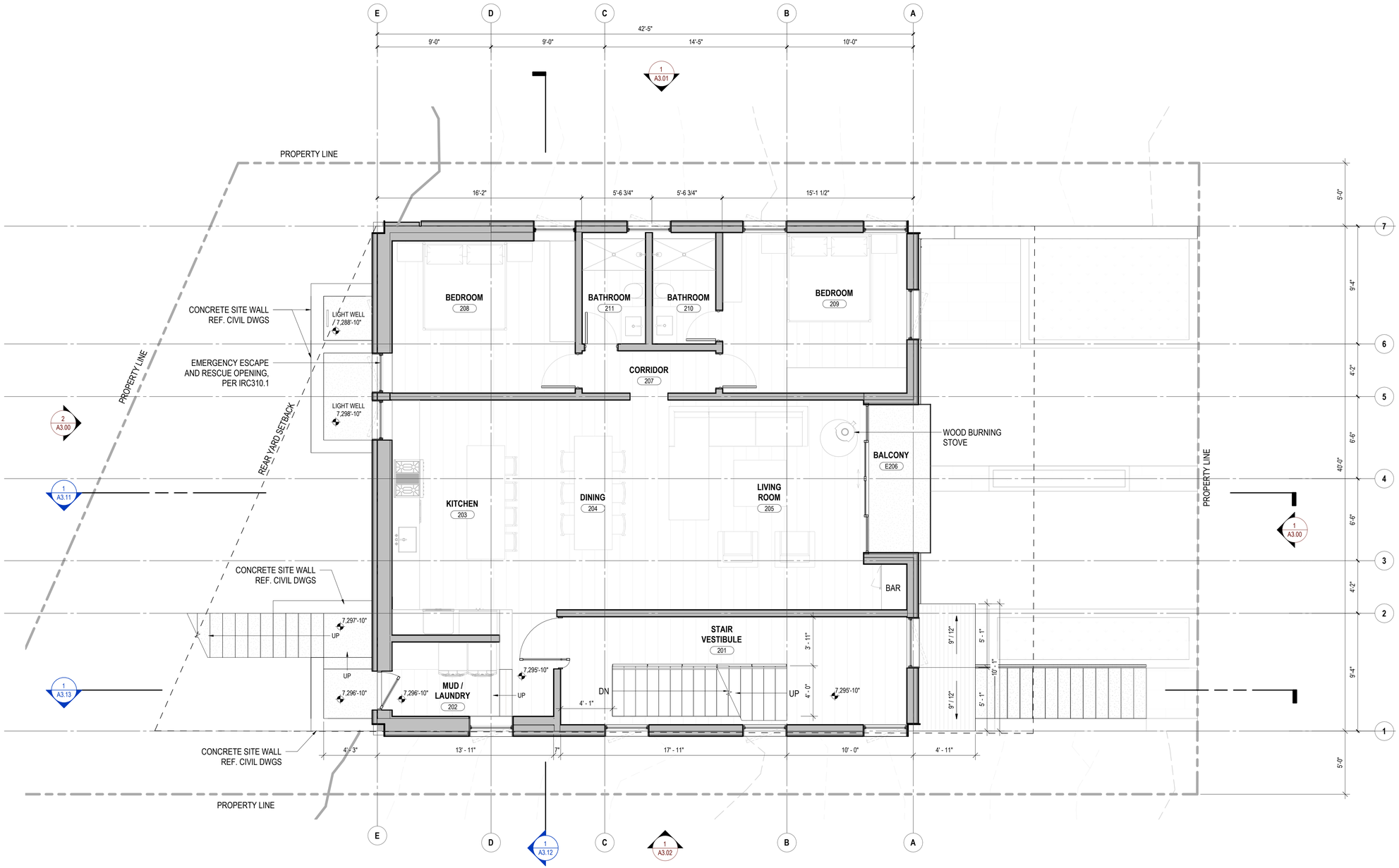
**10.14.2026**

title:

**LEVEL 01 FLOOR PLAN**

sheet:

**A2.01**




1 **LEVEL 02 FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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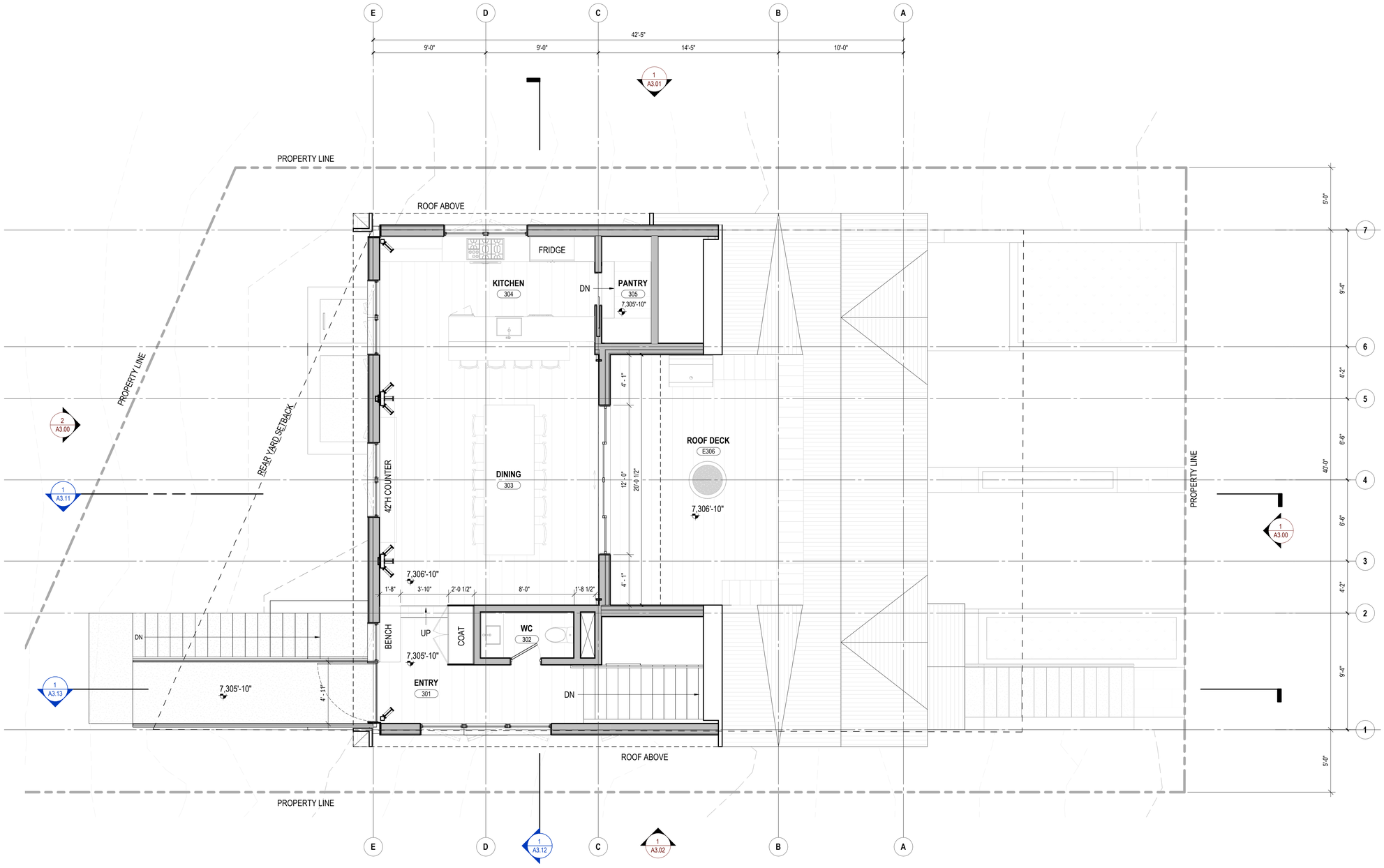
**10.14.2026**

title:

**LEVEL 02 FLOOR PLAN**

sheet:

**A2.02**




1 LEVEL 03 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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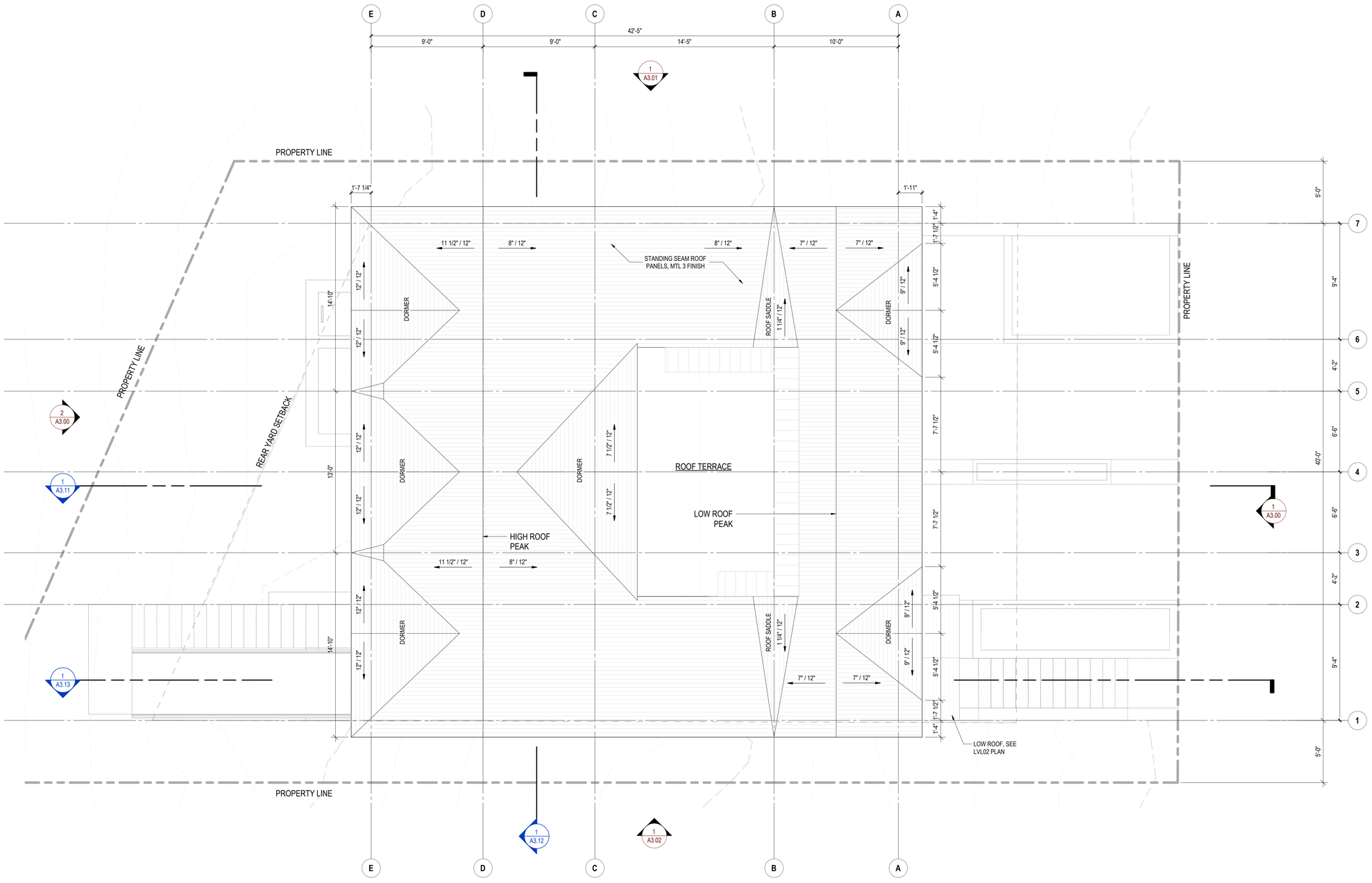
10.14.2026

title:

LEVEL 03 FLOOR PLAN

sheet:

A2.03




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

0" 4' 8' 16'

1 **LEVEL 03 FLOOR PLAN 1**

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


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no.: date: description:

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

**ROOF PLAN**

sheet:

**A2.04**

## MATERIALS LEGEND

| | |
|---|---|
| MTL 1 | STEEL, PAINTED |
| MTL 2 | WELDED BAR GRATING, PAINTED |
| MTL 3 | STANDING SEAM ROOF PANEL, PRE-FINISHED |
| CONC1 | BOARD FORMED CONCRETE (12" PLANK FORMAT) |
| WD 1 | TONGUE AND GROOVE WOOD PLANK |
| WD 2 | STAINED WOOD SIDING, HORIZONTALLY ORIENTED |




1 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"




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


Olson Kundig, Inc.
159 S. Jackson St., Suite 600
Seattle, WA 98104, USA
+1 206 624 5670
olsonkundig.com


Olson Kundig

project:
NORFOLK RESIDENCE
233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

| | |
|---|---|
| principal architect: | TK |
| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

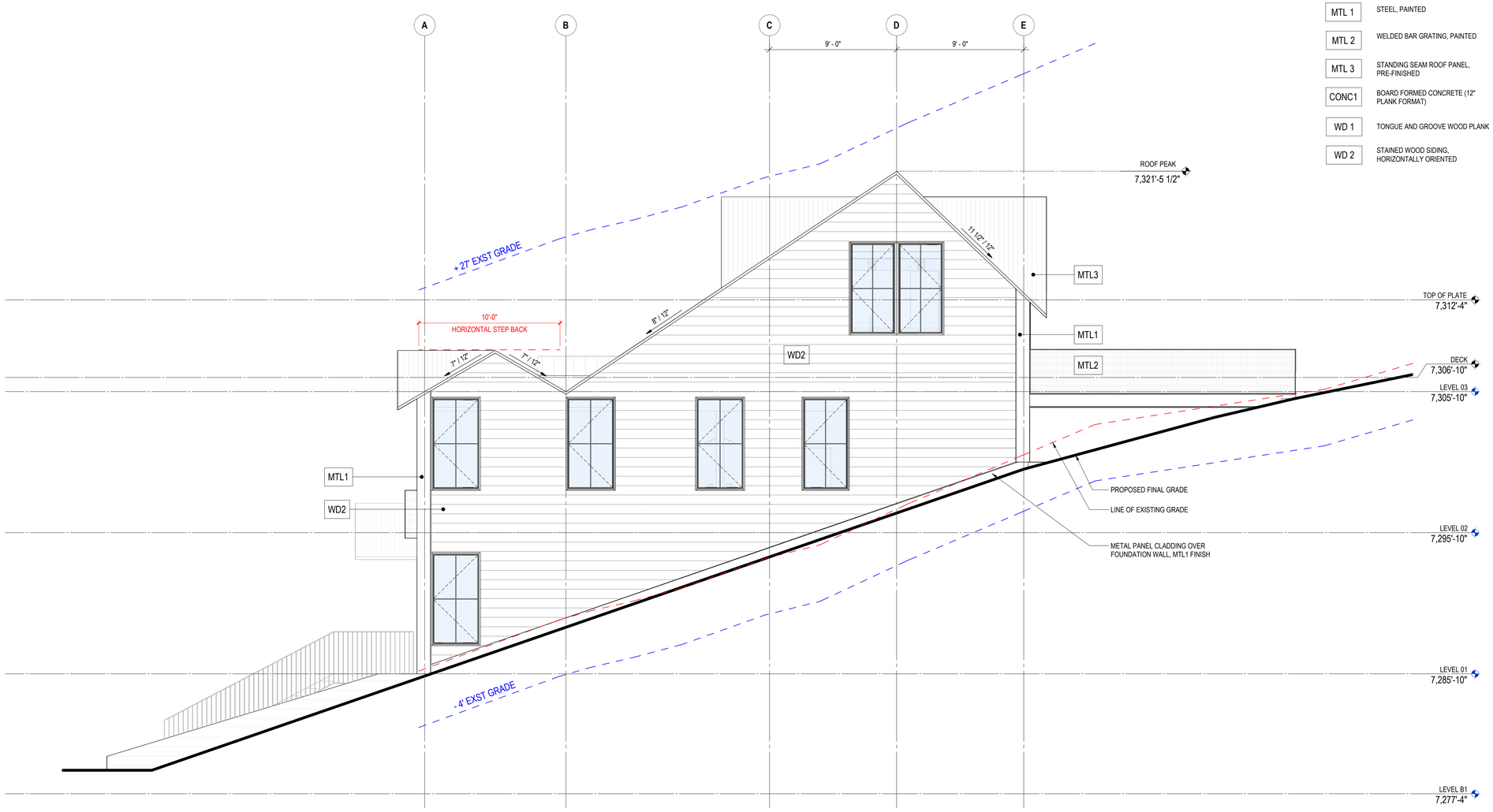
**EXTERIOR ELEVATIONS**

sheet:

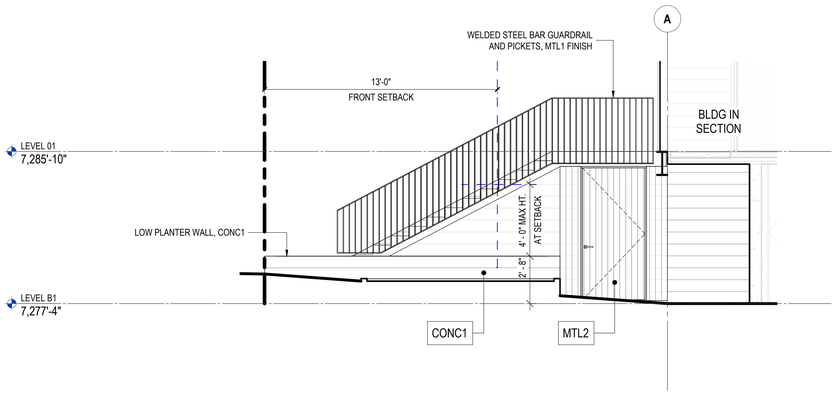
**A3.00**

## MATERIALS LEGEND

| | |
|---|---|
| MTL 1 | STEEL, PAINTED |
| MTL 2 | WELDED BAR GRATING, PAINTED |
| MTL 3 | STANDING SEAM ROOF PANEL, PRE-FINISHED |
| CONC1 | BOARD FORMED CONCRETE (12" PLANK FORMAT) |
| WD 1 | TONGUE AND GROOVE WOOD PLANK |
| WD 2 | STAINED WOOD SIDING, HORIZONTALLY ORIENTED |




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




2 **NORTH ELEVATION AT FRONT STAIR**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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stamp/seal:

principal architect: TK
project manager: SG
drawn by: QK, HD
checked by: QK, HD
job no.: 23036

revisions:

no.: date: description:

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

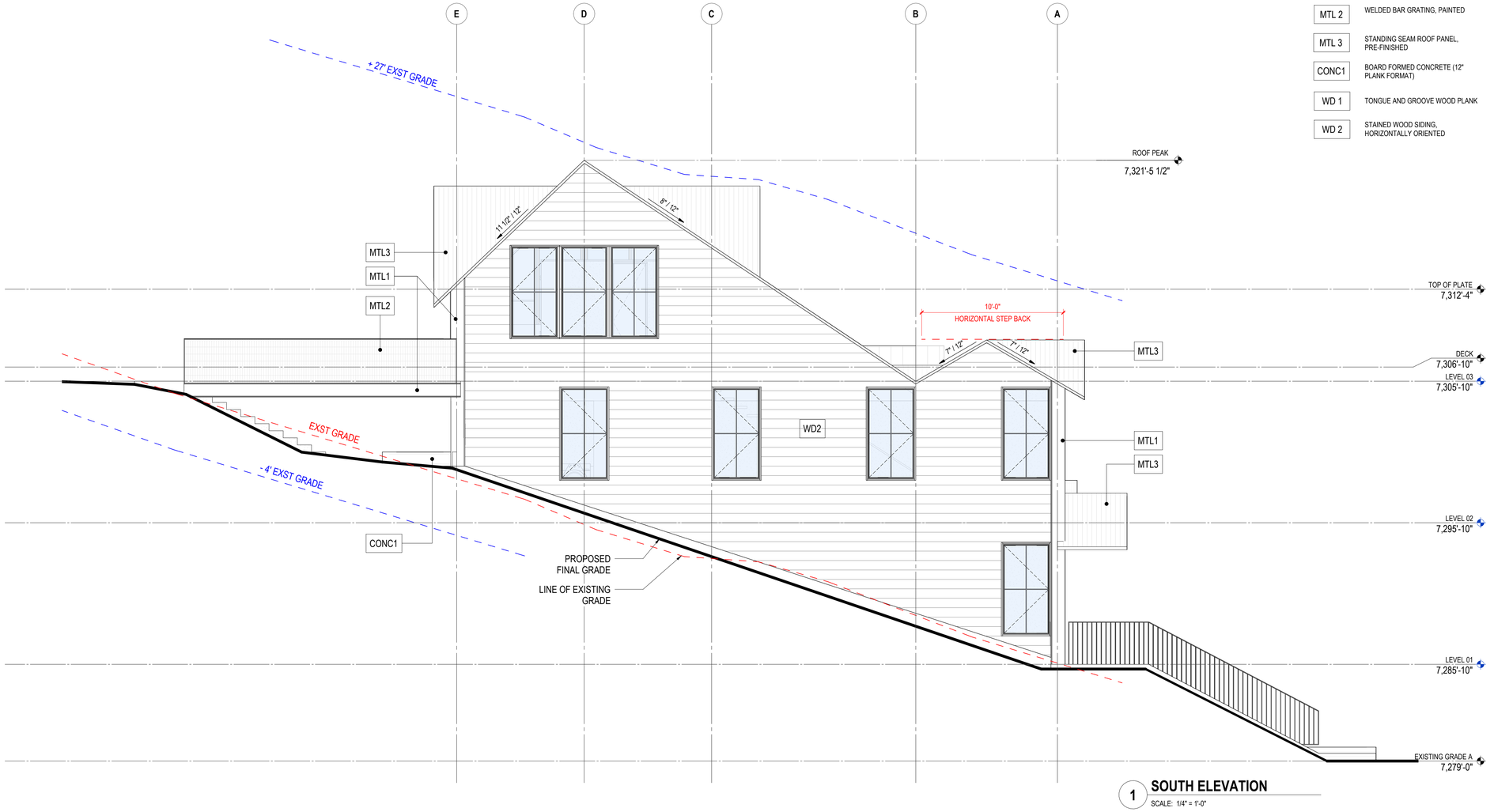
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sheet:

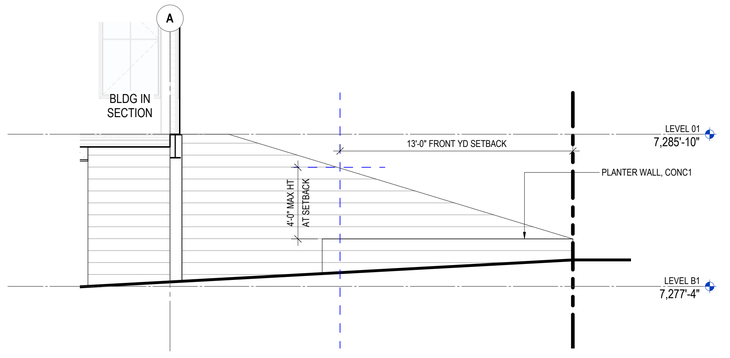
**A3.01**

## MATERIALS LEGEND

| | |
|---|---|
| MTL 1 | STEEL, PAINTED |
| MTL 2 | WELDED BAR GRATING, PAINTED |
| MTL 3 | STANDING SEAM ROOF PANEL, PRE-FINISHED |
| CONC1 | BOARD FORMED CONCRETE (12" PLANK FORMAT) |
| WD 1 | TONGUE AND GROOVE WOOD PLANK |
| WD 2 | STAINED WOOD SIDING, HORIZONTALLY ORIENTED |




**1 SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"




**2 ELEVATION @ DRIVEWAY NORTH**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

| | |
|---|---|
| principal architect: | TK |
| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

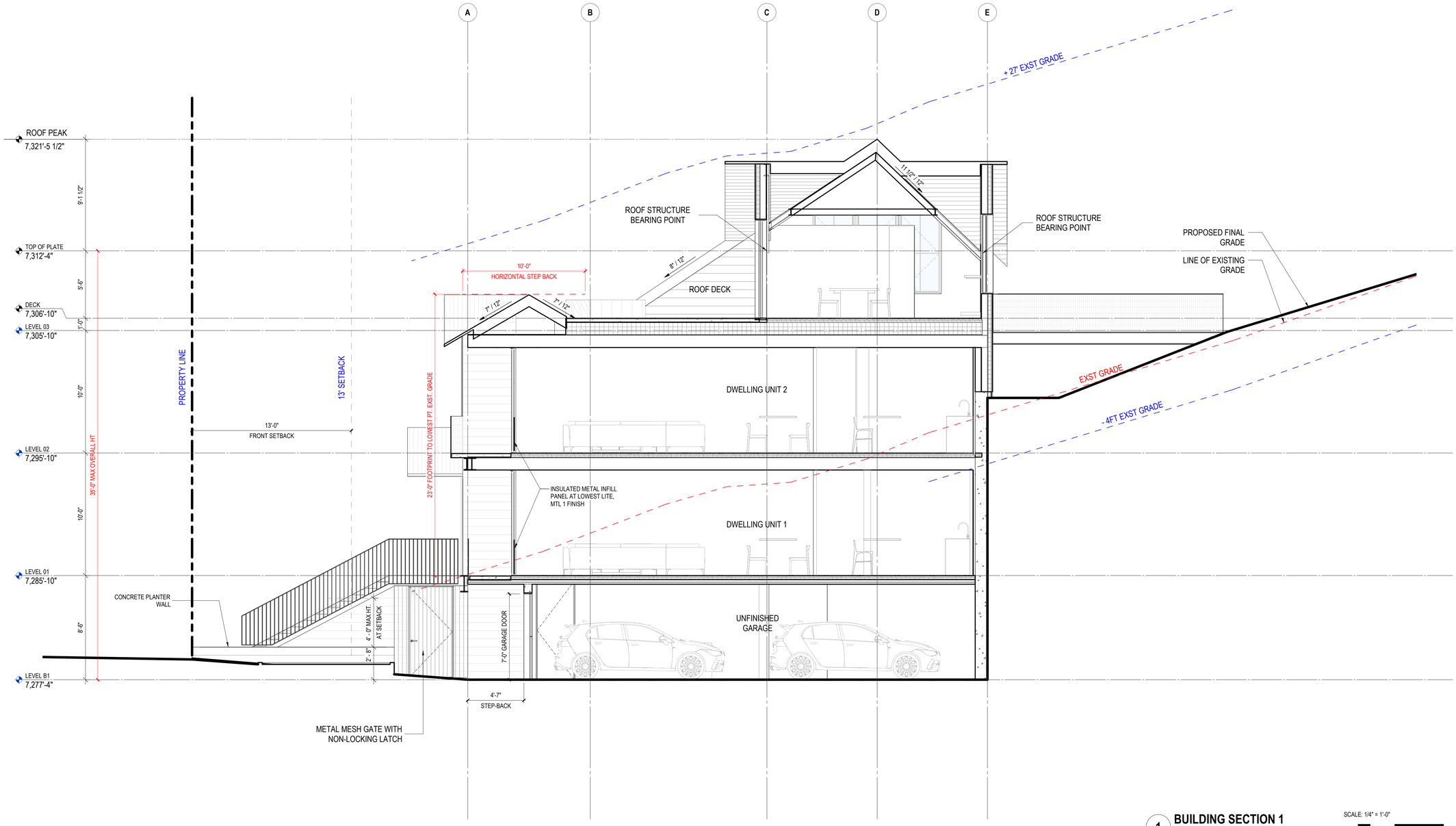
**10.14.2026**

title:

**EXTERIOR ELEVATIONS**

sheet:

**A3.02**




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

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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project:
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233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

| | |
|---|---|
| principal architect: | TK |
| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

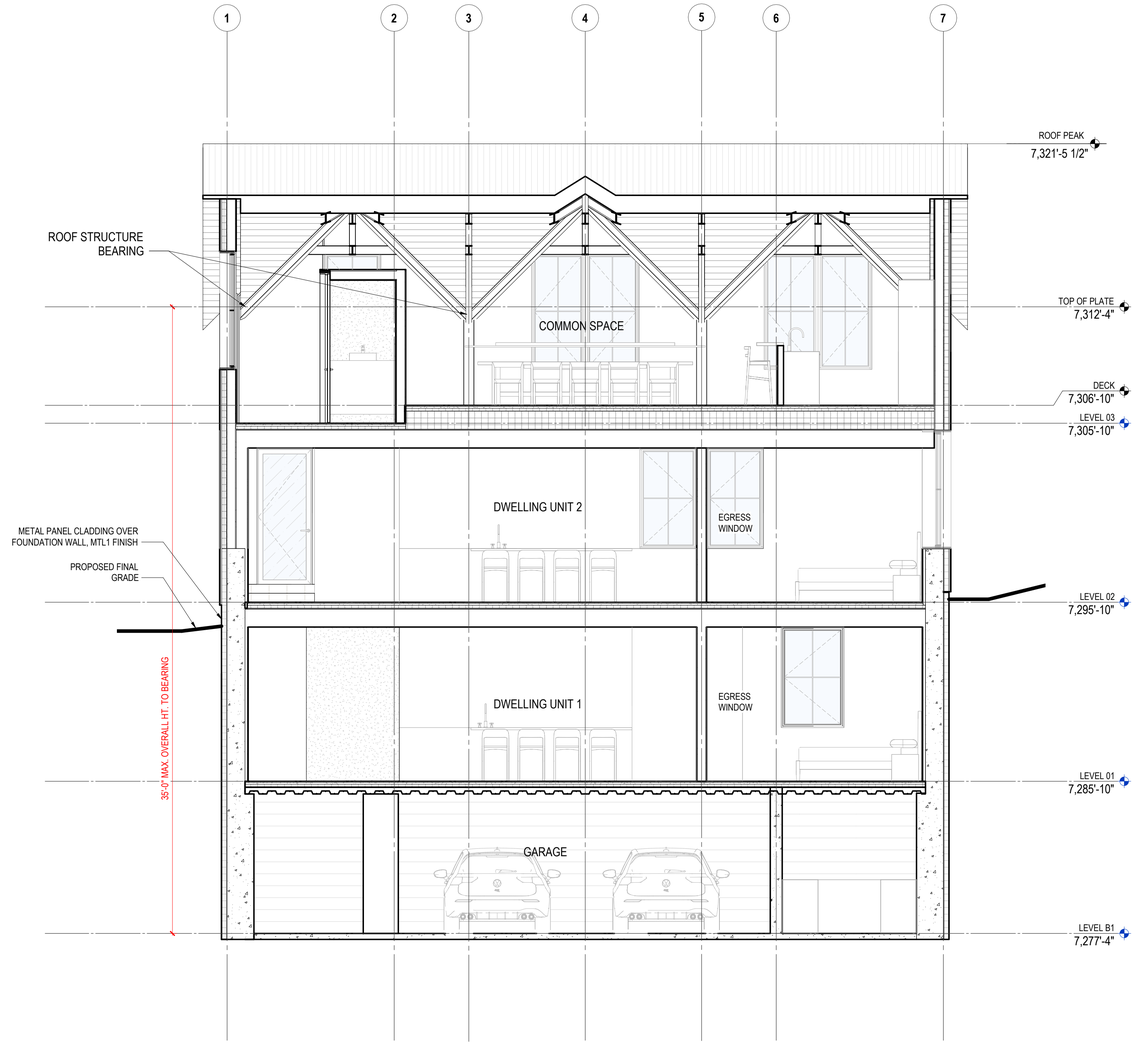
**10.14.2026**

title:

**BUILDING SECTIONS**

sheet:

**A3.11**




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

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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project:
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233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

| | |
|---|---|
| principal architect: | TK |
| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

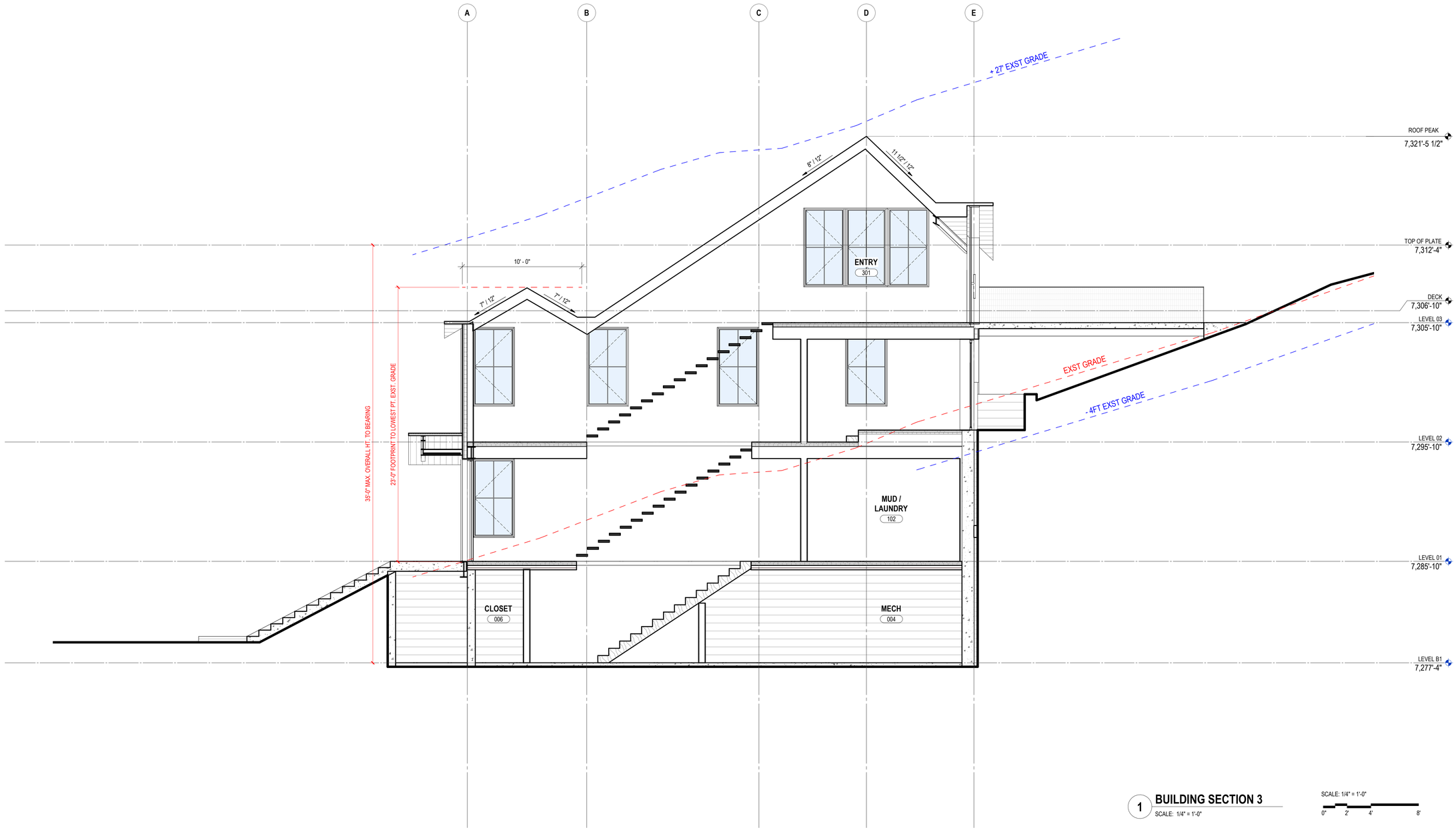
**10.14.2026**

title:

**BUILDING SECTIONS**

sheet:

**A3.12**




1 **BUILDING SECTION 3**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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project:
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233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

| | |
|---|---|
| principal architect: | TK |
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| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

**BUILDING SECTIONS**

sheet:

**A3.13**

**Planning Department**

May 28, 2025

Hyrax Highway, LLC
Doug Ogilvy
Megan Blosser, Alliance Engineering

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 233 Norfolk Avenue |
| Zoning District: | Historic Residential – 1 |
| Application: | Plat Amendment |
| Project Number: | PL-25-06448 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | May 28, 2025 |
| Project Summary: | The Applicant proposes to combine Lot 26, Lot 27 and Lot 34 of Block 78 of the Millsite Reservation to Park City to create a 4,335.17-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District to construct a Duplex. |

**Action Taken**

On May 28, 2025, the Planning Commission conducted a public hearing and approved the 233 Norfolk Avenue Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

**Findings of Fact**

1. 233 Norfolk Avenue (PC-718-B) consists of Lots 26, 27, and 34 of Block 78 of the Millsite Reservation to Park City.
2. There was previously a Single-Family Dwelling (SFD) constructed circa 1980 at 233 Norfolk Avenue that straddled the Lots and was demolished in 2024 (permit 24-990). Portions of the 1980 SFD foundation remains on the site.
3. The Applicant proposes to combine the Lots to create one Lot that is 4,335.17 square feet to construct a Duplex.
4. The property is in the Historic Residential – 1 (HR-1) Zoning District.

**Planning Department**

5. Land Management Code (LMC) § 15-2.2-2(B)(1) requires a Conditional Use Permit (CUP) for Duplexes in the HR-1 Zoning District.
6. The Applicant submitted a CUP application for the Duplex for Planning Commission review (PL-25-06453).
7. The property contains Steep Slopes. The Applicant submitted a Steep Slope Conditional Use Permit (SSCUP) to be reviewed by the Planning Commission (PL-25-06455).
8. The Applicant submitted a Historic District Design Review (HDDR) application for construction in the Historic District to be reviewed by the Planning Department (PL-24-06324).
9. LMC § 15-2.2-3 requires that the minimum Lot Area for a Duplex in the HR-1 Zoning District is 3,750 square feet and the maximum Lot Area is 7,500 square feet. The proposed Lot size is 4,335.17 square feet and is compliant for the use as a Duplex.
10. LMC § 15-2.2-3 requires that the minimum width of a Lot in the HR-1 Zoning District is 25 feet when measured 15 feet back from the Front Lot Line. The existing Lot is a minimum width of 50 and is compliant.
11. Plat Amendments are reviewed according to the requirements of LMC § 15-7-1.6 and approval requires a finding of Good Cause.
12. 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."
13. Since the 1980s, the 4,335.17-square-foot Parcel has contained a single structure, previously a SFD that straddled the Lot lines. The Plat Amendment allows for a Duplex on the 4,335.17-square-foot Lot, retaining the single structure on the property. Regardless of the use as a SFD or Duplex, the Building Footprint for future development is regulated by the HR-1 Zoning District Maximum Building Footprint formula outlined in LMC § 15-2.2-3(E) and is 1,698.95.
14. The proposed Plat Amendment is in an area of Old Town with Lots of varying sizes. 233 Norfolk Avenue is accessed by the upper portion of Norfolk Avenue that splits to the west to access seven properties. Of these seven properties, five

Planning Department

have undergone plat amendments and these Lots range from 2,812 square feet to 3,750 square feet. The two remaining properties include 209 and 233 Norfolk Avenue. 209 Norfolk Avenue is a single parcel with four Lots that are each 1,875 square feet (the parcel is 7,500 square feet in total). There is a pending plat amendment application to combine the four Lots to create two 3,750-square-foot Lots (PL-24-06189).

15. The Lots directly to the west of 233 Norfolk Avenue exceed 7,500 square feet and the proposed 4,335.17-square-foot Lot at 233 Norfolk Avenue is substantially smaller.
16. The proposed Lot width of 50 feet is compatible with adjacent Lots along the upper portion of Norfolk Avenue that range from 40 to 100 feet.
17. There is Good Cause for this Plat Amendment because it creates a Lot that complies with the requirements of the HR-1 Zoning District and Plat Amendment regulations, brings the existing/prior construction across lot lines into compliance, addresses the partial remnant lot which is separately non-developable, and results in two smaller Duplex units on a lot width compatible with the existing streetscape. No Public Street, Right of Way, or easement has been vacated or amended. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
18. The Development Review Committee reviewed the proposal on May 6, 2025, and confirmed the proposal complies with required standards.
19. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025.

**Conclusions of Law**

1. The Plat Amendment complies with the requirements of LMC Chapter 15-2.2 *Historic Residential – 1 Zoning District*.
2. The proposal complies with LMC § 15-7.1-3(B) *Plat Amendment*, as conditioned.
3. There is Good Cause for this 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 Applicant must obtain Planning Commission approval of a CUP and SSCUP prior to submitting a building permit for the Duplex.

**Planning Department**

2. The Applicant must obtain Planning staff approval of a HDDR prior to submitting a building permit for the Duplex.
3. The Final Plat shall include a Plat Note stating future development is limited to a Duplex Use.
4. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval, prior to recordation of the plat.
5. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

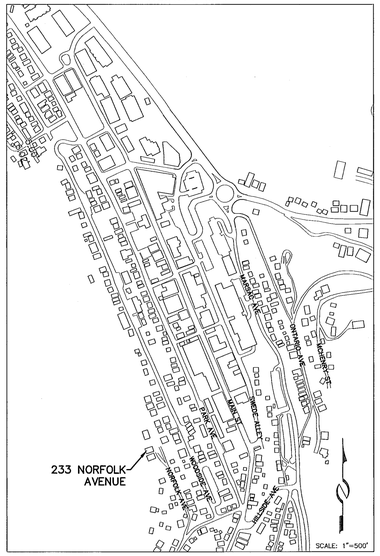
If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.org.

Sincerely,

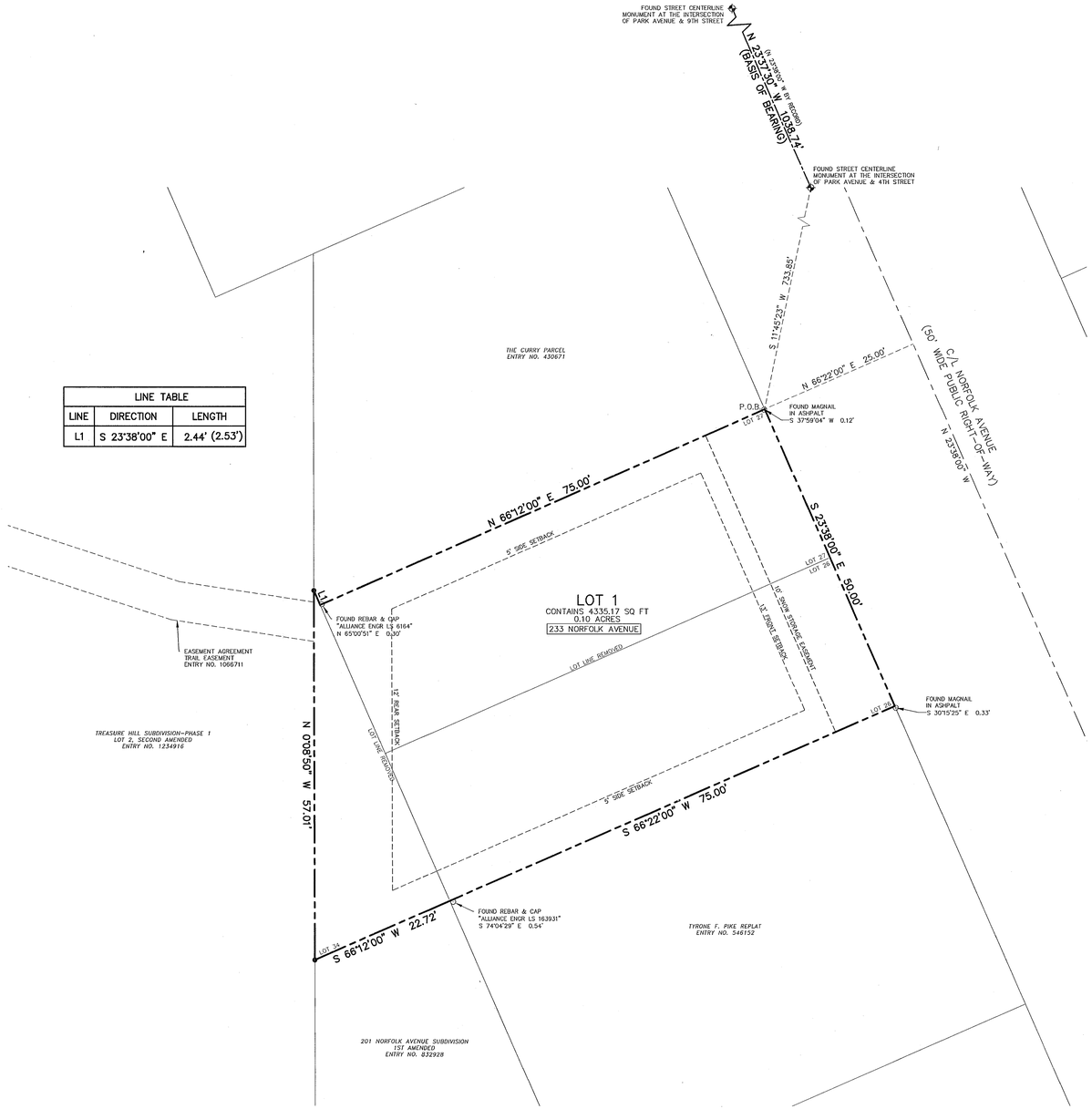
Christin VanDine
Planning Commission Chair

CC: Meredith Covey

## VICINITY MAP




| LINE TABLE | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | S 23°38'00" E | 2.44' (2.53') |




### LEGEND

- ● Set 5/8" rebar w/cap stamped "ALLIANCE ENGINEERING" (Unless noted otherwise)
- ○ Found Monument (As-Noted)
- ✥ Found Street Monument (As-Noted)

10' 0 10' 20'

1" = 10'

## SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as 233 NORFOLK AVENUE PLAT AMENDMENT.

PROFESSIONAL LAND SURVEYOR — No. 4857264 — MICHAEL DEMKOWICZ — 10/20/25 — STATE OF UTAH

## LEGAL DESCRIPTION

Lots 26, 27 and 34, Block 78 Millsite Reservation to Park City, according to the official plat thereof on file and of record in the Office of the Summit County Recorder.

And the overall property being more particularly described as follows:

Beginning at the southeast corner of The Curry Parcel, recorded as Entry No. 430671 in the office of the Summit County Recorder, said point being located South 11°45'23" West 733.85 feet from the street centerline monument found at the intersection of Park Avenue and Fourth Street, running thence along the southwest right-of-way of Norfolk Avenue South 23°38'00" East 50.00 feet to the northeast corner of the Tyrone F. Pike Replat, recorded as Entry No. 546152 in the office of the Summit County Recorder; thence South 66°22'00" West 75.00 feet along the Tyrone F. Pike Plat to the northeast corner of the 201 Norfolk Avenue Subdivision First Amended recorded as Entry No. 832928 in the office of the Summit County Recorder; thence South 66°12'00" West 22.72 feet along the 201 Norfolk Avenue Subdivision First Amended to the easterly boundary of Treasure Hill Subdivision-Phase 1 Lot 2, Second Amended, recorded as Entry No. 1234916 in the Office of the Summit County Recorder; thence North 00°08'50" West 57.01 feet along the Treasure Hill Subdivision-Phase 1 Lot 2, Second Amended, to the southwest corner of The Curry Parcel; thence along the boundary of The Curry Parcel the following two (2) courses: 1) South 23°38'00" East 2.44 feet; 2) thence North 66°12'00" East 75.00 feet to the point of beginning.

The Basis of Bearing for this plat is between the found monuments on Park Avenue at the intersection of Park Avenue and 9th Street and intersection of Park Avenue and 4th Street as shown.

Contains 4,335.17 square feet or 0.10 acres more or less.

## OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, as manager of HYRAX HIGHWAY, LLC, a Utah limited liability company, having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this 233 NORFOLK AVENUE PLAT AMENDMENT.

HYRAX HIGHWAY, LLC, a Utah limited liability company

By: _____
Gregory Zaugg (Manager)

### ACKNOWLEDGMENT

State of Utah )
:ss
County of Summit )

On this 21st day of October, 2025, Gregory Zaugg personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is the manager of HYRAX HIGHWAY, LLC, a Utah limited liability company, and that he signed the above Consent to Record for and on behalf of HYRAX HIGHWAY, LLC, a Utah limited liability company, and that he acknowledged to me that he executed 233 NORFOLK AVENUE PLAT AMENDMENT.

By: _____
Notary Public

A Notary Public Commissioned in Summit County, UT

Bridgette Powell
Printed Name

Residing in: Summit County, UT

My commission expires: Sept. 30, 2028

Commission No.: 739433

BRIDGETTE N POWELL
Notary Public, State of Utah
Commission # 739433
My Commission Expires On
September 30, 2028

## NOTES

1. This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated the 28th day of May, 2025, and on file with the Planning Department (PL-25-06448).
2. Fire sprinklers are required for all new construction, to be approved by the Chief Building Official.
3. See Record of Survey S-11990 on file with the Summit County Surveyor's Office.
4. All future development is limited to Duplex Use.
5. The purpose of this Plat Amendment is to combine the subject Parcels into one new lot of record.

# 233 NORFOLK AVENUE PLAT AMENDMENT

WITHIN BLOCK 78, MILLSITE RESERVATION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

10/2/2025 JOB NO.: 14-4-24 FILE: X\ParkCitySurvey\dwg\srv\plat2024\020524_REV.dwg

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

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 22 DAY OF October, 2025
BY _____

**PLANNING COMMISSION**
APPROVED BY THE PARK CITY PLANNING COMMISSION THE 28th DAY OF MAY, 2025
BY _____ CHAIR

**ENGINEER'S CERTIFICATE**
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 21 DAY OF October, 2025
BY _____ PARK CITY ENGINEER

**APPROVAL AS TO FORM**
APPROVED AS TO FORM THIS 17th DAY OF November, 2025
BY _____ PARK CITY ATTORNEY

**PUBLIC SAFETY ANSWERING POINT APPROVAL**
APPROVED THIS 25th DAY OF, November, 2025
BY _____ SUMMIT COUNTY GIS COORDINATOR

**RECORDED**
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF COALITION TITLE AGENCY
$52.00 FEE
Stacey Rees - DEPUTY RECORDER
TIME 2:45 PM DATE 11/25/25 ENTRY NO. 1244545

Olson Kundig

Meredith Covey

Park City Planning Dept

445 Marsac Ave

Park City, UT 84060 October 14, 2026

**233 Norfolk Steep Slope CUP Narrative**

The proposed work at 233 Norfolk includes a new 2-family residence with shared parking at the lowest level and shared dining space at the top level. The site was previously developed as a residence, now demolished. The project site is a variable slope down to Upper Norfolk Ave. Per Park City LMC 15-2.2-6, the proposed design meets the development criteria listed below.

1. **Location of Development** – site is a previously developed infill lot replacing a residence, now demolished.
2. **Visual Analysis** - streetscape elevation and various contextual 3D renderings are provided.
3. **Access** – driveway slopes gently down from street elevation. Vehicle entry is lowered from street level and buffered by formal planting.
4. **Terracing** – proposed structure acts as the primary retaining element on site. Site retaining walls are proposed only for vehicular access in the front, and emergency egress in the rear.
5. **Building Location** – front setback approximates that of other new builds on the 200 block of Norfolk. Side yard grading is sloped to reinforce existing grade. Rear yard grading and planting shall approximate existing conditions.
6. **Building Form and Scale** – a two-story primary mass is presented at street level, approximating the height of adjacent properties. The parking level is pushed down and back from the primary building mass. After a step-back, the primary roof form follows grade uphill to a shared attic space, reinforcing the hillside topography.
7. **Setbacks** – front setback is not an exact match of adjacent properties, but an approximation of other nearby homes on the block. This maintains a sense of streetscape without creating a ‘wall effect’.
8. **Dwelling Volume** – Like other homes on the block, the proposed design conforms to and is shaped by the zoning envelope.
9. **Building Height (Steep Slope)** – proposed roofline sits entirely within the allowable envelope.

Thank you for considering our application. Please let us know if you have questions or require additional information.

**Quinn Kummer**
Senior Architect
[redacted]

# Planning Commission
# Staff Report

**Subject:** **233 Norfolk Avenue**
**Conditional Use Permit**
**Application:** **PL-25-06453**
**Author:** **Meredith Covey, Planner II**
**Date:** **October 14, 2026**
**Type of Item:** **Administrative**

## Recommendation

(I) Review the Conditional Use Permit (CUP) for a Duplex at 233 Norfolk Avenue, (II) conduct a public hearing, and (III) consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

| | |
|---|---|
| Applicant: | Hyrax Highway, LLC<br>Applicant Representative – Douglas Ogilvy |
| Location: | 233 Norfolk Avenue |
| Zoning District: | Historic Residential – 1 |
| Adjacent Land Uses: | Residential, Open Space |
| Reason for Review: | CUPs require a public hearing and Planning Commission Final Action.[1] |

| | |
|---|---|
| CUP | Conditional Use Permit |
| 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

233 Norfolk Avenue is a vacant 4,335.17-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District. There was previously a Single-Family Dwelling (SFD) constructed circa 1980 on the site that straddled the Lots and was demolished in 2024 (Permit 24-990). Portions of the 1980 SFD foundation remain on the site. The property is located along Upper Norfolk Avenue, a steep narrow road that splits from Norfolk Avenue due to Steep Slopes to provide access to seven other Lots.

[1] LMC § 15-1-8(G)




*Figure 1: 233 Norfolk Avenue, Image provided by the Applicant*



*Figure 2: 233 Norfolk Avenue is outlined in red. Upper Norfolk Avenue is highlighted in pink. Lower Norfolk Avenue is highlighted in blue. Image from NearMap and highlighted by Staff.*

On May 28, 2025, the Planning Commission reviewed and approved a Plat Amendment at 233 Norfolk Avenue to combine the Lots (Packet Item 7.B; Minutes p. 15; Exhibit B). The Planning Commission included Condition of Approval 3 that future Use on the Lot be limited to a Duplex use. The plat was recorded with Summit County in November 2025 (Entry No. 1244545; Exhibit C).

The Applicant proposes constructing a Duplex. The proposed Structure requires SSCUP, CUP, and Historic District Design Review approval. The SSCUP is being reviewed by the Planning Commission in conjunction with this CUP on October 14, 2026. The HDDR will be reviewed by the Planning Director pending the Planning Commission's Final Action on both the SSCUP and CUP.

## Analysis

**(I) The proposed Duplex complies with the requirements of Land Management Code Chapter 15-2.2 *Historic Residential – 1 Zoning District*.**

The purposes of the HR-1 Zoning District include:

1. Preserving present land Uses and character of the Historic residential Areas of Park City;
2. Encouraging the preservation of Historic Buildings and/or Structures;
3. Encouraging construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
4. Defining Development parameters that are consistent with the General Plan policies for the Historic core; and
5. Establishing Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment (LMC § 15-2.2-1).

The proposed Duplex encourages construction of a Structure that contributes to the character and scale of the surrounding residential neighborhood.

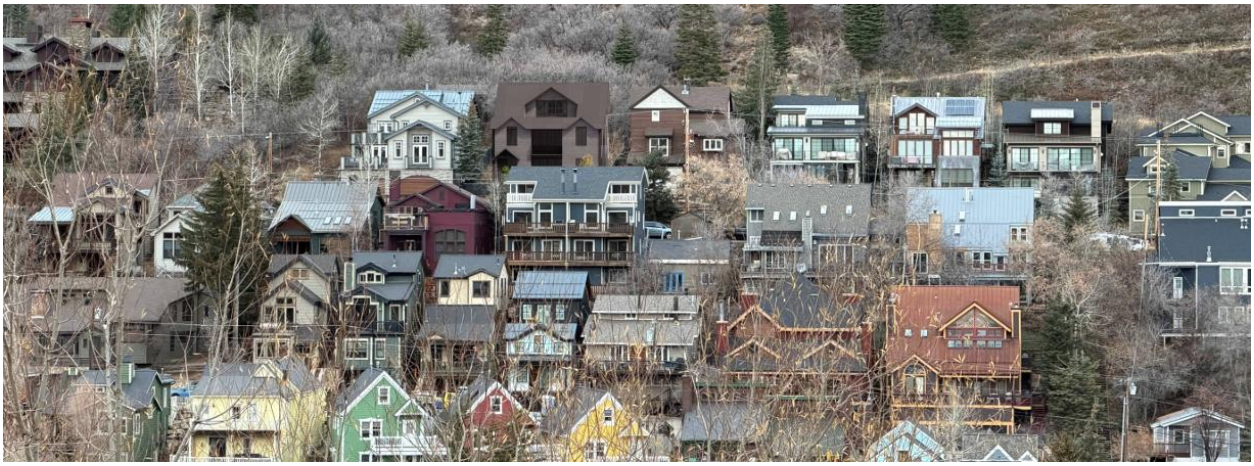


*Figure 3: 233 Norfolk Avenue, Image provided by the Applicant*

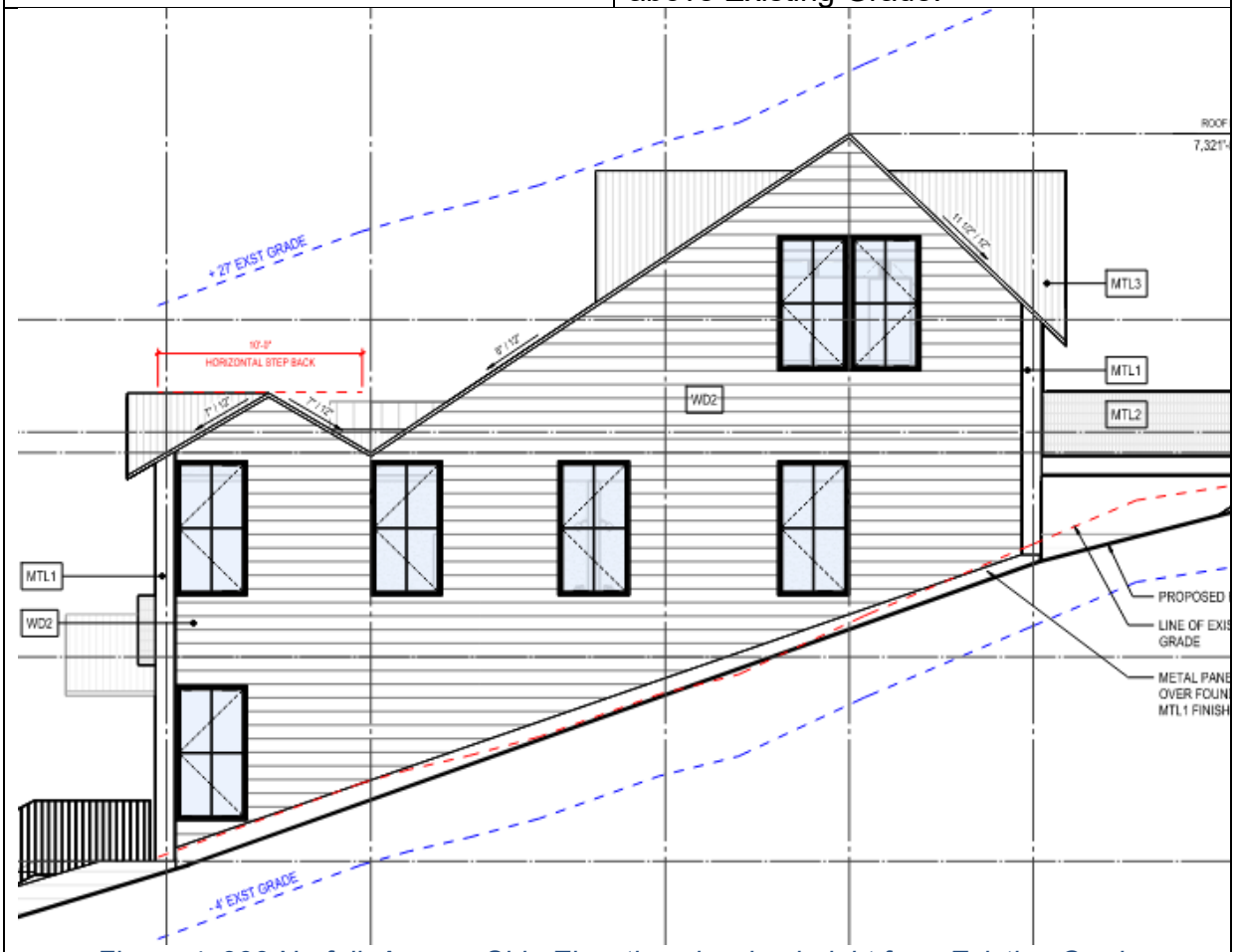
LMC § 15-2.2-2(A)(1) *Uses* establishes Duplexes as a Conditional Use in the HR-1 Zoning District. Please see Section III of this report for additional analysis.

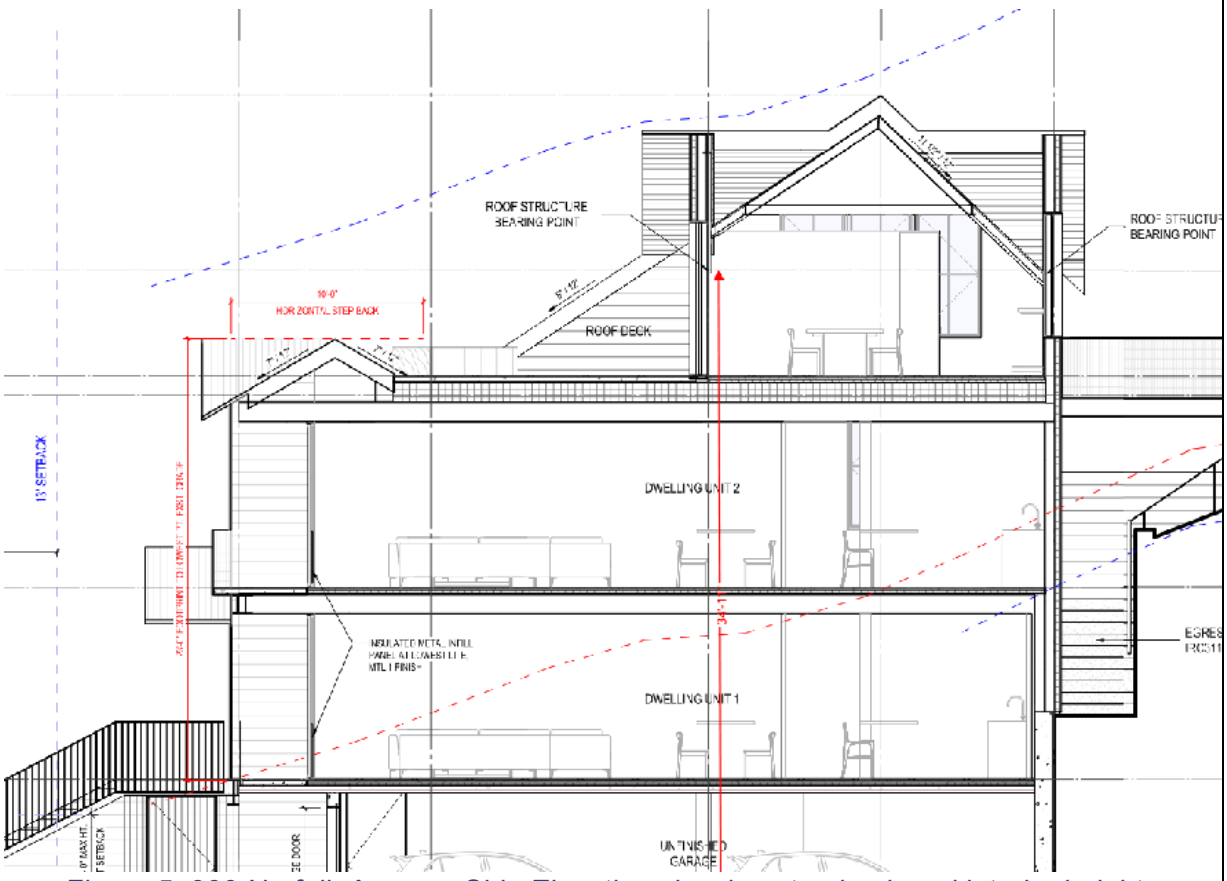
The proposed Duplex complies with LMC § 15-2.2-3 *Lot and Site Requirements* for the HR-1 Zoning District:

| Requirement | Analysis of Proposal |
|---|---|
| **Lot Size:**<br>The minimum Lot Area for a Duplex is 3,750 square feet and the maximum Lot Area is 7,500 square feet. | **Complies:**<br>The Lot is 4,335.17 square feet and is compliant. |
| **Lot Width:**<br>The minimum width of a Lot is 25 feet when measured 15 feet back from the Front Lot Line. | **Complies:**<br>233 Norfolk is 50 feet wide. |
| **Building Footprint:**<br>The maximum Building Footprint of any Structure located on a Lot or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula:<br><br>MAXIMUM FP = (A/2) x $0.9^{A/1875}$<br><br>The maximum Building Footprint for the Lot is 1,698 square feet. | **Complies:**<br>The Building Footprint is 1,692 square feet and is compliant. |
| **Front and Rear Setbacks:**<br>For Lots that are up to 100 feet the minimum Front and Rear Setbacks must be either 12 feet or 13 feet and must total 25 feet.<br><br>The Lot is 97.72 feet deep. | **Complies:**<br>The Structure is set back approximately 21 feet from the Front Lot Line.<br><br>LMC § 15-2.2-3(G)(1) allows retaining walls within the Front Setback so long as they are less than 4 feet in height from Final Grade. Within the Front Setback the retaining walls are 4 feet in height. The Applicant proposes a planter bed that is approximately 2 feet 6 inches within the Front Setback which is compliant.<br><br>Pursuant to LMC § 15-2.2-3(G)(2) uncovered steps leading to the Main Building that are no more than 4 feet |

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| | from Final Grade are permitted within the Front Setback. The proposed steps are compliant.<br><br>The Structure is set back approximately 13 feet from the Rear Lot Line.<br><br>LMC § 15-2.2-3(H)(4) allows roof overhangs are permitted within the Rear Setback so long as they do not project more than 2 feet. The proposed overhangs project 1 foot into the Rear Setback and are compliant.<br><br>Pursuant to LMC § 15-2.2-3(H)(6) exterior siding, so long as it projects no more than 6 inches into the Rear Setback, is permitted. The Applicant proposes siding which is 6 inches into the Rear Setback and is compliant.<br><br>LMC § 15-2.2-3(H)(10) allows pathways within the Rear Setback but must be no more than 30 inches from Final Grade.<br><br>The Applicant proposes an egress window at the rear of the Structure partially within the Rear Setback area. LMC § 15-2.2-3(H) allows window wells not exceeding the minimum IBC requirements for egress to extend not more than four feet into the Setback.<br><br>The Building Department reviewed the Applicant's plans and determined that the window well is required by and complies with the International Building Code. |
| **Side Setbacks:**<br>The Side Setbacks for a Lot that is 50 feet wide are 5 feet each for a combined total of 10 feet. | **Complies:**<br>Lot Width is defined in LMC § 15-15-1 as *"[t]he minimum distance between the Side Lot Lines at the Front Setback or Front Building Façade. The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line.*<br><br>The width of the Lot increases at the rear of the Lot to 57 feet. However, when measured 25 feet from the Front Lot Line the width is 50 feet.<br><br>The Structure is set 5 feet from both Lot Lines.<br><br>Pursuant to LMC § 15-2.2-3(J) roof overhangs are permitted within the Side Setback so long as they are no more than 2 feet. The Applicant proposes roof overhangs of 1 foot 4 inches which are compliant. |

**(II) The proposed Duplex is compliant with LMC § 15-2.2-5 *Building Height Regulations in the Historic Residential – 1 Zoning District***

| Zoning Requirement | Analysis |
|---|---|
| Building Height- 27 feet above Existing Grade | **Complies:** The Building Height does not exceed 27 feet above Existing Grade. The tallest point is 26 feet 9 inches above Existing Grade. |
|  *Figure 4: 233 Norfolk Avenue Side Elevation showing height from Existing Grade* | |
| Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters | **Complies:** The maximum interior height is 35 feet measured from the finished floor of the garage to the top plate of the wall bearing the roof Structure on the uppermost floor. |

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| A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade. | **Complies:** The Structure steps back 10 feet at 23 feet from Existing Grade. |
|  *Figure 5: 233 Norfolk Avenue, Side Elevation showing step back and interior height.* | |
| The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.). | **Complies:** At the front of the Structure the roof pitch is 7:12 which continues for 12 feet. There are two 9:12 gable roof forms which are visible from the primary public right-of-way. The roof form then changes to 8:12 for 23 feet. |

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| Final Grade must be within 4 feet of Existing Grade except for the placement of approved window wells, emergency egress, and a garage entrance | **Complies:** The Applicant proposes to change grade by more than 4 feet for the garage entrance. The proposed garage located below grade helps to reduce the massing and height of the Structure.<br><br>Additionally, the Applicant proposes to change grade for a window well to provide egress for a bedroom. The proposed well is located at the rear of the Structure and is not visible from the right-of-way. The disturbance in grade is limited to the area directly required for the window well. |

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

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

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

| **CUP Review Criteria** | **Analysis of Proposal** |
|---|---|
| Size and location of the Site | The proposed Duplex is located on a Lot with Steep Slopes. Instead of creating two Lots the Applicant received approval for one Lot which met the requirements for a Duplex. The proposed Duplex consolidates disturbances to Steep Slopes into one Structure.<br><br>The plat limits future use of the Lot to a Duplex. |
| Traffic considerations including capacity of the existing Streets in the Area; | The proposed Duplex does not increase density outside of what could have been allowed on the Site – two SFDs. As part of the Plat Amendment approval the Applicant is working with the Engineering Department to heat a portion of Upper |

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| | Norfolk Avenue to improve circulation in the winter months – not only for this site, but for other property owners accessing their property on Upper Norfolk Avenue. The Applicant is heating Upper Norfolk from the northern edge of 213 to 233 Norfolk Avenue as part of this application. |
| Utility capacity, including Storm Water run-off; | On September 15, 2026, the Development Review Committee evaluated the proposal and confirmed compliance with their requirements.<br><br>The Applicant has designed the Structure to fit the topography of the Site. Stormwater will be required to be managed on-Site pursuant to Title 13 of the Municipal Code of Park City and the Subdivision regulations in LMC Chapter 15-7.3.<br><br>Utility capacity for the proposed Duplex is not higher than if the Applicant had created two separate Lots for two SFDs. |
| Emergency vehicle Access; | As part of this application, the Applicant is improving access to Upper Norfolk Avenue by heating portions of the public right-of-way in coordination with the City Engineering Department. |
| Location and amount of off-Street parking; | The Applicant proposes four off-street Parking Spaces within the Structure's garage. See Section IV of this report for additional parking analysis. |
| Internal vehicular and pedestrian circulation system; | Please see above regarding Upper Norfolk improvements.<br><br>The two units share a single entrance accessed through a common stairwell. |
| Fencing, Screening, and landscaping to separate the Use from adjoining Uses; | The proposed Duplex is residential and is similar in function and use to the adjacent SFDs. The Applicant proposes screening using vegetation within planter beds. |
| Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots; | The mass of the Building follows the natural topography of the Site. The Structure does not maximize Building Height. The Front Setback is greater than what is required. For additional analysis on mass, bulk, and orientation please see the SSCUP report (PL-25-06455). |
| Usable Open Space; | The Applicant proposes Landscaped Open Space within the Rear Yard. The development on the Site is limited to the Building Pad as regulated by LMC § 15-2-2.3. |

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| Signs and lighting; | The Applicant does not propose any signs as part of this application.<br><br>All outdoor lighting will be required to comply with the dark sky regulations in LMC § 15-5-5(J). |
| Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing; | The proposed Duplex is compatible in scale, mass, and design with adjacent Structures. The proposed Duplex is required to obtain a SSCUP and HDDR approval prior to submitting a Building Permit. |
| Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site; | The proposed Duplex will not emit any noise, vibration, odors, steam or other impacts outside of what would be generated by a residential use. Mechanical equipment installations are required to comply with Setbacks. |
| Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas; | The proposed Duplex is designed in a way that is set back from Norfolk Avenue increasing the length of the driveway. This will allow delivery drivers to pull into the property. The Applicant proposes a garbage and recycling vestibule which is screened. |
| Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities; | The Duplex will remain under one ownership. Nightly rentals may be allowed if a business license is obtained. |
| Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site; and | There are no known mine hazards or mine waste on the property. The proposed Duplex is being reviewed by the Planning Commission for development on Steep Slopes. More information is available in the SSCUP report (PL-25-06455). |
| Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding. | Strategy 2A of the Park City General Plan is to encourage new development which is compatible with the character of the Historic District. The strategy aims to preserve and protect Park City's unique character and feel.<br><br>The proposed Duplex is designed in a way that is compatible with the character area. |

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| Radon mitigation; the Planning Director or Planning Commission shall require residential Conditional Uses to include the installation of a basic radon remediation system that allows for the installation of a radon remediation air handler if or when radon mitigation is required for the space in accordance with residential building codes. | The Applicant proposes to install a basic radon remediation system. |

**(IV) The proposed Duplex complies with the Parking regulations in LMC Chapter 15-3.**

LMC Chapter 15-3 outlines Off-Street Parking requirements, shown in the table below:

| **Requirement** | **Analysis of Proposal** |
|---|---|
| **Parking Requirements:** Duplexes must provide 2 Parking Spaces per unit for a total of 4 Parking Spaces. Tandem Spaces are permitted at Duplex Dwellings. | **Complies:** The Applicant proposes 4 Parking Spaces in a double car garage accessed by two separate driveways. Each garage provides two Tandem Spaces. |
| **Garage Dimensions:** Double car garages must be at least 20 feet wide by 20 feet deep. | **Complies:** The Applicant proposes a double car garage 36 feet deep by 20 feet wide. |
| **Driveway Width:** For a two-car garage the maximum 10-foot-wide driveway for each garage must be separated by 18 inches of landscaping. | **Complies:** The Applicant proposes two 9-foot 4-inch-wide driveways with a two-foot landscaping separation. |

**(V) The Development Review Committee reviewed the proposal on September 15, 2026 and confirmed the proposal complies with their requirements.[2]**

[2] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire

## 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 September 30, 2026. Staff mailed courtesy notice to property owners within 300 feet on September 30, 2026. The *Park Record* published courtesy notice on September 30, 2026.[3]

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

## Alternatives
The Planning Commission may:

- Approve the CUP.
- Deny the CUP.
- Request additional information and continue the item to a date uncertain.

## Exhibits
A: Draft Final Action Letter
    Attachment 1: Approved Plans
B: May 28, 2026 Final Action Letter
C: Recorded Plat
D: Applicant Narrative

District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[3] LMC § 15-1-21

**Planning Department**

October 14, 2026

Hyrax Highway, LLC
Applicant Representative – Doug Ogilvy

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 233 Norfolk Avenue |
| Zoning District: | Historic Residential – 1 |
| Application: | Conditional Use Permit |
| Project Number: | PL-25-06453 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | October 14, 2026 |
| Project Summary: | The Applicant proposes to construct a Duplex, a Conditional Use, on Steep Slopes in the Historic Residential – 1 Zoning District. |

**Action Taken**
On October 14, 2026, the Planning Commission conducted a public hearing and approved the proposed Conditional Use of a Duplex at 233 Norfolk Avenue in the HR-1 Zoning District according to the following findings of fact, conclusions of law, and conditions of approval.

**Background**

1. 233 Norfolk Avenue is a vacant 4,335.17-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District. There was previously a Single-Family Dwelling (SFD) constructed circa 1980 on the site that straddled the Lots and was demolished in 2024 (Permit 24-990). Portions of the 1980 SFD foundation remain on the site. The property is located along Upper Norfolk Avenue, a steep narrow road that splits from Norfolk Avenue due to Steep Slopes to provide access to seven other Lots.
2. On May 28, 2025, the Planning Commission reviewed and approved a Plat Amendment at 233 Norfolk Avenue to combine the Lots. The Planning

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Commission included Condition of Approval 3 that future Use on the Lot be limited to a Duplex use.

**Findings of Fact**

1. The purposes of the Historic Residential – 1 (HR-1) Zoning District include:
    a. Preserving present land Uses and character of the Historic residential Areas of Park City;
    b. Encouraging the preservation of Historic Buildings and/or Structures;
    c. Encouraging construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
    d. Defining Development parameters that are consistent with the General Plan policies for the Historic core; and
    e. Establishing Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment (Land Management Code (LMC) § 15-2.2-1).
2. The proposed Duplex encourages construction of a Structure that contributes to the character and scale of the surrounding residential neighborhood.
3. LMC § 15-2.2-2(A)(1) *Uses* establishes Duplexes as a Conditional Use in the HR-1 Zoning District.
4. LMC § 15-2.2-3 *Lot and Site Requirements* for the HR-1 Zoning District are outlined in the table below:

| **Requirement** | **Analysis of Proposal** |
|---|---|
| **Lot Size:**<br>The minimum Lot Area for a Duplex is 3,750 square feet and the maximum Lot Area is 7,500 square feet. | **Complies:**<br>The Lot is 4,335.17 square feet and is compliant. |
| **Lot Width:**<br>The minimum width of a Lot is 25 feet when measured 15 feet back from the Front Lot Line. | **Complies:**<br>233 Norfolk is 50 feet wide. |

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| **Building Footprint:**<br>The maximum Building Footprint of any Structure located on a Lot or combination of Lots, not exceeding 18,750 square feet in Lot Area, shall be calculated according to the following formula:<br><br>MAXIMUM FP = (A/2) x $0.9^{A/1875}$<br><br>The maximum Building Footprint for the Lot is 1,698 square feet. | **Complies:**<br>The Building Footprint is 1,692 square feet and is compliant. |
| **Front and Rear Setbacks:**<br>For Lots that are up to 100 feet the minimum Front and Rear Setbacks must be either 12 feet or 13 feet and must total 25 feet.<br><br>The Lot is 97.72 feet deep. | **Complies:**<br>The Structure is set back approximately 21 feet from the Front Lot Line.<br><br>LMC § 15-2.2-3(G)(1) allows retaining walls within the Front Setback so long as they are less than 4 feet in height from Final Grade. Within the Front Setback the retaining walls are 4 feet in height. The Applicant proposes a planter bed that is approximately 2 feet 6 inches within the Front Setback which is compliant.<br><br>Pursuant to LMC § 15-2.2-3(G)(2) uncovered steps leading to the Main Building that are no more than 4 feet from Final Grade are permitted within the Front Setback. The proposed steps are compliant.<br><br>The Structure is set back approximately 13 feet from the Rear Lot Line. |

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| | LMC § 15-2.2-3(H)(4) allows that roof overhangs are permitted within the Rear Setback so long as they do not project more than 2 feet. The proposed overhangs project 1 foot into the Rear Setback and are compliant.<br><br>Pursuant to LMC § 15-2.2-3(H)(6) exterior siding, so long as it projects no more than 6 inches into the Rear Setback, is permitted. The Applicant proposes siding which is 6 inches into the Rear Setback and is compliant.<br><br>LMC § 15-2.2-3(H)(10) allows pathways within the Rear Setback but must be no more than 30 inches from Final Grade.<br><br>The Applicant proposes an egress window at the rear of the Structure partially within the Rear Setback area. LMC § 15-2.2-3(H) allows window wells not exceeding the minimum IBC requirements for egress to extend not more than four feet into the Setback.<br><br>The Building Department reviewed the Applicant's plans and determined that the window well is required by and complies with the International Building Code. |
| **Side Setbacks:**<br>The Side Setbacks for a Lot that is 50 feet wide are 5 feet each for a combined total of 10 feet. | **Complies:**<br>Lot Width is defined in LMC § 15-15-1 as *"[t]he minimum distance between the Side Lot Lines at the Front Setback or Front Building Façade. The minimum width of a Lot is twenty five feet (25'), measured fifteen feet (15') back from the Front Lot Line.*<br><br>The width of the Lot increases at the rear of the Lot to 57 feet. However, when measured 25 feet from the Front Lot Line the width is 50 feet. |

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| | The Structure is set 5 feet from both Lot Lines.<br><br>Pursuant to LMC § 15-2.2-3(J) roof overhangs are permitted within the Side Setback so long as they are no more than 2 feet. The Applicant proposes roof overhangs of 1 foot 4 inches which are compliant. |

5. LMC § 15-2.2-5 outlines the requirements for Building Height in the HR-1 Zoning District:

| **Zoning Requirement** | **Analysis** |
|---|---|
| Building Height- 27 feet above Existing Grade | **Complies:** The Building Height does not exceed 27 feet above Existing Grade. The tallest point is 26 feet 9 inches above Existing Grade. |
| Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters | **Complies:** The maximum interior height is 35 feet measured from the finished floor of the garage to the top plate of the wall bearing the roof Structure on the uppermost floor. |
| A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the Building Footprint meets the lowest point of existing Grade. | **Complies:** The Structure steps back 10 feet at 23 feet from Existing Grade. |
| The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet | **Complies:** At the front of the Structure the roof pitch is 7:12 which continues for 12 feet. There are two 9:12 gable roof forms which are visible from the primary |

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| measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.). | public right-of-way. The roof form then changes to 8:12 for 23 feet. |
| Final Grade must be within 4 feet of Existing Grade except for the placement of approved window wells, emergency egress, and a garage entrance | **Complies:** The Applicant proposes to change grade by more than 4 feet for the garage entrance. The proposed garage located below grade helps to reduce the massing and height of the Structure.<br><br>Additionally, the Applicant proposes to change grade for a window well to provide egress for a bedroom. The proposed well is located at the rear of the Structure and is not visible from the right-of-way. The disturbance in grade is limited to the area directly required for the window well. |

6. LMC § 15-1-10 outlines CUP review criteria:

| **CUP Review Criteria** | **Analysis of Proposal** |
|---|---|
| Size and location of the Site | The proposed Duplex is located on a Lot with Steep Slopes. Instead of creating two Lots the Applicant received approval for one Lot which met the requirements for a Duplex. The proposed Duplex consolidates disturbances to Steep Slopes into one Structure.<br><br>The plat limits future use of the Lot to a Duplex. |

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| Traffic considerations including capacity of the existing Streets in the Area; | The proposed Duplex does not increase density outside of what could have been allowed on the Site – two SFDs. As part of the Plat Amendment approval the Applicant is working with the Engineering Department to heat a portion of Upper Norfolk Avenue to improve circulation in the winter months – not only for this site, but for other property owners accessing their property on Upper Norfolk Avenue. The Applicant is heating Upper Norfolk from the northern edge of 213 to 233 Norfolk Avenue as part of this application. |
| Utility capacity, including Storm Water run-off; | On September 15, 2026, the Development Review Committee evaluated the proposal and confirmed compliance with their requirements.<br><br>The Applicant has designed the Structure to fit the topography of the Site. Stormwater will be required to be managed on-Site pursuant to Title 13 of the Municipal Code of Park City and the Subdivision regulations in LMC Chapter 15-7.3.<br><br>Utility capacity for the proposed Duplex is not higher than if the Applicant had created two separate Lots for two SFDs. |
| Emergency vehicle Access; | As part of this application, the Applicant is improving access to Upper Norfolk Avenue by heating portions of the public right-of-way in coordination with the City Engineering Department. |
| Location and amount of off-Street parking; | The Applicant proposes four off-street Parking Spaces within the Structure's garage. See Section IV of this report for additional parking analysis. |
| Internal vehicular and pedestrian circulation system; | Please see above regarding Upper Norfolk improvements. |

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| | The two units share a single entrance accessed through a common stairwell. |
| Fencing, Screening, and landscaping to separate the Use from adjoining Uses; | The proposed Duplex is residential and is similar in function and use to the adjacent SFDs. The Applicant proposes screening using vegetation within planter beds. |
| Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots; | The mass of the Building follows the natural topography of the Site. The Structure does not maximize Building Height. The Front Setback is greater than what is required. For additional analysis on mass, bulk, and orientation please see the SSCUP report (PL-25-06455). |
| Usable Open Space; | The Applicant proposes Landscaped Open Space within the Rear Yard. The development on the Site is limited to the Building Pad as regulated by LMC § 15-2-2.3. |
| Signs and lighting; | The Applicant does not propose any signs as part of this application.<br><br>All outdoor lighting will be required to comply with the dark sky regulations in LMC § 15-5-5(J). |
| Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing; | The proposed Duplex is compatible in scale, mass, and design with adjacent Structures. The proposed Duplex is required to obtain a SSCUP and HDDR approval prior to submitting a Building Permit. |
| Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site; | The proposed Duplex will not emit any noise, vibration, odors, steam or other impacts outside of what would be generated by a residential use. Mechanical equipment installations are required to comply with Setbacks. |

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| Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas; | The proposed Duplex is designed in a way that is set back from Norfolk Avenue increasing the length of the driveway. This will allow delivery drivers to pull into the property. The Applicant proposes a garbage and recycling vestibule which is screened. |
| Expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities; | The Duplex will remain under one ownership. Nightly rentals may be allowed if a business license is obtained. |
| Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site; and | There are no known mine hazards or mine waste on the property. The proposed Duplex is being reviewed by the Planning Commission for development on Steep Slopes. More information is available in the SSCUP report (PL-25-06455). |
| Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding. | Strategy 2A of the Park City General Plan is to encourage new development which is compatible with the character of the Historic District. The strategy aims to preserve and protect Park City's unique character and feel.<br><br>The proposed Duplex is designed in a way that is compatible with the character area. |
| Radon mitigation; the Planning Director or Planning Commission shall require residential Conditional Uses to | The Applicant proposes to install a basic radon remediation system. |

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| include the installation of a basic radon remediation system that allows for the installation of a radon remediation air handler if or when radon mitigation is required for the space in accordance with residential building codes. | |

7. LMC Chapter 15-3 outlines Off-Street Parking requirements:

| **Requirement** | **Analysis of Proposal** |
|---|---|
| **Parking Requirements:** Duplexes must provide 2 Parking Spaces per unit for a total of 4 Parking Spaces. Tandem Spaces are permitted at Duplex Dwellings. | **Complies:** The Applicant proposes 4 Parking Spaces in a double car garage accessed by two separate driveways. Each garage provides two Tandem Spaces. |
| **Garage Dimensions:** Double car garages must be at least 20 feet wide by 20 feet deep. | **Complies:** The Applicant proposes a double car garage 36 feet deep by 20 feet wide. |
| **Driveway Width:** For a two-car garage the maximum 10-foot-wide driveway for each garage must be separated by 18 inches of landscaping. | **Complies:** The Applicant proposes two 9-foot 4-inch-wide driveways with a two-foot landscaping separation. |

8. The Development Review Committee reviewed the proposal on September 15, 2026, and confirmed compliance with their requirements.
9. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on September 30, 2026. Staff mailed courtesy

notice to property owners within 300 feet on September 30, 2026. The Park Record published courtesy notice on September 30, 2026.

**Conclusions of Law**

1. The proposed Duplex complies with the requirements of LMC Chapter 15-2.2 Historic Residential – 1 Zoning District.
2. The proposed Duplex complies with the Off-Street Parking requirements of LMC Chapter 15-3.
3. The proposal, as conditioned, complies with the CUP criteria outlined in LMC § 15-1-10(E).
    a. The Use will be compatible with surrounding Structures in Use, scale, mass, and circulation.
    b. The effects of any differences in Use or scale have been mitigated through careful planning.

**Conditions of Approval**

1. Final building plans and construction details shall reflect substantial compliance with the plans reviewed October 14, 2026, by the Planning Commission, with 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 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.
3. 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.
4. The Applicant shall revegetate and landscape the site to provide screening of retaining walls, as well as mitigate erosion.
5. Additional modifications to the structural components may be required based on Engineering review and approval of the Geotechnical and Soils Investigation Report, prior to building permit issuance.
6. Stormwater runoff must be retained on site in accordance with Municipal Code of Park City § 13-5-3 *Long-Term Storm Water Management*.

DRAFT

7. If the Applicant does not obtain a building permit within one year of the date of this approval, this 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.
8. As part of the development of the Duplex, the Applicant agrees to install heating for Upper Norfolk Avenue from the northern edge of 213 Norfolk Avenue to the northern edge of 233 Norfolk Avenue.

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

Sincerely,

Christin Van Dine, Planning Commission Chair

CC: Meredith Covey, Planner II

ATTACHMENT 1 – Approved Plans

DRAFT



## SHEET INDEX

| SHEET NO. | SHEET NAME |
|---|---|
| GENERAL | |
| A0.00 | GENERAL NOTES AND PROJECT INFORMATION |
| A0.01 | 3D VIEWS |
| A0.02 | AREA PLANS |
| | |
| CIVIL | |
| C00 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | SLOPE ANALYSIS |
| C3.0 | SITE PLAN |
| C4.0 | GRADING AND UTILITY PLAN |
| C5.0 | CONSTRUCTION MITIGATION PLAN - SWPPP |
| | |
| ARCHITECTURE | |
| A1.00 | SITE PLAN |
| A1.01 | SITE PLAN - LANDSCAPE PLAN |
| A1.02 | STREET ELEVATION |
| A1.03 | ROOF HEIGHT TO GRADE |
| A2.00 | LEVEL B1 FLOOR PLAN |
| A2.01 | LEVEL 01 FLOOR PLAN |
| A2.02 | LEVEL 02 FLOOR PLAN |
| A2.03 | LEVEL 03 FLOOR PLAN |
| A2.04 | ROOF PLAN |
| A3.00 | EXTERIOR ELEVATIONS |
| A3.01 | EXTERIOR ELEVATIONS |
| A3.02 | EXTERIOR ELEVATIONS |
| A3.11 | BUILDING SECTIONS |
| A3.12 | BUILDING SECTIONS |
| A3.13 | BUILDING SECTIONS |

Olson Kundig

159 South Jackson St, Suite 600
Seattle, Washington 98104 USA
+1 206 624 5670 olsonkundig.com

# NORFOLK RESIDENCE

## 233 NORFOLK AVE
## PARK CITY, UT 84060

## HDDR DRAWINGS
## 10.14.2026

# ABBREVIATIONS

| _NoteNumber | _NoteText |
|---|---|
| @ | AT |
| Ø | DIAMETER |
| # | POUND OR NUMBER |
| (E) | EXISTING |
| (N) | NEW |
| | |
| AB | ANCHOR BOLT |
| ABV | ABOVE |
| ACC | ACCESS |
| ACOUS | ACOUSTICAL |
| ACP | ASPHALT CONCRETE PAVING |
| ACT | ACOUSTIAL CEILING TILE |
| ACS PNL | ACCESS PANEL |
| AD | AREA DRAIN |
| ADA | AMERICANS WITH DISABILITIES |
| ADJ | ADJUSTABLE |
| AFF | ABOVE FINISHED FLOOR |
| AGGR | AGGREGATE |
| AIB | AIR INFILTRATION BARRIER |
| ALT | ALTERNATE |
| ALUM | ALUMINIUM |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECTURAL |
| APSH | ASPHALT |
| AUTO | AUTOMATIC |
| | |
| BD | BOARD |
| BITUM | BITUMINOUS |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BM | BEAM |
| BO | BOTTOM OF |
| BOT | BOTTOM |
| BRG | BEARING |
| BSMT | BASEMENT |
| BUR | BUILT UP ROOFING |
| | |
| CAB | CABINET |
| CB | CATCH BASIN |
| CEM | CEMENT |
| CER | CERAMIC |
| CIP | CAST-IN-PLACE |
| CJ | CONTROL JOINT |
| CLG | CEILING |
| CLK | CAULKING |
| CLO | CLOSET |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CNTR | COUNTER |
| COL | COLUMN |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONSTR | CONSTRUCTION |
| CONT | CONTINUOUS |
| CONTR | CONTRACTOR |
| CORR | CORRIDOR |
| CPT | CARPET; CARPETED |
| CRS | COLD ROLLED STEEL |
| CSK | COUNTERSUNK |
| CTR | CENTER |
| CU FT | CUBIC FEET |
| CT | CERAMIC TILE |
| | |
| DBL | DOUBLE |
| DEMO | DEMOLITION |
| DET | DETAIL |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DL | DEAD LOAD |
| DN | DOWN |
| DR | DOOR |
| DR OPNG | DOOR OPENING |
| DS | DOWNSPOUT |
| DSP | DRY STANDPIPE |
| DT | DRAIN TILE |
| DW | DISHWASHER |
| DWG | DRAWING |
| | |
| E | EAST |
| EA | EACH |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATOR |
| ENCL | ENCLOSURE |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EST | ESTIMATE |
| EF | EXHAUST FAN |
| EXIST | EXISTING |
| EXP | EXPANDED; EXPANSION |
| EXP BT | EXPANSION BOLT |
| EXPO | EXPOSED |
| EXT | EXTERIOR |
| EW | EACH WAY |
| | |
| FA | FIRE ALARM |
| FB | FLAT BAR |
| FD | FLOOR DRAIN |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FF EL | FINISH FLOOR ELEVATION |
| FH | FIRE HYDRANT |
| FHC | FIRE HOSE CABINET |
| FIN FLR | FINISH FLOOR |
| FF | FINISH TO FINISH |
| FIN | FINISH |
| FLASH | FLASHING |
| FLR | FLOOR; FLOORING |
| FLUOR | FLUORESCENT |
| FOC | FACE OF CONCRETE |
| FOF | FACE OF FINISH |
| FOIC | FURNISHED BY OWNER-INSTALLED BY CONTRACTOR |
| FOM | FACE OF MASONRY |
| FOS | FACE OF STUDS |
| FP | FIREPROOF |
| FPL | FIREPLACE |
| FR | FRAME |
| FT | FOOT OR FEET |
| FTG | FOOTING |
| FURR | FURRING |

# ABBREVIATIONS

| _NoteNumber | _NoteText |
|---|---|
| FUT | FUTURE |
| FW | FULL WIDTH |
| | |
| GA | GAUGE |
| GALV | GALVANIZED |
| GC | GENERAL CONTRACTOR |
| GL | GLASS |
| GLAM | GLUE-LAMINATED |
| GR | GRADE |
| GWB | GYPSUM WALL BOARD |
| GYP | GYPSUM |
| | |
| HB | HOSE BIB |
| HC | HOLLOW CORE |
| HDO | HIGH DENSITY OVERLAY |
| HDR | HEADER |
| HDWD | HARDWOOD |
| HDW | HARDWARE |
| HM | HOLLOW METAL |
| HORIZ | HORIZONTAL |
| HP | HIGH POINT |
| HR | HOUR |
| HR | HOUR |
| HT | HEIGHT |
| HVAC | HEATING/VENTILATING/AIR CONDITIONING |
| HW | HOT WATER |
| HWT | HOT WATER TANK |
| | |
| ID | INSIDE DIAMETER |
| IN | INCH |
| INCL | INCLUDED |
| INSUL | INSULATION |
| INT | INTERIOR |
| INV | INVERT |
| | |
| JB | JUNCTION BOX |
| JF | JOINT FILLER |
| JT | JOINT |
| | |
| KIT | KITCHEN |
| KO | KNOCKOUT |
| | |
| LAM | LAMINATE; LAMINATED |
| LAV | LAVATORY |
| LBS | POUNDS |
| LF | LINEAR FEET (FOOT) |
| LH | LEFT HAND |
| LL | LIVE LOAD |
| LOC | LOCATION |
| LP | LOW POINT |
| LT | LIGHT |
| | |
| MAS | MASONRY |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MB | MACHINE BOLT |
| MC | MEDICINE CABINET |
| MDF | MEDIUM DENSITY FIBERBOARD |
| MDO | MEDIUM DENSITY OVERLAY |
| MECH | MECHANICAL |
| MEMB | MEMBRANE |
| MEZZ | MEZZANINE |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MIR | MIRROR |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| MTD | MOUNTED |
| MTL | METAL |
| MUL | MULLION |
| | |
| N | NORTH |
| N/A | NOT APPLICABLE |
| NO | NUMBER |
| NOM | NOMINAL |
| NR | NOISE REDUCTION |
| NTS | NOT TO SCALE |
| NIC | NOT IN CONTRACT |
| | |
| OA | OVERALL |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER; OVERFLOW DRAIN |
| OFF | OFFICE |
| OH | OVERHEAD |
| OHWM | ORDINARY HIGH WATER MARK |
| OPNG | OPENING |
| OPP | OPPOSITE |
| OSB | ORIENTED STRAND BOARD |
| OCC | OCCUPANTS |
| OLF | OCCUPANT LOAD FACTOR |
| | |
| PBD | PARTICLE BOARD |
| PCC | PRECAST CONCRETE |
| PCF | POUNDS PER CUBIC FOOT |
| PERF | PERFORATED |
| PERP | PERPENDICULAR |
| PL | PLATE |
| PLAM | PLASTIC LAMINATE |
| PLAS | PLASTER |
| PLWD | PLYWOOD |
| PNL | PANEL |
| PNT | POINT |
| PR | PAIR |
| PRCST | PRECAST |
| PSF | POUNDS PER CUBIC FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PT | PRESERVATIVE TREATED |
| PTN | PARTITION |
| PVC | POLYVINYL CHLORIDE |
| | |
| R | RISER |
| RA | RETURN AIR |
| RAD | RADIUS |
| RD | ROOF DRAIN |
| REF | REFERENCE |
| REFR | REFRIGERATOR |
| REG | REGISTER |
| REINF | REINFORCED |
| REM | REMAINDER |
| REQ | REQUIRED |

# ABBREVIATIONS

| _NoteNumber | _NoteText |
|---|---|
| RESIL | RESILIENT |
| REV | REVISION(S); REVISED |
| RH | RIGHT HAND |
| RM | ROOM |
| RO | ROUGH OPENING |
| RWL | RAIN WATER LEADER |
| | |
| S | SOUTH |
| SAF | SELF-ADHERED FLASHING |
| SAM | SELF-ADHERED MEMBRANE |
| SC | SOLID CORE |
| SCHED | SCHEDULE |
| SD | SMOKE DETECTOR |
| SECT | SECTION |
| SG | SAFETY GLAZING |
| SHV | SHELF; SHELVING |
| SHR | SHOWER |
| SHT | SHEET |
| SHT MTL | SHEET METAL |
| SHTG | SHEATHING |
| SIM | SIMILAR |
| SOG | SLAB ON GRADE |
| SPEC | SPECIFICATION |
| SQ FT | SQUARE FOOT (FEET) |
| SQ IN | SQUARE INCH(ES) |
| SST | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STOR | STORAGE |
| STRUCT | STRUCTURAL |
| SUSP | SUSPENDED |
| SYM | SYMETRICAL |
| | |
| T | TREAD |
| T&G | TONGUE AND GROOVE |
| TEL | TELEPHONE |
| TER | TERRAZZO |
| TG | TEMPERED GLASS |
| THK | THICK |
| TO | TOP OF |
| TOB | TO OF BEAM |
| TOC | TOP OF CONCRETE; CURB |
| TOF | TOP OF FLOOR; FOOTING; FRAME |
| TOM | TOP OF MASONRY |
| TOP | TOP OF PARAPET; PAVEMENT |
| TOPO | TOPOGRAPHY |
| TOS | TOP OF SLAB; STEEL |
| TOW | TOP OF WALL |
| TS | TUBE STEEL |
| TSTAT | THERMOSTAT |
| TYP | TYPICAL |
| | |
| UNO | UNLESS NOTED OTHERWISE |
| | |
| VB | VINYL BASE |
| VEN | VENEER |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VG | VERTICAL GRAIN |
| VIF | VERIFY IN FIELD |
| VT | VINYL TILE |
| | |
| W | WEST |
| W/ | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WD | WOOD |
| WDW | WINDOW |
| WF | WIDE FLANGE |
| WF BM | WIDE FLANGE BEAM |
| WG | WIRED GLASS |
| WH | WATER HEATER |
| WL | WATER LINE |
| WLD | WELDED |
| WP | WATERPROOF |
| WPM | WATERPROOF MEMBRANE |
| WR | WATER RESISTANT |
| WSCT | WAINSCOT |
| WSG | WIRE SAFETY GLASS |
| WTR | WATER |
| WWF | WELDED WIRE FABRIC |
| WWM | WELDED WIRE MESH |
| WT | WEIGHT |

# GENERAL SYMBOLS LEGEND

1. GRID LINE REFERENCE — #
2. LEVEL / DATUM REFERENCE — NAME / ELEVATION
3. EXTERIOR ELEVATION REFERENCE — X / AXXX — Drawing Number / Sheet Number
4. INTERIOR ELEVATION REFERENCE — # / # AX.00 # / # — Drawing Number / Sheet Number
5. BUILDING SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
6. WALL SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
7. DETAIL SECTION REFERENCE — X / AX.XX — Drawing Number / Sheet Number
8. CALLOUT/DETAIL REFERENCE — X / AX.XX — Drawing Number / Sheet Number
9. REVISION REFERENCE — #
10. ROOM REFERENCE — ROOM NAME / 100
11. ASSEMBLY REFERENCE — X#
12. WINDOW REFERENCE — W#
13. DOOR REFERENCE — D001
14. NORTH ARROW

# MATERIALS LEGEND

- WOOD BLOCKING (SHIM)
- WOOD FRAMING (CONTINUOUS)
- FINISHED WOOD
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION
- MINERAL WOOL INSULATION
- FOAM INSULATION
- GRAVEL
- EARTH
- ALUMINUM
- STEEL
- MASONRY (CMU)
- BRICK

# BUILDING CODE / ZONING SUMMARY

PROJECT ADDRESS: 233 NORFOLK AVE.
PARK CITY, UT 84060

ASSESOR'S PARCEL NUMBER: PC-718-B

LEGAL DESCRIPTION: LOTS 26, 27, AND 34, BLOCK 78 MILLSITE RESERVATION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

APPLICABLE CODES:
2021 EDITION OF THE INTERNATIONAL BUILDING CODE, INCLUDING APPENDIX J
2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
APPENDIX Q OF THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
2021 EDITION OF THE INTERNATIONAL PLUMBING CODE
2021 EDITION OF THE INTERNATIONAL MECHANICAL CODE
2021 EDITION OF THE INTERNATIONAL FUEL GAS CODE
2020 EDITION OF THE NATIONAL ELECTRICAL CODE
2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (RES)
2021 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE (COM)
2021 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE
2006 UTAH WILDLAND-URBAN INTERFACE CODE

AUTHORITY HAVING JURISDICTION: PARK CITY BUILDING DEPARTMENT

PHYSICAL ADDRESS: 445 MARSAC AVENUE
P.O. BOX 1480
PARK CITY, UT 84060

PHONE: (435) 615-5101

ELECTRONIC MAIL: buildingcounter@parkcity.org

LOT SIZE: 4,347 SF (PER SURVEY)

LAND USE DESIGNATION: HISTORIC RESIDENTIAL HR-1

PROJECT DESCRIPTION: 2-FAMILY RESIDENCE WITH ATTACHED GARAGE

HEIGHT:
MAX HEIGHT:
27' FROM EXISTING GRADE

ADDITIONAL HEIGHT REQUIREMENTS:
35' MAX HEIGHT FROM LOWEST FINISH FLOOR TO HIGHEST WALL TOP PLATE
10' HORIZONTAL STEP BACK REQ'D @ DOWNHILL FACE

ROOF PITCH:
PRIMARY ROOF FORM: (7:12) - (12:12)
SECONDARY ROOF FORM: ANY PITCH OR FLAT. 23 ° MAX.HEIGHT FROM FINISHED GRADE
ACCESSORY STRUCTURES: NO ROOF PITCH RESTRICTION

YARD SETBACKS:
FRONT: 12' OR 13' (FRONT/REAR TOTAL = 25')
EXCEPTIONS FOR SITE ACCESS, LOW WALLS, ROOF OVERHANGS (UP TO 3')

REAR: 12' OR 13' (FRONT/REAR TOTAL = 25')
EXCEPTIONS FOR SITE ACCESS, DECKS (30" MAX ABOVE GRADE), ROOF OVERHANGS (UP TO 2')
DETACHED ACCESSORY BUILDINGS CAN ENCROACH, LIMITED TO 50% REAR YARD WIDTH

SIDE: 5' BOTH SIDES
EXCEPTIONS FOR SITE ACCESS, DECKS (30" MAX ABOVE GRADE), ROOF OVERHANGS (UP TO 2')
DETACHED ACCESSORY BUILDINGS CAN ENCROACH, LIMITED TO 50% REAR YARD WIDTH

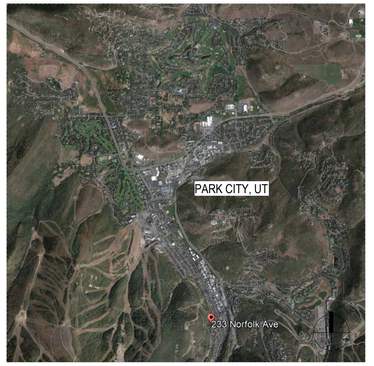
ENERGY CODE COMPLIANCE: <List specific codes in effect>

VERTICAL GLAZING: <Enter>
DOOR U-FACTOR: <Enter>

CEILING: <Enter>
WALL ABOVE GRADE: <Enter>
WALL BELOW GRADE: <Enter>
WALL EXT. BELOW GRADE: <Enter>
SLAB ON GRADE: <Enter>

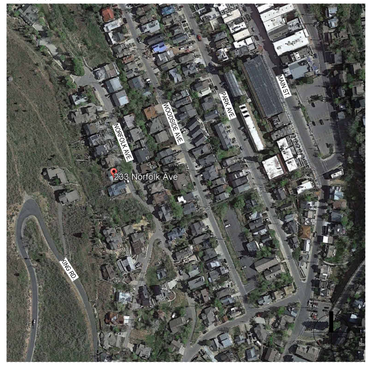
# VICINITY MAP

NOT TO SCALE




# LOCATION MAP

NOT TO SCALE




# GENERAL NOTES

1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
5. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
6. EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
7. INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.

# PROJECT DIRECTORY

**CLIENT:**

PESKY PORCUPINE, LLC
405 S MAIN ST. STE. 800
SALT LAKE CITY, UT 84111

**ARCHITECT:**
OLSON KUNDIG

159 SOUTH JACKSON STREET, SUITE 600
SEATTLE, WA 98104
PHONE: 206.624.5670
PRINCIPAL ARCHITECT: TOM KUNDIG
tom@olsonkundig.com
CONTACT: STEVE GRIMM
steve@olsonkundig.com

**CONTRACTOR:**
EDGE BUILDERS

4015 SOUTH 300 WEST, STE 102
SALT LAKE CITY, UT 84107
PHONE: 801.879.6200
CONTACT: BRIGHAM WILCOX
brigham@edgebuildersutah.com

**STRUCTURAL ENGINEER**
GFDS ENGINEERS

99 GREEN STREET, THIRD FLOOR
SAN FRANCISCO, CA 94111
T: 415.512.1301
CONTACT: KRIS JOHNSON
kjohnson@gfdseng.com

**MEP ENGINEER**
ENERGY 1

2042 STADIUM DR. STE 2
BOZEMAN, MONTANA 59715
PHONE: 406.587.2917
CONTACT: JOE SERRE
jserre@energy-1.net


Olson Kundig, Inc.
159 S. Jackson St., Suite 600
Seattle, WA 98104, USA
+1 206 624 5670
olsonkundig.com


Olson Kundig

project:
NORFOLK RESIDENCE
233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

principal architect: TK
project manager: SG
drawn by: QK, HD
checked by: QK, HD
job no.: 23036

revisions:

no.: date: description:

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

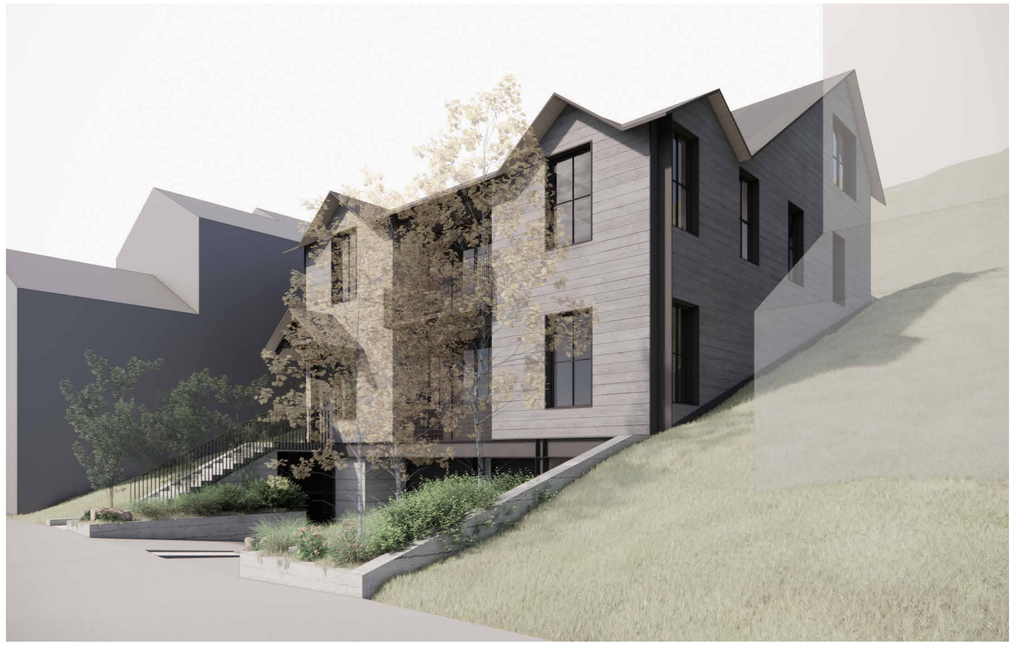
**GENERAL NOTES AND PROJECT INFORMATION**

sheet:

**A0.00**



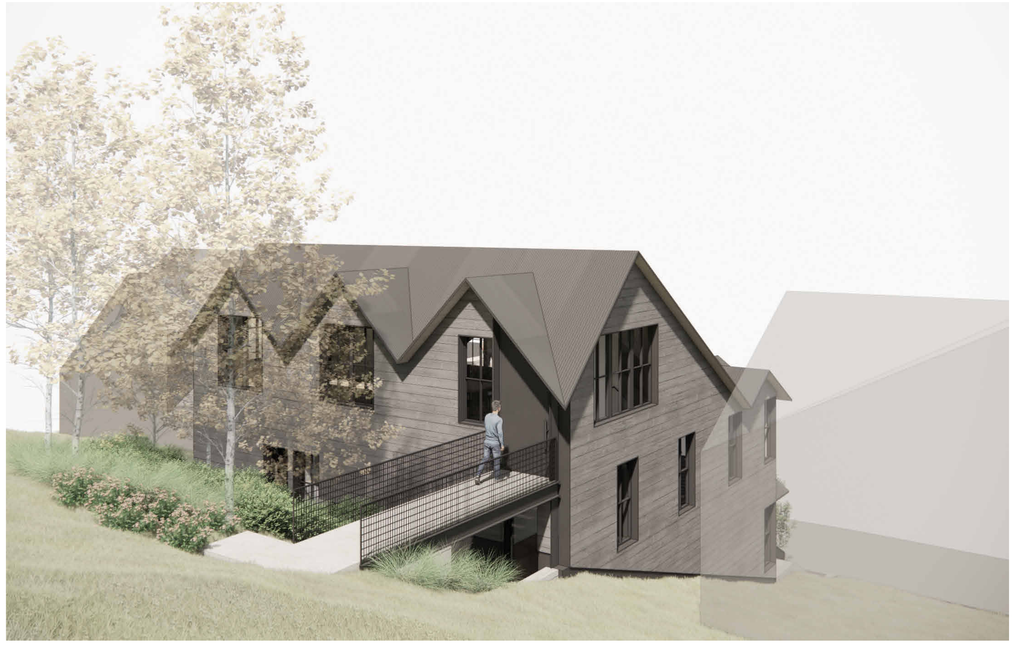
EYE LEVEL VIEW FROM STREET - SE



EYE LEVEL VIEW FROM STREET - NE



EYE LEVEL VIEW FROM UPHILL - NW



EYE LEVEL VIEW FROM UPHILL - SW

Olson Kundig
Olson Kundig, Inc.
159 S. Jackson St., Suite 600
Seattle, WA 98104, USA
+1 206 624 5670
olsonkundig.com

project:
NORFOLK RESIDENCE
233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

| | |
|---|---|
| principal architect: | TK |
| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

**3D VIEWS**

sheet:

**A0.01**

## BUILDING FOOTPRINT

MAXIMUM FP = (A/2) x $0.9^{A/1875}$

A = 4,347 SF (PER SURVEY)

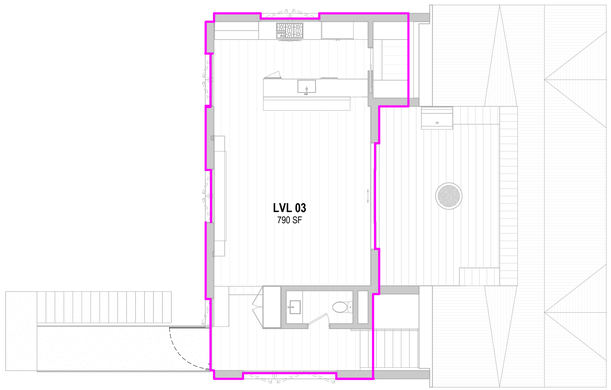
(4,349 / 2) x $.9^{(4,347/1,875)}$ =

2173.5 x .783 = 1,702 SF

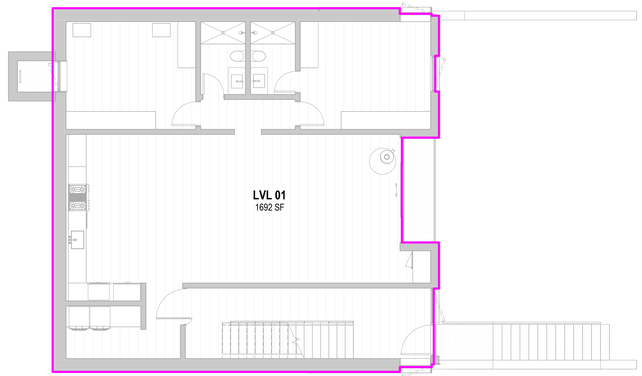
**Max FP = 1,702 SF**

## AREA SCHEDULE

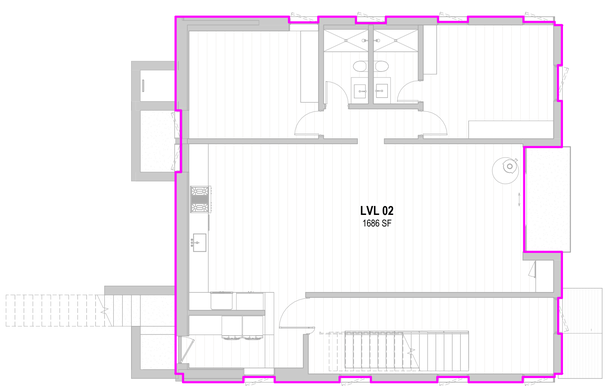
| | |
|---|---|
| LEVEL B1 | 1,625 SF |
| LEVEL 01 | 1,692 SF |
| LEVEL 02 | 1,686 SF |
| LEVEL 03 | 790 SF |
| **TOTAL** | **5,793 SF** |



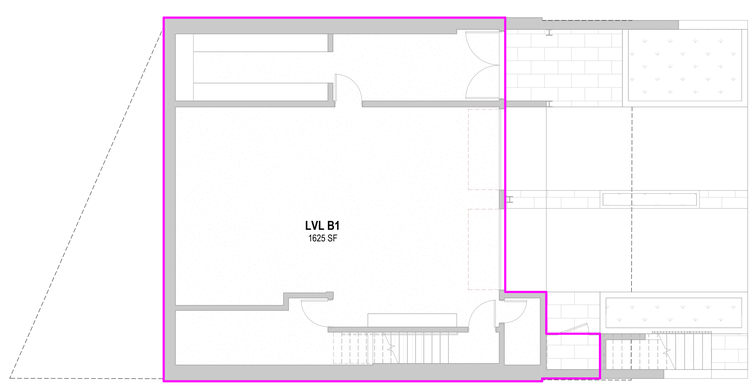

### 4 LEVEL 03 FOOTPRINT
SCALE: 1/8" = 1'-0"




### 2 LEVEL 01 FOOTPRINT
SCALE: 1/8" = 1'-0"




### 3 LEVEL 02 FOOTPRINT
SCALE: 1/8" = 1'-0"




### 1 LEVEL B1 FOOTPRINT
SCALE: 1/8" = 1'-0"

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| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

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**HDDR DRAWINGS**

**10.14.2026**

title:

**AREA PLANS**

sheet:

**A0.02**




## SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, certify that I am a Professional Land Surveyor and that I hold License No. 4857264, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR
No. 4857264
MICHAEL DEMKOWICZ
7/16/2024
STATE OF UTAH

## LEGAL DESCRIPTION

Lots 26, 27, and 34, Block 78 Millsite Reservation to Park City, according to the official plat thereof on file and of record in the Office of the Summit County Recorder.

## NOTES/NARRATIVE:

1. Site Benchmark: Water Meter: Elevation 7278.22'.

**NOTES:**

1. TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED BY ALLIANCE ENGINEERING.
2. REFER TO CIVIL PLANS COMPLETED BY ALLIANCE ENGINEERING FOR CONSTRUCTION DETAILS.
3. RECORD AND REPORT ANY EXISTING UTILITY LOCATION AND SIZING DISCREPANCIES WITH THE ENGINEER OF RECORD.

**LEGEND**

| | |
|---|---|
| ESS | EXISTING SEWER |
| EW | EXISTING WATER |
| ESD | EXISTING STORM DRAIN |
| EOHP | EXISTING OVERHEAD POWER |
| EG | EXISTING GAS |
| ET | EXISTING TELECOMM |
| EP | EXISTING POWER |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING STORM DRAIN GRATES |
| | EXISTING ELECTRICAL BOXES |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |

NORTH
10' 0 10' 20'
SCALE: 1"=10'

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
10/14/26
STATE OF UTAH

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project manager CD
drawn by JAR
checked by CD
job no. 080323
date 10/14/2026

revisions:

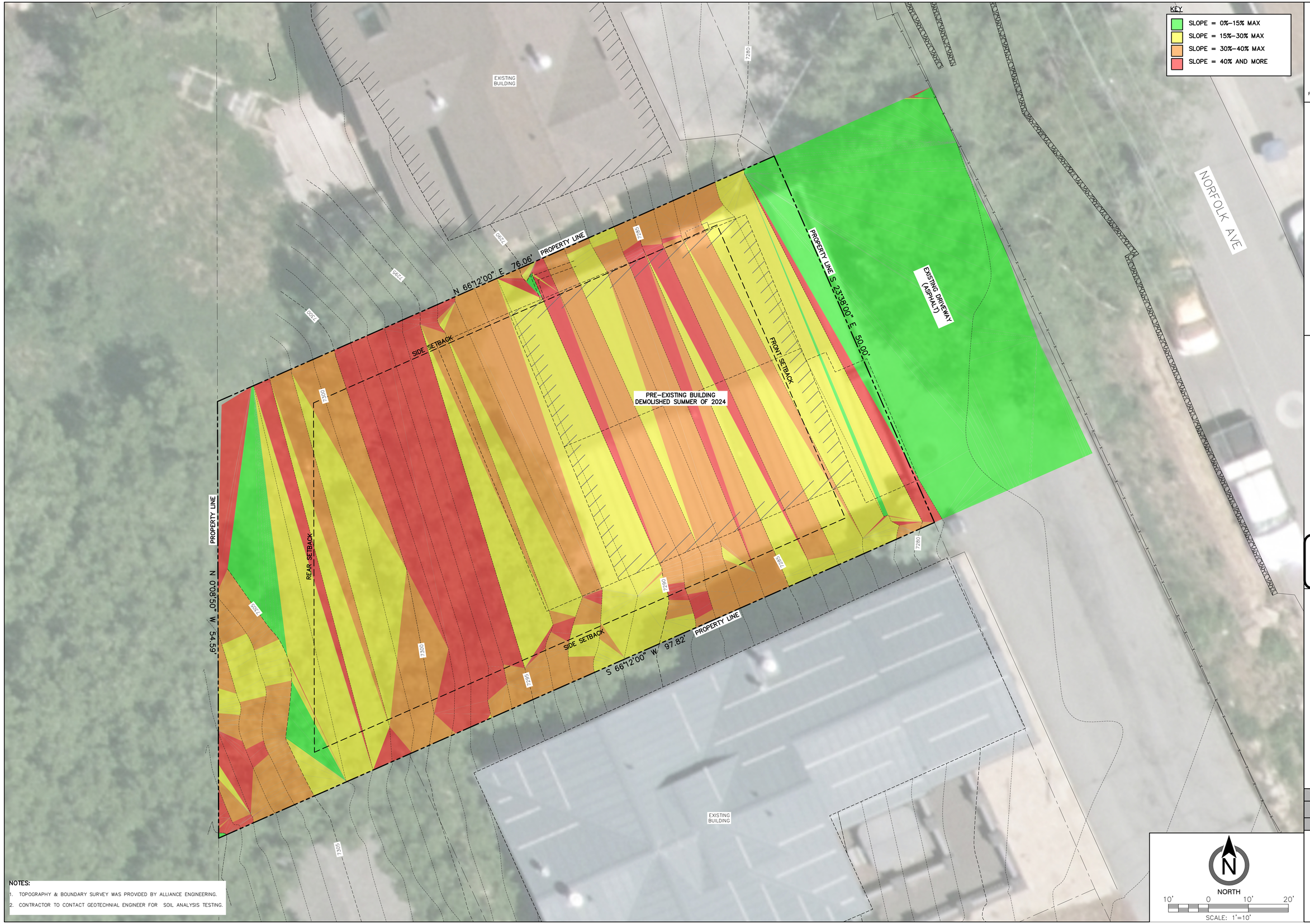
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EXISTING CONDITIONS & DEMOLITION PLAN

C1.0

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NOTES:

1. TOPOGRAPHY & BOUNDARY SURVEY WAS PROVIDED BY ALLIANCE ENGINEERING.
2. CONTRACTOR TO CONTACT GEOTECHNIAL ENGINEER FOR SOIL ANALYSIS TESTING.

NORTH

10' 0 10' 20'

SCALE: 1"=10'

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SLOPE ANALYSIS

C2.0

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revisions:

| no. | date | by |
|---|---|---|

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10.14.26

NORTH
5' 0 5' 10'
SCALE: 1'=5'

SITE PLAN

C3.0

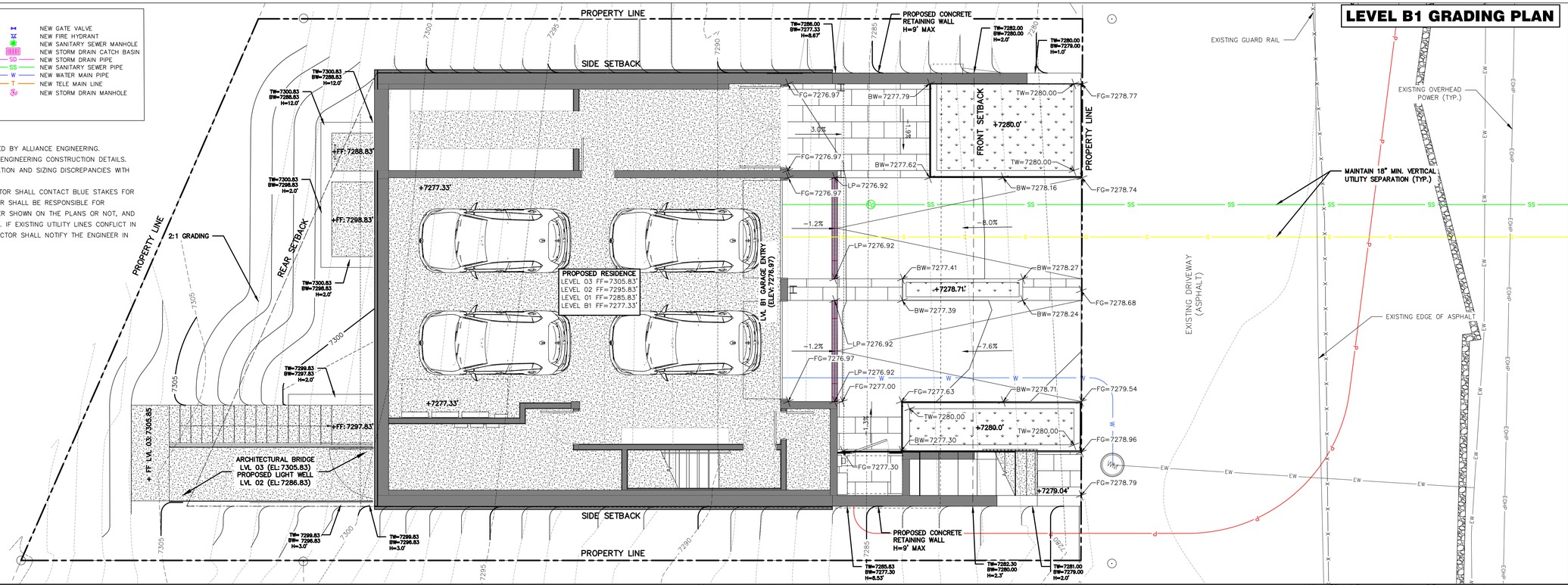
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## LEGEND

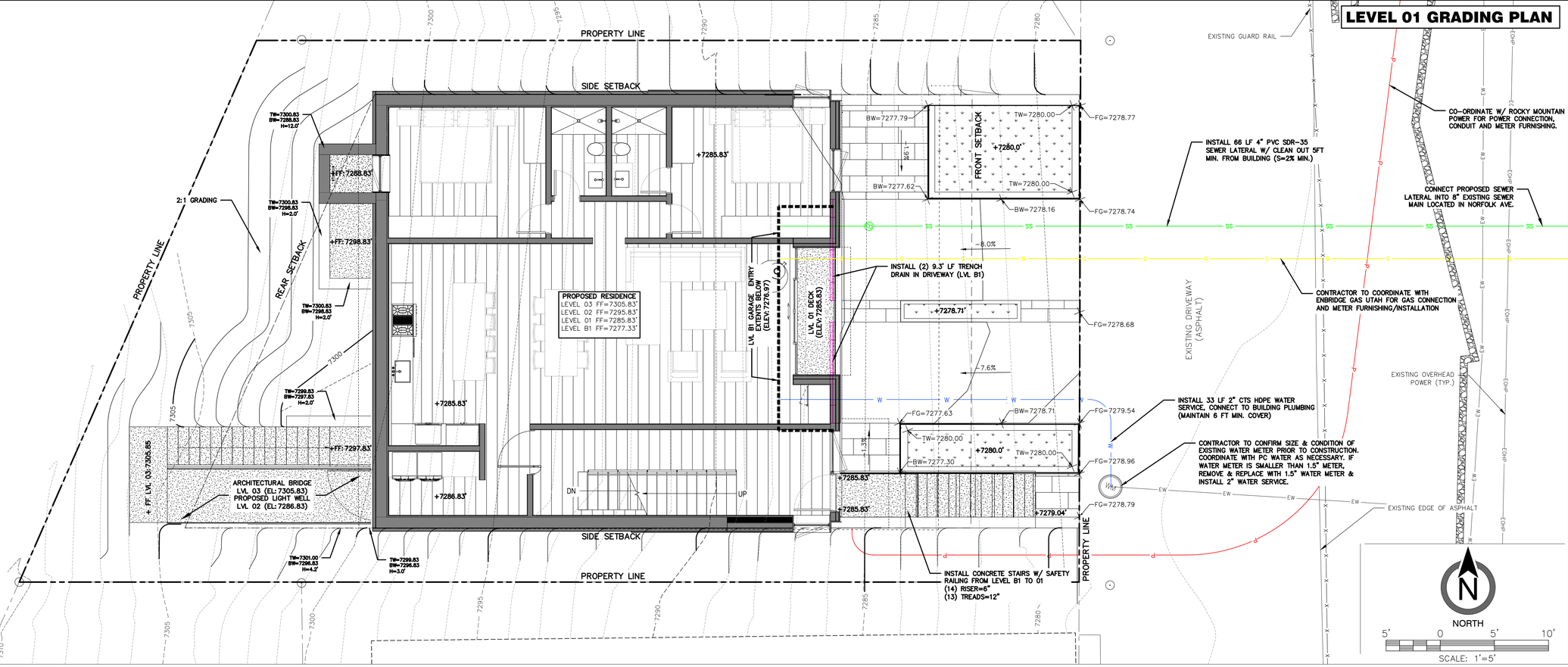
| | | | |
|---|---|---|---|
| ESS | EXISTING SEWER | | NEW GATE VALVE |
| EW | EXISTING WATER | | NEW FIRE HYDRANT |
| ESD | EXISTING STORM DRAIN | | NEW SANITARY SEWER MANHOLE |
| EOHP | EXISTING OVERHEAD POWER | | NEW STORM DRAIN CATCH BASIN |
| EG | EXISTING GAS | SD | NEW STORM DRAIN PIPE |
| ET | EXISTING TELECOMM | SS | NEW SANITARY SEWER PIPE |
| EP | EXISTING POWER | W | NEW WATER MAIN PIPE |
| | EXISTING SANITARY SEWER MANHOLE | T | NEW TELE MAIN LINE |
| | EXISTING STORM DRAIN GRATES | | NEW STORM DRAIN MANHOLE |
| | EXISTING ELECTRICAL BOXES | | |
| | EXISTING FIRE HYDRANT | | |
| | EXISTING WATER VALVE | | |

NOTES:

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2. REFER TO CIVIL PLANS COMPLETED BY ALLIANCE ENGINEERING CONSTRUCTION DETAILS.
3. RECORD AND REPORT ANY EXISTING UTILITY LOCATION AND SIZING DISCREPANCIES WITH THE ENGINEER OF RECORD.
4. PRIOR TO ANY EXCAVATION WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, AND PROTECTING THE UTILITIES DURING CONSTRUCTION. IF EXISTING UTILITY LINES CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ORDER TO RESOLVE THE CONFLICT.




## LEVEL B1 GRADING PLAN




## LEVEL 01 GRADING PLAN


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checked by CD
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date 10/14/2026

revisions:

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GRADING AND UTILITY PLAN

C4.0

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EXISTING HOUSE

LIMIT OF DISTURBANCE 43475F (0.1 ACRES)

INSTALL SILT FENCE ALONG DOWNHILL SIDES OF SLOPE (SEE DETAIL)

PROPERTY LINE

MATERIAL STOCKPILE AREA (SEE DETAILS)

SIDE SETBACK

INSTALL CONSTRUCTION FENCE (SEE DETAIL)

INSTALL STABILIZED CONSTRUCTION ENTRANCE AND REMOVABLE GATE (TYP.)

CONCRETE WASHOUT

DUMPSTER LOCATION

PORTABLE TOILET

PROPERTY LINE

REAR SETBACK

CONSTRUCTION PARKING

FRONT SETBACK

PROPERTY LINE

SIDE SETBACK

INSTALL STRAW WATTLE ALONG CONTOURS (SEE DETAIL)

PROPERTY LINE

EXISTING HOUSE

7305 7300 7295 7290 7285 7280

NORTH

5' 0 5' 10'

SCALE: 1'=5'

LEGEND

- SILT FENCE
- STRAW WATTLE
- CHAIN–LINK FENCE
- LIMITS OF DISTURBANCE

## CMP NOTES:

1) CONTRACTOR TO CONTACT BLUE STAKES AND ENBRIDGE UTAH TO ENSURE NO GAS LINES ARE NEAR EARTHWORK.

2) CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION THROUGH BLUE STAKES AND/OR OTHER MEANS.

3) CONTRACTOR TO CONTACT PC WATER AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT TO CONFIRM ALL EXISTING UTILITIES WITHIN THE RIGHTS–OF–WAY ARE LOCATED AND PROTECTED.

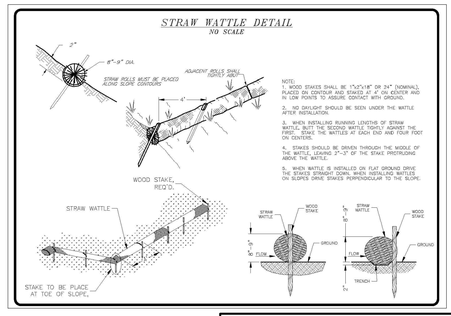
4) CONSTRUCTION PARKING/TRAFFIC MAY NOT BLOCK STREETS WITHOUT A PERMIT (AVAILABLE FROM THE ENGINEERING DIVISION).

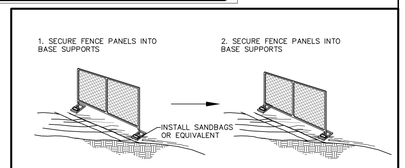
5) MUD TRACKED OUT ONTO STREETS MUST BE CLEANED PRIOR TO THE END OF EACH WORK DAY.

6) THE CONSTRUCTION SITE MUST BE MAINTAINED IN A NEAT MANNER. TRASH AND OTHER DEBRIS MAY NOT ACCUMULATE OUTSIDE OF THE DUMPSTER.

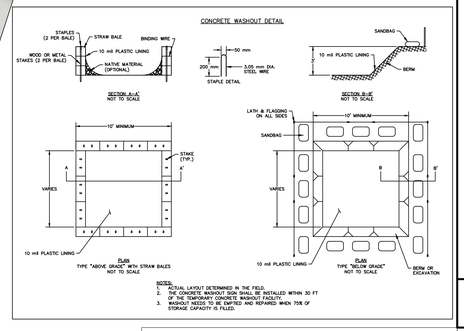
7) PLACE GEO–TEXTILE SLOPE FABRIC ALONG ALL GRADES STEEPER THAN 3:1.

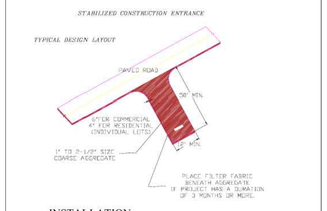
8) CONTRACTOR TO PLACE CONSTRUCTION FENCE AS REQUIRED.



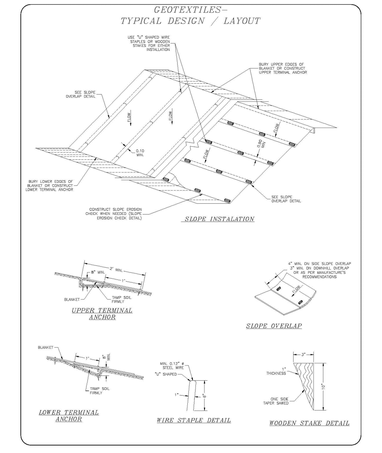

CROSS–SECTION




INSTALLATION:
1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

MAINTENANCE:
1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.




STANDARD DRAWING

CHAIN–LINK FENCE DETAIL

ALLIANCE ENGINEERING dtl\parkcity\chain–link fence


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revisions:

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|---|---|---|

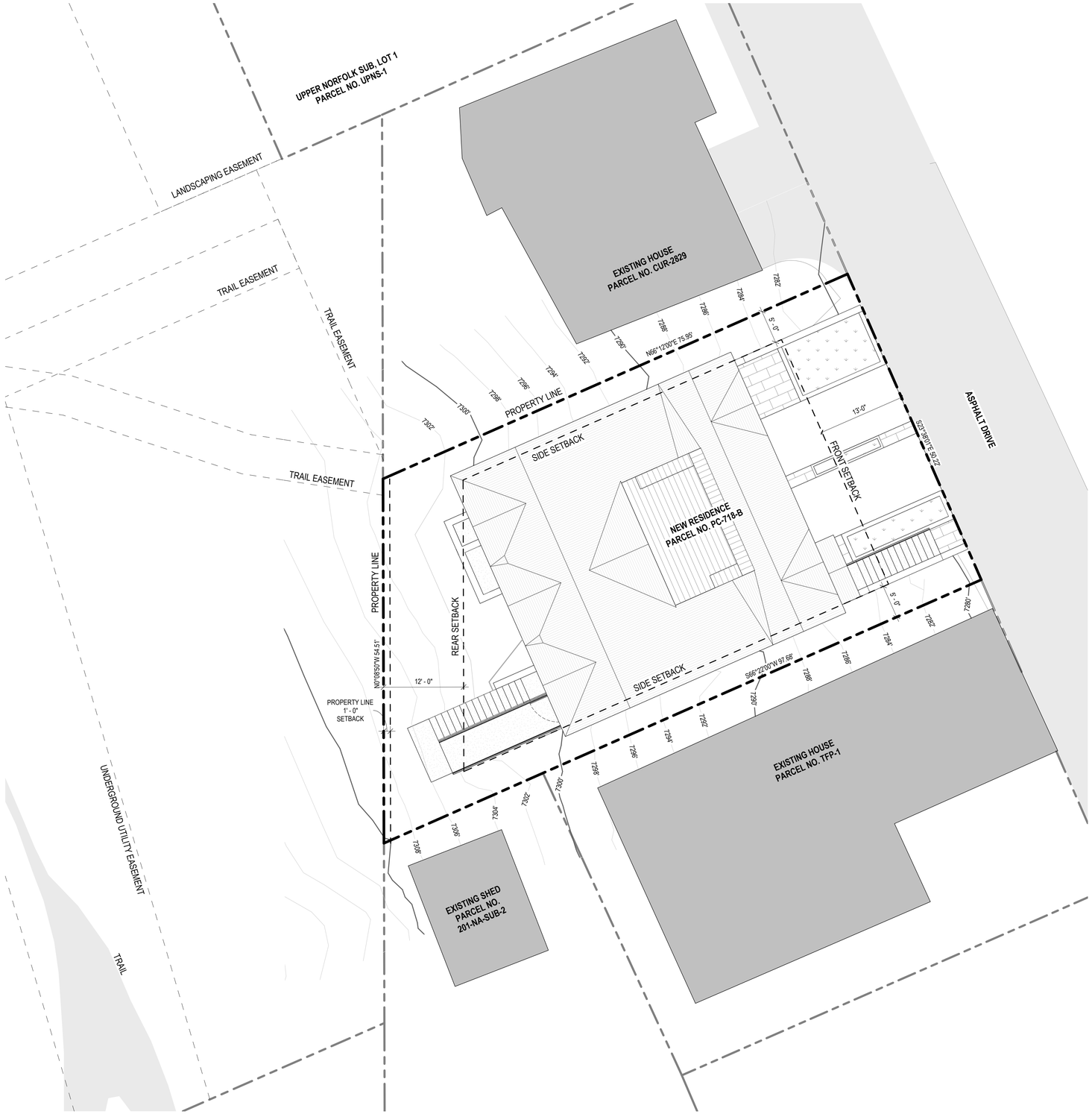
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HDDR DRAWINGS

10.14.26

CONSTRUCTION MITIGATION PLAN / SWPPP

C5.0




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

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

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**HDDR DRAWINGS**

**10.14.2026**

title:

**SITE PLAN**

sheet:

**A1.00**

## LANDSCAPE CALCULATIONS

TOTAL LOT SIZE: 4,348.96 SF

TOTAL IMPERVIOUS AREA: 2,745.82 SF

2,745.82 SF / 4,348.96 SF = 63.14% IMPERVIOUS SURFACE ON LOT

TOTAL LANDSCAPE AREA: 4,348.96 SF - 2,745.82 SF = 1,603.14 SF

166 SF OF LANDSCAPE TO RECEIVE IRRIGATION

166 SF / 1,603.14 SF = 10.35% OF LANDSCAPE AREA TO RECEIVE IRRIGATION

93% OF SPECIFIED PLANT SPECIES DESIGNATED AS WATERWISE PER APPROVED SPECIES LIST, ALL PLANTS TO BE GROUPED BASED ON IRRIGATION NEEDS FOR EFFICIENT HYDROZONING.

WILDLAND URBAN INTERFACE (WUI) NOTES:
1. KEEP PROPERTY CLEAR OF DEAD AND DYING VEGETATION.
2. GRASSES TO BE MOWED OR TRIMMED TO A MAXIMUM 4" HT.
3. PLANT NEW TREES IN CLUSTERS. DENSITY AND SPACING PER HOME IGNITION ZONE (LOCAL WUI AMENDMENT 603.5).
4. THIN EXISTING VEGETATION TO ACHIEVE DENSITY AND SPACING PER HOME IGNITION ZONE (LOCAL WUI AMENDMENT 603.5).
5. PRUNE LOW TREE BRANCHES PER LOCAL WUI AMENDMENT 603.5.
6. PLANT ONLY APPROVED, FIRE RESISTANT SPECIES WITHIN WUI IGNITION ZONES. REF 2006 UTAH WUI CODE, APPENDIX B.

## PLANTING SCHEDULE

**TREES**

| BOTANICAL NAME | COMMON NAME | WATERWISE | SIZE | QTY |
|---|---|---|---|---|
| POPULUS TREMULOIDES | QUAKING ASPEN | NO | 1 1/2" CAL | 8 |

**SHRUBS**

| BOTANICAL NAME | COMMON NAME | WATERWISE | SIZE | QTY |
|---|---|---|---|---|
| AMELANCHIER ALNIFOLIA | SASKATOON SERVICEBERRY | YES | 15 GAL | 3 |

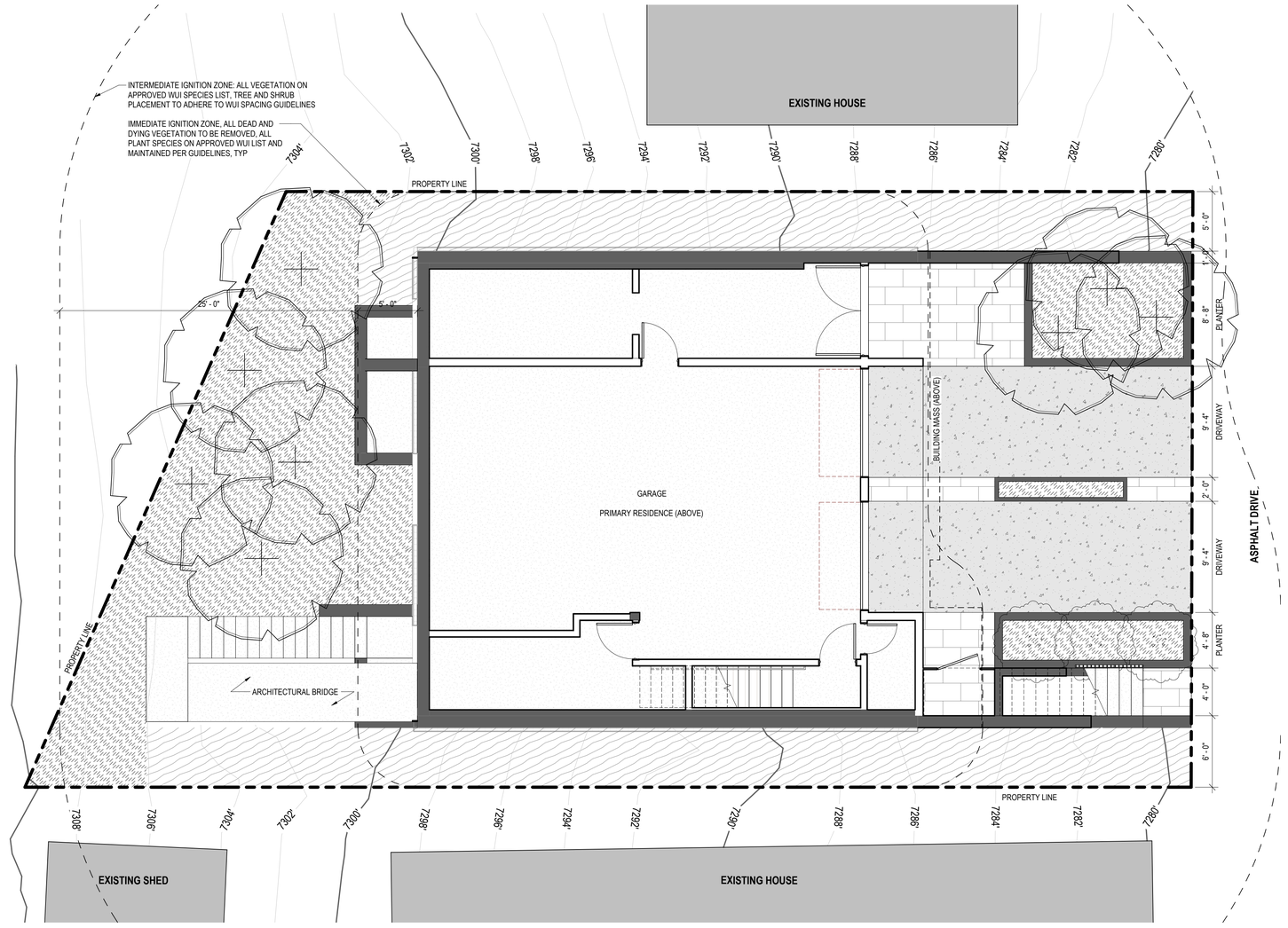
**UNDERSTORY MIXES**

| TYPE / BOTANICAL NAME | COMMON NAME | WATERWISE | SIZE | QTY |
|---|---|---|---|---|
| NATIVE MEADOW MIX | | | 1 GAL | 820 SF |
| *ACHILLEA MILLEFOLIUM* | COMMON YARROW | YES | | |
| *BOUTELOUA GRACILIS* | BLUE GRAMA GRASS | YES | | |
| *BOUTELOUA CURTIPENDULA* | SIDEOATS GRAMA | YES | | |
| *PENSTEMON STRICTUS* | ROCKY MTN. PENSTEMON | YES | | |
| *PURSHIA TRIDENTATA* | ANTELOPE BITTERBRUSH | YES | | |
| *SYMPHORICARPOS ALBUS* | COMMON SNOWBERRY | YES | | |
| NATIVE FOREST MIX | | | 1 GAL | 810 SF |
| *AQUILEGIA COERULEA* | ROCKY MTN. COLUMBINE | YES | | |
| *MAHONIA REPENS* | CREEPING OREGON GRAPE | YES | | |
| *ROSA WOODSII* | WOODS ROSE | YES | | |
| *RUBUS PARVIFLORUS* | BOULDER THIMBLEBERRY | YES | | |
| *RUDBECKIA HIRTA* | BLACK EYED SUSAN | YES | | |
| *SYMPHORICARPOS ALBUS* | COMMON SNOWBERRY | YES | | |

## KEY LEGEND

- PRECAST CONCRETE
- CONCRETE PAD ON GRADE
- STONE PAVER
- CONCRETE SITE WALL
- PROPERTY LINE
- OVERHANG
- 7320 EXISTING CONTOURS
- PROPOSED 2FT CONTOURS
- 7330 PROPOSED 10FT CONTOURS

NOTES:
1. SEE SURVEY FOR MORE INFORMATION ON EXISTING VEGETATION AND TREES.
2. CONTRACTOR TO CONFIRM EXISTING TREES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS BEFORE STARTING WORK.
3. CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO VEGETATION REMOVAL.
4. HARVEST AND PRESERVE TOPSOIL FROM DISTURBED AREAS FOR RE-VEGETATION. ANY EXPOSED OR DISTURBED SLOPE SHALL BE RE-VEGETATED.
5. IMPORTED SOIL MUST BE OF A QUALITY TO SUPPORT PLANT GROWTH.
6. FOLLOW HR-1 CODE FOR DEFINITION OF SIGNIFICANT VEGETATION.
7. PROTECT SIGNIFICANT VEGETATION BY TREE PROTECTION FENCING. PROTECTION FENCE TO BE 6'-0" SEMI-PERMANENT CHAINLINK, DRIVEN 2'-0" INTO THE GROUND. PLACE AT LIMITS OF TREE PROTECTION ZONES AND REMOVE AT THE END OF CONSTRUCTION.
8. PROTECTION FENCING SHALL NOT BE MOVED, REMOVED, OR ENTERED BY EQUIPMENT AND MAINTAINED IN GOOD REPAIR THROUGHOUT CONSTRUCTION.
9. APPLY BIODEGRADABLE NETTING AND EROSION CONTROL FOR SLOPES GREATER THAN 3:1.
10. ANY APPLICATION OF HERBICIDE TREATMENT SHALL BE PER THE REGULATIONS OF LOCAL JURISDICTIONS AND ENVIRONMENTAL REGULATORS.
11. PLANTING SYMBOLS REPRESENT PROPOSED NEW PLANTING. EXISTING SIGNIFICANT VEGETATION NOTED INDIVIDUALLY IN PLAN.
12. INSTALL TEMPORARY IRRIGATION FOR PERIMETER PLANTING AREAS. IRRIGATION TO BE REMOVED ONCE NEW PLANTINGS ARE ESTABLISHED.




1 **LANDSCAPE PLAN**
SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"
0" 2' 4' 8'


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| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

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HDDR DRAWINGS

10.14.2026

title:

SITE PLAN - LANDSCAPE PLAN

sheet:

A1.01



2 **CROSS VALLEY COMPOSITE VIEW**
NOT TO SCALE




1 **STREETSCAPE ELEVATION - EAST NORFOLK AVENUE**
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

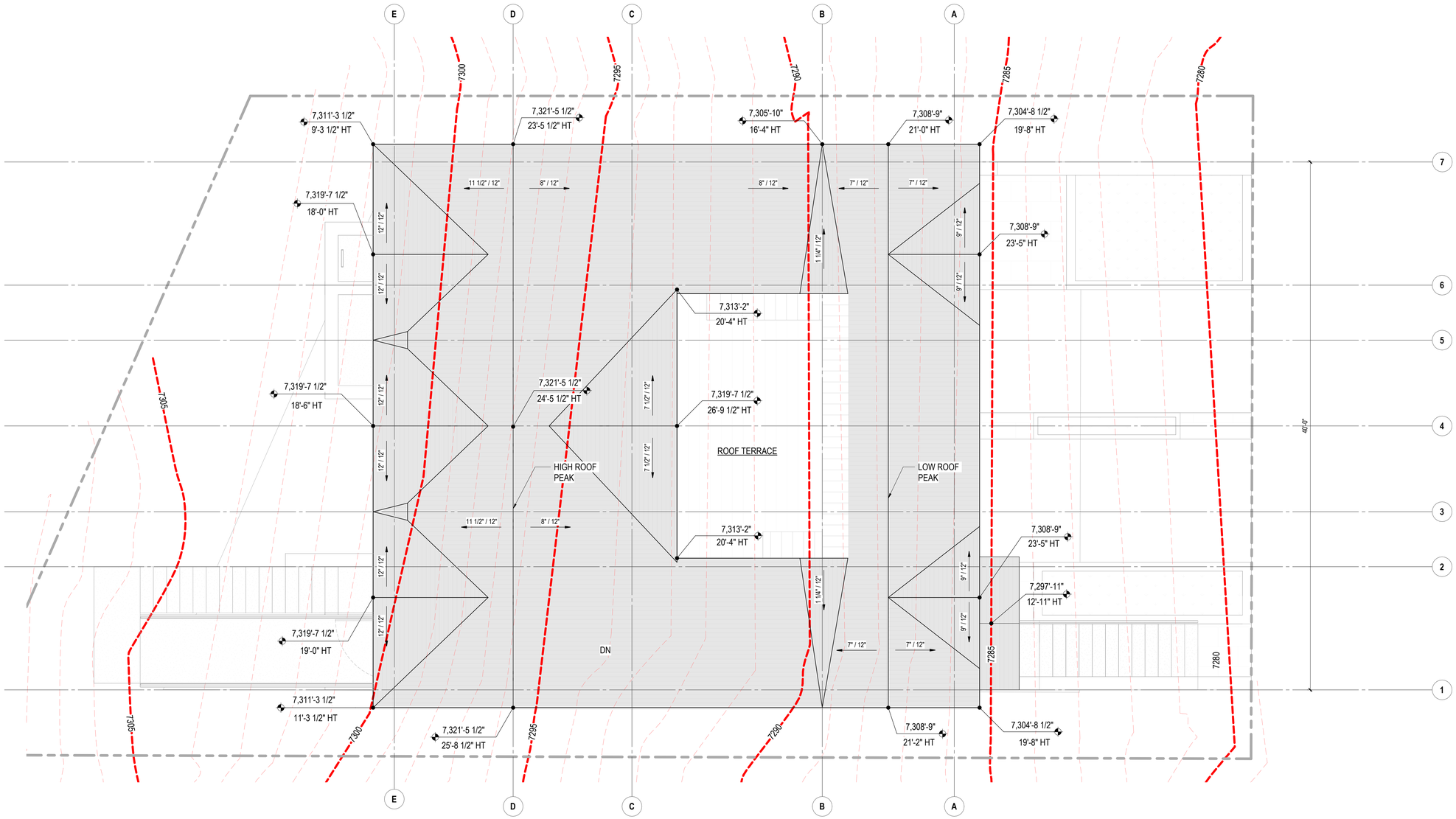
**10.14.2026**

title:

**STREET ELEVATION**

sheet:

**A1.02**




## KEY LEGEND

7300 — 5 FT CONTOUR, NATURAL GRADE

1 FT CONTOUR, NATURAL GRADE

NOTE: NATURAL CONTOURS PER 'ASSUMED EXISTING CONDITIONS EXHIBIT' - REFER TO CIVIL DRAWINGS.

ROOF SPOT ELEVATION

XXXX' - X" — ROOF HEIGHT AT POINT

XX' - X" HT — ROOF HEIGHT ABOVE NATURAL GRADE

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

0" 4' 8' 16'

1 ROOF HEIGHT TO GRADE

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


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+1 206 624 5670
olsonkundig.com


Olson Kundig

project:
NORFOLK RESIDENCE
233 NORFOLK AVE PARK CITY, UT 84060

stamp/seal:

| | |
|---|---|
| principal architect: | TK |
| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

NOT FOR CONSTRUCTION

HDDR DRAWINGS

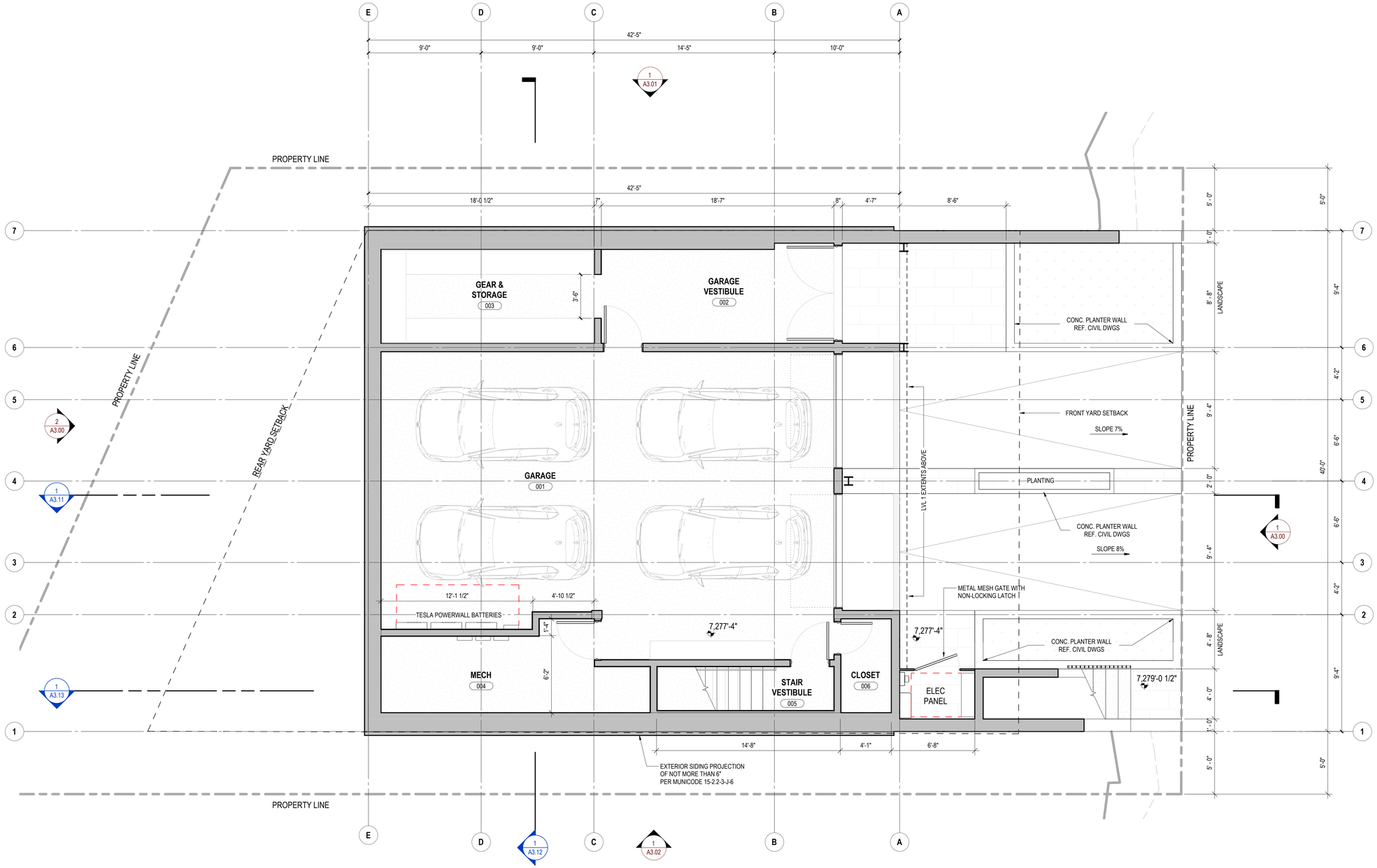
10.14.2026

title:

ROOF HEIGHT TO GRADE

sheet:

A1.03




1 LEVEL B1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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**HDDR DRAWINGS**

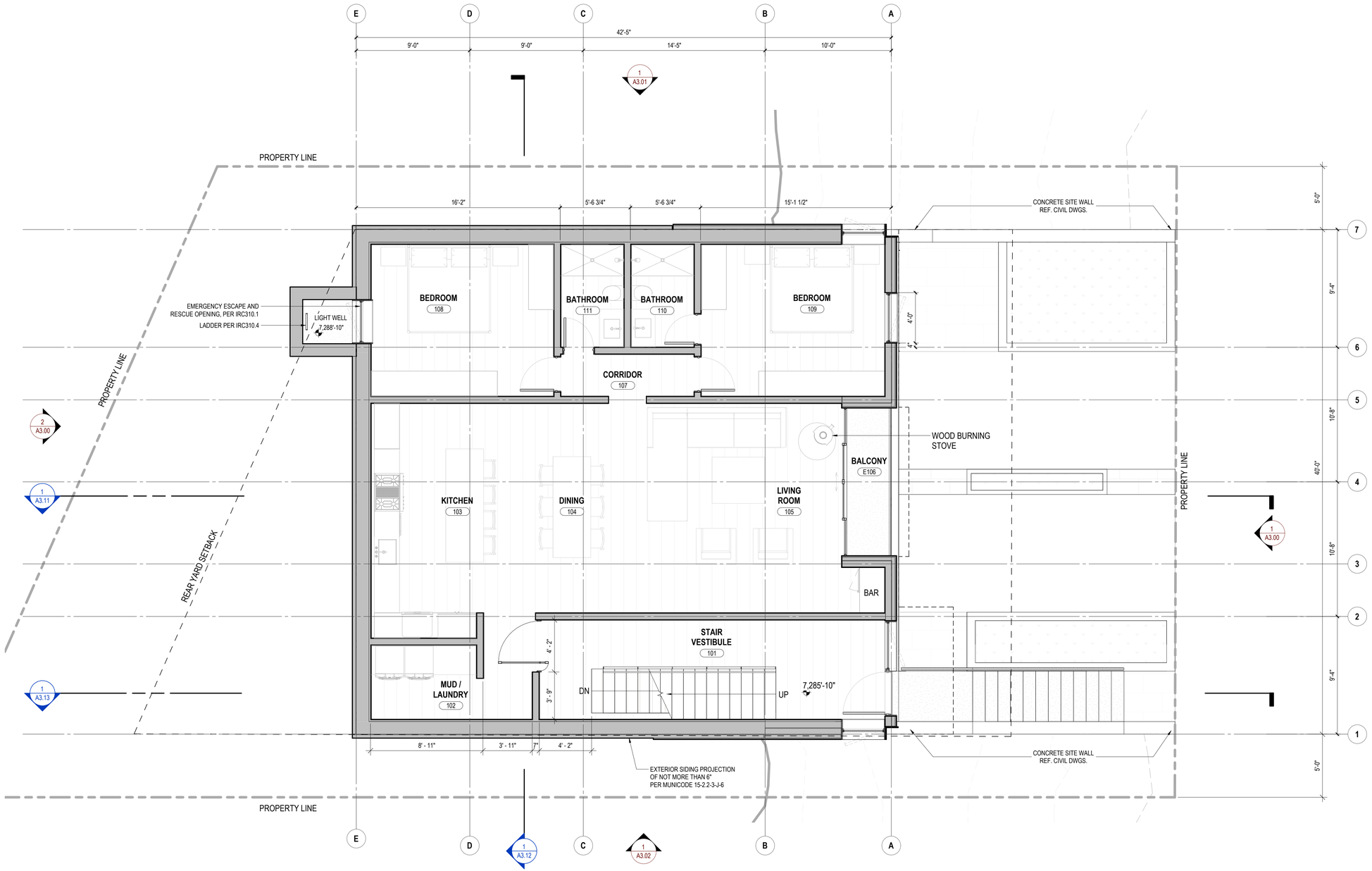
**10.14.2026**

title:

**LEVEL B1 FLOOR PLAN**

sheet:

**A2.00**




1 **LEVEL 01 FLOOR PLAN**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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revisions:

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|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

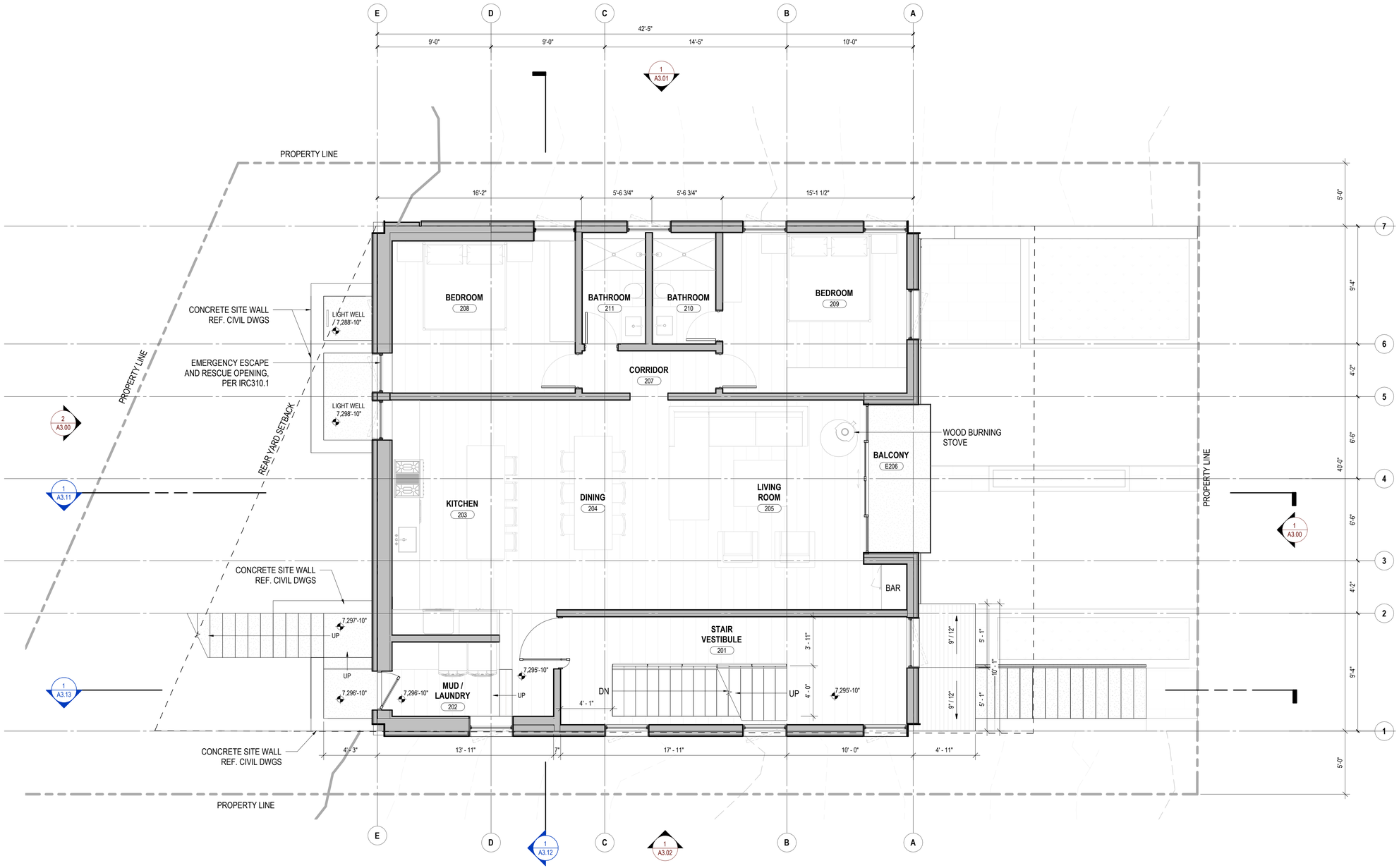
**10.14.2026**

title:

**LEVEL 01 FLOOR PLAN**

sheet:

**A2.01**




1 LEVEL 02 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

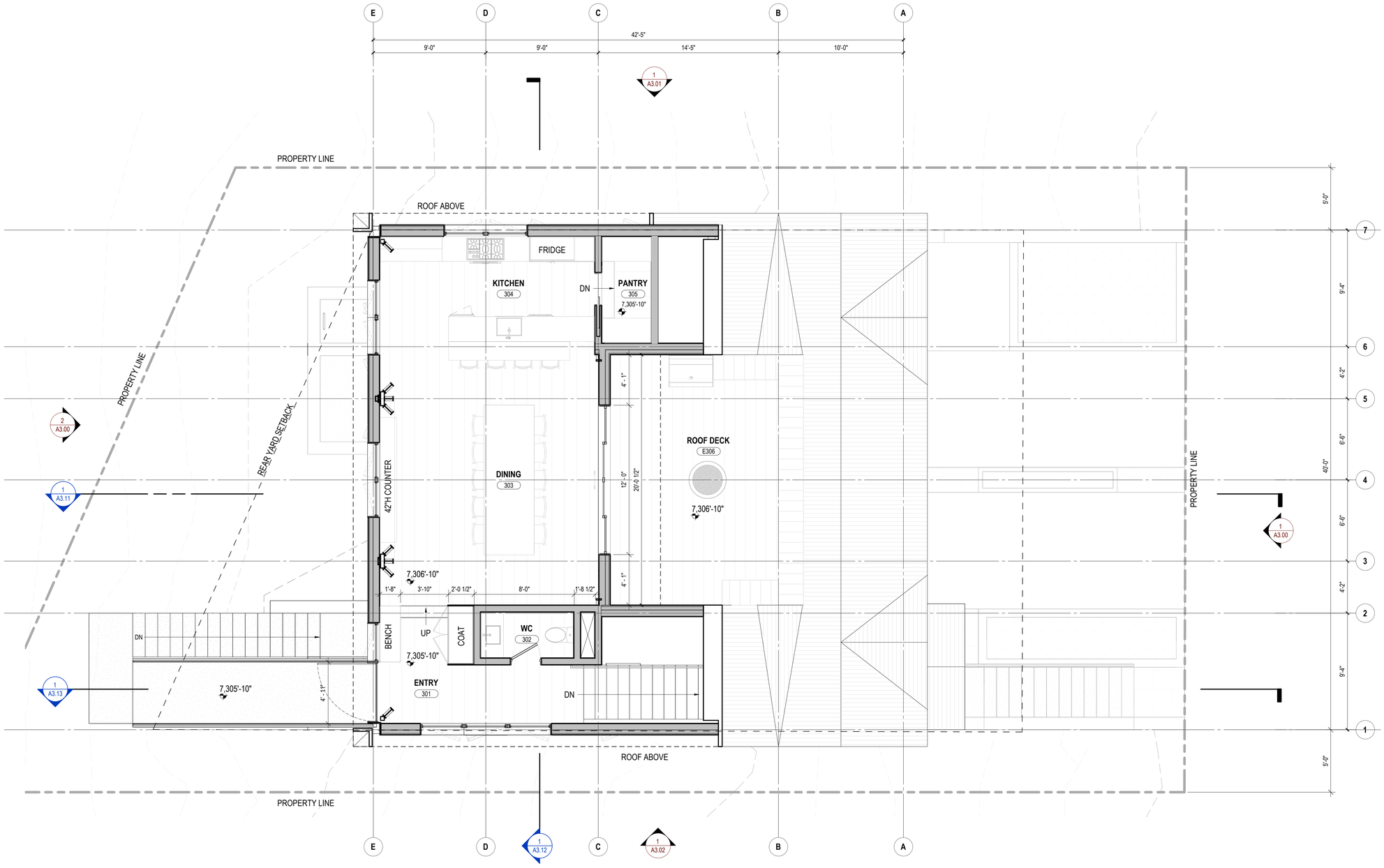
**10.14.2026**

title:

**LEVEL 02 FLOOR PLAN**

sheet:

**A2.02**




1 LEVEL 03 FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"
0" 4' 8' 16'


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revisions:

| no.: | date: | description: |
|---|---|---|

NOT FOR CONSTRUCTION

HDDR DRAWINGS

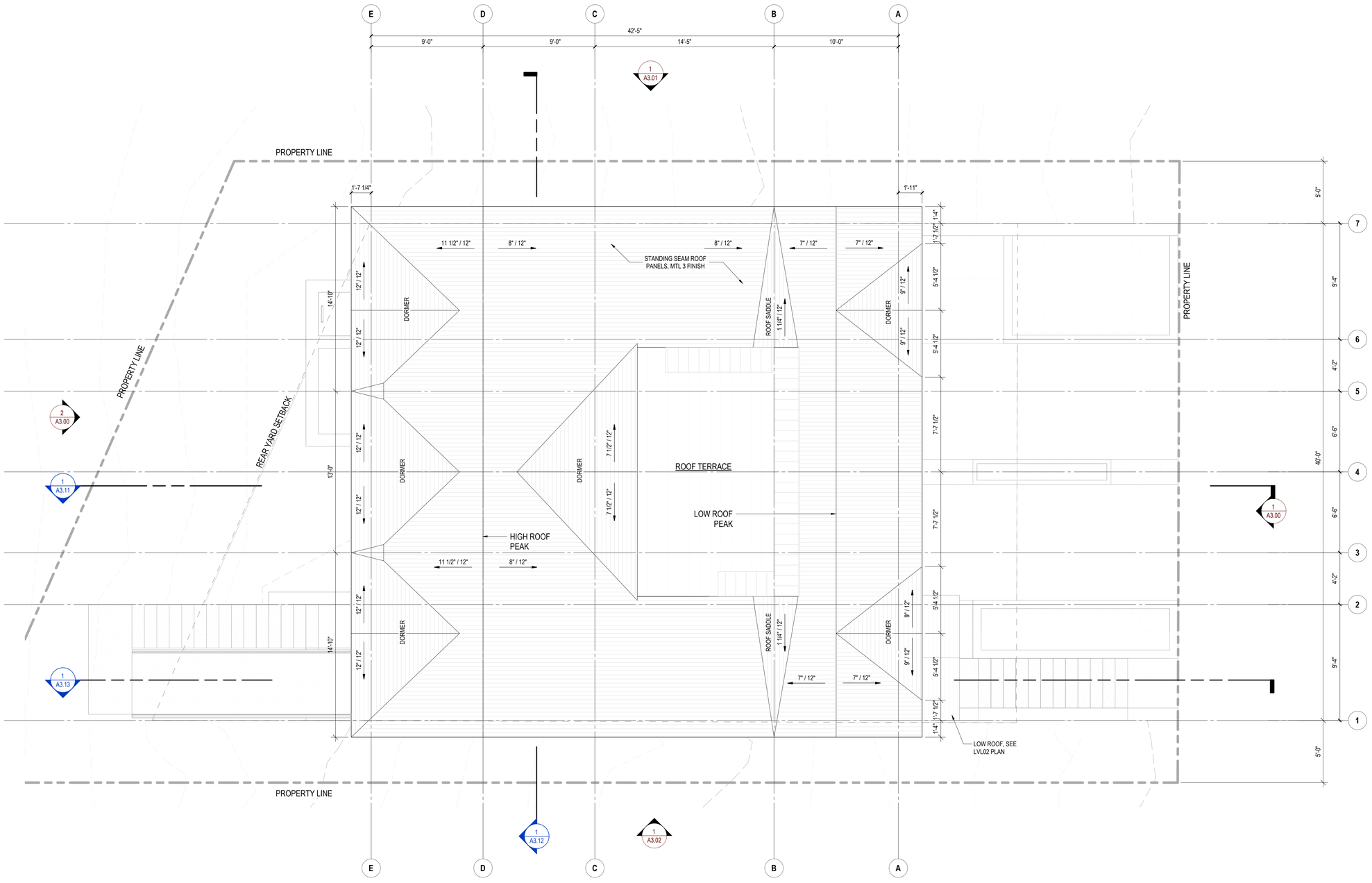
10.14.2026

title:

LEVEL 03 FLOOR PLAN

sheet:

A2.03




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

0" 4' 8' 16'

## 1 LEVEL 03 FLOOR PLAN 1

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


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| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

no.: date: description:

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

**ROOF PLAN**

sheet:

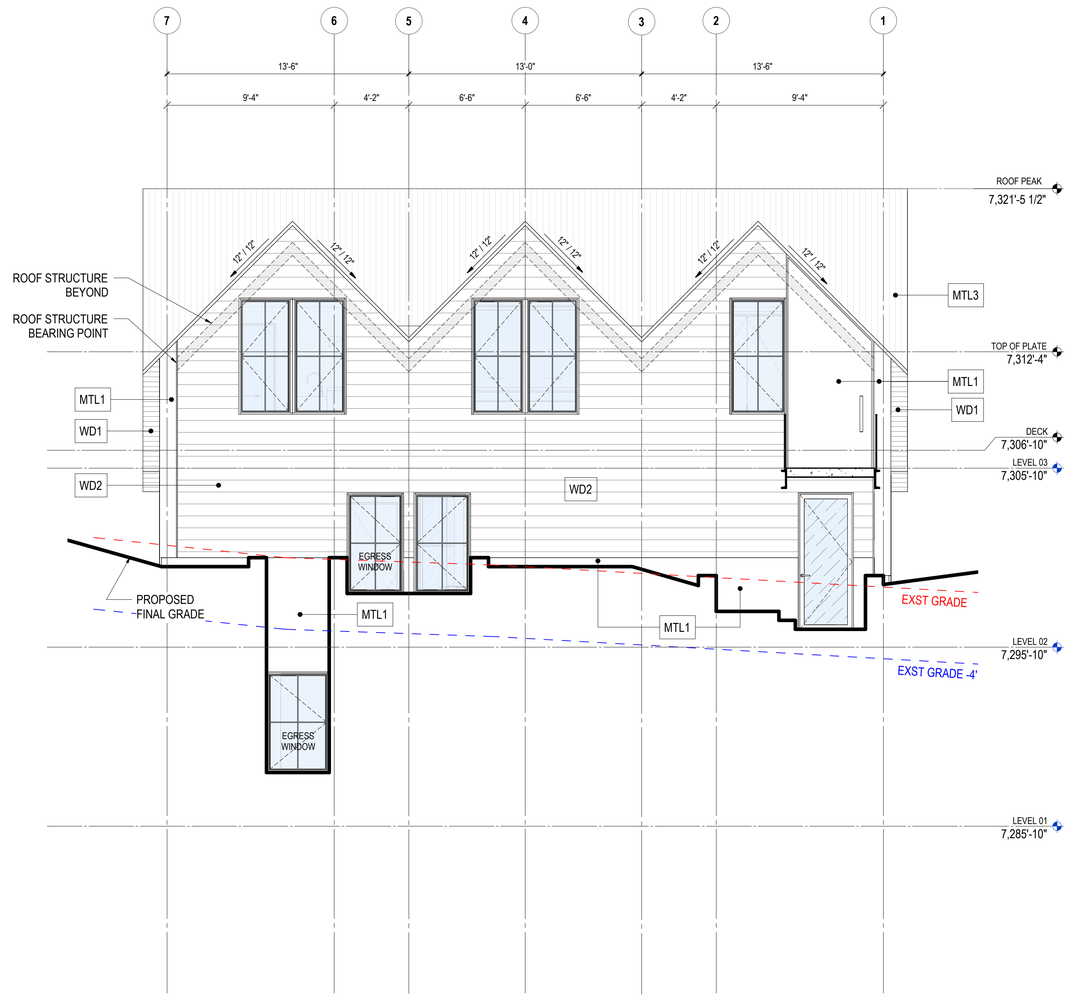
**A2.04**

## MATERIALS LEGEND

| | |
|---|---|
| MTL 1 | STEEL, PAINTED |
| MTL 2 | WELDED BAR GRATING, PAINTED |
| MTL 3 | STANDING SEAM ROOF PANEL, PRE-FINISHED |
| CONC1 | BOARD FORMED CONCRETE (12" PLANK FORMAT) |
| WD 1 | TONGUE AND GROOVE WOOD PLANK |
| WD 2 | STAINED WOOD SIDING, HORIZONTALLY ORIENTED |




1 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"




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


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| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

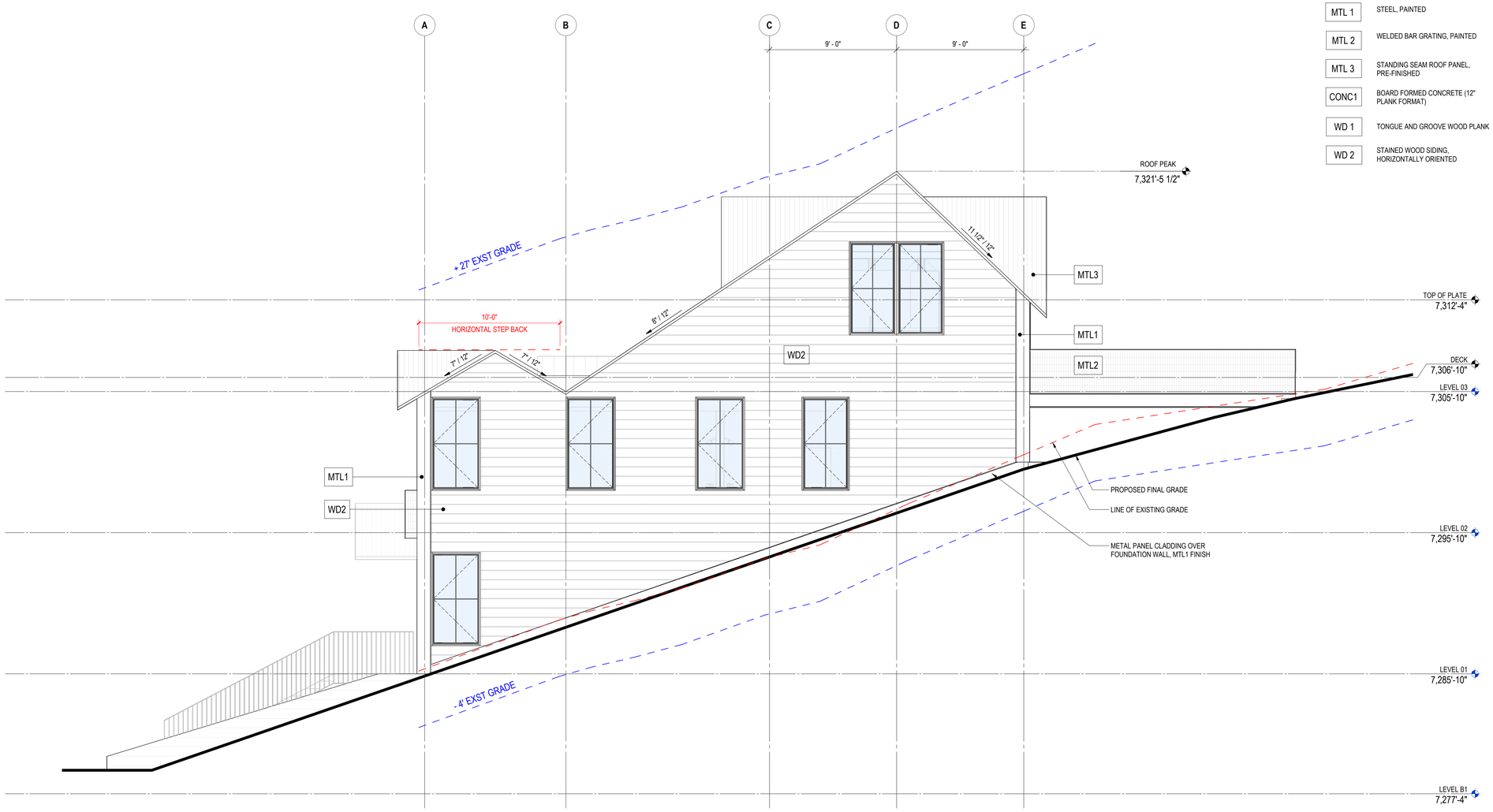
**EXTERIOR ELEVATIONS**

sheet:

**A3.00**

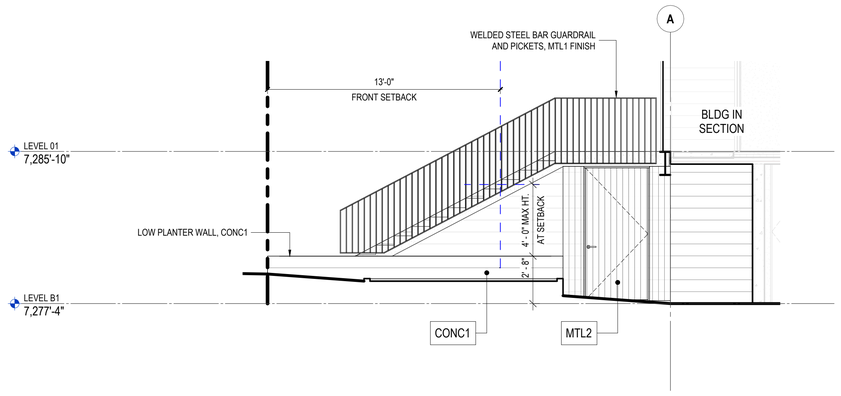
## MATERIALS LEGEND

| | |
|---|---|
| MTL 1 | STEEL, PAINTED |
| MTL 2 | WELDED BAR GRATING, PAINTED |
| MTL 3 | STANDING SEAM ROOF PANEL, PRE-FINISHED |
| CONC1 | BOARD FORMED CONCRETE (12" PLANK FORMAT) |
| WD 1 | TONGUE AND GROOVE WOOD PLANK |
| WD 2 | STAINED WOOD SIDING, HORIZONTALLY ORIENTED |




### 1 NORTH ELEVATION

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




### 2 NORTH ELEVATION AT FRONT STAIR

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

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

0" 2' 4' 8'


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stamp/seal:

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|---|---|
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| project manager: | SG |
| drawn by: | QK, HD |
| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

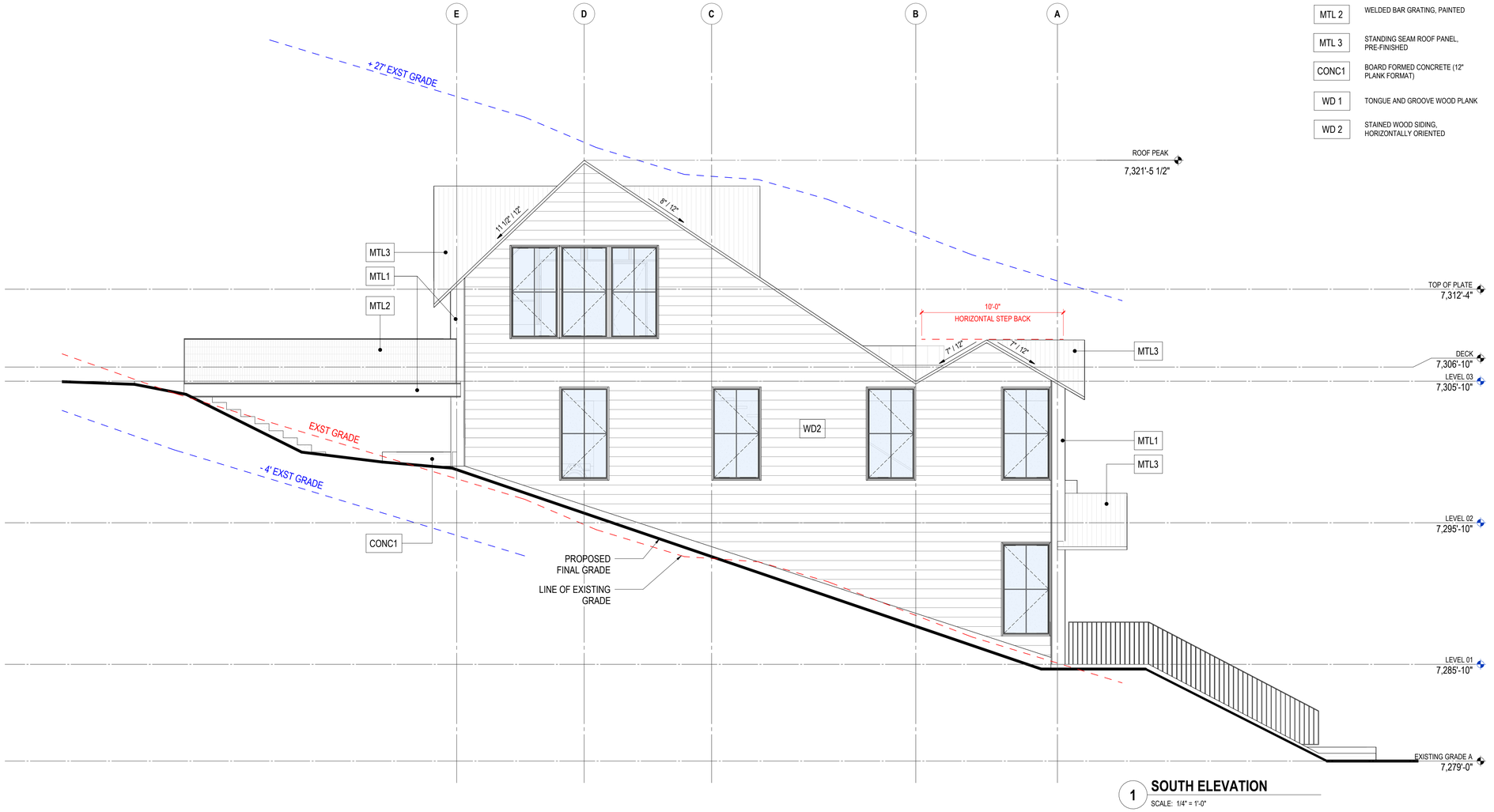
**EXTERIOR ELEVATIONS**

sheet:

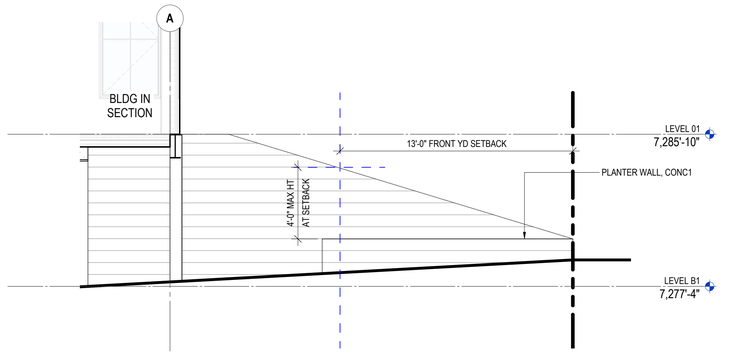
**A3.01**

## MATERIALS LEGEND

| | |
|---|---|
| MTL 1 | STEEL, PAINTED |
| MTL 2 | WELDED BAR GRATING, PAINTED |
| MTL 3 | STANDING SEAM ROOF PANEL, PRE-FINISHED |
| CONC1 | BOARD FORMED CONCRETE (12" PLANK FORMAT) |
| WD 1 | TONGUE AND GROOVE WOOD PLANK |
| WD 2 | STAINED WOOD SIDING, HORIZONTALLY ORIENTED |




**1 SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"




**2 ELEVATION @ DRIVEWAY NORTH**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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stamp/seal:

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|---|---|
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| drawn by: | QK, HD |
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| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

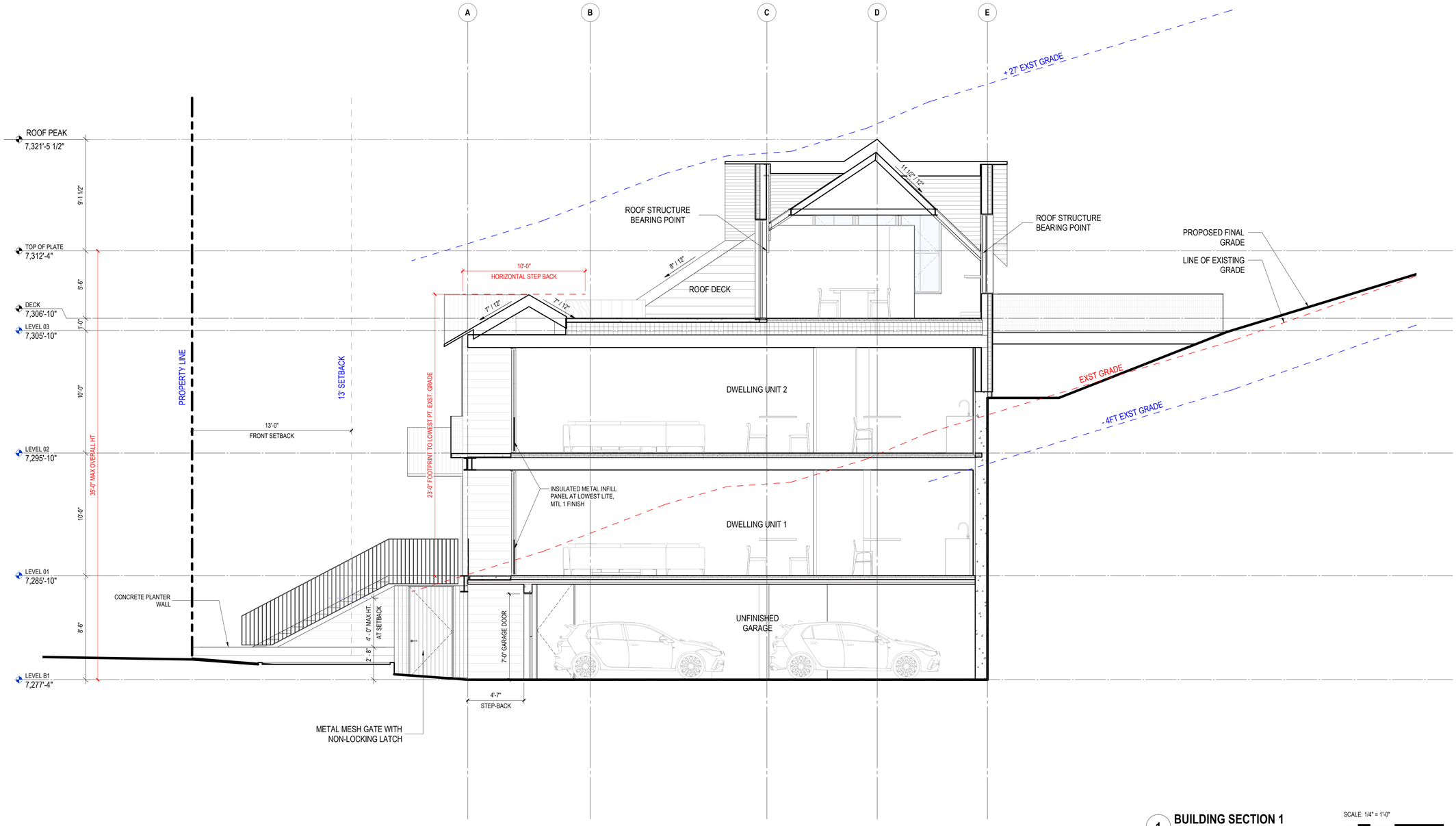
**10.14.2026**

title:

**EXTERIOR ELEVATIONS**

sheet:

**A3.02**




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

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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stamp/seal:

| | |
|---|---|
| principal architect: | TK |
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| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

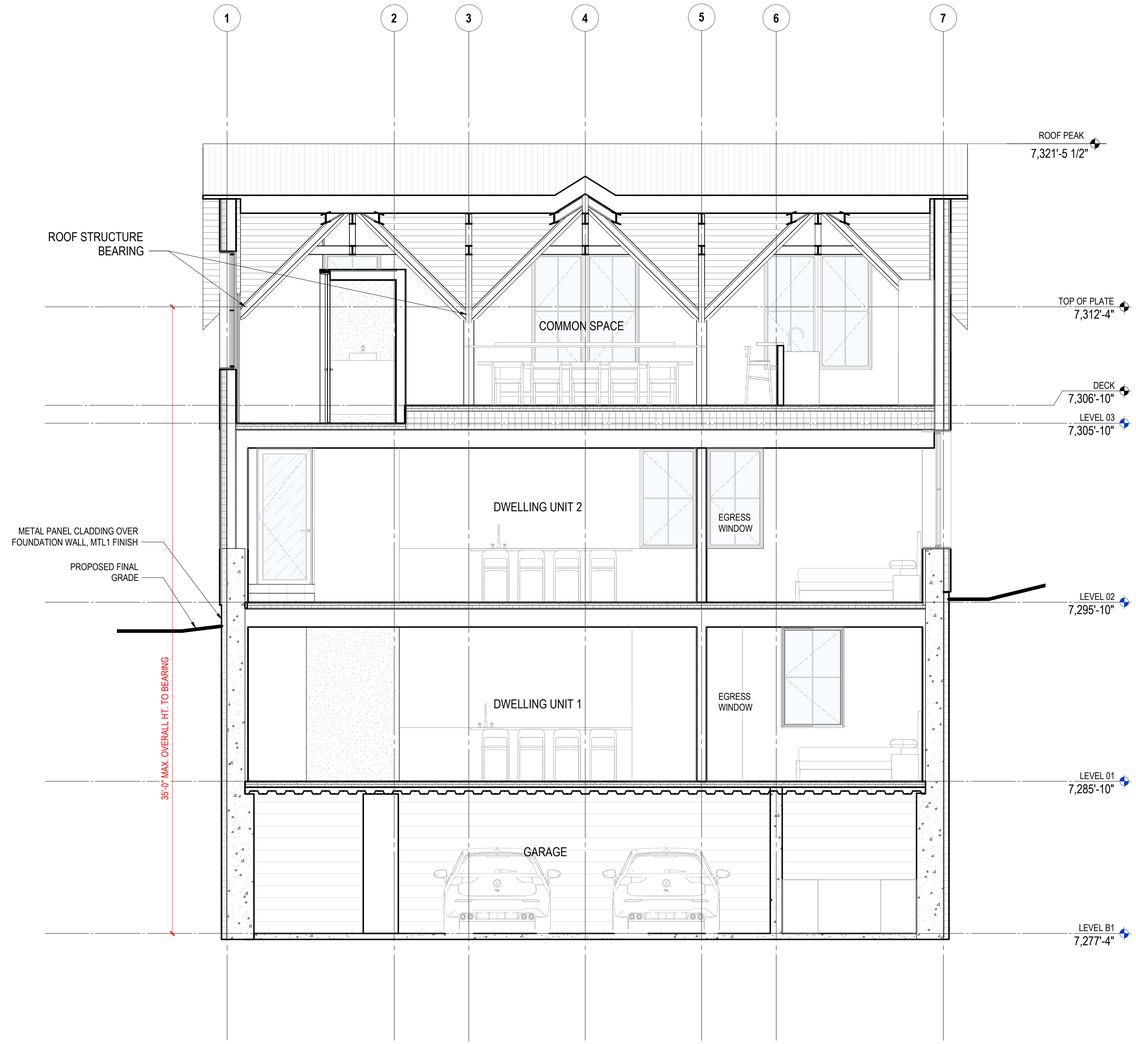
**10.14.2026**

title:

**BUILDING SECTIONS**

sheet:

**A3.11**




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

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

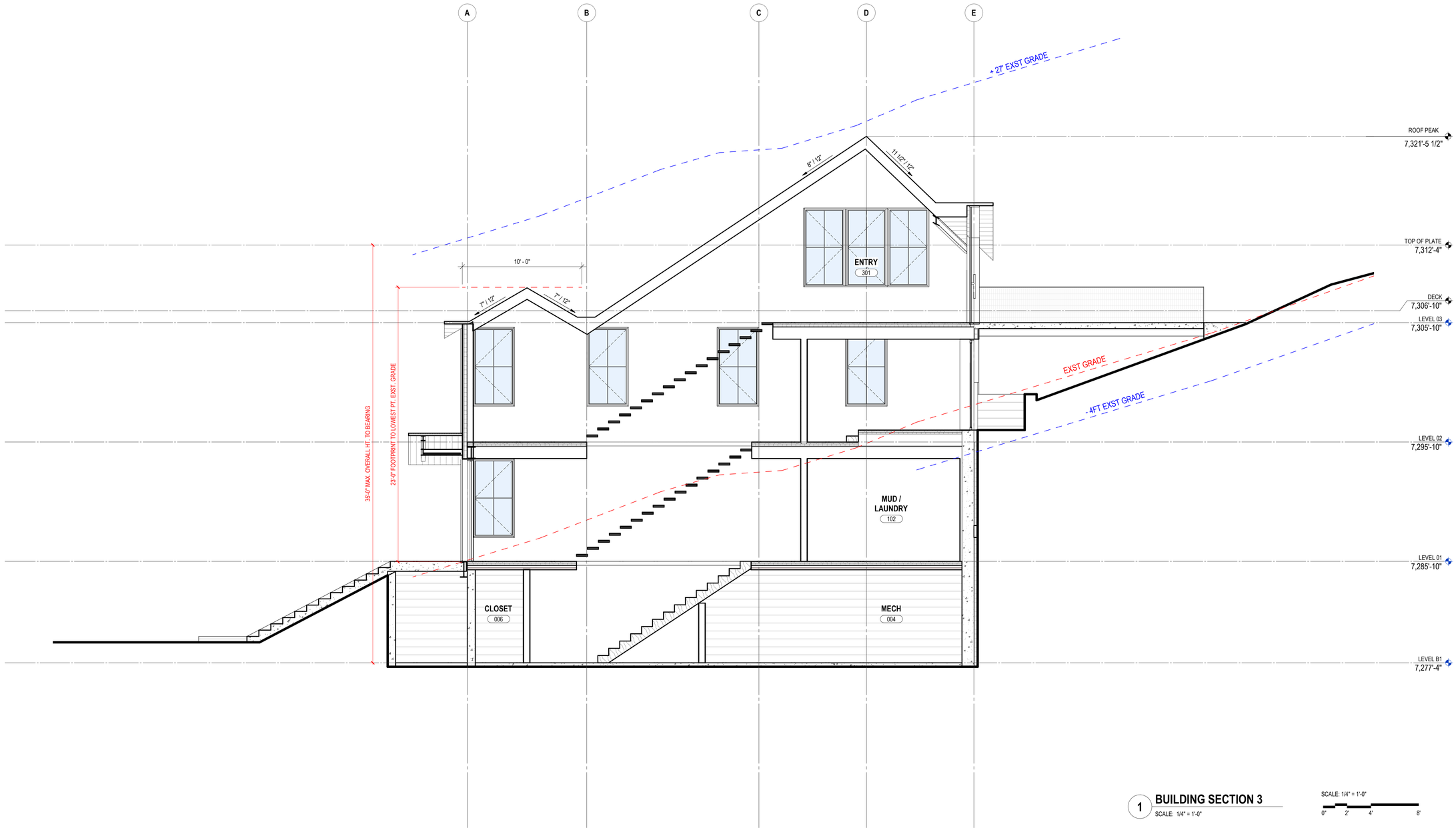
**10.14.2026**

title:

**BUILDING SECTIONS**

sheet:

**A3.12**




1 **BUILDING SECTION 3**
SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'


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| checked by: | QK, HD |
| job no.: | 23036 |

revisions:

| no.: | date: | description: |
|---|---|---|

**NOT FOR CONSTRUCTION**

**HDDR DRAWINGS**

**10.14.2026**

title:

**BUILDING SECTIONS**

sheet:

**A3.13**

**Planning Department**

May 28, 2025

Hyrax Highway, LLC
Doug Ogilvy
Megan Blosser, Alliance Engineering

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 233 Norfolk Avenue |
| Zoning District: | Historic Residential – 1 |
| Application: | Plat Amendment |
| Project Number: | PL-25-06448 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | May 28, 2025 |
| Project Summary: | The Applicant proposes to combine Lot 26, Lot 27 and Lot 34 of Block 78 of the Millsite Reservation to Park City to create a 4,335.17-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District to construct a Duplex. |

**Action Taken**

On May 28, 2025, the Planning Commission conducted a public hearing and approved the 233 Norfolk Avenue Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval:

**Findings of Fact**

1. 233 Norfolk Avenue (PC-718-B) consists of Lots 26, 27, and 34 of Block 78 of the Millsite Reservation to Park City.
2. There was previously a Single-Family Dwelling (SFD) constructed circa 1980 at 233 Norfolk Avenue that straddled the Lots and was demolished in 2024 (permit 24-990). Portions of the 1980 SFD foundation remains on the site.
3. The Applicant proposes to combine the Lots to create one Lot that is 4,335.17 square feet to construct a Duplex.
4. The property is in the Historic Residential – 1 (HR-1) Zoning District.

**Planning Department**

5. Land Management Code (LMC) § 15-2.2-2(B)(1) requires a Conditional Use Permit (CUP) for Duplexes in the HR-1 Zoning District.
6. The Applicant submitted a CUP application for the Duplex for Planning Commission review (PL-25-06453).
7. The property contains Steep Slopes. The Applicant submitted a Steep Slope Conditional Use Permit (SSCUP) to be reviewed by the Planning Commission (PL-25-06455).
8. The Applicant submitted a Historic District Design Review (HDDR) application for construction in the Historic District to be reviewed by the Planning Department (PL-24-06324).
9. LMC § 15-2.2-3 requires that the minimum Lot Area for a Duplex in the HR-1 Zoning District is 3,750 square feet and the maximum Lot Area is 7,500 square feet. The proposed Lot size is 4,335.17 square feet and is compliant for the use as a Duplex.
10. LMC § 15-2.2-3 requires that the minimum width of a Lot in the HR-1 Zoning District is 25 feet when measured 15 feet back from the Front Lot Line. The existing Lot is a minimum width of 50 and is compliant.
11. Plat Amendments are reviewed according to the requirements of LMC § 15-7-1.6 and approval requires a finding of Good Cause.
12. 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."
13. Since the 1980s, the 4,335.17-square-foot Parcel has contained a single structure, previously a SFD that straddled the Lot lines. The Plat Amendment allows for a Duplex on the 4,335.17-square-foot Lot, retaining the single structure on the property. Regardless of the use as a SFD or Duplex, the Building Footprint for future development is regulated by the HR-1 Zoning District Maximum Building Footprint formula outlined in LMC § 15-2.2-3(E) and is 1,698.95.
14. The proposed Plat Amendment is in an area of Old Town with Lots of varying sizes. 233 Norfolk Avenue is accessed by the upper portion of Norfolk Avenue that splits to the west to access seven properties. Of these seven properties, five

Planning Department

have undergone plat amendments and these Lots range from 2,812 square feet to 3,750 square feet. The two remaining properties include 209 and 233 Norfolk Avenue. 209 Norfolk Avenue is a single parcel with four Lots that are each 1,875 square feet (the parcel is 7,500 square feet in total). There is a pending plat amendment application to combine the four Lots to create two 3,750-square-foot Lots (PL-24-06189).

15. The Lots directly to the west of 233 Norfolk Avenue exceed 7,500 square feet and the proposed 4,335.17-square-foot Lot at 233 Norfolk Avenue is substantially smaller.
16. The proposed Lot width of 50 feet is compatible with adjacent Lots along the upper portion of Norfolk Avenue that range from 40 to 100 feet.
17. There is Good Cause for this Plat Amendment because it creates a Lot that complies with the requirements of the HR-1 Zoning District and Plat Amendment regulations, brings the existing/prior construction across lot lines into compliance, addresses the partial remnant lot which is separately non-developable, and results in two smaller Duplex units on a lot width compatible with the existing streetscape. No Public Street, Right of Way, or easement has been vacated or amended. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
18. The Development Review Committee reviewed the proposal on May 6, 2025, and confirmed the proposal complies with required standards.
19. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 14, 2025. Staff mailed courtesy notice to property owners within 300 feet on May 14, 2025.

**Conclusions of Law**

1. The Plat Amendment complies with the requirements of LMC Chapter 15-2.2 *Historic Residential – 1 Zoning District*.
2. The proposal complies with LMC § 15-7.1-3(B) *Plat Amendment*, as conditioned.
3. There is Good Cause for this 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 Applicant must obtain Planning Commission approval of a CUP and SSCUP prior to submitting a building permit for the Duplex.

**Planning Department**

2. The Applicant must obtain Planning staff approval of a HDDR prior to submitting a building permit for the Duplex.
3. The Final Plat shall include a Plat Note stating future development is limited to a Duplex Use.
4. The City Planner, City Attorney, and City Engineer shall review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and these Conditions of Approval, prior to recordation of the plat.
5. The Applicant shall record this Plat Amendment at the County within one year from the date of Planning Commission approval. If recordation has not occurred within one years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.

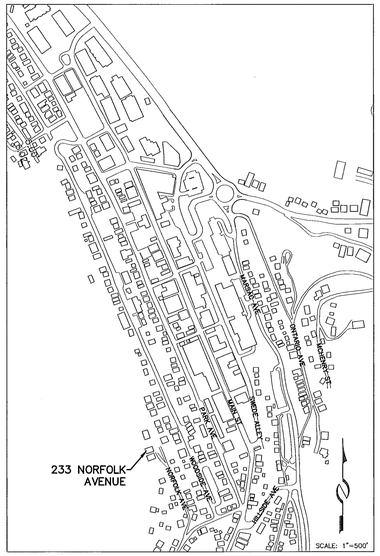
If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.org.

Sincerely,

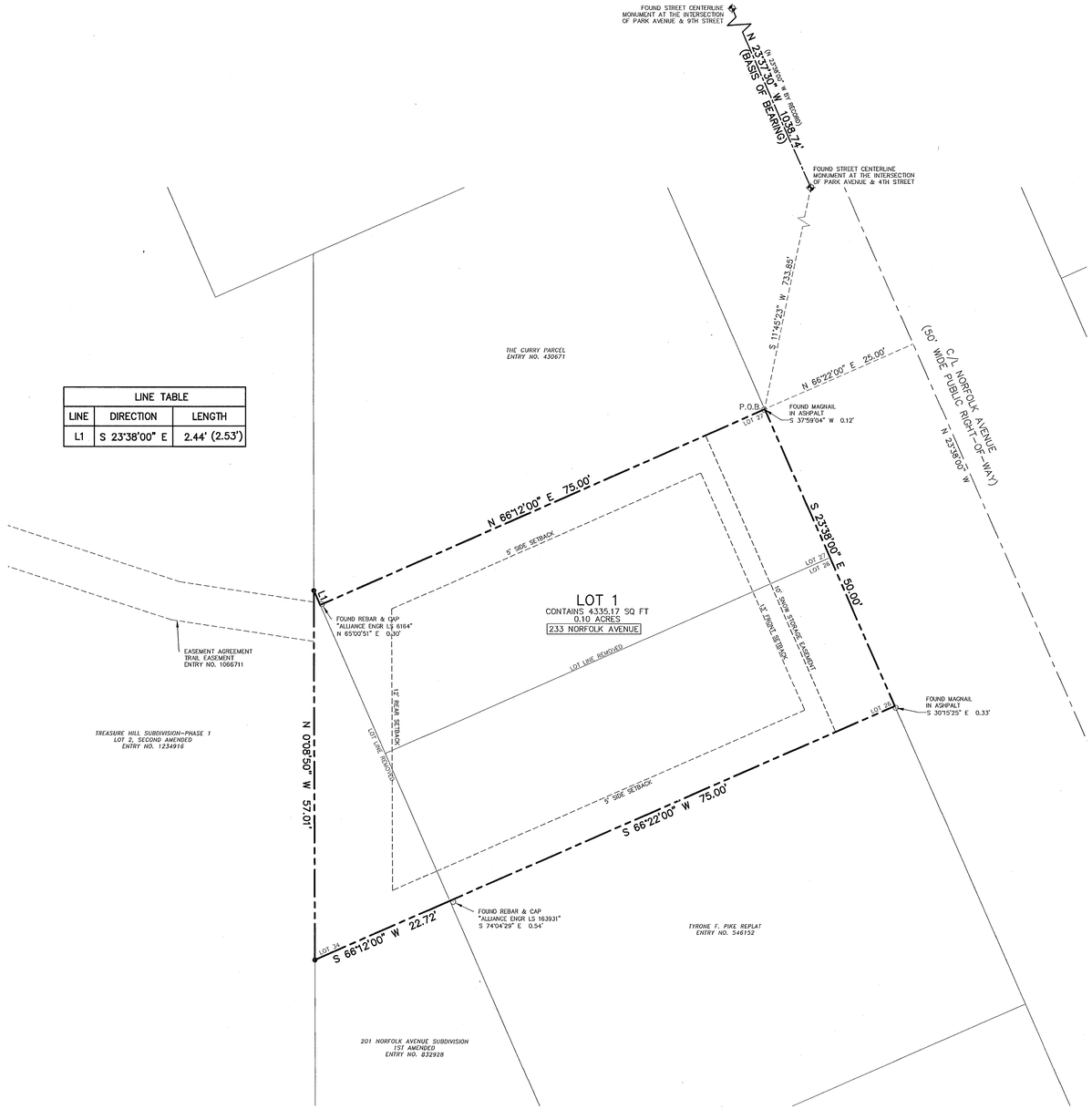
Christin VanDine
Planning Commission Chair

CC: Meredith Covey

## VICINITY MAP




| LINE TABLE | | |
|---|---|---|
| LINE | DIRECTION | LENGTH |
| L1 | S 23°38'00" E | 2.44' (2.53') |




### LEGEND

- ● Set 5/8" rebar w/cap stamped "ALLIANCE ENGINEERING" (Unless noted otherwise)
- ○ Found Monument (As-Noted)
- ✥ Found Street Monument (As-Noted)

10' 0 10' 20'
1" = 10'

## SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as 233 NORFOLK AVENUE PLAT AMENDMENT.

PROFESSIONAL LAND SURVEYOR No. 4857264 MICHAEL DEMKOWICZ 10/20/25 STATE OF UTAH

## LEGAL DESCRIPTION

Lots 26, 27 and 34, Block 78 Millsite Reservation to Park City, according to the official plat thereof on file and of record in the Office of the Summit County Recorder.

And the overall property being more particularly described as follows:

Beginning at the southeast corner of The Curry Parcel, recorded as Entry No. 430671 in the office of the Summit County Recorder, said point being located South 11°45'23" West 733.85 feet from the street centerline monument found at the intersection of Park Avenue and Fourth Street, running thence along the southwest right-of-way of Norfolk Avenue South 23°38'00" East 50.00 feet to the northeast corner of the Tyrone F. Pike Replat, recorded as Entry No. 546152 in the office of the Summit County Recorder; thence South 66°22'00" West 75.00 feet along the Tyrone F. Pike Plat to the northeast corner of the 201 Norfolk Avenue Subdivision First Amended recorded as Entry No. 832928 in the office of the Summit County Recorder; thence South 66°12'00" West 22.72 feet along the 201 Norfolk Avenue Subdivision First Amended to the easterly boundary of Treasure Hill Subdivision-Phase 1 Lot 2, Second Amended, recorded as Entry No. 1234916 in the Office of the Summit County Recorder; thence North 00°08'50" West 57.01 feet along the Treasure Hill Subdivision-Phase 1 Lot 2, Second Amended, to the southwest corner of The Curry Parcel; thence along the boundary of The Curry Parcel the following two (2) courses: 1) South 23°38'00" East 2.44 feet; 2) thence North 66°12'00" East 75.00 feet to the point of beginning.

The Basis of Bearing for this plat is between the found monuments on Park Avenue at the intersection of Park Avenue and 9th Street and intersection of Park Avenue and 4th Street as shown.

Contains 4,335.17 square feet or 0.10 acres more or less.

## OWNER'S DEDICATION & CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, as manager of HYRAX HIGHWAY, LLC, a Utah limited liability company, having complied with the requirements of both Statutes and the Recorded Declaration, hereby consents to the recording of this 233 NORFOLK AVENUE PLAT AMENDMENT.

HYRAX HIGHWAY, LLC, a Utah limited liability company

By: _____
Gregory Zaugg (Manager)

### ACKNOWLEDGMENT

State of Utah )
:ss
County of Summit )

On this 21st day of October, 2025, Gregory Zaugg personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is the manager of HYRAX HIGHWAY, LLC, a Utah limited liability company, and that he signed the above Consent to Record for and on behalf of HYRAX HIGHWAY, LLC, a Utah limited liability company, and that he acknowledged to me that he executed 233 NORFOLK AVENUE PLAT AMENDMENT.

By: _____
Notary Public

A Notary Public Commissioned in Summit County, UT

Bridgette Powell
Printed Name

Residing in: Summit County, UT

My commission expires: Sept. 30, 2028

Commission No.: 739433

BRIDGETTE N POWELL
Notary Public, State of Utah
Commission # 739433
My Commission Expires On
September 30, 2028

## NOTES

1. This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated the 28th day of May, 2025, and on file with the Planning Department (PL-25-06448).
2. Fire sprinklers are required for all new construction, to be approved by the Chief Building Official.
3. See Record of Survey S-11990 on file with the Summit County Surveyor's Office.
4. All future development is limited to Duplex Use.
5. The purpose of this Plat Amendment is to combine the subject Parcels into one new lot of record.

# 233 NORFOLK AVENUE PLAT AMENDMENT

WITHIN BLOCK 78, MILLSITE RESERVATION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

10/2/2025 JOB NO.: 14-4-24 FILE: X\ParkCitySurvey\dwg\srv\plat2024\020524_REV.dwg

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

**SNYDERVILLE BASIN WATER RECLAMATION DISTRICT**
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 22
DAY OF October, 2025
BY _____

**PLANNING COMMISSION**
APPROVED BY THE PARK CITY PLANNING COMMISSION THE 28th DAY OF MAY, 2025
BY _____
CHAIR

**ENGINEER'S CERTIFICATE**
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 21
DAY OF October, 2025
BY _____
PARK CITY ENGINEER

**APPROVAL AS TO FORM**
APPROVED AS TO FORM THIS 17th
DAY OF November, 2025
BY _____
PARK CITY ATTORNEY

**PUBLIC SAFETY ANSWERING POINT APPROVAL**
APPROVED THIS 25th DAY
OF, November, 2025
BY _____
SUMMIT COUNTY GIS COORDINATOR

**RECORDED**
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF COALITION TITLE AGENCY
$52.00 FEE
Stacey Rees - DEPUTY RECORDER
TIME 2:45 PM DATE 11/25/25 ENTRY NO. 1244545

**233 NORFOLK CUP (Duplex)**

**Tax Parcel 233-NA-1**
(The "Property")

**October 5, 2026**

Project Intent

In 1887, the Plat of Subdivision No 1 of Mill-site Reservation established two standard City lots on the Property plus a non standard lot to the west. Lots 26 & 27 were each nominally 25' x 75' while Lot 34 was a triangle roughly 50' wide x 23' deep. Lot 34 was landlocked and unbuildable unless merged with the lots below. Given the steep terrain and height above finished grade of Norfolk Avenue below, creating two single detached homes on the Property would have been difficult. The Applicant instead created one duplex lot by amending the plat for the Property. The property was the site of a residence which the Applicant demolished in July, 2024. The new lot is 50' wide with an area of 4347 sf. Given the size of the new lot, a duplex residence is the only permitted residential use on the property.

Conditional Use Permit applications shall be reviewed against the following criteria:

1. Size and location of the Site. The recently platted 4347 sf lot is too large for construction of a single family dwelling. The only permitted residential use is duplex.

2. Traffic consideration including capacity of the existing Streets in the Area. As a condition of approval of the nearby 209 Norfolk plat, a party related to the Applicant agreed to reconstruct the upper branch of Norfolk Avenue to widen it and to reduce the grade south of 233 Norfolk. This section of Norfolk Avenue will be heated. This will make things better for neighbors in the eight homes sharing this stretch of road.

3. Utility Capacity. The utility load of the proposed duplex is not significantly different from the utility load of the former residence demolished in 2024. The new residence will provide storm water detention on property as required by City code.

4. Emergency Vehicle Access. The proposed improvements to the upper branch of Norfolk Avenue will dramatically improve emergency vehicle access for this property and its neighbors.

5. Location and Amount of Off-Street Parking. The proposed duplex includes tandem parking for each unit in the garage, along with the ability to park two more vehicles on the driveways for a total of six (6) off-street parking spaces.

6. Internal vehicular and pedestrian circulation system. The two residences share a front door and common living area on the top floor.

7. Fencing, Screening and Landscaping to separate the Use from adjoining Uses. The duplex residential use is not dissimilar from the single family residences nearby. The landscape plan contemplates side yard plantings and two larger planter boxes with plantings to partially screen the driveways and garage doors.

8. Building mass, bulk and orientation, and location of buildings on the site; including orientation to buildings on adjoining lots. As shown in the HDDR plan submission, the building mass of the proposed duplex is similar to that on adjacent single family residences. The building location is set back somewhat further from the street to permit driveway apron guest parking and to reduce visual impact to neighbors. As with neighboring properties, the building steps up the hillside.

9. Usable Open Space. As a small residential lot, this project does not include any usable open space.

10. Signs and lighting. No signage is proposed for the property and all lighting will be consistent with the LMC.

11. Physical design and compatibility with surrounding structure in mass, scale, design and architectural detailing. As shown in the HDDR plan submission, the design for the proposed duplex is very compatible in mass, scale, design and architectural detailing the nearby homes.

12. Noise, vibration, odors, steam or other mechanical factors that might affect people and Property offsite. The proposed duplex should not emit any noise, vibration, odors or steam other than that generated by a typical single family residence of similar size.

13. Control of delivery and service vehicles, loading and unloading zones and screening trash and recycling pick-up areas. The proposed duplex includes a generous garage vestibule for storage of trash and recycling outside of pickup days. The widening of Norfolk Avenue will improve management of trash and recycling on pick-up days. The few delivery and service vehicles visiting the property will be able to park on the driveway out of the traffic flow on Norfolk Avenue.

14. Expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies , how the form of Ownership affects taxing entities. The Applicant is not proposing to condominiumize this duplex residence. The property will be held in a single corporation and managed as a guest house for a nearby property owner.

15. Within and adjoining the site, environmentally sensitive lands, physical mine hazards, historic mine waste and park city soils ordinance, steep slopes and appropriateness of the proposed structure to the existing topography of the site. There are no known sensitive lands, mine hazards or mine waste on the property. The proposed building requires a Steep Slopes CUP. The structure responds to the existing topography of the site by stepping up the hillside as demonstrated in HDDR plan submission.

16. Consistency with the goals and objectives of the Park City General Plan. Consistent with the General Plan and as required by the HR-1 zoning, the proposed building is subject to HDDR for compatibility with adjacent neighborhood and design guidelines for historical district. This project is strategic residential infill on the site of a former residence on land platted for residential use back in 1887.

17. Radon mitigation. The proposed building will require the installation of a basic reason remediation system.

Summary

The recently demolished building was a non-conforming residence with a front yard setback of only 6'. The applicant is proposing a new duplex building constructed in conformance with the HR-1 zoning. The proposed improvements to the upper Norfolk Avenue roadway will benefit all properties along the upper Norfolk Avenue roadway. The 50' frontage of the single consolidated lot is consistent with that of the adjacent properties to the north and south. Improving the property with a duplex rather than two single family homes better responds to the topography and adjacent development pattern of homes on the west side of Norfolk Avenue. Based on the size of the lot, duplex is the only permitted use.