



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 26, 2019**

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, June 26, 2019.

MEETING CALLED TO ORDER AT 5:30 PM.

I. ROLL CALL

II. MINUTES APPROVAL

- II.A. Consideration to Approve the Planning Commission Meeting Minutes from June 12, 2019.
[Pending Minutes](#)

III. PUBLIC COMMUNICATIONS

IV. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

V. CONTINUATIONS

- V.A. PL-17-03664 -Twisted Branch Subdivision - a final subdivision plat for 3 lots of record; Lot 1 for a City water tank, Lot 2 for an on-mountain private restaurant and Lot 3 for a City pump station, subject to the 2007 Flagstaff Annexation and Development Agreement and Technical Reports.
(A) Public hearing (B) Continuation to Date Uncertain
[Continuation Report](#)

VI. CONSENT AGENDA

VII. WORK SESSION

VIII. REGULAR AGENDA

- VIII.A. 201 Heber Avenue – Conditional Use Permit (CUP) – The Applicant is requesting to use a portion of the new restaurant area as a Private Residence Club, Off-Site. This is a Conditional Use within the Historic Recreation Commercial Zoning District.
(A) Public Input (B) Possible Action
[Staff Report](#)

Exhibits

- VIII.B. 269 Daly Avenue – Conditional Use Permit – The applicant is requesting to locate a basement addition directly beneath an existing Historic "Significant" Structure that encroaches into the Side Setback Area.

(A) Public Input (B) Possible Action

[Staff Report](#)

[Exhibits](#)

- VIII.C. 1503 Park Avenue – Preliminary Subdivision – PL-19-04180 – The Hulbert Subdivision proposing to create four (4) parcels out of two (2) metes and bounds parcels. The applicant is also proposing to dedicate a portion of one (1) parcel for the 15th Street Right-of-Way.

(A) Public Hearing (B) Possible Action

[Staff Report](#)

[Exhibits](#)

- VIII.D. 526 Park Avenue – Plat Amendment – PL-19-04140 – The Applicant is proposing to remove an interior lot line, combining Lot 41 and 42 of the of the Park City Survey, to create one lot of record.

(A) Public Hearing (B) Possible Recommendation to City Council on July 18, 2019

[Staff Report](#)

[Exhibits](#)

IX. ADJOURN

A majority of Planning Commission members may meet socially after the meeting. If so, the location will be announced by the Planning Commission Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for Planning Commission meeting attendees that park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
JUNE 12, 2019

COMMISSIONERS IN ATTENDANCE:

Chair John Phillips, Sarah Hall, John Kenworthy, Mark Sletten, Laura Suesser, Doug Thimm, Christin Van Dine

EX OFFICIO: Planning Director, Bruce Erickson; Francisco Astorga, Planner; Hannah Tyler, Planner; Laura Kuhrmeyer, Planner; Margaret Plane, Legal Counsel

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ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m. and noted that all Commissioners were present.

ADOPTION OF MINUTES

May 22, 2019

Commissioner Sletten referred to page 4, third paragraph and corrected the Minutes to clarify that in addition to observing that the community meeting was well-attended, he did not have conversations with anyone while he was there.

Commissioner Sletten referred to page 28, second paragraph, first sentence, and replaced to be enforced with **require enforcement** to correctly read, "Commissioner Sletten remarked that many aspects of the approval will **require enforcement** in future years, as outlined in the public testimony this evening.

MOTION: Commissioner Thimm moved to APPROVE the Minutes of May 22, 2019 as corrected. Commissioner Van Dine seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/COMMISSIONER COMMUNICATIONS AND DISCLOSURES

Director Erickson announced that the next meeting was scheduled for June 26, 2019. He noted that the Staff was transitioning some of the projects and he would be making

some of the presentations. He noted that the Planning Department would be fully staffed on June 24th.

Director Erickson stated that the work sessions on Visioning 2039, the Capital Improvements Plan and other matters would begin again after the June 26th meeting.

Director Erickson noted that Planner Francisco Astorga was leaving the Planning Department to take the position of Planning Director for Bountiful City. This was his last Planning Commission meeting in Park City.

Director Erickson stated that Kirsten Whetstone had already left the Planning Department to work for Summit County to design a new town east of Coalville. Her last day was last week. Tippe Morlan had also left the Planning Department.

The Commissioners congratulated Planner Astorga on his new job and thanked him for the 11-1/2 years he has given to Park City. Planner Astorga stated that he would miss everyone. He felt like he had grown up in Park City starting as an entry level planner eleven years ago. He named just a few of the projects the City had accomplished during his time in the Planning Department. Planner Astorga commented on the number of people who helped him with his children when his wife was out of the Country and the Treasure Hill meetings went late into the night. He will miss the community. However, he lives in Park City Heights and has no plans to move at this time.

Commissioner Kenworthy commented on the 440 Main Street application on the agenda and disclosed that he recently purchased all the FF&E directly from the new owners. They are his immediate neighbor on Main Street. Commissioner Kenworthy did not believe it prevented him from making a decision on the application this evening.

Commissioner Thimm disclosed that he would out of town on June 26th and would not be attending the Planning Commission meeting.

Commissioner Van Dine disclosed that she would also be out of town on June 26th and would not be attending the Planning Commission meeting.

Commissioner Hall disclosed that she would be gone for the meeting on July 10th.

Director Erickson stated that the Planning Commission would only have one meeting in July because the second meeting falls on the 24th of July holiday.

Chair Phillips noted that Director Erickson had mentioned Visioning 2030. He wanted to know when the Planning Commission would revisit the General Plan and the standards for rewriting the General Plan. Director Erickson stated that the General Plan was approved in 2014. Two elements of the General Plan are being revised as quickly as possible; the Transportation Master Plan and the Housing Plan will be an appendix to the General Plan document. Director Erickson remarked that the normal life span on a General Plan is between seven to ten years. It might be modified depending on the results of Visioning 2030. Director Erickson noted that the primary change is the Bonanza Park Arts and Culture District, and he anticipated a modification. He believed everything else was aligned with the General Plan. Director Erickson summarized that the Bonanza Park District, Transportation, and Housing all needed to be revised.

Chair Phillips thought it would be helpful for the Commissioners to read through and familiarize themselves with the General Plan. Director Erickson would get more information on scheduling from the Departments involved.

REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

V.1. 440 Main Street – Plat Amendment - The applicant is requesting to combine Lot 11, Block 23 of the Park City Survey and two metes and bounds parcels into one legal lot of record.

Planner Laura Kuhrmeyer noted that multiple lot lines that run through the building on the site. The request is to remove those lot lines to create one legal parcel.

The Staff recommended that the Planning Commission conduct a public hearing and consider forwarding a positive recommendation to the City Council based on the findings of fact, conclusions of law, and conditions of approval in the Staff report.

Chair Phillips liked the exhibits. He had read much of the history before and he was pleased to see it in the Staff report. Planner Kuhrmeyer stated that she included the exhibits because 440 Main Street is a historic site.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Suesser moved to forward a POSITIVE recommendation to the City Council for the 440 Main Street Plat Amendment, based on the Findings of

Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 440 Main Street

1. The subject property is located at 440 Main Street.
2. The site is within the Historic Commercial Business (HCB) District.
3. The property is shown on the Historic Sites Inventory as a “Landmark Site” and includes an existing footprint of approximately 2,711 square feet.
4. The Plat Amendment application is a request to combine Lot 11 of Block 23 with two metes and bounds parcels into one (1) legal lot of record.
5. The minimum Lot Size within the Historic Commercial Business is 1,250 square feet.
6. The existing Lot consists of three parcels. According to the survey, Lot 11 of Block 23 is 1,875 square feet, Parcel 2 is 1,255 square feet, and the sliver of Parcel 3 is 150 square feet.
7. The new proposed Lot consists of 3,280 square feet.
8. The proposed Lot Size is compatible with existing lots in the neighborhood and in the overall Historic District. The surrounding lots that have been combined range in size from 0.06 acres to 0.1 acres, or 2,613.6 square feet to 4,356 square feet.
9. The HCB District does not have any required Front, Rear, or Side Setback.
10. The maximum Floor Area Ratio (FAR) within the HCB District is 4.0.
11. The existing building has a Floor Area Ratio of 1.455, based on the lot area depicted in the survey.
12. Since the Building was constructed prior to 1984, per the Land Management Code (LMC) 15-2.6-9(D), the Pre 1984 Parking Exception applies.
13. The Lot was current in the assessment to the Main Street Parking Special Improvement District as of January 1, 1984, and thus is exempt from the parking obligation for a Floor Area Ratio of 1.5.
14. So long as the Building maintains a FAR of 1.5 or less, no additional off-street parking is required.
15. The Plat Amendment is necessary in order for the applicant to obtain a building permit for the proposed remodel of the building.
16. Any remodel or addition to the Historic Structure would require review by the Design Review Team and any exterior remodels or additions would be reviewed for compliance with the adopted 2009 Design Guidelines for Historic Districts and Historic Sites.
17. Staff finds that there is good cause for this Plat Amendment in that remnant parcels are combined into one platted lot of record, lot lines are cleaned up and

encroachments are resolved.

18. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law – 440 Main Street

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Plat Amendments.
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 – 440 Main Street

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the 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 date and an extension is granted by the City Council.
3. No Building Permits for changes to the exterior of the Building will be granted until the final plat is recorded with the Summit County Recorder's Office.
4. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
5. The property is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore it is regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
6. A note shall be added to the Plat stating that a portion of the Site is located within the FEMA Flood Zone A.
7. All development shall provide elevation certificates certifying compliance with the minimum FEMA Flood Zone Requirements.
8. 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.
9. Any remodel or addition to the Historic Structure would require review by the Design Review Team and any exterior remodels or additions would be reviewed

for compliance with adopted 2009 Design Guidelines for Historic Districts and Historic Sites.

V.B. Sweeney Properties Master Plan Mid-Station & Creole-Gulch Sites known as Treasure Hill – Zone Change – Zoning map amendment from Estate (E) District, Transfer of Development Rights Sending (TDR-S) Overlay Zone, and Historic Residential-1 (HR-1) District; to Recreation and Open Space (ROS) District.

Planner Francisco Astorga stated that this item would rezone the Mid-Station and Creole-Gulch site of the Sweeney Property from Estate, and a small portion of HR-1; as well as the TDR receiving zone. The rezone would change the designation to Recreation and Open Space.

Planner Astorga noted that page 103 of the Staff report showed the current map.

The Staff recommended that the Planning Commission conduct a public hearing and consider rezoning the subject property.

Commissioner Suesser asked for the name of the new trail. Planner Astorga did not know the name.

Planner Astorga reported on public comment he received earlier that day; however, the comment was not related to the requested zone change. He would forward the public comment to the Trails Staff in the Sustainability Department.

Commissioner Suesser asked if he was talking about the email from Jessica Nelson that was provided on the dais. Planner Astorga answered yes. Commissioner Suesser asked if the memo was talking about the path that cuts across underneath the Town Lift. Planner Astorga answered no. He understood the intent was to add a trail from the Fourth Street stairs right-of-way.

Planner Astorga noted that this item was properly noticed. Commissioner Hall asked if there was public comment from THINC or anyone else. Planner Astorga replied that the only public comment was the email provided this evening regarding the trail. He pointed out that the zone change to Recreation Open Space was anticipated.

Commissioner Suesser asked if the zone change captures all the property that was acquired. Planner Astorga answered yes. He noted that the building area boundary matched the same zone line. The zone change is only for the three sites; Creole

Gulch, Mid-Station, and the small piece of HR-1. Everything else is already zoned Recreation Open Space.

Commissioner Suesser asked when the conservation easement would be put in place. Planner Astorga stated that the City Council would decide the timing. He also assumed it would be handled by Heinrich Deters, the Open Space and Trails Manager. Director Erickson explained that the City Council will decide what they want to do and then have Mr. Deters put it together.

Commissioner Suesser asked if Vail was consulted on these decisions. Director Erickson answered yes, because there are cross agreements with respect to the Town Lift and the ski runs, and the potential of changing the ski runs in the future.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Thimm moved to forward a POSITIVE recommendation to the City Council for the Sweeney Properties Master Plan aka Treasure Hill, based upon the Findings of Fact and Conclusions of Law found in the draft ordinance. Commissioner Suesser seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Sweeney Properties

Findings of Fact

1. The property is located known as the Mid-Station and Creole Gulch sites of the Sweeney Properties Master Plan (SPMP).
2. The property is also known as Treasure or Treasure Hill.
3. The sites are currently zoned Estate District.
4. A small portion of the Lowell / Empire Avenue switchback area is zoned HR-1 District.
5. The site is vacant.
6. On August 16, 2018, City Council voted unanimously to support a \$48M Treasure Hill and Armstrong/Snow Ranch Pasture open space bond.
7. On November 6, 2018, Park City residents voted (77% for and 23% against) to pass the Treasure Hill and Armstrong/Snow Ranch Pasture open space bond.
8. The land is to remain permanently preserved and protected from development.

9. In order for the site to be consistent with the purchase the site should be zoned ROS.
10. The site is adjacent to the HR-1 District to the north and east.
11. The site is adjacent to the ROS District to the south and west.
12. The requested Zoning Map Amendment from HR-1 / E to ROS is appropriate.
13. The proposed Zoning Map Amendment is consistent with the following Park City General Plan goals:
 - a. Goal 1: Park City will protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods.
 - b. Goal 4: Open Space: Conserve a connected, healthy network of open space for continued access to and respect for the Natural Setting.
 - c. Goal 9: Parks & Recreation: Park City will continue to provide unparalleled parks and recreation opportunities for residents and visitors.
 - d. Goal 11: Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience.
 - e. Goal 14: Living within Limits: The future of the City includes limits (ecological, qualitative, and economic) to foster innovative sustainable development, protect the community vision, and prevent negative impacts to the region.

Conclusions of Law – Sweeney Properties

1. There is Good Cause for this Zoning Map Amendment.
2. The Zoning Map Amendment request is consistent with the Park City General Plan and the Park City Land Management Code.
3. The Zoning Map Amendment is consistent with applicable State law.
4. The zone amendment further the purposes UCA § 10-9a-102(1).
5. Approval of the Zoning Map Amendment is necessary or appropriate for the protection of open space consistent with UCA § 10-9a-102(2)(c),

V.C. 1333 Park Avenue, 1353 Park Avenue, 1343 Woodside Avenue, and 1364 Woodside Avenue – Master Planned Development Modification – Woodside Park Phase I Affordable Housing Project

V.D. 1333 Park Avenue, 1353 Park Avenue, 1343 Woodside Avenue, and 1364 Woodside Avenue – Condominium Plat Amendment to Remove a Plat Note Woodside Park Phase I Condominiums

The Planning Commission discussed these items together. Two separate actions were required.

Planner Hannah Tyler introduced Jason Glidden, the City Housing Manager.

Planner Tyler reviewed the applications for the Woodside Park Phase I Master Plan Development modification and a Condominium Plat modification. She reported that the Master Plan Development was approved in August 2017. The Condo Plat was recently reviewed by the Planning Commission and it was approved by the City Council in April 2019.

Planner Tyler explained that when this went to the City Council in April, the City Council added a condition of approval to the Condo Plat, which was consistent with the Condition of Approval on the MPD. It is Condition #7 for both the MPD and the Condo Plat, and it talks specifically about having an e-bike location. The applicant was requesting to either remove the condition or to ask for clarification on exactly what was meant by an e-bike location.

Planner Tyler stated that there will be e-bike stations inside the project boundary where bikes are stored. The applicant would like clarification as to whether those e-bike stations satisfies the condition; or whether the Planning Commission was looking for a Summit Bike Share.

Mr. Glidden reiterated that he was looking for clarification on the condition of approval. The applicant looked at it as providing the opportunity for bikes to be charged and that was the goal they tried to achieve. However, when the idea was raised that it possibly meant being part of the Summit Bike Share Program, he sought advice and a recommendation from the Transportation Planning Department. Mr. Glidden stated that the Transportation Planning Department felt that because there is a location at the Library and there will be a new location at City Park, it would be overkill to have the Share Program in the Woodside Park Development, and spending funds for that purpose would be inefficient. Alfred Knotts, the head of Transportation Planning, had submitted a letter stating their position. His letter was included in the Staff report.

Mr. Glidden pointed out that it would be difficult to add the Summit Bike Share stations to the site because the stations are large. However, he thought it could be done if the Commissioners wanted the Program on site.

Commissioner Suesser asked Mr. Glidden to describe the e-bike charging station. Mr. Glidden clarified that what was originally intended for the project are not actual e-bike charging stations. He explained that electricity goes down into the storage area so the

bikes can be properly stored and have the opportunity to plug into power. Mr. Glidden remarked that most e-bikes come with their own charging they wanted to make sure that electricity was available in the storage area.

Commissioner Thimm asked if the e-bike plugs into a regular outlet. Mr. Glidden answered yes. Commissioner Thimm asked if the outlets were in the vicinity of the bike storage. Mr. Glidden answered yes. Commissioner Thimm recalled that the Commissioners wanted to make sure there were bike storage areas; and while he could not remember a specific intent, he thought the suggestion from the Transportation Planning Department made sense based on the proximity of the other Summit Ride Share stations. Mr. Glidden stated that the basement of the townhomes is dedicated storage for the townhome units and the single-family units for 1343 and 1353 Park Avenue.

Planner Tyler asked if the Planning Commission found that adding power to the storage areas would satisfy the condition of approval for the Master Planned Development.

Commissioner Suesser thought the intent of the Condition of Approval was for the Summit County Bike Share Program as a public amenity added to this development project. Commissioner Kenworthy concurred. Commissioner Suesser believed that was the vision. She had suggested it with that intent.

Mr. Glidden requested that the Condition of Approval be removed based on the recommendation of the Transportation Planning Department; and considering the fact that because it is a City and County Project joint project, Transportation is working with Summit County and looking at it holistically throughout town and selecting the areas.

Commissioner Suesser asked Mr. Glidden where the new bike share terminals will be placed at City Park. Mr. Glidden replied that it will be on the north end. Planner Tyler presented a slide and pointed to the location of the project and where the terminals would be located at the very end of the Park. She indicated the station across from the ball field. Planner Tyler noted that there would also be another station at the Library. The Woodside Park project is between the two stations.

Chair Phillips asked when the charging station would be in place. Mr. Glidden replied that it was currently under construction.

Commissioner Kenworthy asked for the distance of the charging stations. Mr. Glidden believed that Transportation Planning had estimated less than a half mile from each location to the building site. Commissioner Kenworthy asked for the number of bikes at each station. Mr. Glidden was unsure. He believed there were 12 or 15 bikes at the

Library and he thought the City Park station would be similar in size. He explained that the station is a one-row charging station. Two-row charging stations are much larger. The one at the Library is the smallest station that can be produced. He reiterated that size would be the challenge of putting a charging station on-site.

Chair Phillips questioned whether the Planning Commission could require the parties involved to put a station at a certain location. However, he recognized that a public amenity was the intent they had tried to accomplish. He noted that there is bike storage on site and people have the capability to charge their bikes. Mr. Glidden clarified that people have the ability to store their bikes downstairs in secure storage and there is also a bike rack on site. The bike rack does not have electricity so charging could not occur in that location.

Commissioner Hall stated that when she read the proposal for the e-bike location she did not realize that the previous intent was to have a public benefit for non-residents. She asked if a regular bike rack would work as a public amenity to accomplish the initial intent. Commissioner Suesser pointed out that the project has a public bike rack in the plaza. Commissioner Kenworthy remarked that if someone locks up a shared bike, they are still being charged. Pushing the bike into a station shows that the person gave up the bike and terminated the contract.

Director Erickson referred to the email from Alfred Knotts on page 145 of the Staff report, the third bullet point. He believed that was one of the complications of trying to deliver a joint Summit County/Park City service to this site. Director Erickson commented on the cost implications, which means the trucks driving around servicing each site adds a daily maintenance cost, which may or may not affect the total cost of service. He pointed out that the business model is disrupted by delivering the Summit County bikes to this location, per bullet 3 in the memo.

Commissioner Suesser noted that the bullet point says "redistribution of bikes to off system sites". She thought the access was remaining public access. Director Erickson explained that "off system sites" means they have a designed route for people driving around in the truck to maintain the stations. They would be moving off of that route into a new location and adjusting how the bikes are moved along. Director Erickson stated that going forward, if the Planning Commission wanted these bikes in other locations, they would change the motion to say "Planning Commission would recommend that the City Council review a location for shared bike services at this location" as opposed to a hard motion, because of how the contracts work with Summit County. He noted that it would require approval by the County Council and the contractor would have to agree.

Commissioner Suesser clarified that she was not pushing to have a station on site. She only wanted to confirm that it is a public access way. Director Erickson replied that it is public access and it is on the easement and on the plat. He asked Planner Tyler if she had added language regarding wayfinding signs to Woodside Park I or just to Woodside Park II. Mr. Glidden noted that it was added to Woodside Park Phase II at the last meeting. Planner Tyler stated that for the Phase II Plat Amendment the Planning Commission added a condition of approval regarding signs. She had added that same condition to this Woodside Park Phase I Amendment because the Phase II language stated that signage should also be installed on Phase I. Planner Tyler clarified that if they strike Condition #7 it will be replaced with language for a sign plan.

Commissioner Kenworthy asked if the signage would point out both existing shared bike stations. Planner Tyler replied that it was to identify the public access easement path. Commissioner Kenworthy asked if it could include the shared bike systems that are less than a half mile in each direction. Mr. Glidden offered to speak with Transportation Planning. He was unsure what they were planning in terms of wayfinding for the bike stations. Chair Phillips did not think it was necessary to put signage on this particular site because e-bikes is a City-wide program. This site is in the middle of two stations and it would be confusing to have a sign with arrows pointing both ways.

Chair Phillips was comfortable with the request to remove the condition. There was good reason for it and he did not think they should second-guess the people implementing this program.

Commissioner Suesser was not aware that smaller systems for two or three bikes could not be installed. She believed that a larger system would interfere with other plaza amenities. She was comfortable removing the condition. Chair Phillips was also pleased that people would have the capability to charge their bikes where they are stored because that met some of the original intent.

Chair Phillips opened the public hearing on the MPD.

There were no comments.

Chair Phillips closed the public hearing.

Chair Phillips opened the public hearing for the Condo Plat.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Sletten moved to APPROVE the recommended change to remove Condition #7 from the previously approved Master Planned Development regarding E-bike stations on the site at 1333, 1353 Park Avenue, and 1364 Woodside Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as contained in the Staff report. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Commissioner Sletten moved to forward a POSITIVE recommendation to the City Council for 1333 Park Avenue, 1353 Park Avenue, 1343 Woodside and 1364 Woodside Avenue Condominium Plat Amendment to remove the plat note, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval contained in the draft ordinance. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – Woodside Park Phase I – MPD Modification

1. The proposed site location consists of 1333 Park Avenue (“Significant” Single-Family Dwelling), 1353 Park Avenue (the former Park Avenue Fire Station parcel), and 1364 Woodside Avenue (vacant lot)
2. The site is known as the Woodside Park Affordable Housing Project Phase I.
3. On August 23, 2017, the Planning Commission approved the Woodside Park Phase I Master Planned Development (Staff Report, page 332 and Minutes, page 27).
4. The project is currently under construction. Phase I of the Woodside Park Affordable Housing Project is located between Woodside Avenue and Park Avenue and the scope includes:
 - Demolition of the former Park Avenue Fire Station
 - Four (4) Single-Family Dwellings
 - An eight-unit (8-unit) Multi-Unit Dwelling
 - A Thirteen-car (13-car) Parking Lot
 - An Access Easement running east-west.
5. The proposed MPD Modification application to remove Condition of Approval #7 was deemed complete on May 10, 2019.
6. Land Management Code (LMC) § 15-6-5(A) Density is not applicable as there is no increase in Density proposed.
7. Land Management Code (LMC) § 15-6-5(B) Building Footprint is not applicable as the site is not located in the HR-1 or HR-2 District. The proposed MPD is located in the HR-M Zoning District.

8. Land Management Code (LMC) § 15-6-5(C) Setbacks is not applicable as there is no impact to the previously approved Minimum Setback requirements.
9. The proposal complies with Land Management Code (LMC) § 15-6-5(D) Open Space as the proposed removal of Condition of Approval #7 will have no impact on the approved Open Space Reduction. The MPD was approved with 52.41% Open Space which equates to 14,119 square feet. The removal of a e-bike station has no impact on the Open Space calculation.
10. The proposal complies with Land Management Code (LMC) § 15-6-5(E) Off-Street Parking as the total required Parking Spaces of the entire project is 14 Parking Spaces. The total number of Parking Spaces provided by the project is 15 Parking Spaces. The proposed MPD is providing one (1) additional Parking Space in excess of what is required by the Land Management Code. Per LMC 15-3-9 Bicycle Parking Requirements, the Multi-Unit Dwelling must provide at least three (3) bicycle Parking Spaces or ten percent (10%) of the required off-Street Parking Spaces, whichever is greater, for the temporary storage of bicycles. The applicant is proposing to provide five (5) Bicycle Parking Spaces. The five (5) Bicycle Parking Spaces will not be impacted as these will be accommodated by a bike rack – this is separate from a potential e-bike station on site.
11. Land Management Code (LMC) § 15-6-5(F) Building Height is not applicable as no impact to Building Height of approved Structures.
12. The proposal complies with applicable sections of Land Management Code (LMC) § 15-6-5(G) Site Planning, specifically criterion § 15-6-5(G)(4) and § 15-6-5(G)(5) as detailed below. The remaining criterion set forth under § 15-6-5(G) are not applicable.
 - (4.) The project scope includes an Access Easement running east-west which will link the City Park and Park Avenue bus stops to Woodside Avenue, eventually creating a pedestrian thoroughfare to Park City Mountain Resort after Phase II is completed. This access easement will provide an important link to future development and improve existing pedestrian/bicycle circulation in the Lower Park Avenue core. Sidewalks external and internal to the site provide pedestrian connectivity. The removal of Condition of Approval #7 will allow the Access Easement to be passable by the desired transportation modes (other bikes, pedestrians, etc.).
 - (5.) The architect has provided snow storage areas in accordance with the requirements of the LMC for the Access Easement, internal sidewalks, and Parking Lot. Specific square footage calculations have been provided on sheet MPD-004 where required by the LMC. The removal of Condition of Approval #7 will not impact the snow storage areas adjacent to the Access Easement.
13. The proposal complies with Land Management Code (LMC) § 15-6-5(H) Landscape and Street Scape as a landscape plan has been submitted, see sheet MPD-L200.

The removal of Condition of Approval #7 will not impact the landscape plan as the ebike station was not included in the approved landscape plan.

14. Land Management Code (LMC) § 15-6-5(I) Sensitive Lands Compliance is not applicable as the site is not located within the Sensitive Lands Overlay District.

15. Land Management Code (LMC) § 15-6-5(J) Employee/Affordable Housing is not applicable as none of the buildings will be impacted by the removal of Condition of Approval #7; therefore, the Affordable Housing calculation will not be impacted. Eleven (11) of the twelve (12) units are deed-restricted Affordable Housing units.

16. Land Management Code (LMC) § 15-6-5(K) Child Care is not applicable as the removal of Condition of Approval #7 will have no impact on the Child Care requirement as the previous approval determined that because the proposed project was below the allowed Density, the project would not trigger a Child Care requirement due to the proximity to an existing child care facility, Park City Library and its adjacent park, City Park, as well as the Park City Mountain base area. None of these circumstances are impacted by the proposal.

17. Land Management Code (LMC) § 15-6-5(L) Mine Hazards is not applicable as there are no known Physical Mine Hazards on the property.

18. Land Management Code (LMC) § 15-6-5(M) Historic Mine Waste Mitigation is not applicable as there are no known Physical Mine Hazards on the property. The site is within the Soils Ordinance Boundary and the site will have to meet the Soils Ordinance which is standard for all Development and is Condition of Approval #5 of the Plat Amendment.

19. The proposal complies with Land Management Code (LMC) § 15-6-5(N) General Plan Review as the proposed MPD fulfills the following Goals 3, 5, 7, 8, 15 of the General Plan and the applicable Objectives and/or Implantation Strategies of each as further described in the Analysis section of this report.

20. Land Management Code (LMC) § 15-6-5(O) Historic Sites is not applicable as removal of Condition of Approval #7 will have no impact on the Historic Structures located within the project boundary.

21. On May 29, 2019 the property was posted and notice was mailed to property owners

within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on May 27, 2017 according to requirements of the Land Management Code.

22. The analysis section of the staff report is hereby incorporated herein.

Conclusions of Law – Woodside Park Phase I – MPD Modification

1. The MPD, as amended and conditioned, complies with all the requirements of the Land Management Code;
2. The MPD, as amended and conditioned, meets the minimum requirements of

Section 15-6-5 herein;

3. The MPD, as amended and conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
4. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
5. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
6. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
7. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
8. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
9. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
10. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
11. The MPD has been noticed and public hearing held in accordance with this Code.
12. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
13. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
14. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
15. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditions of Approval – Woodside Park Phase I – MPD Modification

1. All Conditions of Approval of the Master Planned Development approved on August 23, 2017 shall still apply, except Condition of Approval #7.
2. The project shall fully comply with any provisions indicated in the LMC or approved MPD regarding lighting, trash/recycling enclosures, mechanical equipment, etc.
3. A conditional use permit is required for the Multi-Unit Dwelling and Parking Area of five (5) or more spaces prior to issuance of a building permit.

4. An amended development agreement as described in LMC Section 15-6-4(G) shall be ratified by the Planning Commission within 6 months of this approval and prior to issuance of a building permit for the project.
5. All vehicle access to the site shall be off of Woodside Avenue.
6. Required Parking Space allocation by a parking pass system shall be established in the CC&Rs.
7. The east-west Public Easement as shown on the Woodside Park Subdivision – Phase I shall be maintained by Park City Municipal Corporation.
8. Informational and directional signs shall be installed at the entrance of the east-west Public Easement as shown on the Woodside Park Subdivision – Phase I on Woodside Avenue and Park Avenue prior to the issuance of the final Certificate of Occupancy for the active Building Permits within the project boundary.

Findings of Fact – Woodside Park Phase I – Condo Plat Amendment

1. The property is located 1333 Park Avenue, 1343 Park Avenue, 1353 Park Avenue, 1330 Woodside Avenue, and 1350 Woodside Avenue in the Historic Residential-Medium Density (HR-M) District.
2. The subject property currently consists of lots in the Woodside Park – Phase I Subdivision.
3. The proposed site location addresses are 1333 Park Avenue (“Significant” Single-Family Dwelling), 1343 Park Avenue (new Single-Family Dwelling), 1353 Park Avenue (“Significant” Single-Family Dwelling), 1330 Woodside Avenue (new Single-Family Dwelling), and 1350 Woodside Avenue (new Multi-Unit Dwelling).
4. On July 26, 2017 the Planning Commission approved the Woodside Park – Phase I Master Planned Development application and Conditional Use Applications for the Multi-Unit Dwelling and Parking Area.
5. On July 26, 2017 the Planning Commission forwarded a positive recommendation to City Council for the Woodside Park – Phase I Subdivision.
6. On August 31, 2017, the City Council approved the Woodside Park – Phase I Subdivision.
7. Planning Commission forwarded a unanimous positive recommendation for the Woodside Park Subdivision - Phase I Condominiums on March 27, 2019 (Staff Report and Minutes, page 18).
8. City Council approved the Woodside Park Subdivision - Phase I Condominiums on April 18, 2019 (Staff Report and Minutes, page 8 - Ordinance 2019-22).
9. City Council added Condition of Approval #7 to the Woodside Park Subdivision - Phase I Condominiums on April 18, 2019. Condition of Approval #7 was not proposed by the applicant and was not reviewed by the Planning Commission during their March 27, 2019 meeting.
10. After the April 18, 2019 approval from City Council for the Woodside Park

Subdivision - Phase I Condominiums, the Affordable Housing team reached out to the City's Transportation Planning Department regarding the e-bike station and realized that the e-bike station was not feasible within the project boundary. After this, the Affordable Housing team applied for another Condominium Plat to modify the previously approved Woodside Park Subdivision - Phase I Condominiums. The Affordable Housing team is also proposing to modify the Master Planned Development application as the same Condition of Approval (#7) is listed within the Master Planned Development approval (in this meeting packet).

11. The proposed Condominium Plat Modification application was deemed complete on May 10, 2019.

12. The applicant is requesting to remove Condition of Approval #7 from the previously approved Condominium Plat which states:

7. An e-bike location should be located somewhere on this site.

13. The reason for the request to remove this Condition of Approval is that there will be a Summit Bike Share station installed at City Park and there is limited space within the existing Public Access Easement for Woodside Park Phase I. The Transportation Planning Department has provided comments and they find that the proximity of the new Summit Bike Share station in City Park is sufficient to satisfy the need within this area for a public electric bike (e-bike) station.

14. The approved Woodside Park Subdivision - Phase I Condominiums consists of twelve (12) units, eleven (11) of which will be deed restricted Affordable units. The remaining unit will be retained by the City.

15. The property consists of an eight (8) unit Multi-Unit Dwelling, four (4) Single-Family Dwellings (SFD), a Public Access Easement, common gathering areas, and a 13-car parking lot.

16. The project is phase one (1) of a two (2) phase project that will provide Affordable Housing units developed by the City. In addition to residential units, the two (2) projects will create a pedestrian link between Park Avenue and Empire Avenue through Public Access Easements.

17. The proposed Condominium Plat is consistent with the approved Development Agreement and associated Affordable Housing Plan as it provides the eleven (11) deed restricted units.

18. Recordation of this Condominium Plat would allow the applicant to sell each deed restricted unit individually.

19. The proposed Condominium Plat reflects compliance with the approved Master Plan (Development Agreement), Conditional Use, Subdivision Plat, Affordable Housing Mitigation Plan, and issued Building Permit.

20. Staff finds good cause for this Condominium Plat Amendment as the proposal allows

for the reasonable use of the Access Easement as the removal of Condition of Approval #7 will allow the Access Easement to be passable by the desired

transportation modes (other bikes, pedestrians, etc.).

21. On May 29, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website

and Park Record on May 27, 2019 according to requirements of the Land Management Code.

22. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

23. All findings within Ordinance 2019-22 are incorporated herein as findings of fact.

Conclusions of Law – Woodside Park Phase I – Condo Plat Amendment

1. There is good cause for this Condominium Plat.
2. The Condominium 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 Condominium Plat Amendment.
4. Approval of the Condominium 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 – Woodside Park Phase I – Condo Plat Amendment

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat, individual unit deed restrictions, and CC&Rs for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
3. The individual unit deed restrictions for the Affordable units, acceptable to the City, shall be recorded with or prior to condominium plat recordation. The deed restrictions shall outline and resolve any issues or concerns regarding maintaining affordability of the unit. The plat shall note that the Affordable units are subject to a deed restriction.
4. The CCRs shall limit the HOA dues related to the deed restricted Affordable housing units in order to ensure the Affordable units remain affordable.
5. The applicant shall record the Plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval of 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.
6. All conditions of approval of the Master Planned Development, Conditional Use

Permits, Woodside Park – Phase I Subdivision Plat Ordinance No. 2017-48, and approved Housing Mitigation Plan shall continue to apply.

V.E. Located at Extended Piper and Ledger Way – Park City Heights Subdivision Phase 4 Plat – Final Subdivision plat for 48 single family lots, located at Extended Piper and Ledger Ways subject to the Park City Heights MPD and preliminary plat.

Planner Astorga disclosed that he owns a home on Lot 9 in Phase I of Park City Heights.

Planner Astorga reviewed the request to amend the phasing plan to add one deed restricted cottage to Phase 4 and subtract one deed restricted cottage from Phase 5. The Summary was included on page 208 of the Staff report. Phase 4 has 44 market rate units and this with this amendment 4 affordable cottages were being proposed.

Planner Astorga stated that this was a subdivision request for the Park City Heights Phase 4 subdivision.

Planner Astorga noted that if the Planning Commission chooses to move forward, it would require two motions; one of the subdivision and one for action on the Phasing Plan that will be required. This is a minor change that can be made to the Housing Mitigation Plan at the time of the annual review by the Housing Authority. Planner Astorga stated that the modification was reviewed by the City Housing Specialists.

Planner Astorga requested that the Planning Commission review and discuss the proposal. The Staff requested that the Planning Commission continue this item to a date certain to allow the Staff and the applicant the opportunity to address any concerns that might be raised.

Commissioner Sletten understood that the only change was to replace one affordable unit with another affordable unit. He did not believe it would impact the Findings of Fact or the Conclusions or Conditions. Planner Astorga concurred. The benefit is that the City would get one affordable unit sooner than planned.

Community Development Director, Anne Laurent, emphasized that the Housing Staff had reviewed this request and there were no concerns. It does not affect the timing in terms of delivery, and Ivory Homes is currently ahead of schedule on delivering the affordable homes. Ms. Laurent stated that Ivory Homes still has the requirement to provide an annual update to the City Council.

Director Erickson requested a continuation to July 10, 2019.

Chair Phillips opened the public hearing on the MPD and the Preliminary Plat.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Hall moved to CONTINUE the Park City Heights Phase 4 Subdivision to July 10, 2019. Commissioner Kenworthy seconded the motion.

VOTE: The motion passed unanimously.

V.F. Land Management Code Chapter 2.11 Single-Family District – Land Management Code Text Amendment – Correcting the language for Prospector Park Subdivision 1, 2, 3 regarding side setbacks of corner lots.

Planner Astorga reported that the corrected language was specific for Prospector Park Subdivision 1, 2 and 3. In 2017 the City rearranged this specific area for the Code for clarification purposes. As that was done, a small sentence was inadvertently left out. It was legislated and forwarded to the City Council and the Code was adopted. The purpose of this amendment is to add the last sentence as shown on page 280 of the Staff report.

The sentence reads, "On corner Lots the Side setback that faces the street must not be less than fifteen feet (15)".

Planner Astorga noted that another amendment would change a word under Subsection F to correctly say "Side Setback is 10-feet" rather than Rear Setback.

Chair Phillips clarified that the original language of the LMC was reviewed by the Planning Commission and forwarded to the City Council; and somewhere between the Planning Commission and the City Council a sentence was omitted. Planner Astorga replied that he was correct. What the Planning Commission forwarded was the accurate Code language. The language was rearranged at the City Council level and the sentence was inadvertently omitted.

Commissioner Sletten noted that one page of the Staff report talks about Prospector Park Subdivision 1, 2 and 3; however, the next page talks about Prospector Park plus Thaynes 1 and 2 and Prospector Village. He asked if this amendment impacted all of

those or just Prospector Park. Director Erickson stated that the way the Code is written, Thaynes Canyon Subdivision and Prospector Park 1, 2 and 3 are subject to revised setbacks. This section of the Code was being changed, but only for Prospector 1, 2 and 3. This would not affect Thaynes Canyon. Director Erickson noted that Thaynes Canyon had reduced setbacks in the previous documents reviewed by the Planning Commission and it remains the same.

Chair Phillips opened the public hearing.

There were no comments.

Chair Phillips closed the public hearing.

MOTION: Commissioner Suesser moved to forward a POSITIVE recommendation to the City Council for the proposed amendments and correction to the Land Management Code for Chapter 2.11, the Single-Family District, as described in the Staff report. Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

The Park City Planning Commission Meeting adjourned at 6:17 p.m.

Approved by Planning Commission: _____



**Planning Commission
Staff Report**

Application: PL-17-03664
Subject: Twisted Branch Subdivision
Author: Laura Kuhrmeyer, Planner
Date: June 26, 2019
Type of Item: Continuation

Summary Recommendations

Staff recommends that the Planning Commission conduct a public hearing and continue this item to a date uncertain.

Description

Owner: REDUS Park City LLC and Park City Municipal Corporation
Applicant: Michael Demkowicz - Alliance Engineering
Location: Metes and bounds property adjacent to Twisted Branch Road within the Flagstaff Annexation area
Zoning: Residential Development (RD-MPD) and Recreation Open Space (ROS), subject to the Flagstaff Annexation and Development Agreement
Adjacent Land Uses: Deer Valley Resort, SR 224, B2 East Subdivision (undeveloped condominium residential), Red Cloud Subdivision (single family residential), open space areas, conservation easements, and trails.

Proposal

This is a mutual request by Applicant and City to continue the public hearing for a final subdivision plat for three (3) platted lots of record for, 1) a City water tank, 2) an on-mountain private “Beano’s” style restaurant as described in the amended Flagstaff Development Agreement and 3) a city water pump house. The plat identifies the Twisted Branch Road and creates parcels for Deer Valley Resort (ski runs, trails, bridges, snowmaking, access, etc.), open space, trailhead parking, utilities and access. Staff recommends the Commission conduct a public hearing and continue this item to a date uncertain.



Planning Commission Staff Report

Subject: 201 Heber Avenue – Talisker Private Residence Club, Off-site
Designation: Historic “Significant” Structure
Author: Laura Kuhrmeyer
Project Number: PL-19-04199
Date: June 12, 2019
Type of Item: Conditional Use Permit (CUP)- Administrative

Summary Recommendations

Staff recommends that the Planning Commission review the proposed Conditional Use Permit (CUP) for a Private Residence Club, Off-Site at 201 Heber Avenue, conduct a public hearing, and consider approving the Conditional Use Permit based on the findings of fact, conclusion of law, and conditions of approval found in this staff report.

Description

Applicant: Storied Deer Valley
Location: 201 Heber Avenue
Designation: Historic “Significant” Structure
Zoning: Historic Recreation Commercial (HRC) District – Heber Avenue Sub-Zone
Adjacent Land Uses: Residential Condominiums/Resort
Commercial/Bar/Restaurant/General/Office
Reason for Review: Conditional Use Permits require review and final action by the Planning Commission

Proposal

The applicant requests to use a portion of the existing building at 201 Heber Avenue, for a Private Residence Club, Off-Site. The Applicant is proposing to use the downstairs (basement) bar and lounge area as a Talisker Club Member Only area, while the main level of the building is proposed to be used as a restaurant that is open to the Public. This building is listed as a Significant Structure on the Park City Historic Sites Inventory.

Background

In 1925, the land surrounding the rail yards for the Union Pacific Depot was purchased by Morrison & Merrill, who planned to construct an office building and lumber yard. The building was completed sometime between 1926 and 1929 when it first appears on the Sanborn Fire Insurance Maps.

On December 4, 2008, City Council approved the First Amended Union Square Condominium Plat. The Historic "Significant" Coal and Lumber Building is located within Unit LB-1. The Building is platted as Commercial and Commercial Limited Common.

On July 22, 2014, an Administrative Conditional Use Permit for Outdoor Dining was issued by the Planning Department. The Applicant is proposing to use the lower level Outdoor Dining Area for the Private Club Members in addition to the interior space of the lower level of Unit LB-1.

On April 18, 2019, the City received a complete Conditional Use Permit (CUP) application requesting approval of a private residence club, off site, at 201 Heber Avenue. The Applicant's intent is to use Basement Level as a Private Residence Club, Off-Site, while maintaining the Main Level as a restaurant that is open to the Public.

Staff recommends approving the Conditional Use Permit based on the findings of fact, conclusion of law, and conditions of approval found in this staff report.

Purpose of the Historic Recreation Commercial District

The purpose of the Historic Recreation Commercial (HRC) District is to:

1. maintain and enhance characteristics of Historic Streetscape elements such as yards, trees, vegetation, and porches,
2. encourage pedestrian oriented, pedestrian-scale Development,
3. minimize visual impacts of automobiles and parking,
4. preserve and enhance landscaping and public spaces adjacent to Streets and thoroughfares,
5. provide a transition in scale and land Uses between the HR-1 and HCB Districts that retains the character of Historic Buildings in the Area,
6. provide a moderate Density bed base at the Town Lift,
7. allow for limited retail and Commercial Uses consistent with resort bed base and the needs of the local community,
8. encourage preservation and rehabilitation of Historic Buildings and resources.
9. maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

Analysis

While the Building is located within the Historic Recreation Commercial (HRC) District, the Building is also located within the Heber Avenue Sub-Zone, which states that all of the Site Development standards and land Use limitations of the HRC District apply except:

- (a) The Allowed Uses within the sub-zones are identical to the Allowed Uses in the Historic Commercial Business (HCB) District.

- (b) The Conditional Uses within the sub-zone are identical to the Conditional Uses in the HCB District.
- (c) The Floor Area Ratio limitation of the HRC District does not apply.

The Private Residence Club, Off-Site is a Conditional Use in both the HRC and HCB Zoning Districts.

Within the HCB District Conditional Uses, the Private Residence Club, Off-Site includes a reference to footnote 1. Per the Footnote 1, the Use is “prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue, Grant Avenue, and Swede Alley. Hotel rooms shall not be located within Storefront Property; however access, circulation and lobby areas are permitted within Storefront Property.”

The Land Management Code (LMC) 15-15-1 defines Storefront Property as:

A separately enclosed space, Floor Area, tenant space or unit that has a storefront window or storefront entrance that fronts on a Public Street. Storefront Property includes the entire Floor Area associated with the storefront window or storefront entrance that fronts on the Public Street. For purposes of this provision, the term “fronts on a Public Street” shall mean a separately enclosed space, Floor Area, tenant space or unit with:

- 1. For Vertical Zoning, a storefront window and/or storefront entrance at the adjacent Public Street, or within fifty lateral/horizontal feet (50') of the adjacent Public Street measured from the edge of pavement to the storefront window or storefront entrance; or*
- 2. For Storefront Enhancement Zoning, a storefront window and/or storefront entrance at the adjacent Public Street, or within thirty lateral/horizontal feet (30') of the adjacent Public Street measured from the edge of pavement to the storefront window or storefront entrance; and*
- 3. A storefront window and/or storefront entrance that is not more than eight feet (8') above or below the grade of the adjacent Public Street and where such entrance is not a service or emergency entrance to the Building.*
- 4. In the case of split-level, multi-level or multi-tenant Buildings with only one primary storefront entrance, only those fully enclosed spaces, Floor Areas, tenant spaces, or units that directly front on the Public Street, as set forth above, shall be designated as a “Storefront Property.” The Planning Director or designee shall have the final determination of applicability.*

The building is split-level with at least one primary storefront entrance, but the building also has a separate entrance that is more than eight feet (8') below the grade of the adjacent Public Street. The proposed area to be designated as a Private Residence Club, Off-Site is located in the basement of the existing building and thus is excluded from the Footnote.

Land Management Code (LMC) 15-15-1 defines a Private Residence Club, Off-Site as: “Any Use organized for the exclusive benefit, support of, or linked to or associated with, or in any way offers exclusive hospitality services and/or concierge support to any defined Owner’s association, timeshare membership, residential club, or real estate

project. Hospitality includes, but is not limited to, any of the following services: real estate, restaurant, bar, gaming, locker rooms, storage, salon, personal improvement, Office.”

The Use of the Member’s Only Area of the proposed Restaurant will not be open to the public and is for the exclusive benefit of the Talisker Club Members.

The maximum occupancy will be determined by the Building Department once a finalized layout of the space has been submitted.

The Applicant is offering a shuttle to transport Talisker Club Members to the Private Residence Club. However, public and Club Members will both be allowed to park in China Bridge or other Main Street parking options provided to all Main Street goers.

The Planning Commission must review each of the following items when considering whether or not the proposed conditional use mitigates impacts of and addresses the following items as outlined in LMC § 15-1-10(E):

1) Size and location of the Site

No unmitigated impacts. The entire unit is 5,622 square feet. The applicant is requesting to use a portion of the lower level (992 square feet) as a Private Residence Club, Off-Site. The max occupancy will be determined by the Building Department when a finalized layout of the space has been submitted and reviewed. Staff finds that any impacts of this use regarding the size and location have been mitigated.

2) Traffic considerations including capacity of the existing Streets in the Area

No unmitigated impacts. The applicant is proposing to allow Talisker Club Members to shuttle in or park in any Main Street parking options that are open to the public. Staff finds the Use does not cause any unmitigated impacts to traffic.

3) Utility capacity, including Storm Water run-off

No unmitigated impacts. No additional utility capacity is required for the requested use.

4) Emergency vehicle Access

No unmitigated impacts. Emergency vehicles can easily access the unit and no additional access is required.

5) Location and amount of off-Street parking

No unmitigated impacts. This building is located within the Historic Recreation Commercial (HRC) District. According to Land Management Code (LMC) 15-2.5-6, Historic Structures that do not comply with...Off-Street parking...are valid Non-Complying Structures. While no additional parking is required for this Building, the Lot is current in its assessment to the Main Street Parking Special Improvement District as of January 1, 1984. The applicant is offering a shuttle to transport Club Members to the

Private Residence Club, Off-Site but will also allow parking in any Main Street parking that is open to the public.

6) *Internal vehicular and pedestrian circulation system*

No unmitigated impacts. The building can be accessed off on Heber Avenue (on the main level) or from the Zoom Plaza (on the lower level). No additional vehicular or pedestrian circulation is required.

7) *Fencing, Screening and landscaping to separate the Use from adjoining Uses*

No unmitigated impacts. Fencing, screening, and landscaping are not proposed at this time and are not needed to separate uses as the uses are fully enclosed within the existing building.

8) *Building mass, bulk, and orientation and the location on of Buildings on the site; including orientation to Buildings on adjoining Lots*

No unmitigated impacts. The requested use will not affect the existing building mass, bulk, orientation and the location on site, including orientation to adjacent building. Staff does not find there to be additional impacts as no exterior changes to the building are being proposed.

9) *Usable Open Space*

No unmitigated impacts. No useable open space will be affected with the requested use from what is currently found on site.

10) *Signs and lighting*

No unmitigated impacts. No additional signs or exterior lighting are associated with this proposal at this time. Any new exterior lighting is subject to the LMC development standards related to lighting and will be reviewed for compliance with the Design Guidelines for Historic Districts and Historic Sites and the LMC at the time of application. All signs are subject to the Park City Sign Code and require a separate Sign Permit to be approved by the Planning Department.

11) *Physical design and Compatibility with surrounding Structures in mass, scale style, design, and architectural detailing*

No unmitigated impacts. The requested use will not affect the existing physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing, as no changes are being proposed to the exterior of the building.

12) *Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site*

No unmitigated impacts. Noise, vibration, odors, steam or mechanical factors are anticipated that are normally associated with a commercial use. The hours of the Use for the Private Residence Club, Off-Site are from 12:00 PM – 10:00 PM during the Summer and from 8:00 AM – 10:00 PM during the winter. The max occupancy of the

building will be determined when a finalized layout has been submitted and reviewed by the Building Department. The impacts for the Private Resident Club, Off-Site will be less than a bar or restaurant located in this area.

13)Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas

No unmitigated impacts. The applicant has proposed that delivery trucks make deliveries in the mornings and utilize the parallel parking in front of the entrance. Trash and recycling will be located within the Sky on Main Condominium trash enclosure.

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

No unmitigated impacts. The expected ownership and management of the property is not projected to add impacts that would need additional mitigation. The entire unit is owned by Storied Deer Valley LLC.

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

No unmitigated impacts. The proposal is not located within the Sensitive Lands Overlay.

16)Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

The General Plan encourages Historic preservation, including the adaptive reuse of Historic Structures such as the Kimball Garage. It seeks to maintain the integrity of Historic resources and the Main Street National Register Historic District through the preservation of Historic Buildings and compatible infill development and additions. Below are some examples of ways that this proposal is consistent with Park City's General Plan.

- Goal 11: "Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience."
 - Community Planning Strategy 11.3: "Facilitate the establishment of more year-round visitor attractions within the resort neighborhoods and commercial districts."
- Goal 15: "Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations."
 - Objective 15E: "Encourage adaptive reuse of historic resources."
 - Community Planning Strategy 15.11: "Develop stronger incentives to encourage adaptive reuse of historic resources."
- Goal 16: "Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors."

- Objective 16A: “Support ‘adaptive re-use’ of buildings along Main Street through incentives to property owners and businesses.

Process

Approval of this application constitutes Final Action that may be appealed following the procedures found in LMC § 1-18.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On May 29, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record on May 29, 2019.

Public Input

No Public Input has been received at the time of publishing of this Staff Report.

Recommendation

Staff recommends that the Planning Commission review the proposed Conditional Use Permit for an Private Residence Club, Off-Site at 201 Heber Avenue, conduct a public hearing, and consider approving the conditional use based on the following findings of fact, conclusion of law, and conditions of approval:

Findings of Fact

1. The subject property is located at 201 Heber Avenue.
2. The Site is within the Historic Recreation Commercial (HRC) District.
3. The property is listed on the Park City Historic Sites Inventory as a “Significant Site.”
4. Based on the Floor Plans submitted by the Applicant, the entire unit consists of 5,354 square feet, of which 992 square feet will be dedicated to the Private Residence Club, Off-Site Use.
5. The Applicant is proposing to use the lower level (basement) bar and lounge area as a Private Residence Club, Off-Site for Talisker Club Members only. The remaining main level will be open to the public.
6. The Applicant is proposing to use the lower Outdoor Dining Area for Private Club Members in addition to the lower level of the building.
7. An Administrative Conditional Use Permit for Outdoor Dining was issued on July 22, 2014. The City has not received any complaints for this Use.
8. The proposed use requires a Conditional Use Permit in the Historic Recreation Commercial (HRC) District.
9. This use will not affect any exterior areas and no exterior changes are proposed to the building at this time.

10. The unit was platted as Commercial Unit LB -1 of the Union Square Condominiums plat recorded in 2008.
11. The Maximum Occupancy will be determined when the finalized floor plan and layout is submitted and reviewed by the Building Department.
12. Land Management Code (LMC) § 15-2.5-3(B)(31) indicates that a Private Residence Club, Off Site, is a Conditional Use in the HRC District.
13. The footnote attached to the Conditional Use of a Private Residence Club, Off Site within the HRC District reads as: "Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue, excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street, 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within Storefront Property; however access, circulation, and lobby areas are permitted within Storefront Property."
14. The requested Use will occupy the basement portion of the Building and thus it will comply with the Conditional Use Footnote, as it will not occupy the Storefront Property adjacent to Main Street or Heber Avenue.
15. The Land Management Code defines the Club, Private Residence Off-Site as: "Any Use organized for the exclusive benefit, support of, or linked to or associated with, or in any way offers exclusive hospitality services and/or concierge support to any defined Owner's association, timeshare membership, residential club, or real estate project. Hospitality includes, but is not limited to, any of the following services: real estate, restaurant, bar, gaming, locker rooms, storage, salon, personal improvement, Office."
16. The actual use of the member club will not be public and is for the exclusive benefit of the Talisker Club Members.
17. All projects located within the Soils Ordinance Boundary require a Soil Mitigation Plan to be submitted and approved by the Building and Planning departments prior to the issuance of a Building permit.
18. The proposal complies with LMC 15-1-10(E)(1) as the Use does not change the size or location of the Site. The entire unit is 5,622 square feet. The applicant is requesting to use a portion of the lower level (992 square feet) as a Private Residence Club, Off-Site. The max occupancy will be determined by the Building Department when a finalized layout of the space has been submitted and reviewed.
19. The proposal complies with LMC 15-1-10(E)(2) as the Use of the Private Residence Club, Off-Site will not cause any unmitigated impacts to traffic. The applicant is proposing to allow Talisker Club Members to shuttle in or park in any Main Street parking options that are open to the public.
20. The proposal complies with LMC 15-1-10(E)(3) as no additional utility capacity is required for the requested Use.
21. The proposal complies with LMC 15-1-10(E)(4) as Emergency vehicles can easily access the unit and no additional access is required.

22. The proposal complies with LMC 15-1-10(E)(5) as this building is located within the Historic Recreation Commercial (HRC) District. This building is located within the Historic Recreation Commercial (HRC) District. According to Land Management Code (LMC) 15-2.5-6, Historic Structures that do not comply with...Off-Street parking...are valid Non-Complying Structures. While no additional parking is required for this Building, the Lot is current in its assessment to the Main Street Parking Special Improvement District as of January 1, 1984. The applicant is offering a shuttle to transport Club Members to the Private Residence Club, Off-Site but will also allow parking in any Main Street parking that is open to the public.
23. The proposal complies with LMC 15-1-10(E)(6) as the building can be accessed off on Heber Avenue (on the main level) or from the Zoom Plaza (on the lower level). No additional vehicular or pedestrian circulation is required.
24. The proposal complies with LMC 15-1-10(E)(7) as fencing, screening, and landscaping are not proposed at this time and are not needed to separate uses as the uses are fully enclosed within the existing building.
25. The proposal complies with LMC 15-1-10(E)(8) as the requested use will not affect the existing building mass, bulk, orientation and the location on site, including orientation to adjacent building. Staff does not find there to be additional impacts as no exterior changes to the building are being proposed.
26. The proposal complies with LMC 15-1-10(E)(9) as no useable open space will be affected with the requested use from what is currently found on site.
27. The proposal complies with LMC 15-1-10(E)(10) as no additional signs or exterior lighting are associated with this proposal at this time. Any new exterior lighting is subject to the LMC development standards related to lighting and will be reviewed for compliance with the Design Guidelines for Historic Districts and Historic Sites and the LMC at the time of application. All signs are subject to the Park City Sign Code and require a separate Sign Permit to be approved by the Planning Department.
28. The proposal complies with LMC 15-1-10(E)(11) as the requested use will not affect the existing physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing, as no changes are being proposed to the exterior of the building.
29. The proposal complies with LMC 15-1-10(E)(12) as noise, vibration, odors, steam or mechanical factors are anticipated that are normally associated with a commercial use. The hours of the Use for the Private Residence Club, Off-Site are from 12:00 PM – 10:00 PM during the Summer and from 8:00 AM – 10:00 PM during the winter. The max occupancy of the building will be determined when a finalized layout has been submitted and reviewed by the Building Department. The impacts for the Private Resident Club, Off-Site will be less than a bar or restaurant located in this area.
30. The proposal complies with LMC 15-1-10(E)(13) as the applicant has proposed that delivery trucks make deliveries in the mornings and utilize the parallel parking in front of the entrance. Trash and recycling will be located within the Sky on Main Condominium trash enclosure.

31. The proposal complies with LMC 15-1-10(E)(14) as the expected ownership and management of the property is not projected to add impacts that would need additional mitigation. The entire unit is owned by Storied Deer Valley LLC.
32. The proposal complies with LMC 15-1-10(E)(15) as the building is not located within the Sensitive Lands Overlay.
33. The proposal complies with LMC 15-1-10(E)(16) as the proposed Use has been reviewed for consistency with the General Plan. The General Plan encourages Historic preservation, including the adaptive reuse of Historic Structures such as the Kimball Garage. It seeks to maintain the integrity of Historic resources and the Main Street National Register Historic District through the preservation of Historic Buildings and compatible infill development and additions. Below are some examples of ways that this proposal is consistent with Park City's General Plan.
 - a. Goal 11: "Support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience."
 - i. Community Planning Strategy 11.3: "Facilitate the establishment of more year-round visitor attractions within the resort neighborhoods and commercial districts."
 - b. Goal 15: "Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations."
 - i. Objective 15E: "Encourage adaptive reuse of historic resources.
 - ii. Community Planning Strategy 15.11: "Develop stronger incentives to encourage adaptive reuse of historic resources."
 - c. Goal 16: "Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors."
 - i. Objective 16A: "Support 'adaptive re-use' of buildings along Main Street through incentives to property owners and businesses.

Conclusion of Law:

1. The application complies with all requirements of the Land Management Code.
2. The use will be compatible with surrounding structures in use, scale, mass, and circulation.
3. The use is consistent with the Park City General Plan, as amended. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. The requested use shall be conducted within the specified space at 201 Heber Avenue, Unit LB-1, as well as the Outdoor Dining area on the lower level, as approved by the Planning Commission.
2. Any Outdoor Dining shall comply with all Conditions of Approval from the Administrative Conditional Use Permit issued on July 22, 2014.

3. The applicant is responsible for management of the Private Residence Club, Off-Site and enforcement of the Covenants, Conditions and Restrictions of the Union Square Condominiums.
4. If the Private Residence Club, Off-Site Use is abandoned for a year or more, this Conditional Use Permit shall be void.
5. The property is located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore it is regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.
6. All development shall provide elevation certificates certifying compliance with the minimum FEMA Flood Zone Requirements.

Exhibits:

Exhibit A – Applicant’s Project Intent

Exhibit B – Applicant’s Submittal Package (including Floor Plans)

Exhibit D – Union Square Condominium Plat (sheet 10 of 12)

Project Description

Coal & Lumber

Coal & Lumber is a 5,622 square foot restaurant located at 201 Heber Ave. The existing building is located in the Historic Commercial Business District and has been utilized as a restaurant many times by prior owners. We are currently under construction to remodel the existing facility.

Proposed Uses:

This CUP application is requesting to utilize the downstairs bar & lounge area as a Talisker Club Member Only area. The remainder of the building will be open to the public (See ID1.0 & ID1.1). The proposed uses are as follows:

Café – Will be open to the public and will provide coffee, bakery and snack type goods during the day and a wine bar in the evening.

Restaurant/Upper Patio – Will be open to the public and will provide French/American cuisine.

Restrooms/Elevators – Will be open to the public.

Bar/Lounge/Lower Patio – Will be for Talisker Club Members Only and will provide food and drinks.

Ski Valet – Will be for Talisker Club Members Only and will provide ski locker storage.

Hours of Operation:

- Upstairs restaurants and member lounge will be open 48 weeks in the year
- Bakery from 8:00 a.m. until 2:00 p.m.
- Dessert/Wine bar from 5:00 p.m. until 10:00 p.m.
- Restaurant from 6:00 p.m. until 9:00 p.m. (Summer) 5:30 p.m. until 9:30 p.m. (Winter)
- Member lounge from noon until 10:00 p.m. (Summer) 8:00 a.m. 10:00 p.m. (Winter)





Creative License

international

CONTACT INFORMATION

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TALISKER CLUB

EMPIRE PASS • TUHAYE

PROJECT:
TALISKER CLUB
COAL & LUMBER RESTAURANT

ADDRESS:
201 HEBER AVE.
PARK CITY, UTAH 84060

CONTACT:
JEFF BUTTERWORTH, PRESIDENT
jbutterworth@storiedliving.com

REVISION 3
DATE: 02-22-19

CLIENT SIGN OFF	
_____ SIGNATURE	_____ DATE

SHEET INDEX

SHEET NUMBER	SHEET NAME	ISSUE DATE	REVISED
COV	COVER SHEET	2-11-19	2-22-19
G1	GENERAL NOTES, KEY NOTES, DRAFTING SYMBOLS, & ABBREVIATIONS	1-22-19	
G1.1	RESTROOM MOUNTING HEIGHTS & ADA	1-22-19	
SPI	SITE PLAN	1-22-19	
D1.0	DEMOLITION PLAN - LOWER LEVEL	1-22-19	2-22-19
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D2.0	RCP DEMOLITION PLAN - LOWER LEVEL	2-11-19	
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ID1.0	DIMENSION PLAN - LOWER LEVEL	1-22-19	2-22-19
ID1.1	DIMENSION PLAN - MAIN LEVEL	1-22-19	2-22-19
ID2.0	FURNITURE PLAN - LOWER LEVEL	1-22-19	2-22-19
ID2.1	FURNITURE PLAN - MAIN LEVEL	1-22-19	2-22-19
ID3.0	FLOOR FINISH PLAN - LOWER LEVEL	2-11-19	2-22-19
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ID5.0	COORDINATION PLAN (POWER, SIGNAL & DATA) - LOWER LEVEL	1-22-19	2-22-19
ID5.1	COORDINATION PLAN (POWER, SIGNAL & DATA) - MAIN LEVEL	1-22-19	2-22-19
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ID7	MAIN LEVEL - BAR GLASS MULLION DETAILS & SECTIONS	1-28-19	2-22-19
ID7.1	MAIN LEVEL - BAR GLASS MULLION SECTIONS & DETAILS	1-28-19	2-22-19
ID8	FINISH / RESPONSIBILITY SCHEDULE	1-22-19	2-22-19

REVISION KEY

- ▲ 01/28/19
REV. 1 ~ FINAL COORDINATION SET
- ▲ 02/11/19
REV. 2 ~ COORDINATION SET
- ▲ 02/22/19
REV. 3 ~ CLIENT & CHANGES PER RFI's.

DISCLAIMER:

THESE COMPOSITION PLANS WERE DEVELOPED USING THE RECORD CONSTRUCTION PLANS PROVIDED BY THE CLIENT. RECORD DRAWINGS WERE UTILIZED TO GENERATE THE COMPOSITE INTERIOR DESIGN FLOOR PLANS. VERIFICATIONS WERE MADE FOR MINOR ALTERATIONS AND DEVIATIONS FROM THE ORIGINAL CONSTRUCTION PLANS. EXTENSIVE AS BUILT VERIFICATION WAS NOT PERFORMED FOR THE COMPOSITE INTERIOR DESIGN PLAN AND REFLECTED CEILING PLAN.

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF UTAH. I AM NOT PROVIDING THESE PLANS AS A SERVICE TO ANY OTHER PARTY. I AM NOT PROVIDING THESE PLANS AS A SERVICE TO ANY OTHER PARTY. I AM NOT PROVIDING THESE PLANS AS A SERVICE TO ANY OTHER PARTY.

CLIENT NAME: TALISKER CLUB
PROJECT NAME: COAL & LUMBER RESTAURANT
PROJECT LOCATION: PARK CITY, UTAH
SHEET NAME: COVER SHEET

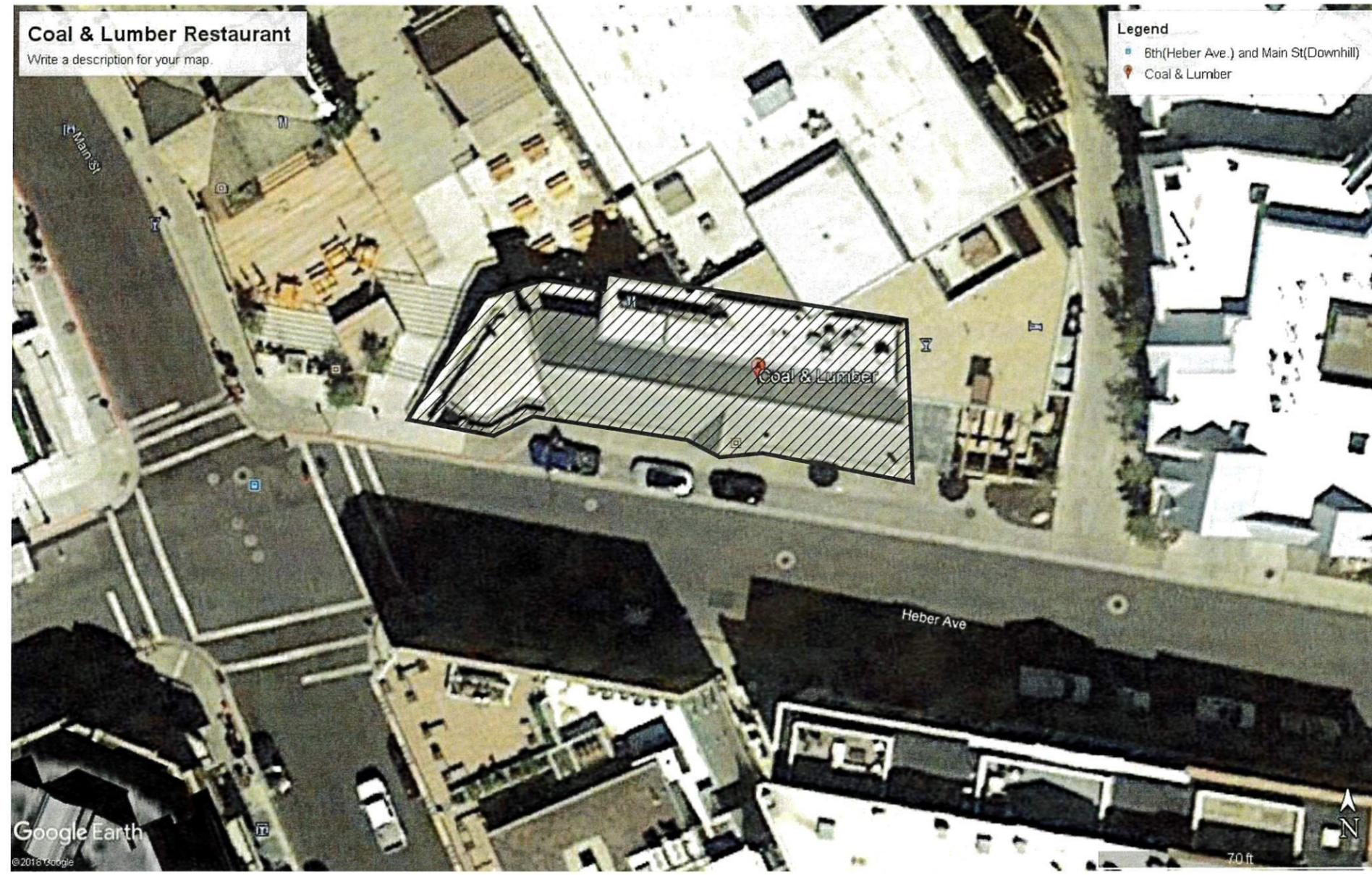


REVISIONS:
▲ FINAL COORD. SET 1/28/19
▲ REVISION SET 2/11/19
▲ REVISION SET 2/22/19

INSTALL DATE:
SCALE:
DATE: 1-22-19
JOB NUMBER: 2249
DRAWN BY: JMC/AG
PT: SE
AE: CG
SHEET: **COV**

GENERAL NOTES	GENERAL NOTES	KEY NOTES	DRAFTING SYMBOLS	ABBREVIATIONS	GENERAL NOTES
<p>THRESHOLDS AT DOORWAYS AND TRANSITIONS STRIPS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREAT THAN 1:2.</p> <p>ALL CEILING SYSTEMS ARE TO BE CENTERED IN DESIGNATED ROOMS UNLESS NOTED OTHERWISE.</p> <p>ALL RECESSED AND SURFACE MOUNTED FIXTURES ARE TO BE CENTERED IN THE CEILING GRID UNLESS NOTED OTHERWISE.</p> <p>THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASUREMENT TO VERIFY THAT ALL CASEWORK ITEMS WILL FIT WITHIN WALL AND PARTITION CONFIGURATIONS AS SHOWN. BUILT ADJUSTMENTS IN SIZE, IF NECESSARY SHALL BE NOTED TO THE ARCHITECT/ DESIGNERS ATTENTION ON SHOP DRAWINGS.</p> <p>ALL OPEN ENDS SHALL BE FILLED WITH PANELS TO MATCH CABINET COLOR AND FINISH WHERE EXPOSED TO VIEW.</p> <p>CAULK ALL JOINTS BETWEEN COUNTERTOPS AND BUILDING PARTITIONS, AND BETWEEN COUNTERTOPS AND ADJACENT CASEWORK. COORDINATE COLOR OF CAULK TO CONDITIONS ADJACENT.</p> <p>CONTRACTOR TO ADJUST AND ALIGN ALL CABINET DOORS AND FASTEN BACK OF CABINET SECURELY TO WALL.</p> <p>IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS REGARDLESS OF THEIR REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS WHICH MIGHT AFFECT THE WORK OF THAT PARTY. THE WORK DESCRIBED BY THE DRAWING OF ANY ONE DISCIPLINE MAY BE AFFECTED BY WORK DESCRIBED ON DRAWINGS OF ANOTHER DISCIPLINE AND MAY REQUIRE REFERENCE TO THE DRAWING OF ANOTHER DISCIPLINE. PARTIAL SETS OF DRAWINGS ARE INCOMPLETE AND SHALL NOT BE DISTRIBUTED OR UTILIZED BY THE CONTRACTOR.</p> <p>THE CONTRACTOR SHALL ENDEAVOR TO IDENTIFY AND NOTIFY THE ARCHITECT/ DESIGNER OF CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITH OUT DELAYING THE WORK. ALL DEVIATION FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE IN WRITING BY THE ARCHITECT/ DESIGNER AND OWNER.</p> <p>THE CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE LAWS, CODES REGULATIONS AND ORDINANCES OF THE PLACE (CITY COUNTRY DISTRICT AND STATE) WHERE THE PROJECT IS LOCATED. ALTHOUGH SUCH REQUIREMENTS MAY NOT BE REFLECTED IN THESE DRAWINGS AND SPECIFICATIONS.</p> <p>THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SIMILAR RELEASES REQUIRED FOR THE CONSTRUCTION AND OCCUPANCY OF THE PROJECT. IF PERMITS ARE ISSUED SUBJECT TO CERTAIN CONDITIONS OR REVISIONS TO THE WORK OR IF THE PERMITS ARE DELAYED FOR ANY REASON THE CONTRACT SHALL NOTIFY THE OWNER/ ARCHITECT/ DESIGNER.</p> <p>THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN AND PROTECT NEW WORK AS WELL AS EXISTING CONDITIONS AND ELEMENTS WHICH ARE IMMEDIATELY REPAIRED IN A MANNER ACCEPTABLE TO THE ARCHITECT // DESIGNER. IF SATISFACTORY REPAIRS CANNOT BE MADE, THE CONTRACTOR SHALL REPLACE SYSTEMS AND ELEMENTS WITH 'LIKE NEW' QUALITY ACCEPTABLE TO THE ARCHITECT/ DESIGNER. ALL REPAIRS AND REPLACEMENTS / COSTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.</p> <p>DRAWNGS ARE NOT TO BE SCALED. ALL WORK, LINES, AND LEVELS SHALL BE LAID OUT BY DIMENSIONS. DO NOT SCALE DRAWNGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWING MAY NOT BE DRAWING TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE</p>	<p>DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND SPECIFICATIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION FOR THE ARCHITECT/ DESIGNER IMMEDIATELY. ALL DEVIATIONS SHALL BE DEEMED CORRECTED BY THE CONTRACTOR BEFORE BEGINNING HIS PORTION OF WORK.</p> <p>ALL WORK SHALL BE DONE IN CONFORMANCE WITH MANUFACTURER'S INSTALLATION AND WARRANTY REQUIREMENTS.</p> <p>ALL WORK TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL AUTHORITIES, RULES, REGULATIONS AND CODES.</p> <p>ALL DIMENSIONS AND FIELD CONDITIONS SHALL BE VERIFIED. ANY DISCREPANCIES IN DIMENSIONS, CONDITIONS, OR DOCUMENTS SHALL BE BROUGHT IMMEDIATELY TO THE DESIGNER'S ATTENTION.</p> <p>CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING MATERIALS, SURFACES, AND EQUIPMENT TO REMAIN.</p> <p>ANY UNFORESEEN OR UNCLEAR CONDITIONS SHALL BE REPORTED TO THE DESIGNER AND OWNER PRIOR TO PROCEEDING WITH WORK.</p> <p>THE CONTRACTOR SHALL COORDINATE LOCATIONS FOR ALL BLOCKING, WALL SUPPORTS, AND ANCHORS FOR WALL HUNG ITEMS SUCH AS SHELVES, COUNTERS, CABINETS, ETC. THE CONTRACTOR SHALL NOTIFY THE DESIGNER IF SUPPORTS, BLOCKING, OR ANCHORS NECESSARY TO SUPPORT WALL HUNG ITEMS HAVE NOT BEEN INDICATED. SUCH NOTIFICATION SHALL HAPPEN PRIOR TO INSTALLATION OF ANY WALL HUNG ITEM.</p> <p>SEE SHEET G1.1 FOR ADA MOUNTING STANDARDS FOR RESTROOM ACCESSORIES, FIXTURES, AND EQUIPMENT.</p> <p>INSTALL FINISHED PLASTIC LAMINATE PANELS ON EXPOSED SIDES OF ALL UPPER AND LOWER CABINETS NOT ABUTTING A PARTITION.</p> <p>ALL CABINETS INTERIORS TO BE MELAMINE FINISH, UNLESS OTHER WISE NOTED.</p> <p>WALLS WHERE WALLCOVERING IS SPECIFIED ARE TO BE SMOOTHED AND SEALED.</p> <p>TRANSITION STRIP TO BE PROVIDED WHEREVER CHANGE IN FLOOR FINISH OCCURS, UNLESS OTHERWISE NOTED.</p> <p>CARPET TRANSITIONS TO MEET ACCESSIBLE SLOPE REQUIREMENTS</p> <p>ALL TOEKICKS TO MATCH MILLWORK UNLESS OTHERWISE NOTED.</p> <p>ALL ROOMS WITH LOCKABLE MILLWORK TO BE KEYS SEPARATELY PER ROOM.</p> <p>ALL HARDWARE TO BE INSTALLED IN COMPLIANCE WITH ANSI309.</p>	<p>THE CONTRACTOR SHALL COORDINATE LOCATIONS FOR ALL BLOCKING, WALL SUPPORTS, AND ANCHORS FOR WALL HUNG ITEMS SUCH AS SHELVES, COUNTERS, CABINETS, ETC. 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SUCH NOTIFICATION SHALL HAPPEN PRIOR TO INSTALLATION OF ANY WALL HUNG ITEM.</p> <p>SEE SHEET G1.1 FOR ADA MOUNTING STANDARDS FOR RESTROOM ACCESSORIES, FIXTURES, AND EQUIPMENT.</p> <p>INSTALL FINISHED PLASTIC LAMINATE PANELS ON EXPOSED SIDES OF ALL UPPER AND LOWER CABINETS NOT ABUTTING A PARTITION.</p> <p>ALL CABINETS INTERIORS TO BE MELAMINE FINISH, UNLESS OTHER WISE NOTED.</p> <p>WALLS WHERE WALLCOVERING IS SPECIFIED ARE TO BE SMOOTHED AND SEALED.</p> <p>TRANSITION STRIP TO BE PROVIDED WHEREVER CHANGE IN FLOOR FINISH OCCURS, UNLESS OTHERWISE NOTED.</p> <p>CARPET TRANSITIONS TO MEET ACCESSIBLE SLOPE REQUIREMENTS</p> <p>ALL TOEKICKS TO MATCH MILLWORK UNLESS OTHERWISE NOTED.</p> <p>ALL ROOMS WITH LOCKABLE MILLWORK TO BE KEYS SEPARATELY PER ROOM.</p> <p>ALL HARDWARE TO BE INSTALLED IN COMPLIANCE WITH ANSI309.</p>	<p>KEY NOTE </p> <p>DETAIL </p> <p>SECTION </p> <p>NORTH ARROW </p> <p>ROOM NAME AND OR NUMBER </p> <p>INTERIOR ELEVATIONS </p> <p>FURNITURE TAG </p> <p>CEILING FINISH AND HEIGHT TAG </p> <p>WALL FINISH TAG </p> <p>REVISION </p> <p>ADA TURNAROUND </p> <p>ENLARGED PLAN </p>	<p>A/C - AIR CONDITIONER ACST - ACOUSTICAL ADA - AMERICANS WITH DISABILITIES ACT ADDL - ADDITIONAL ADJ - ADJUSTABLE AFF - ABOVE FINISH FLOOR ALUM - ALUMINUM ALT - ALTERNATE APL - APPLIANCE APPROX - APPROXIMATE ARCH - ARCHITECTS BC - BOOKCASE BFC - BELOW FINISHED CEILING BM - BEAM BO - BOTTOM OF BOT - BOTTOM BR - BEDROOM BRZ - BRONZE CAB - CABINET CD - CONSTRUCTION DOCUMENTS CF/OI- CONTRACTOR FURNISHED/ OWNER INSTALLED CG - CASEGOOD CL - CENTERLINE CL - CLOSET COL - COLUMN CONC - CONCRETE CPT - CARPETED CSMT - CASEMENT CT - COUNTER TOP DEMO - DEMOLITION DIA - DIAMETER DIM - DIMENSION DN - DOWN DR - DOOR DRH - DOOR HARDWARE DWR - DRAWER E - EAST EA - EACH EF - EXHAUST FAN ELEC - ELECTRICAL (ALL) ELEV - ELEVATOR/ ELEVATION EQ - EQUAL EQUIP - EQUIPMENT EXIST - EXISTING FCT - FAUCET FIN - FINISH FLR - FLOOR FPL - FIREPLACE FRMG - FRAMING FT - FOOT/ FEET FT - FLOOR TILE FTG - FOOTING FURN - FURNITURE GB - GRAB BAR/ GYPSUM BOARD GC - GENERAL CONTRACTOR GL - GLASS GR - GRANITE GWB - GYPSUM WALL BOARD GYP - GYPSUM H - HIGH HC - HANDICAPP HDR - HEADER HDW - HARDWARE HDWD - HARDWOOD HT - HEIGHT HW - HOT WATER IN - INCH INT - INTERIOR J-BOX - JUNCTION BOX LAV - LAVATORY</p> <p>LT - LIGHT MBR - MASTER BEDROOM MC - MEDICINE CABINET/ MINIMUM CLEAR MEZZ - MEZZANINE MFR - MANUFACTURE(R) MIRR - MIRROR MISC - MISCELLANEOUS MTL - METAL N/A - NOT APPLICABLE NIC - NOT IN CONTRACT NO - NUMBER NTS - NOT TO SCALE OA - OVERALL OC - ON CENTER OD - OUTSIDE DIAMETER OFCI - OWNER FURNISHED; CONTRACTOR INSTALLED OFOI - OWNER FURNISHED; OWNER INSTALLED OPNG - OPENING PAT - PATTERN PED - PEDESTAL PR - PAIR RCP - REFLECTED CEILING PLAN REC - RECESSED REF - REFER(ENCE), REFRIGERATOR RESID - RESIDENTIAL REV - REVISION(S), REVISED RM - ROOM RT - RIGHT S - SOUTH SCHD - SCHEDULE SD - SMOKE DETECTOR SDT - (VCT) STATIC DISSIPATIVE TILE SECT. - SECTION SF - SQUARE FOOT (FEET) SHT - SHEET SIM - SIMILAR SPEC - SPECIFICATION SQ - SQUARE SQ IN - SQUARE INCH SST - STAINLESS STEEL STD - STANDARD STOR - STORAGE T - TREAD T&B - TOP AND BOTTOM T&G - TONGUE AND GROOVE TB - TOWEL BAR TBD - TO BE DETERMINED TBL - TABLE TEL - TELEPHONE TFF - TOP OF FINISHED FLOOR TLT - TOILET VNT - VANITY TV - TELEVISION TYP - TYPICAL UF - UPHOLSTERED FURNITURE UNO - UNLESS NOTED OTHERWISE VA - VOLTAGE VB - VAPOR BARRIER VIF - VERIFY IN FIELD VWC - VINYL WALL COVERING WC - WATER CLOSET WCT - WAINSCOT W/D - WASHER AND DRYER WIC - WALK IN CLOSET W/O - WITHOUT</p>	<p>CLIENT NAME: TALISKER CLUB PROJECT NAME: COAL & LUMBER RESTAURANT PROJECT LOCATION: PARK CITY, UTAH SHEET NAME: GENERAL NOTES</p> <p>Creative License international</p> <p>REVISIONS:  FINAL COORD. SET 1/26/19  REVISION SET 2/11/19  REVISION SET 2/22/19</p> <p>INSTALL DATE: SCALE: DATE: 1-22-19 JOB NUMBER: 2249 DRAWN BY: JMC/AG PT: SE AE: CG</p> <p>SHEET: G1</p>

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Coal & Lumber Restaurant
Write a description for your map.

Legend
 ■ 6th(Heber Ave.) and Main St(Downhill)
 ● Coal & Lumber

▨ AREA OF WORK
AT 201 HEBER AVENUE
PARK CITY, UTAH

NOTE: BASE BLDG. BY LANDLORD FILED
UNDER A SEPARATE APPLICATION
BY OTHERS.

CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: SITE PLAN

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international



REVISIONS:

▲	FINAL COORD. SET	1/28/19
▲	REVISION SET	2/11/19
▲	REVISION SET	2/22/19

INSTALL DATE:

SCALE:	
DATE:	1-22-19
JOB NUMBER:	2249
DRAWN BY:	JMC/AG
PT:	SE
AE:	CG

SHEET: **SP1**

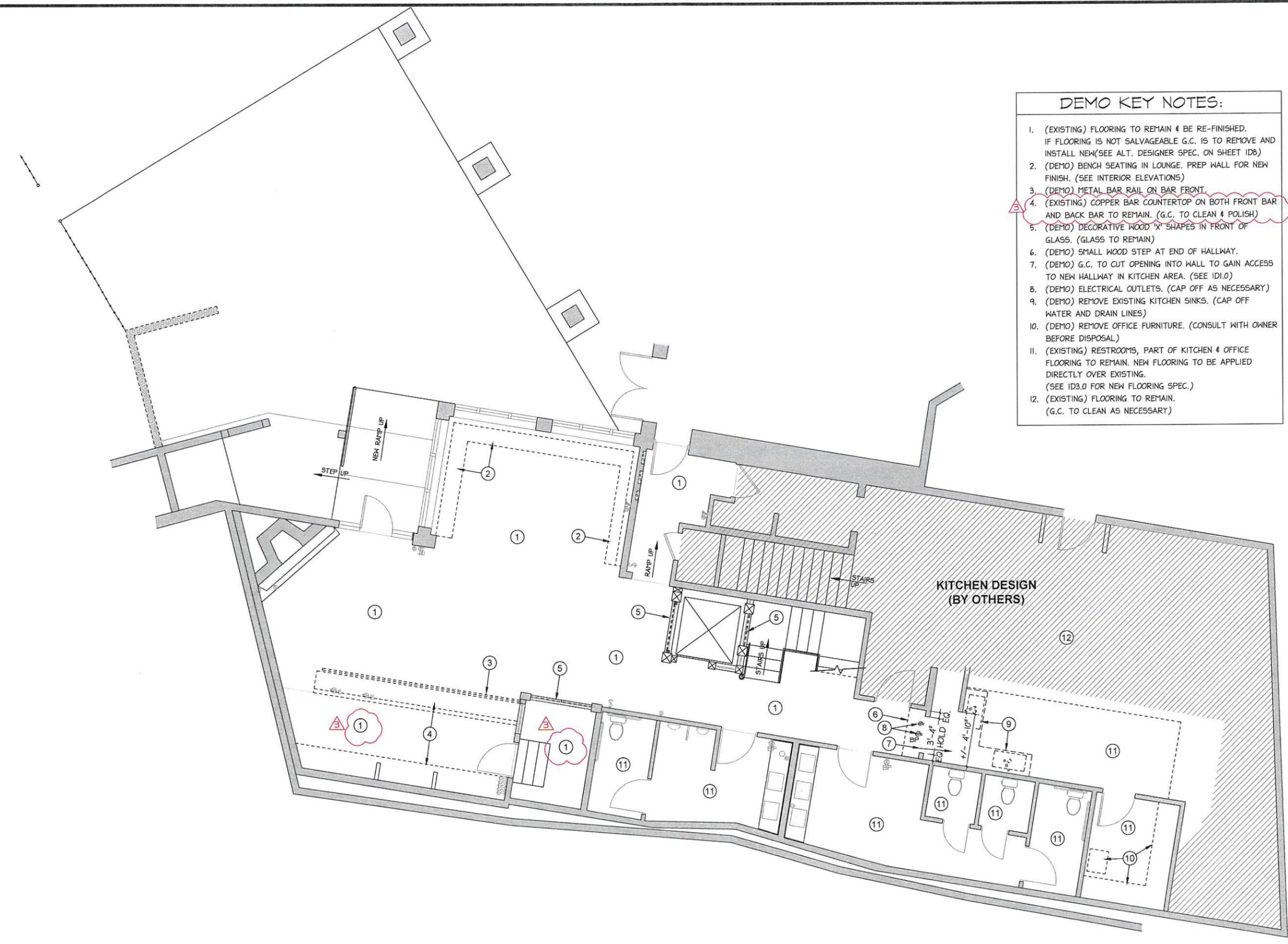
SITE PLAN

SCALE: N.T.S.



SHEET SIZE: 24 X 36

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- DEMO KEY NOTES:**
- (EXISTING) FLOORING TO REMAIN & BE RE-FINISHED. IF FLOORING IS NOT SALVAGEABLE G.C. IS TO REMOVE AND INSTALL NEW(SEE ALT. DESIGNER SPEC. ON SHEET ID8)
 - (DEMO) BENCH SEATING IN LOUNGE. PREP WALL FOR NEW FINISH. (SEE INTERIOR ELEVATIONS)
 - (DEMO) METAL BAR RAIL ON BAR FRONT.
 - (EXISTING) COPPER BAR COUNTERTOP ON BOTH FRONT BAR AND BACK BAR TO REMAIN. (G.C. TO CLEAN & POLISH)
 - (DEMO) DECORATIVE WOOD 'X' SHAPES IN FRONT OF GLASS. (GLASS TO REMAIN)
 - (DEMO) SMALL WOOD STEP AT END OF HALLWAY.
 - (DEMO) G.C. TO CUT OPENING INTO WALL TO GAIN ACCESS TO NEW HALLWAY IN KITCHEN AREA. (SEE ID1.0)
 - (DEMO) ELECTRICAL OUTLETS. (CAP OFF AS NECESSARY)
 - (DEMO) REMOVE EXISTING KITCHEN SINKS. (CAP OFF WATER AND DRAIN LINES)
 - (DEMO) REMOVE OFFICE FURNITURE. (CONSULT WITH OWNER BEFORE DISPOSAL)
 - (EXISTING) RESTROOMS, PART OF KITCHEN & OFFICE FLOORING TO REMAIN. NEW FLOORING TO BE APPLIED DIRECTLY OVER EXISTING. (SEE ID3.0 FOR NEW FLOORING SPEC.)
 - (EXISTING) FLOORING TO REMAIN. (G.C. TO CLEAN AS NECESSARY)

DEMOLITION PLAN - LOWER LEVEL

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



CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: DEMOLITION PLAN - LOWER LEVEL



REVISIONS:

△	FINAL COORD. SET 1/28/19
△	REVISION SET 2/11/19
△	REVISION SET 2/22/19

INSTALL DATE:

SCALE:	
DATE:	1-22-19
JOB NUMBER:	2249
DRAWN BY:	JMC/AG
PM:	SE
AE:	CG

SHEET: D1.0

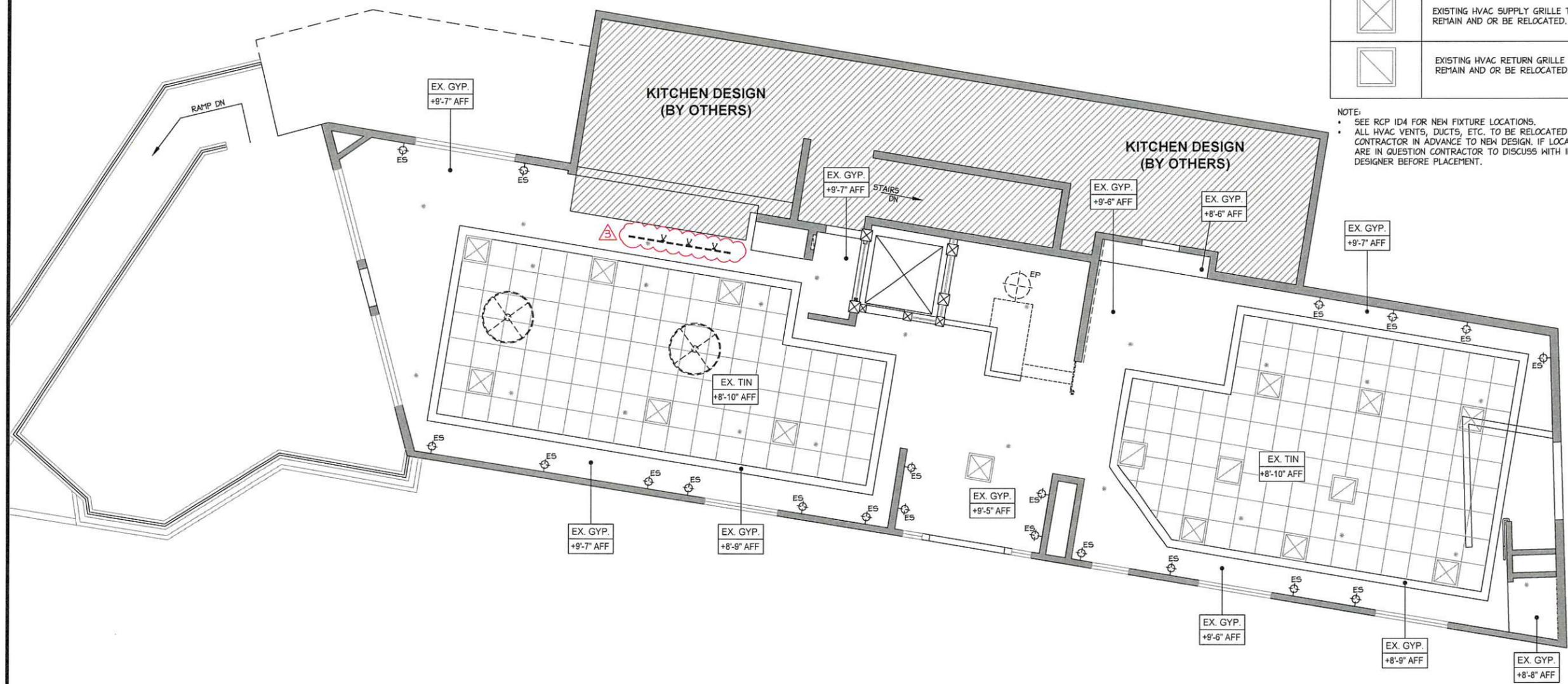
SHEET SIZE: 24 X 36

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DEMOLITION LIGHTING LEGEND

	EXISTING DECORATIVE PENDANT FIXTURE TO BE REMOVED.
	EXISTING DECORATIVE PENDANT FIXTURE TO BE REMOVED AND REPLACED BY NEW FIXTURE.
	EXISTING SCONCE FIXTURES TO BE REMOVED AND REPLACED BY NEW FIXTURE.
	EXISTING TRACK & LIGHTS TO BE REMOVED.
	EXISTING SPRINKLER TO REMAIN
	EXISTING HVAC SUPPLY GRILLE TO REMAIN AND OR BE RELOCATED.
	EXISTING HVAC RETURN GRILLE TO REMAIN AND OR BE RELOCATED.

NOTE:
 • SEE RCP ID4 FOR NEW FIXTURE LOCATIONS.
 • ALL HVAC VENTS, DUCTS, ETC. TO BE RELOCATED BY CONTRACTOR IN ADVANCE TO NEW DESIGN. IF LOCATIONS ARE IN QUESTION CONTRACTOR TO DISCUSS WITH INTERIOR DESIGNER BEFORE PLACEMENT.



RCP DEMOLITION PLAN - MAIN LEVEL

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



CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: RCP DEMOLITION PLAN - MAIN LEVEL



REVISIONS:

FINAL COORD. SET	1/28/19
REVISION SET	2/11/19
REVISION SET	2/22/19

INSTALL DATE:
 SCALE:
 DATE: 1-22-19
 JOB NUMBER: 2249
 DRAWN BY: JMC/AG
 PM: SE
 AE: CG

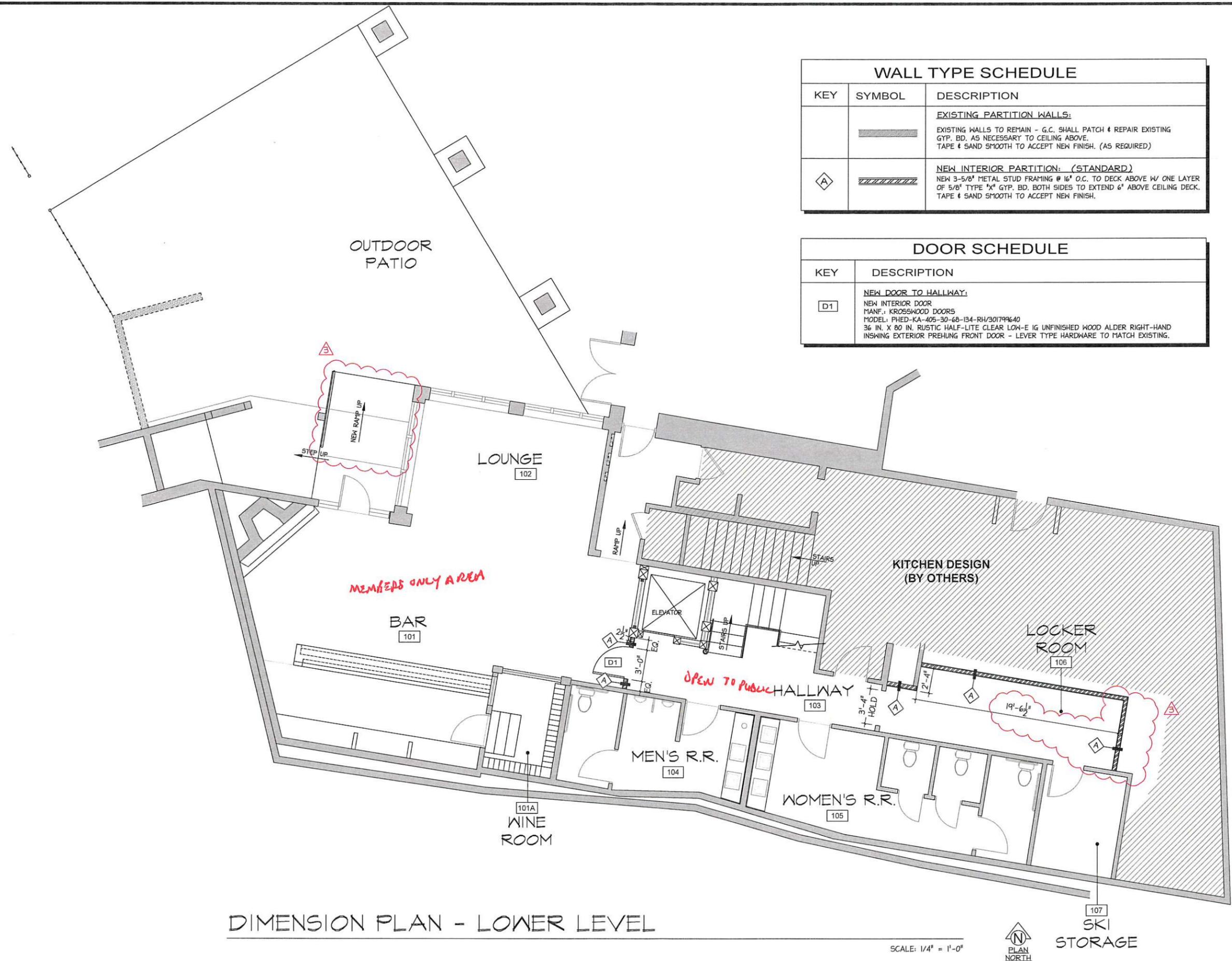
SHEET: **D2.1**

SHEET SIZE: 24 X 36

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WALL TYPE SCHEDULE		
KEY	SYMBOL	DESCRIPTION
		EXISTING PARTITION WALLS: EXISTING WALLS TO REMAIN - G.C. SHALL PATCH & REPAIR EXISTING GYP. BD. AS NECESSARY TO CEILING ABOVE. TAPE & SAND SMOOTH TO ACCEPT NEW FINISH. (AS REQUIRED)
A		NEW INTERIOR PARTITION: (STANDARD) NEW 3-5/8" METAL STUD FRAMING @ 16" O.C. TO DECK ABOVE W/ ONE LAYER OF 5/8" TYPE "X" GYP. BD. BOTH SIDES TO EXTEND 6" ABOVE CEILING DECK. TAPE & SAND SMOOTH TO ACCEPT NEW FINISH.

DOOR SCHEDULE	
KEY	DESCRIPTION
D1	NEW DOOR TO HALLWAY: NEW INTERIOR DOOR MANF.: KROSSWOOD DOORS MODEL: PHED-KA-405-30-68-134-RH/301799640 36 IN. X 80 IN. RUSTIC HALF-LITE CLEAR LOW-E IG UNFINISHED WOOD ALDER RIGHT-HAND INSWING EXTERIOR PREHLUNG FRONT DOOR - LEVER TYPE HARDWARE TO MATCH EXISTING.



DIMENSION PLAN - LOWER LEVEL

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



CLIENT NAME: TALISKER CLUB
PROJECT NAME: COAL & LUMBER RESTAURANT
PROJECT LOCATION: PARK CITY, UTAH
SHEET NAME: DIMENSION PLAN - LOWER LEVEL

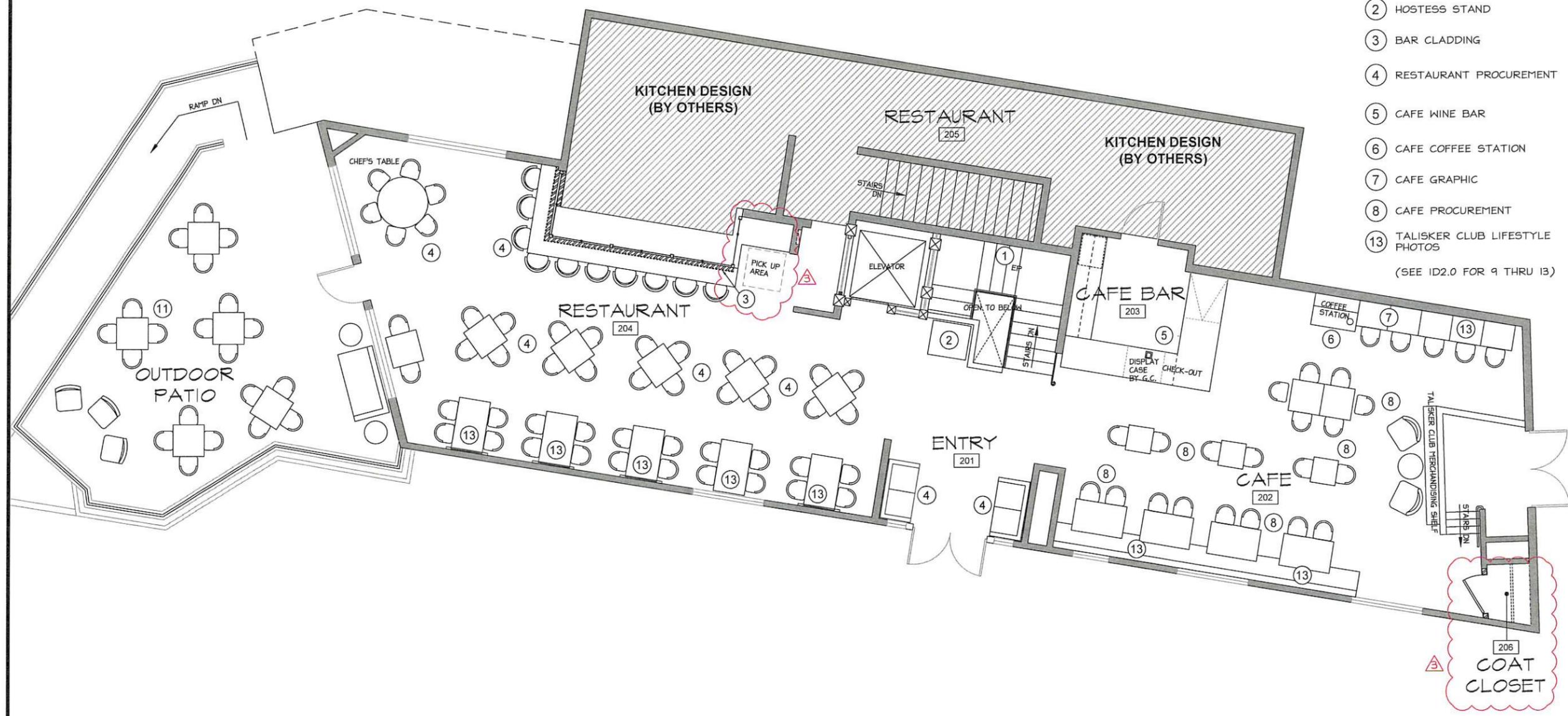


REVISIONS:
 ▲ FINAL COORD. SET 1/28/19
 ▲ REVISION SET 2/11/19
 ▲ REVISION SET 2/22/19

INSTALL DATE:
 SCALE:
 DATE: 1-22-19
 JOB NUMBER: 2249
 DRAWN BY: JMC/AG
 PM: SE
 AE: CG

SHEET: ID1.0

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- CLI PROVIDED FLOOR PLAN KEY NOTES
- ① PRINTED ENTRY GRAPHIC
 - ② HOSTESS STAND
 - ③ BAR CLADDING
 - ④ RESTAURANT PROCUREMENT
 - ⑤ CAFE WINE BAR
 - ⑥ CAFE COFFEE STATION
 - ⑦ CAFE GRAPHIC
 - ⑧ CAFE PROCUREMENT
 - ⑬ TALISKER CLUB LIFESTYLE PHOTOS
- (SEE ID2.0 FOR 9 THRU 13)

CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: FURNITURE PLAN - MAIN LEVEL



REVISIONS:
 ▲ FINAL COORD. SET 1/26/19
 ▲ REVISION SET 2/11/19
 ▲ REVISION SET 2/22/19

INSTALL DATE:
 SCALE:
 DATE: 1-22-19
 JOB NUMBER: 2249
 DRAWN BY: JMC/AG
 PM: SE
 AE: CG

SHEET: ID2.1

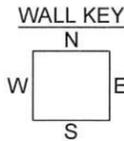
FURNITURE PLAN - MAIN LEVEL

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



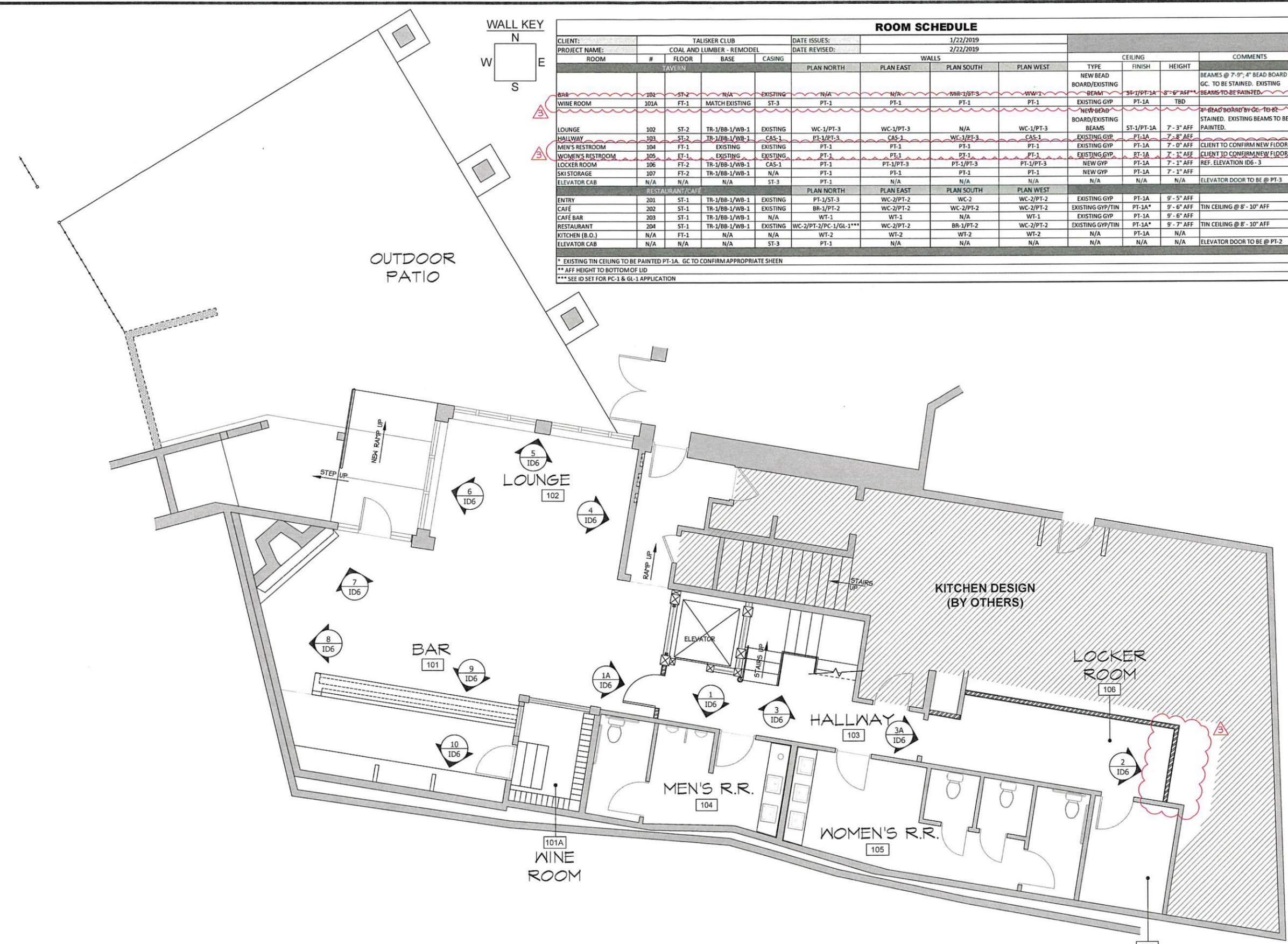
SHEET SIZE: 24 X 36

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ROOM SCHEDULE									
CLIENT:	TALISKER CLUB				DATE ISSUED:	1/22/2019			
PROJECT NAME:	COAL AND LUMBER - REMODEL				DATE REVISED:	2/22/2019			
ROOM	#	FLOOR	BASE	CASING	PLAN NORTH	PLAN EAST	PLAN SOUTH	PLAN WEST	COMMENTS
Tavern									
BAR	101	ST-2	N/A	EXISTING	N/A	N/A	WR-1/ST-3	WW-1	BEAMS @ 7'-9", 4" BEAD BOARD BY GC. TO BE STAINED. EXISTING
WINE ROOM	101A	FT-1	MATCH EXISTING	ST-3	PT-1	PT-1	PT-1	PT-1	BEAMS TO BE PAINTED.
Restaurant/Cafe									
LOUNGE	102	ST-2	TR-1/BB-1/WB-1	EXISTING	WC-1/PT-3	WC-1/PT-3	N/A	WC-1/PT-3	NEW BEAD BOARD/EXISTING
HALLWAY	103	ST-2	TR-1/BB-1/WB-1	CAS-1	PT-1/PT-3	CAS-1	WC-1/PT-3	CAS-1	EXISTING GYP
MEN'S RESTROOM	104	FT-1	EXISTING	EXISTING	PT-1	PT-1	PT-1	PT-1	4" BEAD BOARD BY GC. TO BE STAINED. EXISTING BEAMS TO BE PAINTED.
WOMEN'S RESTROOM	105	FT-1	EXISTING	EXISTING	PT-1	PT-1	PT-1	PT-1	CLIENT TO CONFIRM NEW FLOOR
LOCKER ROOM	106	FT-2	TR-1/BB-1/WB-1	CAS-1	PT-1	PT-1/PT-3	PT-1/PT-3	PT-1/PT-3	REF. ELEVATION ID6-3
SKI STORAGE	107	FT-2	TR-1/BB-1/WB-1	N/A	PT-1	PT-1	PT-1	PT-1	NEW GYP
ELEVATOR CAB	N/A	N/A	N/A	ST-3	PT-1	N/A	N/A	N/A	ELEVATOR DOOR TO BE @ PT-3
Kitchen Design (By Others)									
ENTRY	201	ST-1	TR-1/BB-1/WB-1	EXISTING	PT-1/ST-3	WC-2/PT-2	WC-2	WC-2/PT-2	EXISTING GYP
CAFÉ	202	ST-1	TR-1/BB-1/WB-1	EXISTING	BR-1/PT-2	WC-2/PT-2	WC-2/PT-2	WC-2/PT-2	EXISTING GYP/TIN
CAFÉ BAR	203	ST-1	TR-1/BB-1/WB-1	N/A	WT-1	WT-1	N/A	WT-1	EXISTING GYP
RESTAURANT	204	ST-1	TR-1/BB-1/WB-1	EXISTING	WC-2/PT-2/PC-1/GL-1***	WC-2/PT-2	BR-1/PT-2	WC-2/PT-2	EXISTING GYP/TIN
KITCHEN (B.O.)	N/A	FT-1	N/A	N/A	WT-2	WT-2	WT-2	WT-2	N/A
ELEVATOR CAB	N/A	N/A	N/A	ST-3	PT-1	N/A	N/A	N/A	ELEVATOR DOOR TO BE @ PT-2

* EXISTING TIN CEILING TO BE PAINTED PT-1A. GC TO CONFIRM APPROPRIATE SHEEN
 ** AFF HEIGHT TO BOTTOM OF LID
 *** SEE ID SET FOR PC-1 & GL-1 APPLICATION



FLOOR FINISH PLAN - LOWER LEVEL

NOTE: REFER TO ID8 FOR FINISH SCHEDULE

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



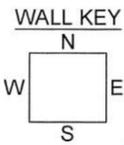
CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: FLOOR FINISH PLAN - LOWER LEVEL



REVISIONS:
 ▲ FINAL COORD. SET 1/26/19
 ▲ REVISION SET 2/11/19
 ▲ REVISION SET 2/22/19

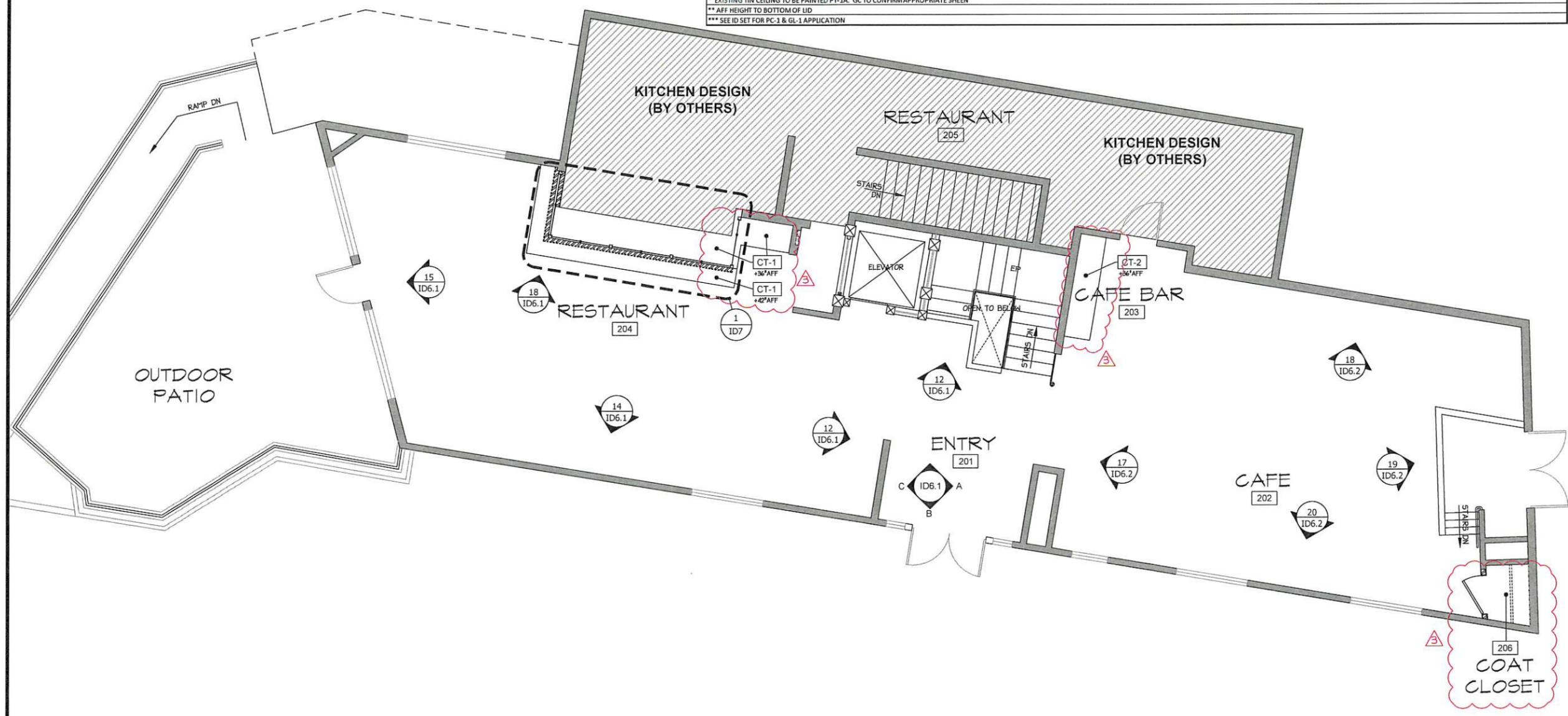
INSTALL DATE:
 SCALE:
 DATE: 1-22-19
 JOB NUMBER: 2249
 DRAWN BY: JMC/AG
 PM: SE
 AE: CG

SHEET: ID3.0



TALISKER CLUB				ROOM SCHEDULE								
CLIENT:	TALISKER CLUB			DATE ISSUED:	1/22/2019							
PROJECT NAME:	COAL AND LUMBER - REMODEL			DATE REVISED:	2/22/2019							
ROOM	#	FLOOR	BASE	CASING	WALLS				CEILING		COMMENTS	
					PLAN NORTH	PLAN EAST	PLAN SOUTH	PLAN WEST	TYPE	HEIGHT		
TAVERN												
BAR	101	ST-2	N/A	EXISTING	N/A	N/A	WHR-1/ST-3	WW-1	NEW BEAD BOARD/EXISTING	ST-1/PT-1A	8'-6" AFF	BEAMS @ 7'-9", 4" BEAD BOARD BY GC. TO BE STAINED. EXISTING BEAMS TO BE PAINTED.
WINE ROOM	101A	FT-1	MATCH EXISTING	ST-3	PT-1	PT-1	PT-1	PT-1	EXISTING GYP	PT-1A	TBD	
LOUNGE												
LOUNGE	102	ST-2	TR-1/BB-1/WB-1	EXISTING	WC-1/PT-3	WC-1/PT-3	N/A	WC-1/PT-3	NEW BEAD BOARD/EXISTING	ST-1/PT-1A	7'-3" AFF	4" BEAD BOARD BY GC. TO BE STAINED. EXISTING BEAMS TO BE PAINTED.
HALLWAY												
HALLWAY	103	ST-2	TR-1/BB-1/WB-1	CAS-1	PT-1/PT-3	CAS-1	WC-1/PT-3	CAS-1	EXISTING GYP	PT-1A	7'-8" AFF	
MEN'S RESTROOM												
MEN'S RESTROOM	104	FT-1	EXISTING	EXISTING	PT-1	PT-1	PT-1	PT-1	EXISTING GYP	PT-1A	7'-0" AFF	CLIENT TO CONFIRM NEW FLOOR
WOMEN'S RESTROOM												
WOMEN'S RESTROOM	105	FT-1	EXISTING	EXISTING	PT-1	PT-1	PT-1	PT-1	EXISTING GYP	PT-1A	7'-1" AFF	CLIENT TO CONFIRM NEW FLOOR
LOCKER ROOM												
LOCKER ROOM	106	FT-2	TR-1/BB-1/WB-1	CAS-1	PT-1	PT-1/PT-3	PT-1/PT-3	PT-1/PT-3	NEW GYP	PT-1A	7'-1" AFF	REF. ELEVATION ID6-3
SKI STORAGE												
SKI STORAGE	107	FT-2	TR-1/BB-1/WB-1	N/A	PT-1	PT-1	PT-1	PT-1	NEW GYP	PT-1A	7'-1" AFF	
ELEVATOR CAB												
ELEVATOR CAB	N/A	N/A	N/A	N/A	PT-1	N/A	N/A	N/A	N/A	N/A	N/A	ELEVATOR DOOR TO BE @ PT-3
RESTAURANT/CAFE												
PLAN NORTH												
ENTRY	201	ST-1	TR-1/BB-1/WB-1	EXISTING	PT-1/ST-3	WC-2/PT-2	WC-2	WC-2/PT-2	EXISTING GYP	PT-1A	9'-5" AFF	
PLAN EAST												
CAFE	202	ST-1	TR-1/BB-1/WB-1	EXISTING	BR-1/PT-2	WC-2/PT-2	WC-2/PT-2	WC-2/PT-2	EXISTING GYP/TIN	PT-1A*	9'-6" AFF	TIN CEILING @ 8'-10" AFF
PLAN SOUTH												
CAFE BAR	203	ST-1	TR-1/BB-1/WB-1	N/A	WT-1	WT-1	N/A	WT-1	EXISTING GYP	PT-1A	9'-6" AFF	
PLAN WEST												
RESTAURANT	204	ST-1	TR-1/BB-1/WB-1	EXISTING	WC-2/PT-2/PC-1/GL-1***	WC-2/PT-2	BR-1/PT-2	WC-2/PT-2	EXISTING GYP/TIN	PT-1A*	9'-7" AFF	TIN CEILING @ 8'-10" AFF
KITCHEN (B.O.)												
KITCHEN (B.O.)	N/A	FT-1	N/A	N/A	WT-2	WT-2	WT-2	WT-2	N/A	PT-1A	N/A	
ELEVATOR CAB												
ELEVATOR CAB	N/A	N/A	N/A	ST-3	PT-1	N/A	N/A	N/A	N/A	N/A	N/A	ELEVATOR DOOR TO BE @ PT-2

* EXISTING TIN CEILING TO BE PAINTED PT-1A. GC TO CONFIRM APPROPRIATE SHEEN
 ** AFF HEIGHT TO BOTTOM OF LID
 *** SEE ID SET FOR PC-1 & GL-1 APPLICATION



FLOOR FINISH PLAN - MAIN LEVEL

NOTE: REFER TO ID8 FOR FINISH SCHEDULE

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



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CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: FLOOR FINISH PLAN - MAIN LEVEL

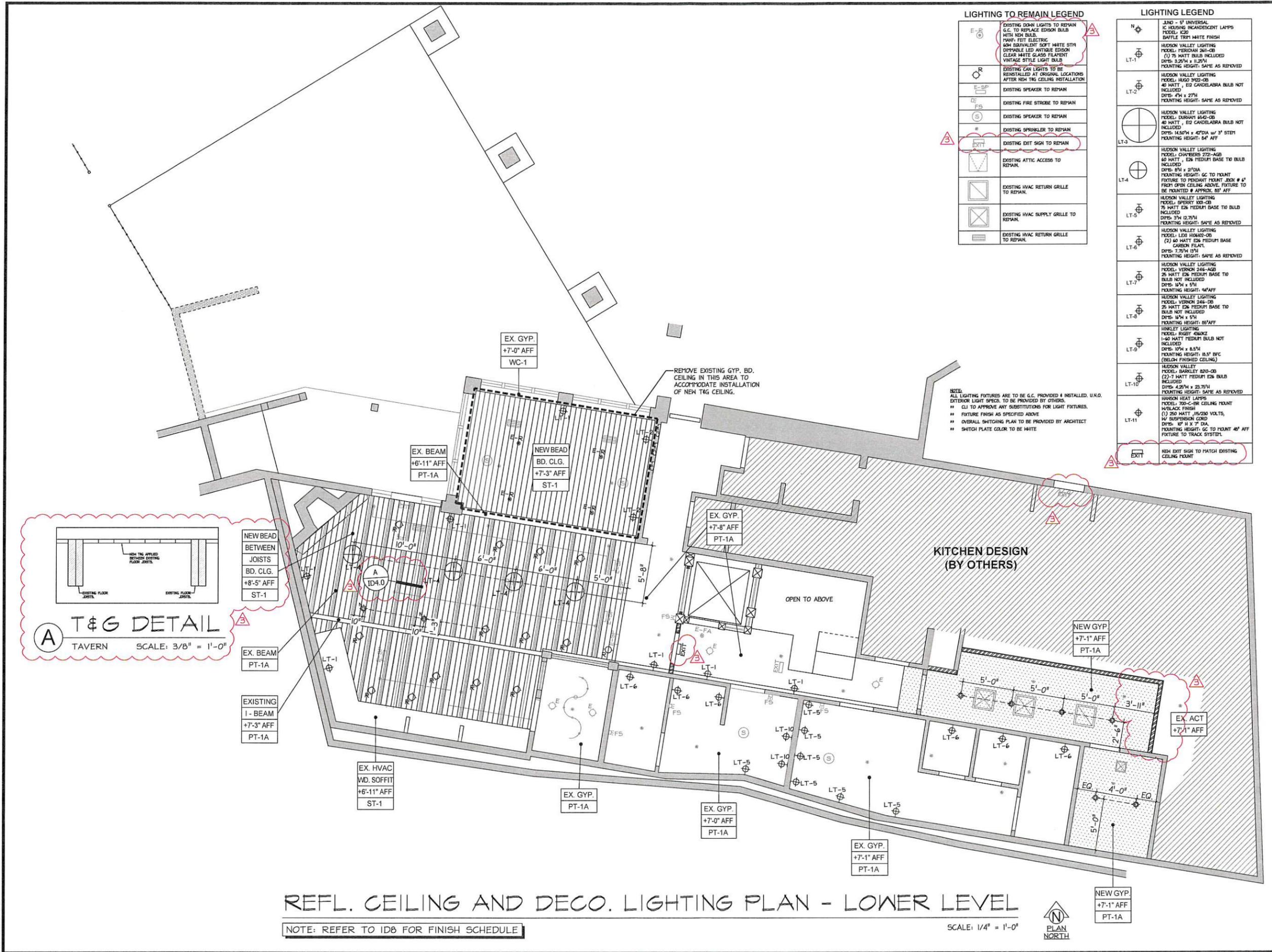


REVISIONS:
 Δ FINAL COORD. SET 1/28/19
 Δ REVISION SET 2/11/19
 Δ REVISION SET 2/22/19

INSTALL DATE:
 SCALE:
 DATE: 1-22-19
 JOB NUMBER: 2249
 DRAWN BY: JMC/AG
 PM: SE
 AE: CG

SHEET: ID3.1

SHEET SIZE: 24 X 36



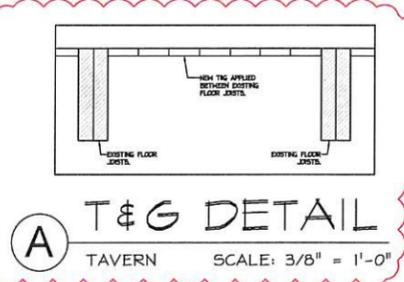
LIGHTING TO REMAIN LEGEND

	EXISTING DOWN LIGHTS TO REMAIN G.C. TO REPLACE EDISON BULB WITH NEW BULB. MAIN FET ELECTRIC 60W EQUIVALENT SOFT WHITE STR DIMMABLE LED ANTIQUE EDISON CLEAR WHITE GLASS FILAMENT VINTAGE STYLE LIGHT BULB
	EXISTING CAN LIGHTS TO BE REINSTALLED AT ORIGINAL LOCATIONS AFTER NEW T&G CEILING INSTALLATION
	EXISTING SPEAKER TO REMAIN
	EXISTING FIRE STROBE TO REMAIN
	EXISTING SPEAKER TO REMAIN
	EXISTING SPRINKLER TO REMAIN
	EXISTING EXIT SIGN TO REMAIN
	EXISTING ATTIC ACCESS TO REMAIN
	EXISTING HVAC RETURN GRILLE TO REMAIN
	EXISTING HVAC SUPPLY GRILLE TO REMAIN
	EXISTING HVAC RETURN GRILLE TO REMAIN

LIGHTING LEGEND

	JUNO - 5" UNIVERSAL IC HOUSING INCANDESCENT LAMPS MODEL 1230 BAFFLE TRIM WHITE FINISH
	HUDSON VALLEY LIGHTING MODEL: DURHAM 1850-08 (1) 75 WATT BULB INCLUDED DIMS: 3.25" H x 11.25" W MOUNTING HEIGHT: SAME AS REMOVED
	HUDSON VALLEY LIGHTING MODEL: DURHAM 1850-08 40 WATT, EQ CANDELABRA BULB NOT INCLUDED DIMS: 4" H x 27" W MOUNTING HEIGHT: SAME AS REMOVED
	HUDSON VALLEY LIGHTING MODEL: DURHAM 1850-08 40 WATT, EQ CANDELABRA BULB NOT INCLUDED DIMS: 14.5" H x 42" DIA w/ 3" STEP MOUNTING HEIGHT: 84" AFF
	HUDSON VALLEY LIGHTING MODEL: CHAVERS 272-AGB 60 WATT, EQ MEDIUM BASE TIO BULB INCLUDED DIMS: 4" H x 2" DIA MOUNTING HEIGHT: GC TO MOUNT FIXTURE TO PENDANT MOUNT, BORN # 4" FROM OPEN CEILING ABOVE, FIXTURE TO BE MOUNTED # APPROX. 83" AFF
	HUDSON VALLEY LIGHTING MODEL: SPERRY 102-08 75 WATT EQ MEDIUM BASE TIO BULB INCLUDED DIMS: 3" H x 12.75" W MOUNTING HEIGHT: SAME AS REMOVED
	HUDSON VALLEY LIGHTING MODEL: L28 HEAVY-08 (2) 40 WATT EQ MEDIUM BASE CARBON FILAM. DIMS: 7.75" H x 11" W MOUNTING HEIGHT: SAME AS REMOVED
	HUDSON VALLEY LIGHTING MODEL: VERNON 248-AGB 25 WATT EQ MEDIUM BASE TIO BULB NOT INCLUDED DIMS: 14" H x 5" W MOUNTING HEIGHT: 94" AFF
	HUDSON VALLEY LIGHTING MODEL: VERNON 248-AGB 25 WATT EQ MEDIUM BASE TIO BULB NOT INCLUDED DIMS: 14" H x 5" W MOUNTING HEIGHT: 85" AFF
	HINKLEY LIGHTING MODEL: RIGHT 480CKZ 1-40 WATT MEDIUM BULB NOT INCLUDED DIMS: 10" H x 8.5" W MOUNTING HEIGHT: 10.5' BFC (BELOW FINISHED CEILING)
	HUDSON VALLEY MODEL: BARKLEY 820-08 (2)-7 WATT MEDIUM EQ BULB INCLUDED DIMS: 4.25" H x 23.75" W MOUNTING HEIGHT: SAME AS REMOVED
	HUDSON HEAT LAMPS MODEL: 700-C-ER CEILING MOUNT M/BLACK FINISH (1) 250 WATT, 115/230 VOLTS, 1/4" SUSPENSION CORD DIMS: 10" H x 7" DIA. MOUNTING HEIGHT: GC TO MOUNT 40" AFF FIXTURE TO TRACK SYSTEM
	NEW EXIT SIGN TO MATCH EXISTING CEILING MOUNT

NOTE:
 ALL LIGHTING FIXTURES ARE TO BE G.C. PROVIDED & INSTALLED, U.N.O. EXTERIOR LIGHT SPECS. TO BE PROVIDED BY OTHERS.
 ** CL1 TO APPROVE ANY SUBSTITUTIONS FOR LIGHT FIXTURES.
 ** FEATURE FINISH AS SPECIFIED ABOVE.
 ** OVERALL SWITCHING PLAN TO BE PROVIDED BY ARCHITECT
 ** SWITCH PLATE COLOR TO BE WHITE



REFL. CEILING AND DECO. LIGHTING PLAN - LOWER LEVEL

NOTE: REFER TO ID8 FOR FINISH SCHEDULE

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



CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: REFL. CLG AND DECO. LTG. PLAN - LOWER LEVEL

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 international

REVISIONS:
 ▲ FINAL COORD. SET 1/28/19
 ▲ REVISION SET 2/11/19
 ▲ REVISION SET 2/22/19

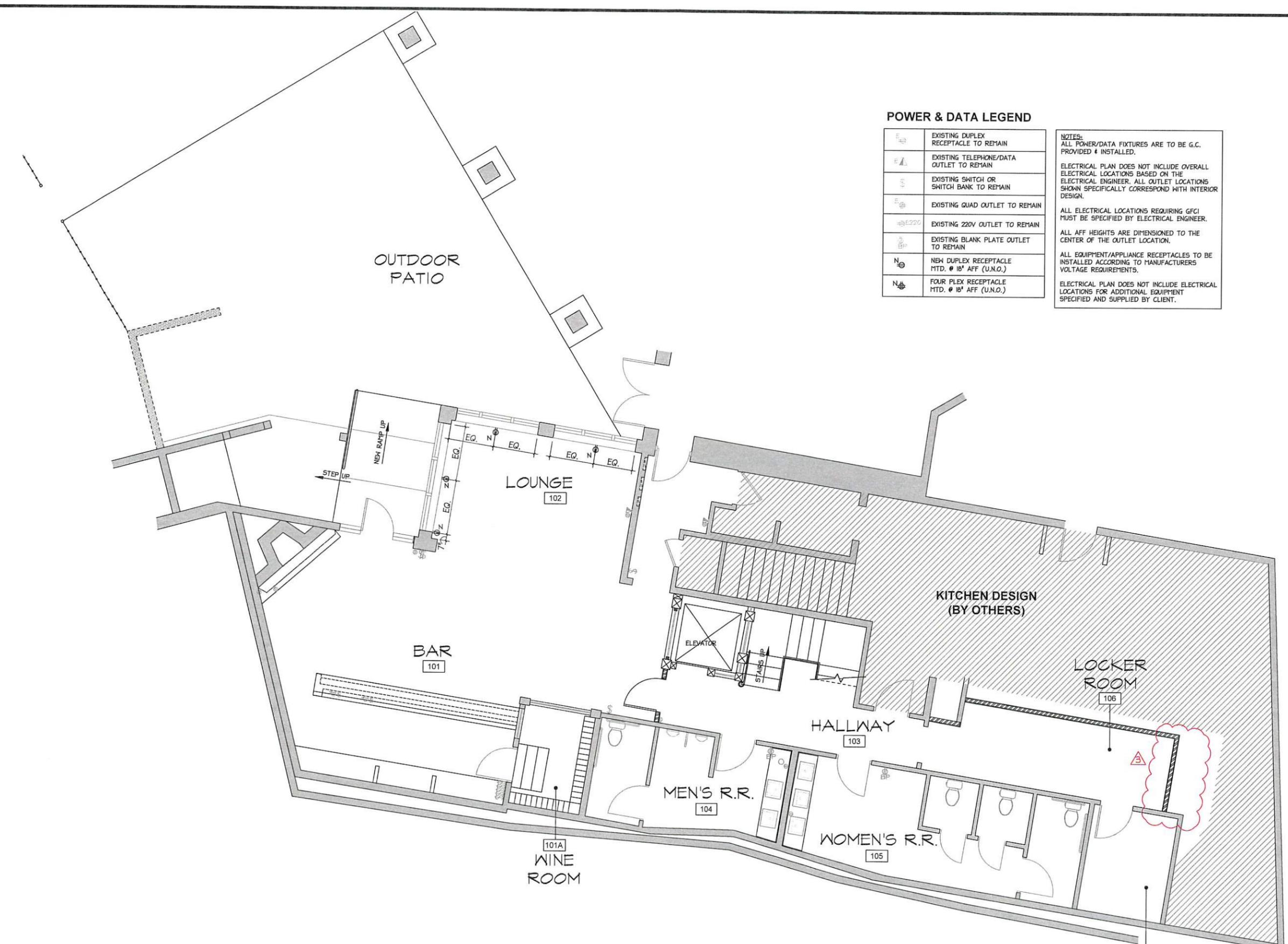
INSTALL DATE:
 SCALE:
 DATE: 1-22-19
 JOB NUMBER: 2249
 DRAWN BY: JMC/AG
 PM: SE
 AE: CG
 SHEET: ID4.0

THIS DOCUMENT PROVIDES DESIGN INTENT ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND THE DESIGNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND THE DESIGNER.

POWER & DATA LEGEND

	EXISTING DUPLEX RECEPTACLE TO REMAIN
	EXISTING TELEPHONE/DATA OUTLET TO REMAIN
	EXISTING SWITCH OR SWITCH BANK TO REMAIN
	EXISTING QUAD OUTLET TO REMAIN
	EXISTING 220V OUTLET TO REMAIN
	EXISTING BLANK PLATE OUTLET TO REMAIN
	NEW DUPLEX RECEPTACLE MTD. @ 18" AFF (U.N.O.)
	FOUR PLEX RECEPTACLE MTD. @ 18" AFF (U.N.O.)

NOTES:
 ALL POWER/DATA FIXTURES ARE TO BE G.C. PROVIDED & INSTALLED.
 ELECTRICAL PLAN DOES NOT INCLUDE OVERALL ELECTRICAL LOCATIONS BASED ON THE ELECTRICAL ENGINEER. ALL OUTLET LOCATIONS SHOWN SPECIFICALLY CORRESPOND WITH INTERIOR DESIGN.
 ALL ELECTRICAL LOCATIONS REQUIRING GFCI MUST BE SPECIFIED BY ELECTRICAL ENGINEER.
 ALL AFF HEIGHTS ARE DIMENSIONED TO THE CENTER OF THE OUTLET LOCATION.
 ALL EQUIPMENT/APPLIANCE RECEPTACLES TO BE INSTALLED ACCORDING TO MANUFACTURERS VOLTAGE REQUIREMENTS.
 ELECTRICAL PLAN DOES NOT INCLUDE ELECTRICAL LOCATIONS FOR ADDITIONAL EQUIPMENT SPECIFIED AND SUPPLIED BY CLIENT.



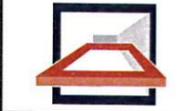
COORD. PLAN (POWER, SIGNAL, & DATA) - LOWER LEVEL

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



CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: COORD. PLAN (PWR, SIG., & DATA) - LOWER LEVEL

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 international



REVISIONS:

	FINAL COORD. SET 1/28/19
	REVISION SET 2/11/19
	REVISION SET 2/22/19

INSTALL DATE:
 SCALE:
 DATE: 1-22-19
 JOB NUMBER: 2249
 DRAWN BY: JMC/AG
 PM: SE
 AE: CG

SHEET: ID5.0

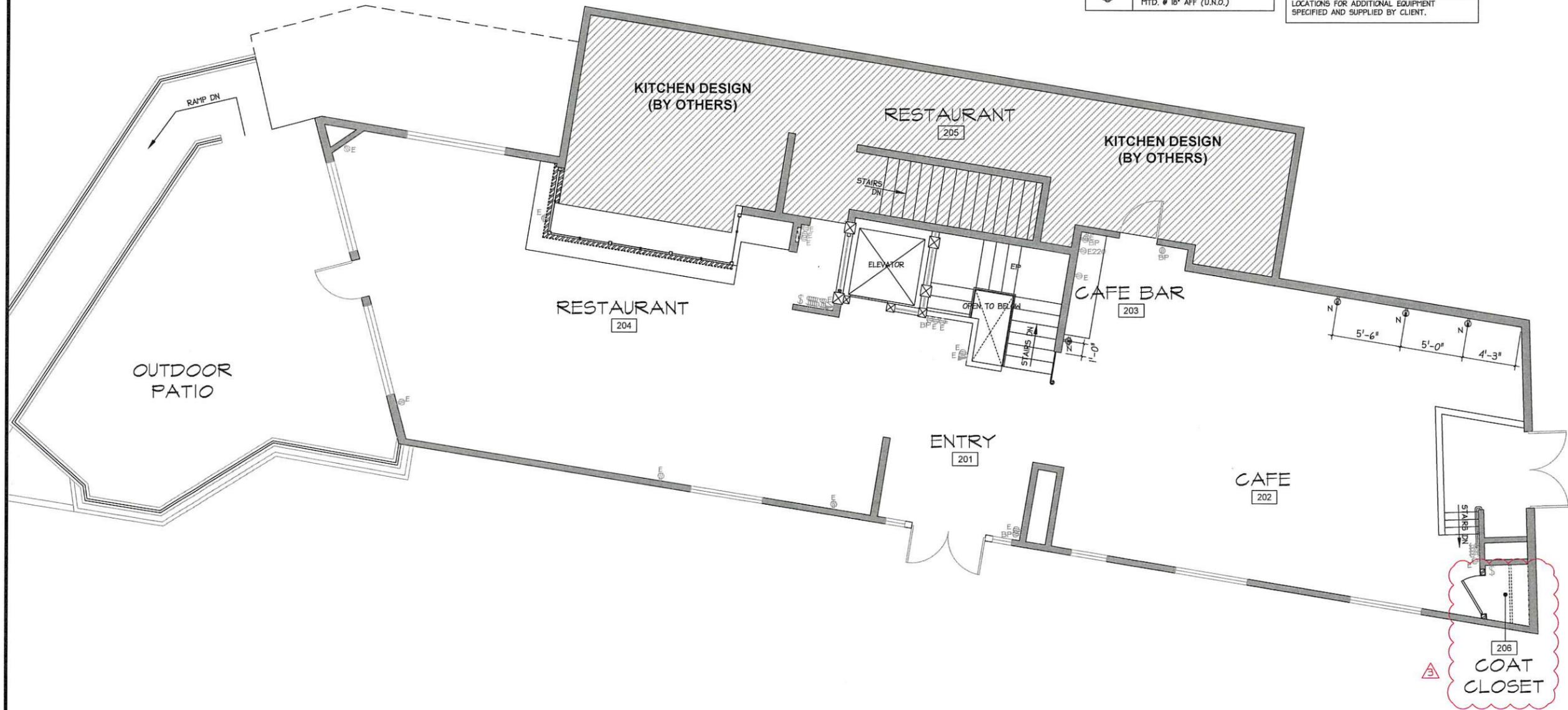
SHEET SIZE: 24 X 36

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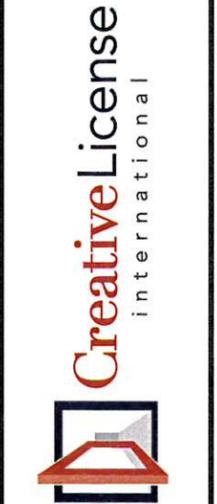
POWER & DATA LEGEND

	EXISTING DUPLEX RECEPTACLE TO REMAIN
	EXISTING TELEPHONE/DATA OUTLET TO REMAIN
	EXISTING SWITCH OR SWITCH BANK TO REMAIN
	EXISTING QUAD OUTLET TO REMAIN
	EXISTING 220V OUTLET TO REMAIN
	EXISTING BLANK PLATE OUTLET TO REMAIN
	NEW DUPLEX RECEPTACLE MTD. @ 18" AFF (U.N.O.)
	FOUR PLEX RECEPTACLE MTD. @ 18" AFF (U.N.O.)

NOTES:
 ALL POWER/DATA FIXTURES ARE TO BE G.C. PROVIDED & INSTALLED.
 ELECTRICAL PLAN DOES NOT INCLUDE OVERALL ELECTRICAL LOCATIONS BASED ON THE ELECTRICAL ENGINEER. ALL OUTLET LOCATIONS SHOWN SPECIFICALLY CORRESPOND WITH INTERIOR DESIGN.
 ALL ELECTRICAL LOCATIONS REQUIRING GFCI MUST BE SPECIFIED BY ELECTRICAL ENGINEER.
 ALL AFF HEIGHTS ARE DIMENSIONED TO THE CENTER OF THE OUTLET LOCATION.
 ALL EQUIPMENT/APPLIANCE RECEPTACLES TO BE INSTALLED ACCORDING TO MANUFACTURERS VOLTAGE REQUIREMENTS.
 ELECTRICAL PLAN DOES NOT INCLUDE ELECTRICAL LOCATIONS FOR ADDITIONAL EQUIPMENT SPECIFIED AND SUPPLIED BY CLIENT.



CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: COORD. PLAN (PWR, SIG., & DATA) - MAIN LEVEL



REVISIONS:

	FINAL COORD. SET 1/26/19
	REVISION SET 2/11/19
	REVISION SET 2/22/19

INSTALL DATE:

SCALE:

DATE: 1-22-19

JOB NUMBER: 2249

DRAWN BY: JMC/AG

PI: SE

AE: CG

SHEET: ID5.1

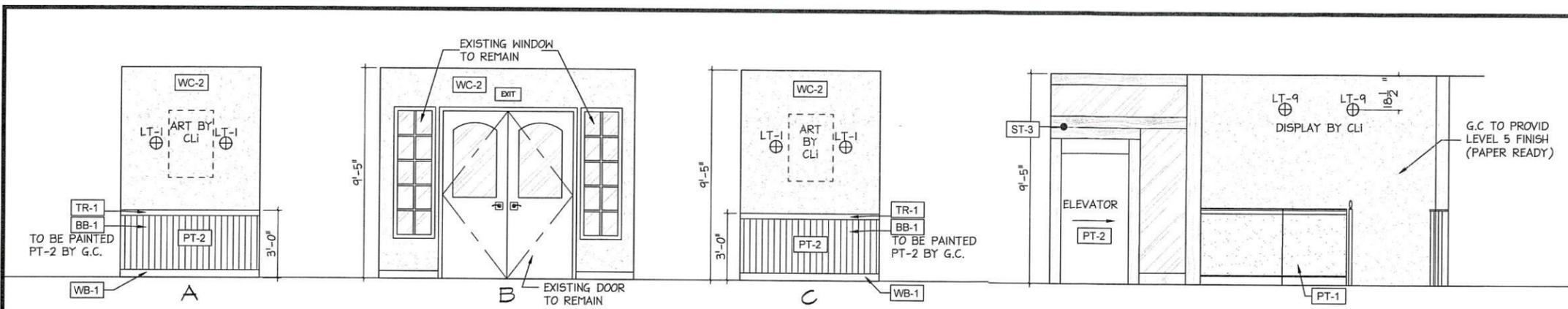
COORD. PLAN (POWER, SIGNAL, & DATA) - MAIN LEVEL

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



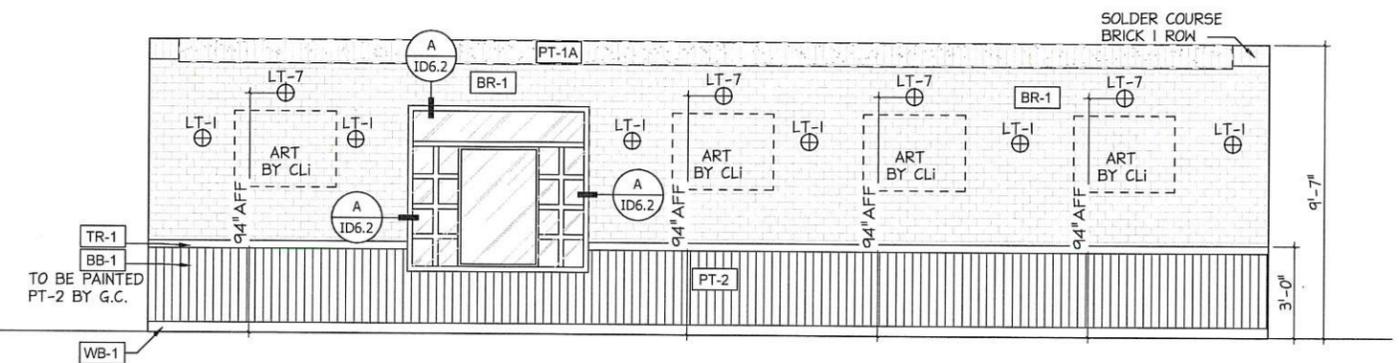
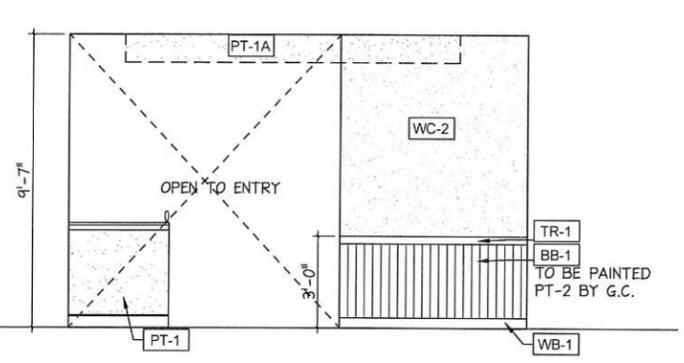
SHEET SIZE: 24 X 36

THIS DOCUMENT PROVIDES DESIGN INTENT ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE NECESSARY INFORMATION TO THE CONTRACTOR TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE PROJECT REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



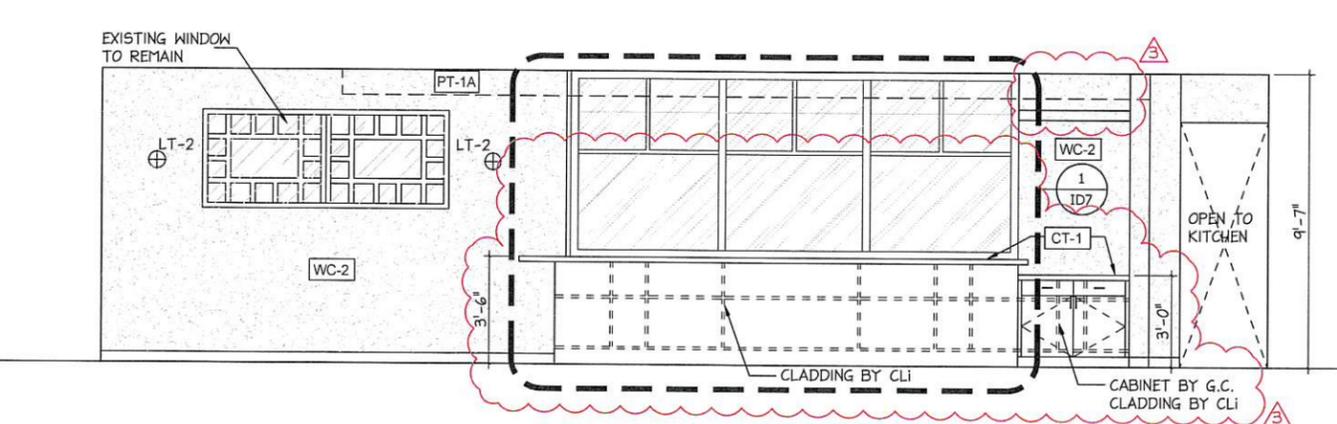
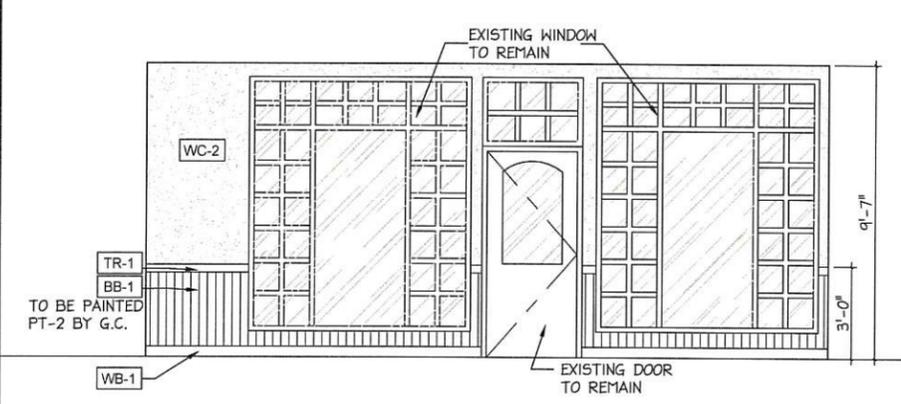
11 INTERIOR ELEVATION
ENTRY
SCALE: 3/8" = 1'-0"

12 INTERIOR ELEVATION
ENTRY
SCALE: 3/8" = 1'-0"



13 INTERIOR ELEVATION
RESTAURANT
SCALE: 3/8" = 1'-0"

14 INTERIOR ELEVATION
RESTAURANT
SCALE: 3/8" = 1'-0"

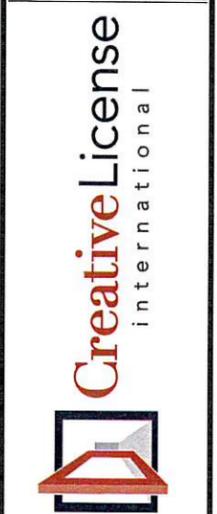


15 INTERIOR ELEVATION
RESTAURANT
SCALE: 3/8" = 1'-0"

16 INTERIOR ELEVATION
RESTAURANT
SCALE: 3/8" = 1'-0"

NOTE: REFER TO ID8 FOR FINISH SCHEDULE

CLIENT NAME: TALISKER CLUB
PROJECT NAME: COAL & LUMBER RESTAURANT
PROJECT LOCATION: PARK CITY, UTAH
SHEET NAME: INTERIOR ELEVATIONS

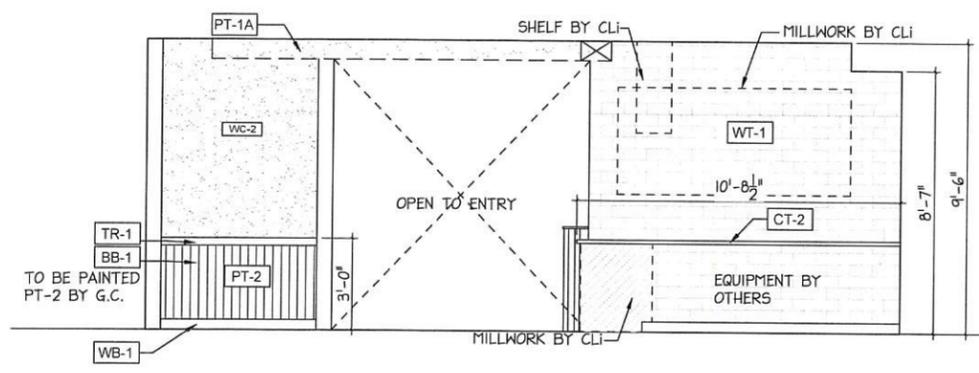


REVISIONS:
 △ FINAL COORD. SET 1/28/19
 △ REVISION SET 2/11/19
 △ REVISION SET 2/22/19

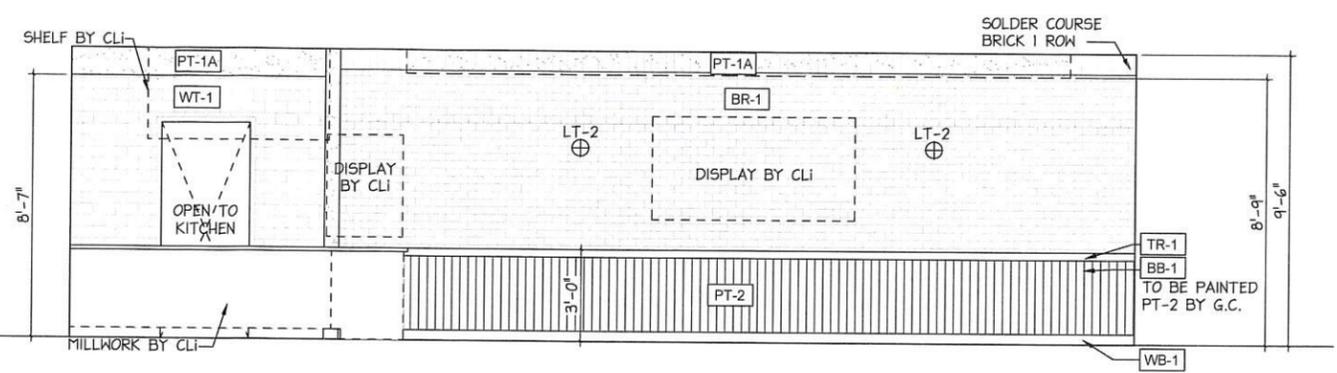
INSTALL DATE:
 SCALE:
 DATE: 1-22-19
 JOB NUMBER: 2249
 DRAWN BY: JMC/AG
 PFI: SE
 AE: CG

SHEET: ID6.1

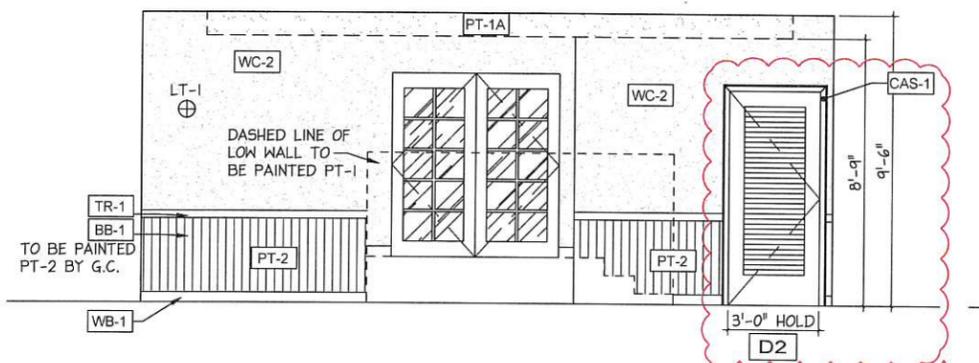
THESE DRAWINGS PROVIDE DESIGN INTENT ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE PROFESSIONAL SEAL OF A REGISTERED ARCHITECT OR ENGINEER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MATERIALS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A BUILDING LICENSE FROM THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A LICENSE FROM THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A LICENSE FROM THE STATE OF UTAH.



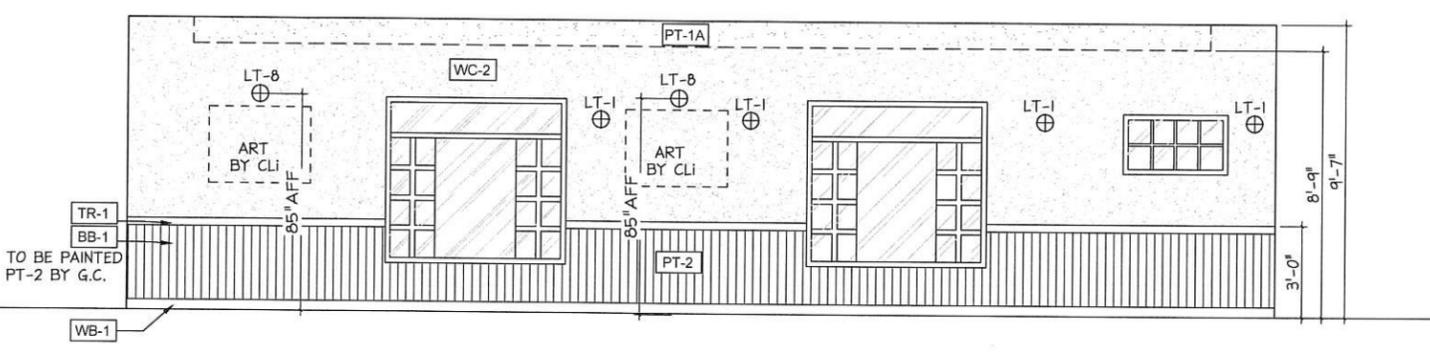
17 INTERIOR ELEVATION
CAFE
SCALE: 3/8" = 1'-0"



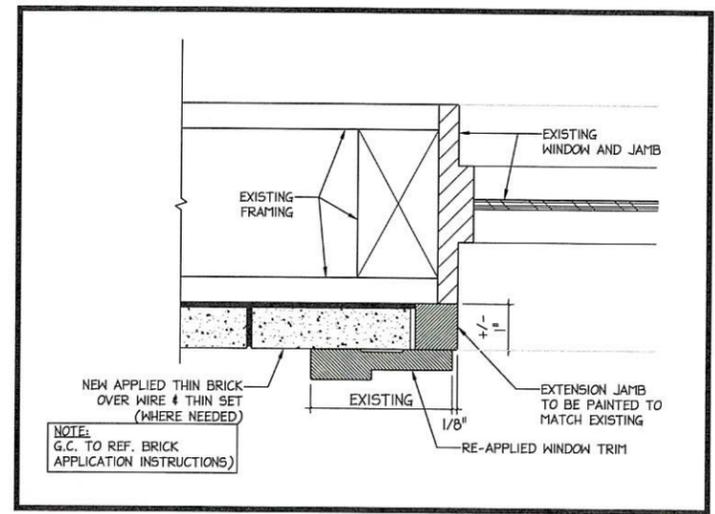
18 INTERIOR ELEVATION
CAFE
SCALE: 3/8" = 1'-0"



19 INTERIOR ELEVATION
CAFE
SCALE: 3/8" = 1'-0"



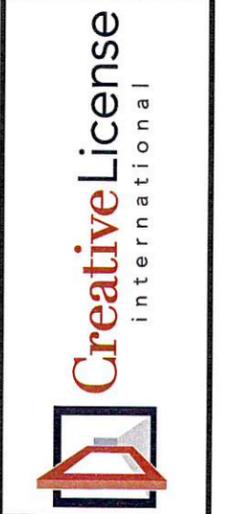
20 INTERIOR ELEVATION
CAFE
SCALE: 3/8" = 1'-0"



A BRICK TO EXISTING WINDOW DETAIL
SCALE: 6" = 1'-0"

NOTE: REFER TO ID8 FOR FINISH SCHEDULE

CLIENT NAME: TALISKER CLUB
PROJECT NAME: COAL & LUMBER RESTAURANT
PROJECT LOCATION: PARK CITY, UTAH
SHEET NAME: INTERIOR ELEVATIONS & DETAILS



REVISIONS:

△	FINAL COORD. SET 1/28/19
△	REVISION SET 2/11/19
△	REVISION SET 2/22/19

INSTALL DATE:

SCALE:

DATE: 1-22-19

JOB NUMBER: 2249

DRAWN BY: JMC/AG

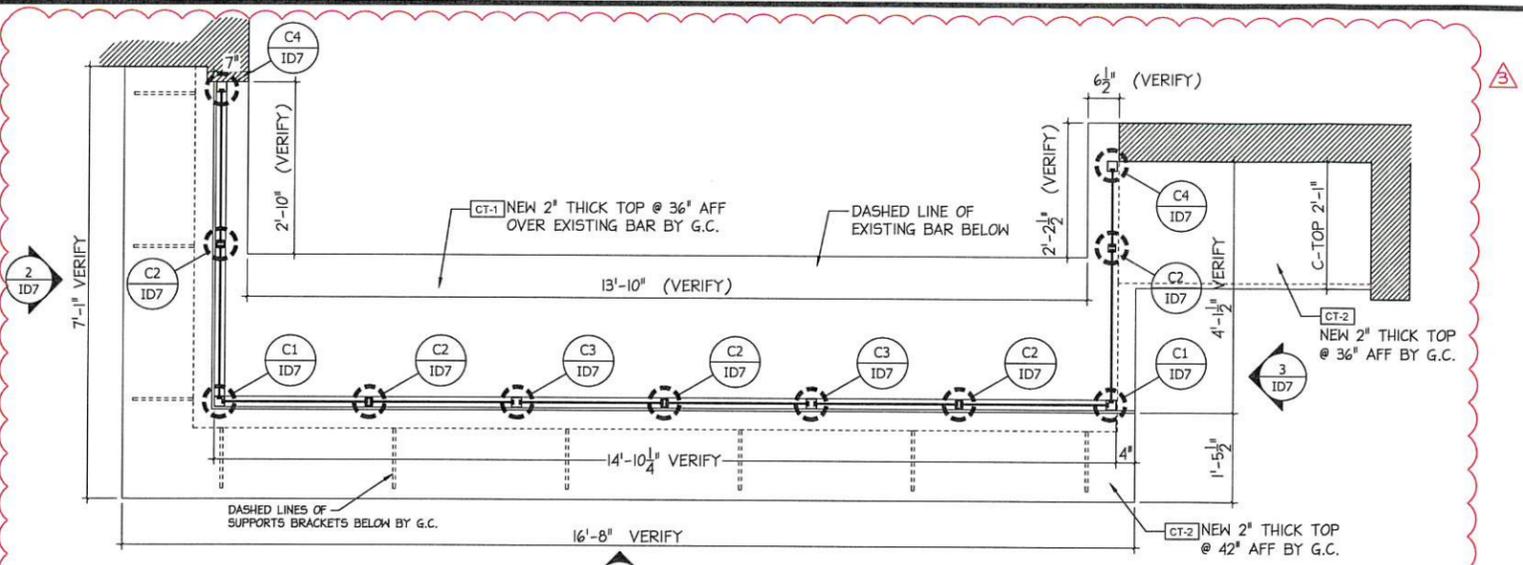
PM: SE

AE: CG

SHEET: ID6.2

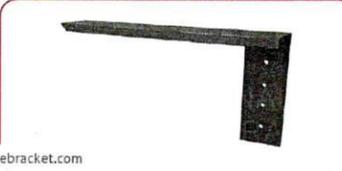
NOTE: REFER TO ID8 FOR FINISH SCHEDULE

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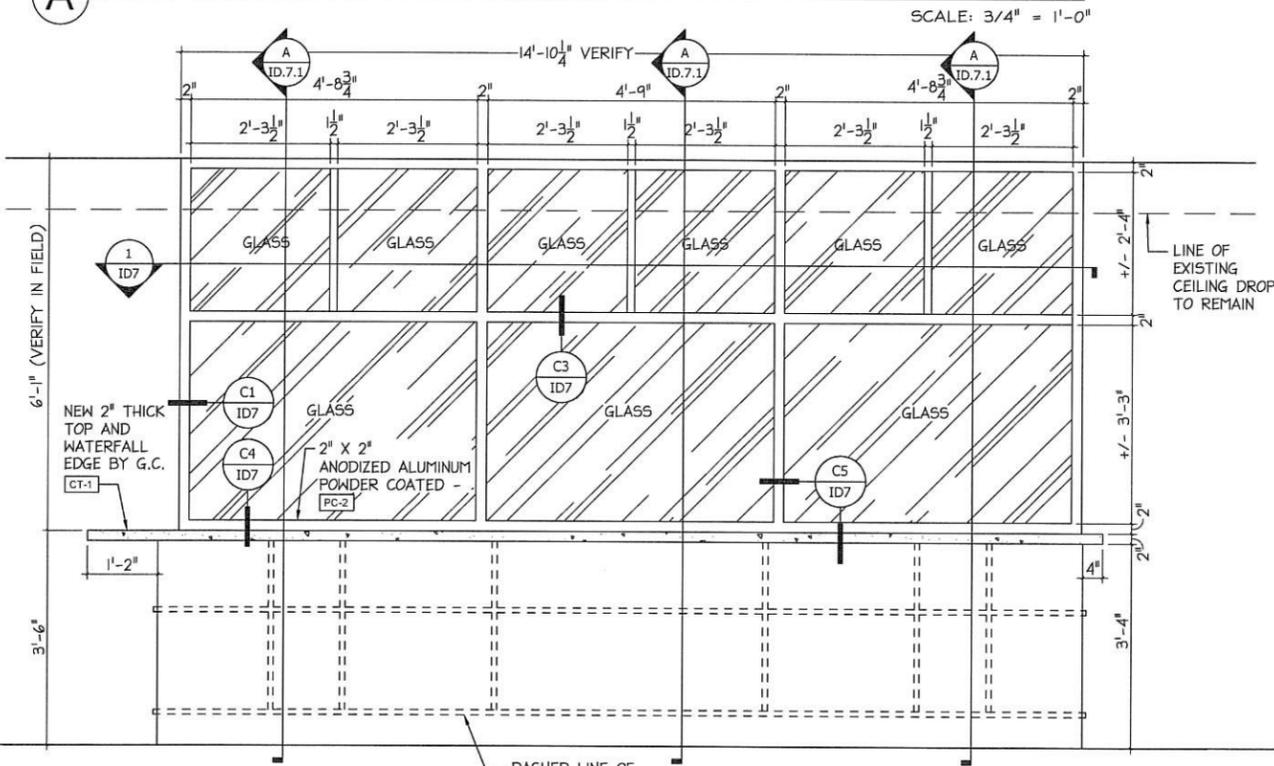
Side Wall Hidden Countertop Support Bracket

Description:
 Concealed support brackets for countertops which do not have a knee wall or pony wall to mount to are the perfect solution for our Side Wall Countertop Support Bracket. This bracket mounts to the inside of the left or right side cabinet wall.

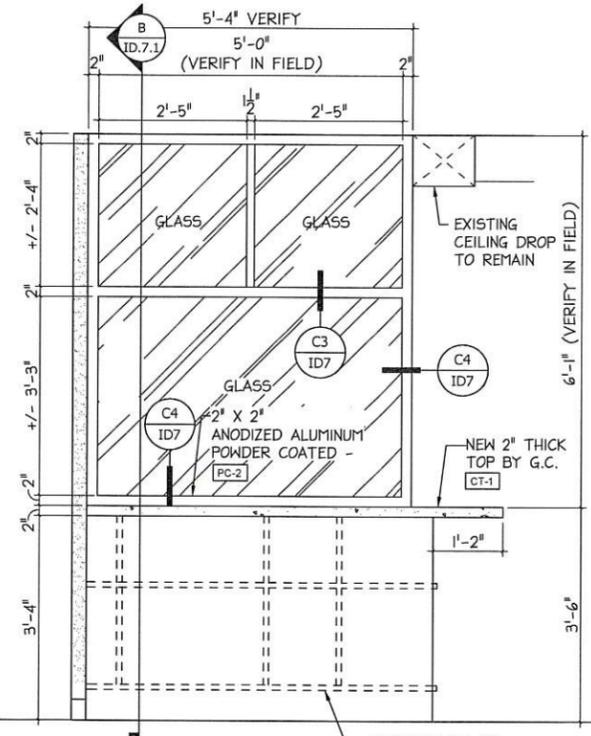


888-584-1112 | sales@originalgranitebracket.com | originalgranitebracket.com

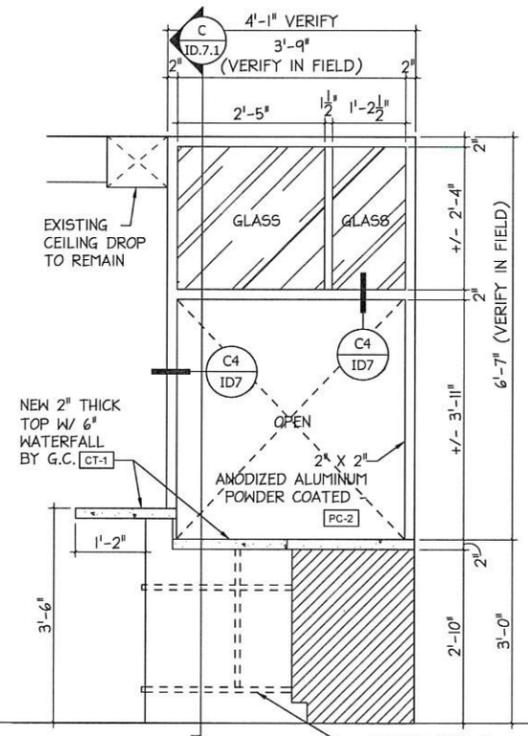
A PLAN SECTION



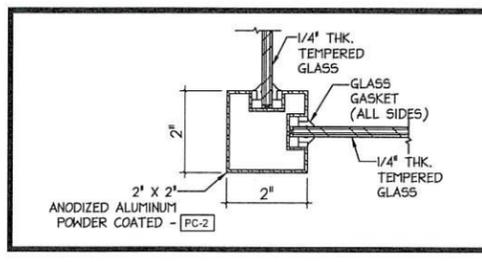
1 ELEVATION



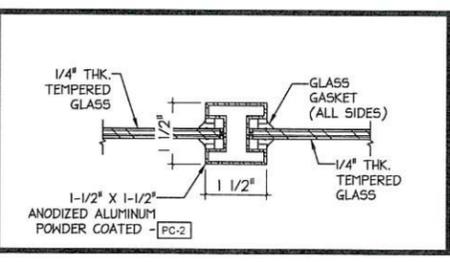
2 ELEVATION



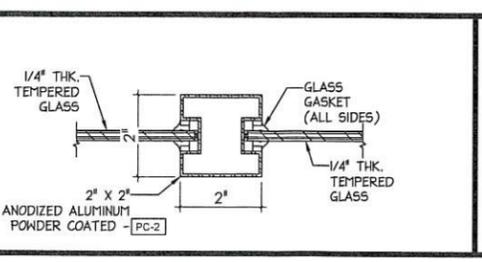
3 ELEVATION



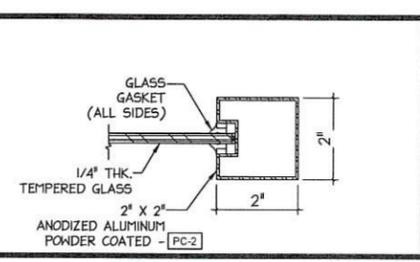
C1 DETAIL
SCALE: 6" = 1'-0"



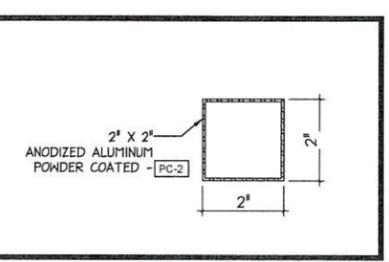
C2 DETAIL
SCALE: 6" = 1'-0"



C3 DETAIL
SCALE: 6" = 1'-0"



C4 DETAIL
SCALE: 6" = 1'-0"



C5 DETAIL
SCALE: 6" = 1'-0"

CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: MAIN LEVEL - BAR GLASS MULLION SECT. & DET.



REVISIONS:
 ▲ FINAL COORD. SET 1/28/19
 ▲ REVISION SET 2/11/19
 ▲ REVISION SET 2/22/19

INSTALL DATE:
 SCALE:
 DATE: 1-22-19
 JOB NUMBER: 2249
 DRAWN BY: JMC/AG
 PFI: SE
 AE: CG

SHEET: **ID7**

NOTE: REFER TO ID8 FOR FINISH SCHEDULE

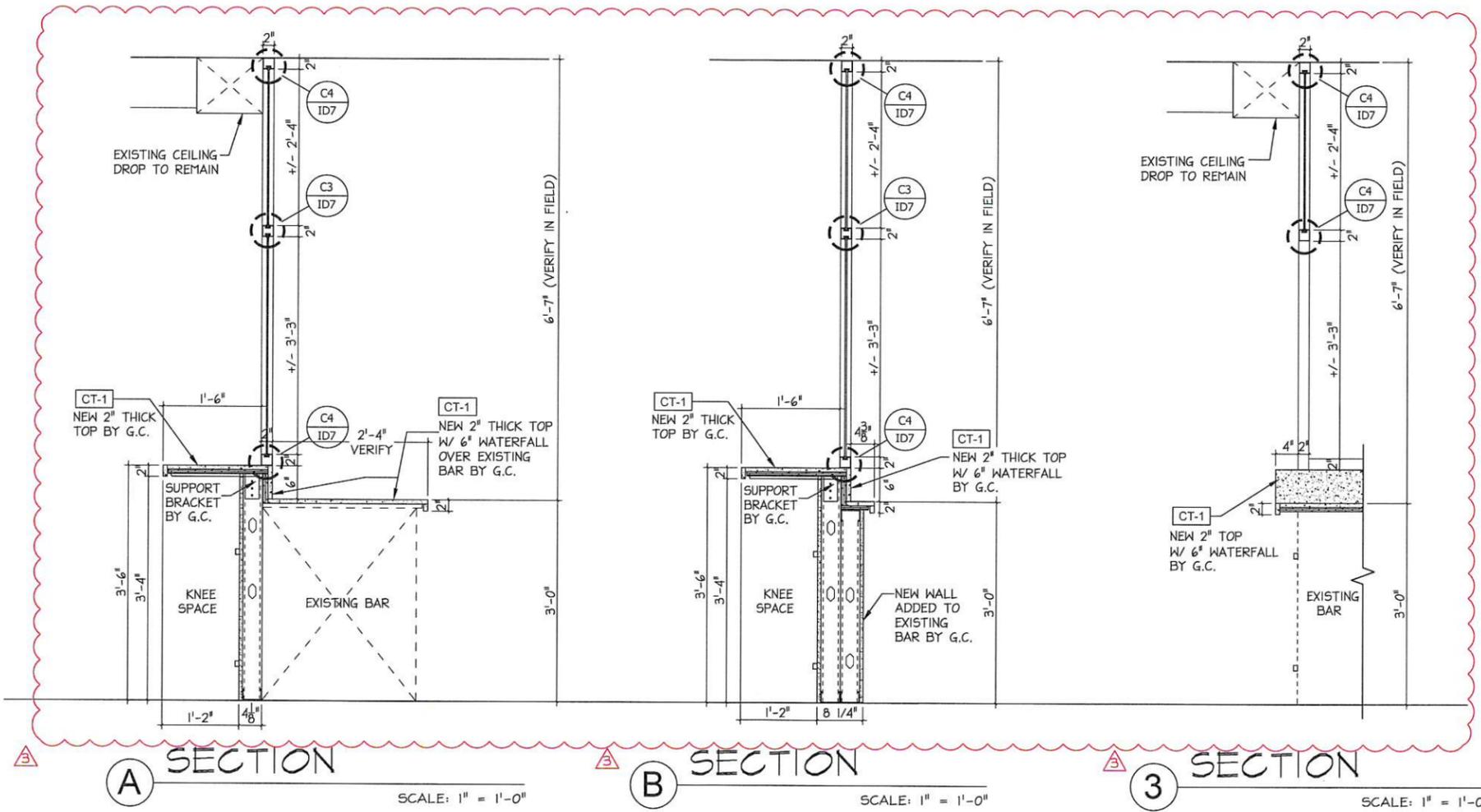
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

Side Wall Hidden Countertop Support Bracket

Description:
 Concealed support brackets for countertops which do not have a knee wall or pony wall to mount to are the perfect solution for our Side Wall Countertop Support Bracket. This bracket mounts to the inside of the left or right side cabinet wall.



888-584-1112 | sales@originalgranitebracket.com | originalgranitebracket.com



CLIENT NAME: TALISKER CLUB
 PROJECT NAME: COAL & LUMBER RESTAURANT
 PROJECT LOCATION: PARK CITY, UTAH
 SHEET NAME: MAIN LEVEL - BAR GLASS MULLION SECT. & DET.



REVISIONS:

△	FINAL COORD. SET 1/28/19
△	REVISION SET 2/11/19
△	REVISION SET 2/22/19

INSTALL DATE:

SCALE:	
DATE:	1-22-19
JOB NUMBER:	2249
DRAWN BY:	JMC/AG
PM:	SE
AE:	CG

SHEET: ID7.1

SHEET SIZE: 24" X 36"

FINISH SCHEDULE			
CLIENT:	TALISKER	DATE ISSUED:	1/22/2019
PROJECT NAME:	COAL & LUMBER RESTAURANT	DATE REVISED:	2/22/2019
FT 1	FLOOR TILE	LOCATION: MEN & WOMEN BATHROOM, TAVERN BAR	SOURCE: DALTILE MANUFACTURER: DALTILE COLLECTION: EXHIBITION FINISH: TEXTURED COLOR: BLACK EX06 WIDTH / SIZE: 12 X 24" THICKNESS: 5/16" CONSTRUCTION: PORCELAIN INSTALL PATTERN: STAGGER GROUT: TBD LEAD TIME: TBD NOTES: CLIENT TO CONFIRM REP: ANDREA GANTNER PHONE: 480 227 6378 EMAIL: andrea.gantner@daltile.com
	FLOOR TILE	LOCATION: BOOT STORAGE	SOURCE: DALTILE MANUFACTURER: DALTILE COLLECTION: EXHIBITION FINISH: TEXTURED COLOR: TAUPE BEIGE EX07 WIDTH / SIZE: 12 X 24" THICKNESS: 5/16" CONSTRUCTION: PORCELAIN INSTALL PATTERN: STAGGER GROUT: TBD LEAD TIME: TBD NOTES: CLIENT TO CONFIRM REP: ANDREA GANTNER PHONE: 480 227 6378 EMAIL: andrea.gantner@daltile.com
INTERIOR PAINT - PT 1	TYPICAL PAINT	LOCATION: TYPICAL	MANUFACTURER: SHERWIN WILLIAMS COLLECTION: PURE WHITE COLOR NAME: SW7003 COLOR NUMBER: SW614 SHEEN: EGGSHELL
	ACCENT PAINT	LOCATION: RESTAURANT & CAFE WAINSCOTING	MANUFACTURER: SHERWIN WILLIAMS COLLECTION: HISTORIC COLOR NAME: ROCKWOOD RED COLOR NUMBER: SW2802 SHEEN: EGGSHELL
	ACCENT PAINT	LOCATION: TAVERN WAINSCOTING	MANUFACTURER: SHERWIN WILLIAMS COLLECTION: TIMELESS COLOR COLOR NAME: FOLIAGE GREEN COLOR NUMBER: SW614 SHEEN: EGGSHELL
INTERIOR PAINT - PT 2	CEILING PAINT	LOCATION: RESTAURANT/CAFE CEILING (TYPICAL)	MANUFACTURER: SHERWIN WILLIAMS COLLECTION: PURE WHITE COLOR NAME: SW7003 COLOR NUMBER: SW614 SHEEN: FLAT
	CEILING PAINT	LOCATION: TAVERN CEILING BEAMS	MANUFACTURER: SHERWIN WILLIAMS COLLECTION: BLACK BEAN COLOR NAME: SW6006 COLOR NUMBER: SW6006 SHEEN: EGGSHELL
WT 1	WALL TILE	LOCATION: CAFE BAR	SOURCE: DALTILE MANUFACTURER: DALTILE COLLECTION: ELVARE FINISH: GLOSS COLOR: LUNAR EL40 WIDTH / SIZE: 4 X 16" THICKNESS: 3/16" CONSTRUCTION: PORCELAIN INSTALL PATTERN: SEE ELEVATION GROUT: CUSTOM #11 SNOW WHITE LEAD TIME: TBD NOTE: CLIENT TO CONFIRM. WALLS TO BE PAINTED AS AN ALTERNATE REP: ANDREA GANTNER PHONE: 480 227 6378 EMAIL: andrea.gantner@daltile.com
	WALL TILE	LOCATION: KITCHEN WALLS	SOURCE: CROSSVILLE MANUFACTURER: LAMINAM 3+ COLLECTION: Osdiana Vena Chiara L3121 FINISH: NATURAL WIDTH / SIZE: 133 METERS THICKNESS: 3 MM CONSTRUCTION: PORCELAIN INSTALL PATTERN: STACKED GROUT: TBD LEAD TIME: TBD NOTE: CLIENT TO CONFIRM. WALLS TO BE PAINTED AS AN ALTERNATE REP: Shannon Vance PHONE: (602) 796-4640 EMAIL: shannon@crossville.com
BR-1	BRICK TEDIA	LOCATION: RESTAURANT/CAFE	MANUFACTURER: BRICK IT COLOR: FRENCH PROVINCIAL HANDMADE MOLDED WIDTH / SIZE: THIN BRICK-2 3/4 H x 8 1/2 L (3/4 thickness) CONSTRUCTION: SEE ELEVATION INSTALL PATTERN: DIMS COLORS #NCS7 LIGHTEST BROWN MORTAR: 7-15 DAYS LEAD TIME: TBD REP: Amanda Mullins PHONE: 831-591-9211 EMAIL: amanda@brickit.com
	VINYL WALL COVERING	LOCATION: TAVERN WALLS	SOURCE: NEWBOR MANUFACTURER: KOTA PATTERN: SILK KOT 18 COLOR NAME / NUMBER: VINYL BACKING: VINYL WIDTH/HEIGHT: 135cm wide x 30m rolls DIRECTION: RANDOM MATCH REVERSE FIRE RATING: CLASS A mTM E-64 LEAD TIME: TBD REP: Sandy Blonaz PHONE: (602) 376-1654 EMAIL: sandyb@blonaz.com
WC-1	VINYL WALL COVERING	LOCATION: RESTAURANT & CAFE WALLS	SOURCE: KOROSEAL MANUFACTURER: KOROSEAL PATTERN: VINTAGE V721 COLOR NAME / NUMBER: CONTEMPORARY15 CONTENT: VINYL BACKING: WOVEN WIDTH/HEIGHT: 54" DIRECTION: RANDOM MATCH REVERSE FIRE RATING: CLASS A mTM E-64 LEAD TIME: TBD REP: MICHAEL FOCKLER PHONE: (480) 404-1281 EMAIL: info@koroseal.com
	VINYL WALL COVERING	LOCATION: RESTAURANT & CAFE WALLS	SOURCE: KOROSEAL MANUFACTURER: KOROSEAL PATTERN: VINTAGE V721 COLOR NAME / NUMBER: CONTEMPORARY15 CONTENT: VINYL BACKING: WOVEN WIDTH/HEIGHT: 54" DIRECTION: RANDOM MATCH REVERSE FIRE RATING: CLASS A mTM E-64 LEAD TIME: TBD REP: MICHAEL FOCKLER PHONE: (480) 404-1281 EMAIL: info@koroseal.com
WC-2	VINYL WALL COVERING	LOCATION: RESTAURANT & CAFE WALLS	SOURCE: KOROSEAL MANUFACTURER: KOROSEAL PATTERN: VINTAGE V721 COLOR NAME / NUMBER: CONTEMPORARY15 CONTENT: VINYL BACKING: WOVEN WIDTH/HEIGHT: 54" DIRECTION: RANDOM MATCH REVERSE FIRE RATING: CLASS A mTM E-64 LEAD TIME: TBD REP: MICHAEL FOCKLER PHONE: (480) 404-1281 EMAIL: info@koroseal.com
	VINYL WALL COVERING	LOCATION: RESTAURANT & CAFE WALLS	SOURCE: KOROSEAL MANUFACTURER: KOROSEAL PATTERN: VINTAGE V721 COLOR NAME / NUMBER: CONTEMPORARY15 CONTENT: VINYL BACKING: WOVEN WIDTH/HEIGHT: 54" DIRECTION: RANDOM MATCH REVERSE FIRE RATING: CLASS A mTM E-64 LEAD TIME: TBD REP: MICHAEL FOCKLER PHONE: (480) 404-1281 EMAIL: info@koroseal.com
WW-1	WHITE WASH	LOCATION: TAVERN STACKED STONE WALLS	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
	WALL BASE	LOCATION: RESTAURANT, CAFE AND TAVERN	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
WB-1	WALL PANELING	LOCATION: RESTAURANT, CAFE AND TAVERN	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BEADBOARD PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
	CAF MOULDING	LOCATION: RESTAURANT, CAFE AND TAVERN	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
TR-1	COUNTERTOP	LOCATION: RESTAURANT BAR	SOURCE: PENTAL QUARTZ MANUFACTURER: PENTAL QUARTZ COLOR NAME / NUMBER: ARABESCATO B08H2P SLAB THICKNESS: 2CM FINISH: POLISHED EDGE DETAIL: EASED LEAD TIME: TBD REP: KENT KASER PHONE: 818-787-7837 EMAIL: kenter@pentalite.com
	COUNTERTOP	LOCATION: BACK BAR IN CAFE	SOURCE: CAESARSTONE MANUFACTURER: CAESARSTONE COLOR NAME / NUMBER: BIANCO DRFT 6131 SLAB THICKNESS: 2CM FINISH: POLISHED EDGE DETAIL: EASED LEAD TIME: TBD REP: CALLISTINE MENDEZ PHONE: (480) 348-1060 EMAIL: callistine.mendez@caesarstone.com
CT 1	COUNTERTOP	LOCATION: RESTAURANT BAR	SOURCE: PENTAL QUARTZ MANUFACTURER: PENTAL QUARTZ COLOR NAME / NUMBER: ARABESCATO B08H2P SLAB THICKNESS: 2CM FINISH: POLISHED EDGE DETAIL: EASED LEAD TIME: TBD REP: KENT KASER PHONE: 818-787-7837 EMAIL: kenter@pentalite.com
	COUNTERTOP	LOCATION: BACK BAR IN CAFE	SOURCE: CAESARSTONE MANUFACTURER: CAESARSTONE COLOR NAME / NUMBER: BIANCO DRFT 6131 SLAB THICKNESS: 2CM FINISH: POLISHED EDGE DETAIL: EASED LEAD TIME: TBD REP: CALLISTINE MENDEZ PHONE: (480) 348-1060 EMAIL: callistine.mendez@caesarstone.com
CT 2	COUNTERTOP	LOCATION: RESTAURANT BAR	SOURCE: PENTAL QUARTZ MANUFACTURER: PENTAL QUARTZ COLOR NAME / NUMBER: ARABESCATO B08H2P SLAB THICKNESS: 2CM FINISH: POLISHED EDGE DETAIL: EASED LEAD TIME: TBD REP: KENT KASER PHONE: 818-787-7837 EMAIL: kenter@pentalite.com
	COUNTERTOP	LOCATION: BACK BAR IN CAFE	SOURCE: CAESARSTONE MANUFACTURER: CAESARSTONE COLOR NAME / NUMBER: BIANCO DRFT 6131 SLAB THICKNESS: 2CM FINISH: POLISHED EDGE DETAIL: EASED LEAD TIME: TBD REP: CALLISTINE MENDEZ PHONE: (480) 348-1060 EMAIL: callistine.mendez@caesarstone.com
ST-1	STAIN FINISH	LOCATION: RESTAURANT & CAFE FLOOR	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
	STAIN FINISH	LOCATION: TAVERN FLOOR	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
ST-2	STAIN FINISH	LOCATION: RESTAURANT & CAFE FLOOR	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
	STAIN FINISH	LOCATION: TAVERN FLOOR	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
ST-3	STAIN FINISH	LOCATION: RESTAURANT & CAFE FLOOR	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
	STAIN FINISH	LOCATION: TAVERN FLOOR	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
GL-1	GLASS	LOCATION: RESTAURANT	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
	GLASS	LOCATION: RESTAURANT	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BID SOURCE WIDTH: BID SOURCE LEAD TIME: BID SOURCE
MIR-1	MIRROR	LOCATION: BAR BACK MIRROR	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE CONSTRUCTION: TEMPERED SIZE: SEE ELEVATION FINISH: CLEAR MIRROR THICKNESS: 1/4" EDGE: POLISHED LEAD TIME: TBD NOTES: GC TO COORDINATE
	MIRROR	LOCATION: BAR BACK MIRROR	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE CONSTRUCTION: TEMPERED SIZE: SEE ELEVATION FINISH: CLEAR MIRROR THICKNESS: 1/4" EDGE: POLISHED LEAD TIME: TBD NOTES: GC TO COORDINATE
PC-1	POWDER COAT	LOCATION: RESTAURANT	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BLACK FINISH: BLACK LEAD TIME: TBD NOTES: GC TO COORDINATE
	POWDER COAT	LOCATION: RESTAURANT	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE STYLE / MATERIAL: BID SOURCE PRODUCT NUMBER: BID SOURCE COLOR NAME / NUMBER: BLACK FINISH: BLACK LEAD TIME: TBD NOTES: GC TO COORDINATE
CAS-1	CASING	LOCATION: TAVERN	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE ITEM: COLONIAL CASING SPECIES: ALDER COLOR: ST-3 SIZE: 3.75"
	CASING	LOCATION: TAVERN	SOURCE: BID SOURCE MANUFACTURER: BID SOURCE ITEM: COLONIAL CASING SPECIES: ALDER COLOR: ST-3 SIZE: 3.75"



Project Name: TALISKER-COAL AND LUMBER Project Number: 3771

RESPONSIBILITY SCHEDULE

The General Contractor shall be responsible to supply and install any items not listed as being supplied by others

ITEM	SPECIFIED		FURNISHED		INSTALLED		REMARKS
	Owner	General Contractor	Owner	General Contractor	Owner	General Contractor	
GENERAL CONSTRUCTION							
Interior Partitions - Wall type		X		X		X	
Interior Partitions - Wall Location		X		X		X	
Flooring and Base - Material Specification	X			X		X	
Flooring and Base - Material Location		X		X		X	
Paint - Color & Finish Specification		X		X		X	
GYP. BD. Soffit & Framing	X	X		X		X	
GYP. BD. Soffit - Location		X		X		X	
Doors & Hardware - Specification		X		X		X	ClI to review specifications.
Tile Wall - Location & Specification		X		X		X	
Wallcovering		X		X		X	
Countertop		X		X		X	
In-wall Blocking - Location		X		X		X	
In-wall Blocking - Type		X		X		X	
ELECTRICAL AND PLUMBING							
Electrical							
Lighting Architectural - Fixtures		X		X		X	
Lighting Architectural - Locations		X		X		X	
Lighting Decorative - Fixtures		X		X		X	
Lighting Decorative - Locations		X		X		X	
Outlet Locations - Typical		X		X		X	
Outlet Locations - Specialty Base on		X		X		X	
Conduit - AV, Data, Cable		X		X		X	
Telephone Systems		X		X		X	
Admin. Systems (Computers, Copiers, etc.)		X		X		X	
Plumbing							
Toilets				X		X	Keeping existing
Sinks				X		X	Keeping existing
Faucets				X		X	Keeping existing
TP Holder				X		X	Keeping existing
Paper Towel Dispenser / Hand Dryer				X		X	Keeping existing
Soap Dispenser				X		X	Keeping existing
SPECIALTY ITEMS							
Procured Furniture & Accessories				X		X	
AV (Monitors, etc.)	X						T.B.D.
AV - Program/Content	X						T.B.D.
Built-in Millwork		X		X		X	
Millwork - Solid Surface Countertop		X		X		X	
Marketing Displays		X		X		X	
Artwork		X		X		X	
Artwork Input (Copy, Images, etc.)	X			X		X	
Signage							
Interior Signage - Wayfinding							T.B.D.
Interior Signage - Graphic							T.B.D.
Interior Signage - ADA							T.B.D.
Exterior Signage							T.B.D.
PROGRESS PHOTOS							
Site Progress Photographs	X	X	X				
PROGRESS PHOTOS							
Site Progress Photographs							
Key:							
Specified - Identify and clearly define finishes and/or materials				Design Agreement:			
Furnished - Procured or provided by				Client Sign Off			
Installed - Placed or fixed in location and made ready for use				Fabrication Agreement:			
BOH - Back Of House				Client Sign Off			
* Refer to drawings submitted by ClI							
Note: Responsibility Schedule subject to change per ClI and/or client until time of signed fabrication agreement.							

CLIENT NAME: TALISKER CLUB

PROJECT NAME: COAL & LUMBER RESTAURANT

PROJECT LOCATION: PARK CITY, UTAH

SHEET NAME: FINISH / RESPONSIBILITY SCHEDULE



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international

REVISIONS:

- ▲ FINAL COORD. SET 1/28/19
- ▲ REVISION SET 2/11/19
- ▲ REVISION SET 2/22/19

INSTALL DATE:

SCALE:

DATE: 1-22-19

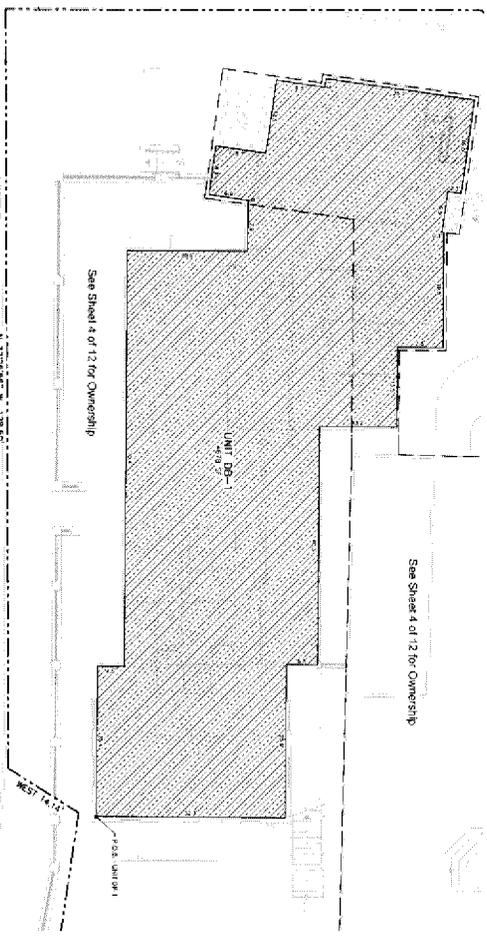
JOB NUMBER: 2249

DRAWN BY: JMC/AG

PM: SE

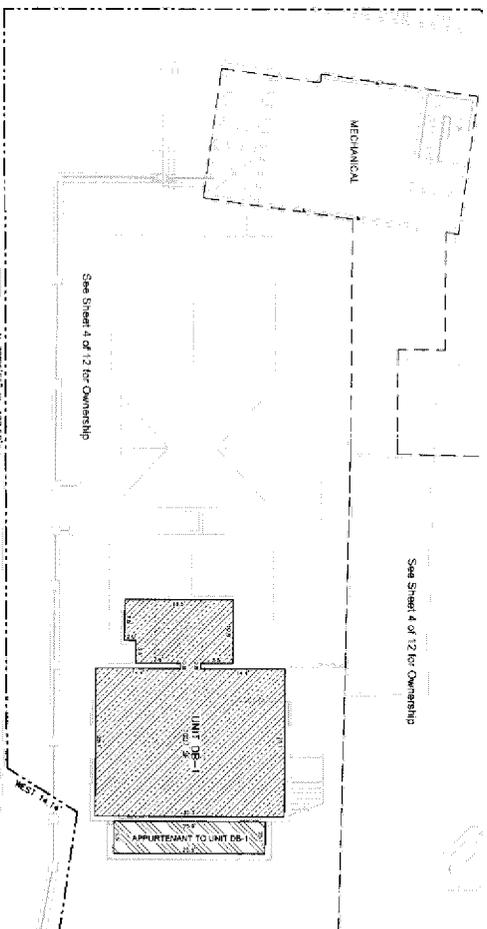
AE: CG

SHEET: ID8



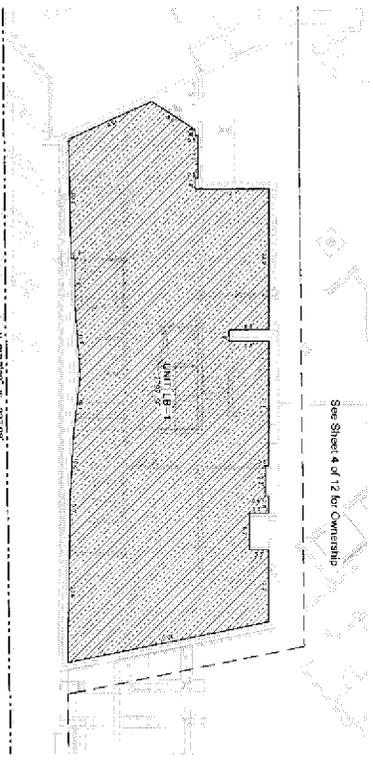
DEPOT BUILDING GROUND LEVEL FLOOR PLAN

LEGEND
 SF - REPRESENTS SQUARE FOOT
 P.P. - REPRESENTS PERFECTION
 P.O.B. - REPRESENTS POINT OF BEGINNING
 U - REPRESENTS UNIT



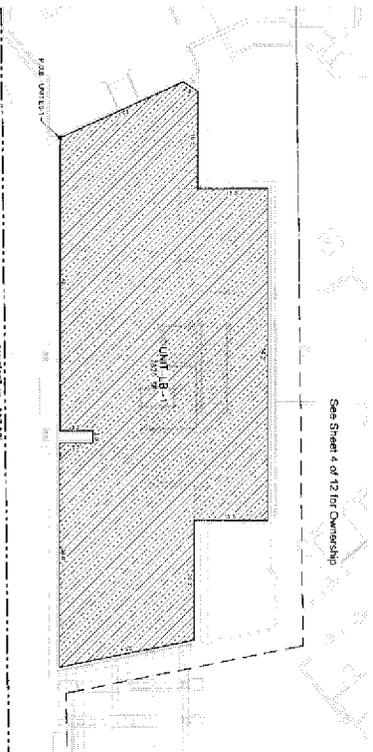
DEPOT BUILDING UPPER LEVEL FLOOR PLAN

LEGEND
 SU - REPRESENTS SUITE (OWNER RESIDENTIAL UNIT OR OFFICE)
 DE - REPRESENTS EXISTING DEPARTMENT BUILDING
 U - REPRESENTS UNIT
 COM - REPRESENTS COMMERCIAL UNIT



LUMBER BUILDING GROUND LEVEL FLOOR PLAN

LEGEND
 SF - REPRESENTS SQUARE FOOT
 P.P. - REPRESENTS PERFECTION
 P.O.B. - REPRESENTS POINT OF BEGINNING
 U - REPRESENTS UNIT



LUMBER BUILDING UPPER LEVEL FLOOR PLAN

LEGEND
 SF - REPRESENTS SQUARE FOOT
 P.P. - REPRESENTS PERFECTION
 P.O.B. - REPRESENTS POINT OF BEGINNING
 U - REPRESENTS UNIT

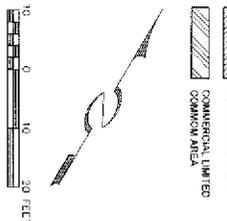
UNION SQUARE
 A UTAH CONDOMINIUM PROJECT
 FIRST AMENDED CONDOMINIUM PLAT
 LINDA WITH THE NEIGHBORLY QUARTER AND SOUTH EAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 2 EAST, SALT LAKE BASIN AND BERKSON PARK CITY, SUMMIT COUNTY, UTAH
 Mechanical components shown in the floor plan of Ownership by Unit Owners

UNIT SQUARE FOOTAGE TABLE

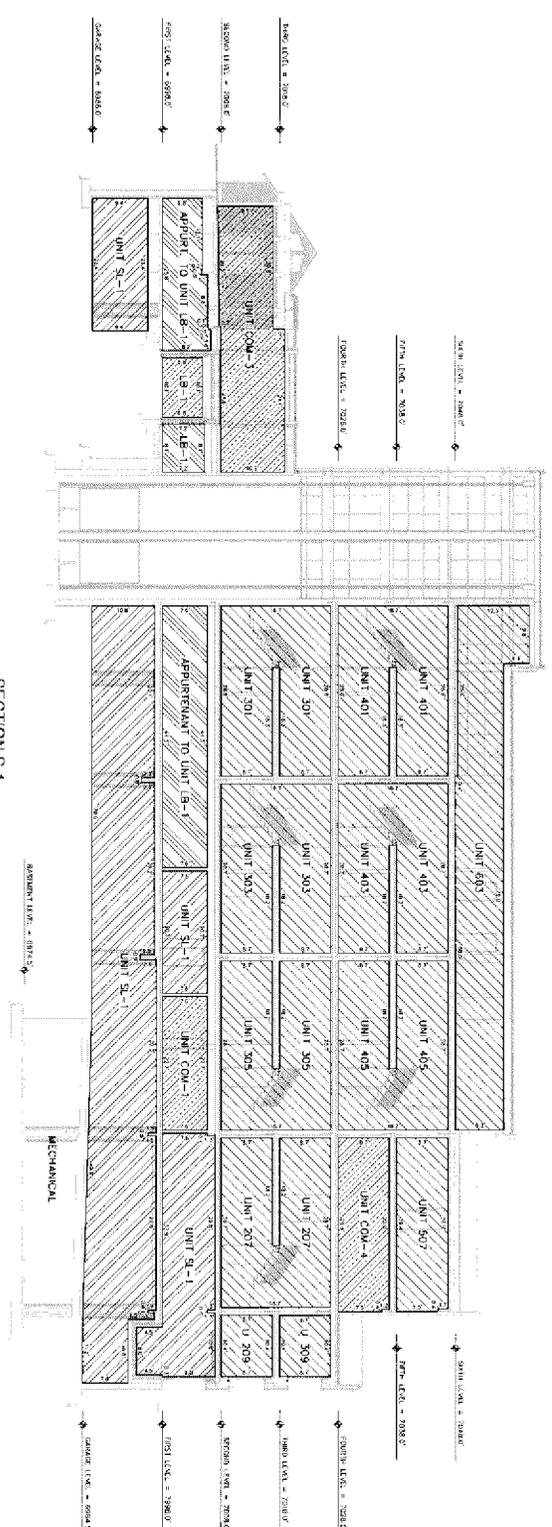
UNIT NUMBER	GROUND LEVEL	UPPER LEVEL	TOTAL
1B-1	2,317	2,823	5,140

UNIT POINT OF BEGINNING TABLE

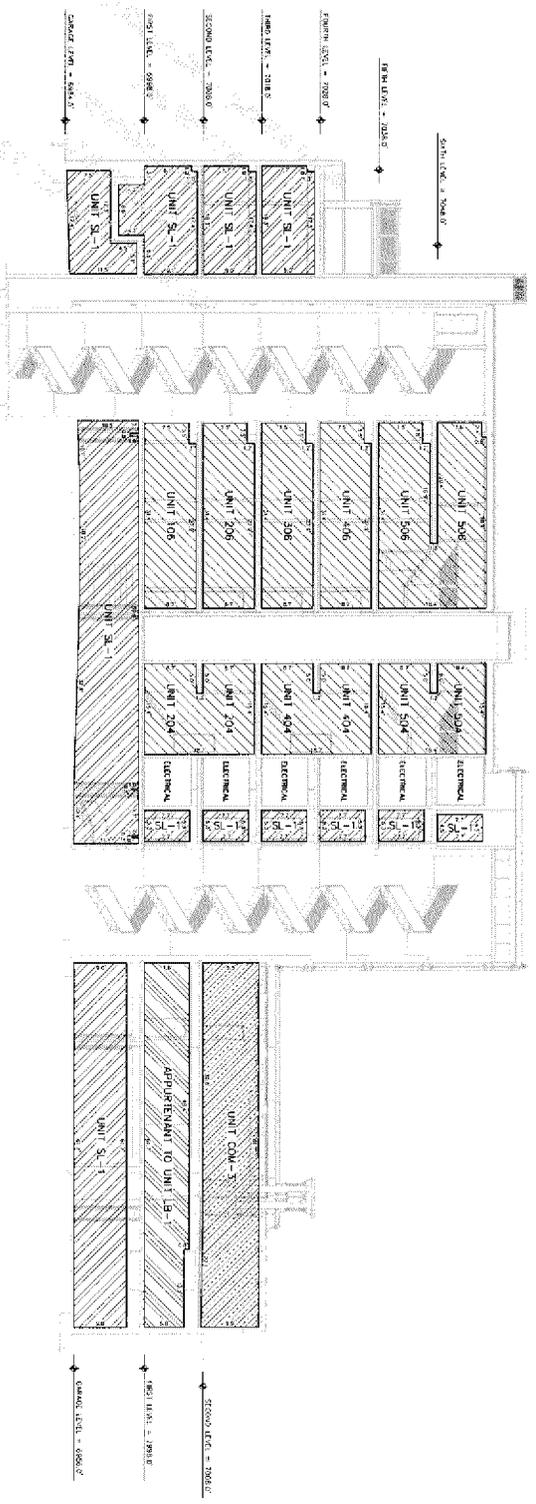
UNIT NUMBER	WESTING	EASTING
1B-1	4,898.00	2,307.75



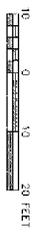
JOB NO: 21425 FILE: UNDBS2-510
 RECORDED
 ENTRY NO. 00879382
 0
 FEE RECORDER



SECTION S-1



SECTION S-2



LEGEND

- 5% - REPRESENTS SLOPE
- 10' - REPRESENTS LINED OVERLAY
- DB-1 - REPRESENTS EXISTING DRIVE BUILDING
- UB-1 - REPRESENTS EXISTING UNDER BUILDING
- CB-1 - REPRESENTS EXISTING COMMERCIAL BUILDING
- CM-1 - REPRESENTS EXISTING COMMERCIAL UNIT
- COMMON AREA
- PRIVATE AREA
- LIMITED COMMON AREA
- RESIDENTIAL LIMITED COMMON AREA
- COMMERCIAL AREA
- COMMERCIAL LIMITED COMMON AREA

LEGEND

- 5P - REPRESENTS SQUARE FEET
- 5T - REPRESENTS SQUARE FEET
- 5R - REPRESENTS POINTS PER SQUARE FOOT
- 5U - REPRESENTS UNIT

NOTES

1. Floor plan and dimensions shown on this plan were compiled from architectural drawings provided by the design team and field work.
2. Vertical dimensions shown are to finished floor.
3. All structural elements are designed as shown on this plan.
4. The stated surface of all earth is the condition as shown on this plan.
5. Plans to be submitted for construction shall include a complete description of the work to be done.
6. All work for this project shall be done in accordance with the applicable provisions of the International Building Code, the International Residential Code, and the International Mechanical Code, as applicable.
7. The units of the Union Square Condominium Project are to be constructed in accordance with the applicable provisions of the International Building Code, the International Residential Code, and the International Mechanical Code, as applicable.
8. All work for this project shall be done in accordance with the applicable provisions of the International Building Code, the International Residential Code, and the International Mechanical Code, as applicable.
9. All work for this project shall be done in accordance with the applicable provisions of the International Building Code, the International Residential Code, and the International Mechanical Code, as applicable.
10. Existing field and utility lines shall be indicated on this plan.
11. All utility lines shall be indicated on this plan.

**FIRST AMENDED CONDOMINIUM PLAN
UNION SQUARE**

A UTAH CONDOMINIUM PROJECT
 LING WITHIN THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7
 SOUTH RANGE 6 EAST EXCLUSIVE OF WESTERN PARK CITY SUBMIT COUNTY WITH
 PROPERTY CORNERING THEREON IN THE COUNTY OF SUMMIT, STATE OF UTAH.

JOB NO. 07408 FILE: UNIONSQ-311
 SHEET 11 OF 12

RECORDED
 ENTRY NO. 00879382
 10

FILE RECORDED

Planning Commission Staff Report



Subject: 269 Daly Avenue – Addition to a Historic Structure located within a Building Setback
Project #: PL-19-04144
Author: Laura Newberry
Date: June 26, 2019
Type of Item: Administrative – Conditional Use Permit

Summary Recommendations

Staff recommends that the Planning Commission review the Conditional Use Permit for a basement addition to a Historic Structure located within a Building Setback, hold a public hearing, and consider approving the requested application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Commission’s consideration.

Description

Applicant: David & Harriet Henry (Represented by Rick Otto, Architect)
Location: 269 Daly Avenue
Designation: Historic “Significant” Structure
Zoning District: Historic Residential (HR-1) Zoning District
Adjacent Land Uses: Single-Family, Multi-Family, Open Space
Reason for Review: Conditional Use Permit applications are reviewed and approved by the Planning Commission

Proposal

The applicant is proposing to add a basement directly below the footprint of the Historic house that is partially located within the Side Setback area. The Historic house was panelized and has been approved for reconstruction (See Table 1 for a brief history of Applications). The property, 269 Daly Avenue, is a “Significant” Site and [LMC 15-2.2-4\(A\)](#) allows for the Planning Commission to grant an exception to the Building Setback in order to achieve new construction consistent with the Historic District Design Guidelines.

The current Historic District Design Review application includes an addition in the rear of the house, but the portion of the addition that is under review tonight is all interior work having little to no impact on the exterior of the structure. The total floor area of the proposed reconstruction of the Historic Structure is approximately 710 square feet. The total area of the proposed basement is 1,258 square feet, a large portion of which is beneath the proposed addition in the rear. However, the basement area in question is located below the north side of the Historic Structure and consists of thirty (30) square feet. Staff has included Figure 1 which identifies the area in question that is to be added beneath the existing Historic Structure.

Table 1: Previous Applications

Year	Application/Permit Type	Description	Action Taken
2009	Building Permit	Interior demo of bathroom	Approved
2010	Building Permit	Interior demo	Approved
2010	HDDR	Possible reconstruction and relocation of a Landmark building.	Approved - Work was not completed and the Approval expired on May 17, 2014.
2011	Plat Amendment	Combined two lots and added a Maximum House Size and Maximum Development Line.	Approved
2013	Determination of Significance (DOS)	The house designation was changed from Landmark to Significant.	Approved
2014	Code Enforcement	Notice and Order placed on the property.	Completed
2016	Code Enforcement	Notice and Order to repair	Completed
2018	Building Permit	Demolition (panelization) of Historic home.	Approved
2017	HDDR-Pre	Reconstruction and Relocation of the Historic House	Reviewed by Design Review Team (DRT) and feedback provided to Applicant.
2017	HDDR	Reconstruction and Relocation of the Historic House	On January 16, 2018, HPB Approved the material deconstruction and reconstruction of the House. On February 7, 2018, the HPB denied the relocation.
2018	HDDR	Reconstruction of the Historic House	Under Review
2019	Plat Amendment	Pat Amendment to relocate the Maximum Development Line in the Rear of the Lot.	Under Review. On March 13, 2019, Planning Commission forwarded a positive recommendation to Council, to be reviewed April 18, 2019.
2019	Conditional Use Permit	Addition to a Historic Structure Located within a Building Setback (conversion of a crawlspace within the Side Yard Setback into habitable basement area)	Subject application -Under Review

Purpose

The purpose of the Historic Residential HR-I District is to:

- A. preserve present land Uses and character of the Historic residential Areas of Park City,
- B. encourage the preservation of Historic 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. encourage single family Development on combinations of 25' x 75' Historic Lots,
- E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
- F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Analysis

The Conditional Use Permit is subject to the following review criteria in the LMC:

- Per [LMC 15-2.2-4\(A\)](#), the Planning Commission may grant an exception to the Building Setback for additions to Historic Buildings in order to achieve new construction consistent with the Design Guidelines for Park City's Historic Districts and Historic Sites, based on the following criteria.
- Per [LMC 15-1-10\(E\)](#), the proposal is subject to review according to the Conditional Use Permit Criteria.

Staff has included the following sections for Analysis:

- I. [LMC 15-2.2-4\(A\) Existing Historic Structures Exceptions](#)
- II. [LMC 15-1-10\(E\) Conditional Use Permit Review Criteria](#)

Section I. [LMC 15-2.2-4\(A\) Existing Historic Structures Exceptions](#)

Staff has provided an analysis of [15-2.2-4\(A\) Existing Historic Structures Exceptions](#) in *italics* below:

- A. **EXCEPTION.** For additions to Historic Buildings and new construction on sites listed on the Historic Sites Inventory and in order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards:
 1. Upon approval of a Conditional Use permit, and
Pending.
Pending Planning Commission review and approval of subject application.
 2. When the scale of the addition and/or driveway is Compatible with the Historic Structure, and
Complies.
The proposal is all interior work having little to no impact on the exterior of the Historic Structure and is therefore compatible, and no driveway is proposed.

3. When the addition complies with all other provisions of this Chapter, and
Complies.

The addition has been reviewed for compliance with the Design Guidelines and LMC through the HDDR Process (pending approval of a proposed Plat and pending approval of this CUP).

4. When the addition complies with the adopted Building and Fire Codes, and
Pending

The addition will be reviewed for compliance with the Building and Fire Codes through the Building Permit, pending approval of this CUP.

5. When the addition complies with the Design Guidelines for Historic Districts and Sites.

Complies.

The addition has been reviewed for compliance with the Design Guidelines for Historic Districts and Historic Sites through the HDDR process. The proposal is all interior work having little to no impact on the exterior of the Historic Structure.

Section III. LMC 15-1-10(E) Review

The Planning Department and/or Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use mitigates impacts of and addresses the following items:

1. Size and location of the site

No Unmitigated Impacts

The Lot is 7,283 square feet (0.17 acres). The site is located on Daly Avenue (west property boundary) and abuts Recreation Open Space to the east. This is a Historic Single-Family Dwelling, with approximately thirty (30) square feet encroaching into the north Side Setback. Per LMC 15-2.2-4, Historic Structures that do not comply with Building Setbacks are considered valid Complying Structures. The addition to basement that is subject to this CUP consists of thirty (30) square feet that is primarily not visible from the street. No change in Use is proposed.

2. Traffic considerations including capacity of the existing Streets in the Area

No Unmitigated Impacts

There is no change in Use that would generate additional vehicular trips beyond the current and Historic Single-Family use.

3. Utility capacity

No Unmitigated Impacts

The proposal is all interior work having little to no impact on the exterior of the Historic Structure. The basement addition will have no impact on the current utility equipment and capacity needs.

4. Emergency vehicle access

No Unmitigated Impacts

The proposal is all interior work having little to no impact on the exterior of the Historic Structure. There is no impact to the existing emergency vehicle access.

5. Location and amount of off street parking

No Unmitigated Impacts.

Per LMC 15-2.2-4, Existing Historic Structures that do not comply with Off-Street parking are valid Non-Complying Structures. The proposed basement addition does not create a Lockout Unit or an Accessory Apartment; therefore, no additional parking is required.

6. Internal vehicular and pedestrian circulation system

7. Not applicable.

There is no impact to the existing internal and pedestrian circulation system.

8. Fencing, Screening and landscaping to separate the Use from adjoining Uses

No Unmitigated Impacts

The proposal is all interior work having little to no impact on the exterior of the Historic Structure. There is little to no impact to the exterior landscaping, and the proposal has been conditioned so that any disturbed landscaping shall be brought back to existing conditions. In addition, there are no commercial Uses that require separation from Residential Uses.

9. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots

No Unmitigated Impacts

The proposal is all interior work having little to no impact on the exterior of the Historic Structure. The basement addition area that is located within the setback is beneath the north end of the existing structure. The total area of the crawlspace area is 30 square feet. No increase in Building Footprint will be achieved through the addition of the subject basement area. As a result, there is no visual impact to the perceived mass from the Street because this is subterranean with little to no impact to the exterior of the Historic Structure. On the North Side of the property, the Historic Structure is located three feet and four inches (3'4") to four feet and three inches (4'3") from the North Property line.

10. Usable Open Space

No Unmitigated Impacts

The proposal is all interior work having little to no impact on the exterior of the Historic Structure or on the useable outdoor yard area as the additional floor area is below grade.

11. Signs and lighting

Not applicable.

There are no signs or lighting on site.

12. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing

No Unmitigated Impacts

There is no impact to the Compatibility with surrounding structures or perceived mass from the Street because this is a subterranean area of the existing Structure with little to no impact to the exterior of the Historic Structure. Physical design is compatible with adjacent houses in mass, scale, style, design and architectural detailing because the existing historic house is not changed on the exterior and the basement addition is not visible.

13. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site

Not applicable.

There are no changes that will result in additional noise, vibration, odors, steam, or other mechanical factors.

14. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas

Not applicable.

There are no changes that will impact the control of delivery and service vehicles, loading and unloading zones, or Screening of trash pickup Areas.

15. 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

Not applicable.

This is a Single-Family Dwelling.

16. Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site

Not applicable.

There are no changes that will impact the exterior conditions of the structure or the topography of the Site.

17. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.

No Unmitigated Impacts

This proposal has been reviewed for consistency with the Goals and Objectives of the Park City General Plan. The General Plan establishes several goals and objectives specific to Historic Preservation, including, but not limited to:

- *Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.*
- *Objective 15A: Maintain the integrity of historic resources within Park City as a community asset for future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National*

Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District.

- *Objective 15B: Maintain character, context and scale of local historic districts with compatible infill development and additions.*

Department Review

This project has gone through an interdepartmental review.

Notice

On April 10, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on April 6, 2019 according to requirements of the Land Management Code.

At the April 24, 2019 Planning Commission meeting, the item was continued to a date uncertain. On June 12, 2019, the property was posted a second time and a second mailing notice was set out to property owners within 300 feet. Legal notice was also published again on the Utah Public Notice Website and Park Record on June 8, 2019.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may approve the Conditional Use Permit for the addition to a Historic Structure located within a Building Setback at 269 Daly Avenue, as conditioned or amended; or
- The Planning Commission may deny Conditional Use Permit for the addition to a Historic Structure located within a Building Setback at 269 Daly Avenue and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Conditional Use Permit addition to a Historic Structure located within a Building Setback at 269 Daly Avenue and request additional information or analysis in order to take action.

Significant Impacts

There are no significant fiscal impacts from this application that haven't been addressed.

Consequences of not taking action on the Suggested Recommendation

The applicant would have to redesign the proposed addition and meet Setback requirements.

Recommendation

Staff recommends that the Planning Commission review the Conditional Use Permit for an addition to a Historic Structure located within a Building Setback, hold a public hearing, and consider approving the requested application based on the Findings of

Fact, Conclusions of Law, and Conditions of Approval for the Commission's consideration.

Findings of Fact

1. The subject property is located at 269 Daly Avenue, is located in the Historic Residential (HR-1) Zoning District, and is listed as Historic "Significant" Site on the Historic Sites Inventory (HSI).
2. The applicant is proposing a basement addition that is located within the Side Setback area of a Historic Structure. The proposed reconstruction of the Historic Structure is approximately 710 square feet. The total proposed basement area is approximately 1,258 square feet. The basement area in question is located below the north side of the Historic Structure and consists of 30 square feet.
3. The proposal is all interior work having little to no impact on the exterior of the structure and no increase in Building Footprint would be achieved.
4. Per LMC 15-2.2-4(A), the Planning Commission may grant an exception to the Building Setback for additions to Historic Buildings consistent with the Historic District Design Guidelines.
5. Per LMC 15-1-10(E), the proposal is subject to review according to the Conditional Use Permit Criteria.
6. A complete application for a Conditional Use Permit for an Addition to a Historic Structure located within the Building Setback was received on March 20, 2019.
7. The Historic Structure at 269 Daly Avenue is a Single-Family Dwelling. A Single-Family Dwelling is an Allowed Use in the HR-1 Zoning District.
8. A Plat Amendment for 269 Daly Avenue was approved by City Council on April 18, 2019 (Ordinance 2019-18).
9. The proposal complies with LMC 15-2.2-4(A)(1) as the Planning Commission has reviewed and approved a Conditional Use Permit for the proposed Use.
10. There are no unmitigated impacts to LMC 15-2.2-4(A)(2) as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. The basement area that is located within the Side Setback is beneath the north end of the existing structure. No increase in Building Footprint was achieved through the addition of the basement area in question. As a result, there is no visual impact to the perceived mass from the Street because this is subterranean with little to no impact to the exterior of the Historic Structure.
11. The proposal complies with LMC 15-2.2-4(A)(3) as the addition has been reviewed for compliance with the Design Guidelines and LMC through the HDDR Process.
12. The proposal complies with LMC 15-2.2-4(A)(4) as conditioned as the addition will be reviewed for compliance with the Building and Fire Codes through the Building Permit once submitted.
13. The proposal complies with LMC 15-2.2-4(A)(5) as the addition has been reviewed for compliance with the Design Guidelines for Historic Districts and Historic Sites through the HDDR process. The proposal is all interior work having little to no impact on the exterior of the Historic Structure.
14. There are no unmitigated impacts to LMC 15-1-10(E)(1) size and location of the site, as the Lot is 7,283 square feet (0.17 acres). The site is located on Daly Avenue (west property boundary) and abuts Recreation Open Space to the east. This is a

Historic Single-Family Dwelling with no change in Use proposed.

15. There are no unmitigated impacts to LMC 15-1-10(E)(2) traffic considerations including capacity of the existing Streets in the Area, as there is no change in Use that would generate additional vehicular trips beyond the current and Historic Single-Family use.
16. There are no unmitigated impacts to 15-1-10(E)(3) utility capacity, as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. The increase in habitable space will have no impact on the current utility equipment and capacity needs.
17. There are no unmitigated impacts to LMC 15-1-10(E)(4) emergency vehicle access as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. There is no impact to the existing emergency vehicle access.
18. There are no unmitigated impacts to LMC 15-1-10(E)(5) location and amount of off street parking, as per LMC 15-2.2-4, Existing Historic Structures that do not comply with Off-Street parking are valid Non-Complying Structures. There is no existing or proposed driveway at this time. The proposed basement addition does not create a Lockout Unit or an Accessory Apartment; therefore, no additional parking is required.
19. LMC 15-1-10(E)(6) internal vehicular and pedestrian circulation system, is not applicable as there is no impact to the existing internal and pedestrian circulation system.
20. There are no unmitigated impacts to LMC 15-1-10(E)(7) fencing, Screening and landscaping to separate the Use from adjoining Uses, as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. There is no impact to the exterior landscaping, and the proposal has been conditioned so that any disturbed landscaping shall be brought back to existing conditions. In addition, there are no commercial Uses that require separation from Residential Uses.
21. There are no unmitigated impacts to LMC 15-1-10(E)(8) building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots, as the proposal is all interior work having little to no impact on the exterior of the Historic Structure. The basement addition area that is located within the setback is beneath the north end of the existing structure. The total area of the crawlspace area is 30 square feet. No increase in Building Footprint will be achieved through the addition of the subject basement area. As a result, there is no visual impact to the perceived mass from the Street because this is subterranean with little to no impact to the exterior of the Historic Structure.
22. There are no unmitigated impacts to LMC 15-1-10(E)(9) usable Open Space, as the proposal is all interior work having little to no impact on the exterior of the Historic Structure or the outdoor yard area.
23. LMC 15-1-10(E)(10) signs and lighting, is not applicable as there are no signs or lighting on site.
24. There are no unmitigated impacts to LMC 15-1-10(E)(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing, as there is no impact to the Compatibility with surrounding structures or perceived mass from the Street because this is a subterranean area of the existing Structure with little to no impact to the exterior of the Historic Structure.

25. LMC 15-1-10(E)(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site, is not applicable as there are no changes that will result in additional noise, vibration, odors, steam, or other mechanical factors.
26. LMC 15-1-10(E)(13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas, is not applicable as there are no changes that will impact the control of delivery and service vehicles, loading and unloading zones, or Screening of trash pickup Areas.
27. LMC 15-1-10(E)(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, is not applicable as this is a Single-Family Dwelling.
28. LMC 15-1-10(E)(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site, is not applicable as there are no changes that will impact the exterior conditions of the structure or the topography of the Site.
29. There are no unmitigated impacts to LMC 15-1-10(E)(16) reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding, as this proposal has been reviewed for consistency with the Goals and Objectives of the Park City General Plan. The General Plan establishes several goals and objectives specific to Historic Preservation, including, but not limited to Goal 15, Objective 15A and Objective 15B.
30. On April 10, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published on the Utah Public Notice Website and Park Record on April 6, 2019 according to requirements of the Land Management Code.
31. At the April 24, 2019 Planning Commission meeting, the item was continued to a date uncertain.
32. On June 12, 2019, the property was posted a second time and a second mailing notice was set out to property owners within 300 feet. Legal notice was also published again on the Utah Public Notice Website and Park Record on June 8, 2019.
33. All Findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The application complies with all requirements of the LMC and satisfies all Conditional Use Permit review criteria as established by the [LMC 15-1-10](#) and [15-2.2-4\(A\) Existing Historic Structures Exceptions](#).
2. The Use, as conditioned, is Compatible with surrounding Structures in Use, scale, mass and circulation; and
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.

3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards, to include driveway and Parking Area layout, is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
4. This approval will expire on June 26, 2020, if a complete building permit submittal has not been received, unless a written request for an extension is received and approved by the Planning Director prior to the date of expiration
5. Modified 13-D fire sprinkler system is required for any new construction/addition.
6. All above grade utility facilities shall be located on the property and properly screened.
7. Portions of this property are located within Flood Zone A, all development shall provide elevation certificates certifying compliance with the minimum FEMA Flood Zone requirements outlined in 44 CFR 60.3.
8. All Conditions of Approval from the January 16, 2018 Historic Preservation Board Action Letter shall continue to apply.
9. All Conditions of Approval for reconstruction from the February 22, 2018 Historic District Design Review Action Letter shall continue to apply.

Exhibits

- Exhibit A: Proposed Plans
Exhibit B: Standard Project Conditions

PLANT MATERIALS

TREES

- COLORADO SPRUCE
- WHITE FIR
- QUAKING ASPEN
- ROCKY MT. MAPLE

SHRUBS

- COMMON JUNIPER
- ALPINE CURRANT
- RED OSIER DOGWOOD
- MOUNTAIN ASH

GROUND COVERS

- KINNIKINNICK
- OREGON GRAPE
- MT. LOVER

GRASSES

- MT. BROME 10 LB/ AC
- BLUE BUNCH WHEATGRASS 6-8 LB/ SF
- SHEEP FESCUE 2-2 1/2 LB/ 100 SF
- ALPINE BLUEGRASS 1-3 LBS PLS/ AC

PERENNIALS

- COLUMBINE
- POPPY MALLOW
- BLUE FLAX
- CALIFORNIA POPPY
- BACHELOR BUTTON

LEGEND

CONIFERS



DECIDUOUS TREES AND SHRUBS



PROVIDE DRIP IRRIGATION AT ALL TREES



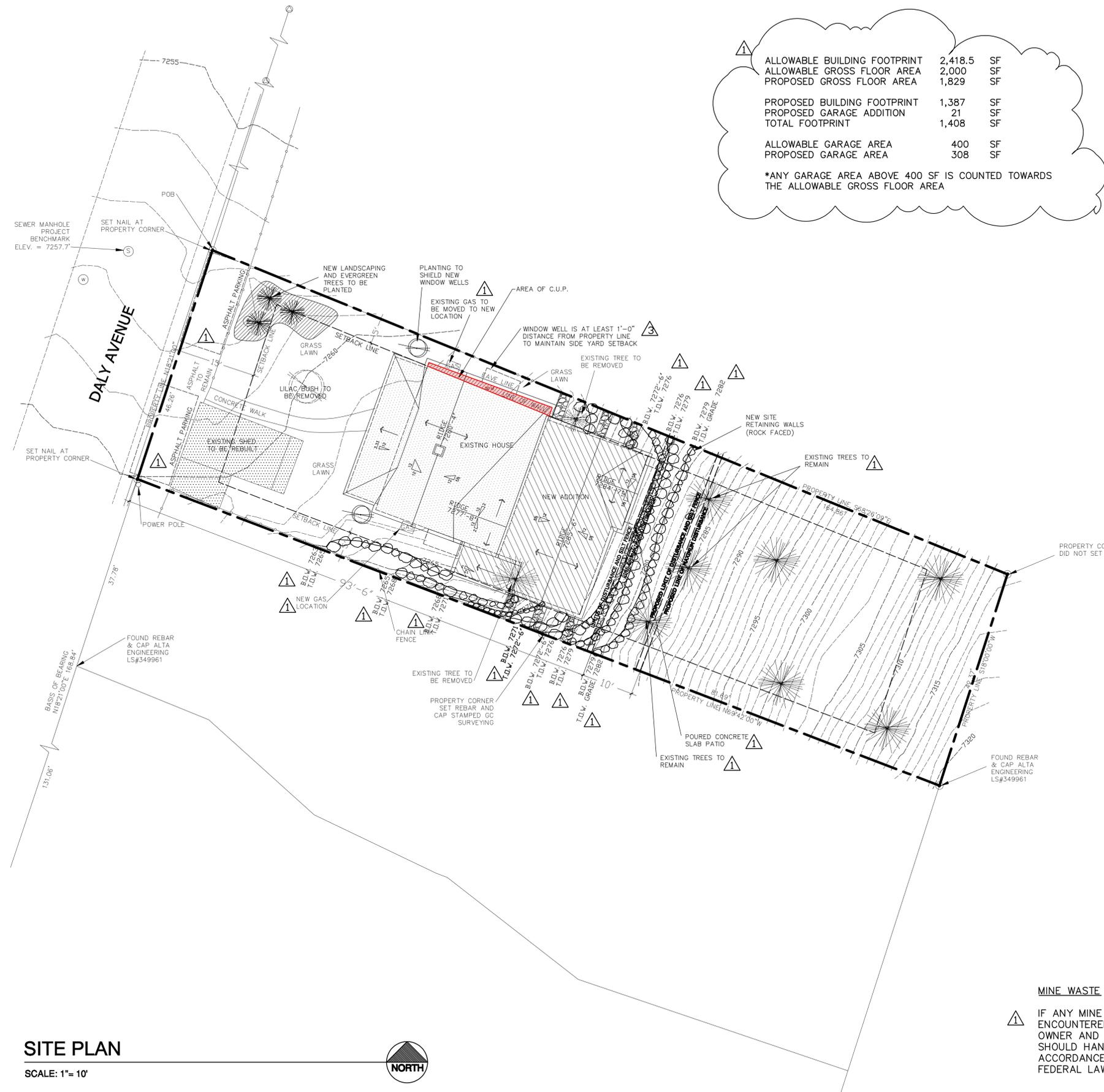
PROVIDE TEMPORARY IRRIGATION AT WILD GRASS AREAS

LANDSCAPING NOTES

1. PRESERVE, ENHANCE AND CONTINUE NATURAL LANDSCAPING
2. EVERGREEN/ DECIDUOUS TREES
10 FT 50% 2" CALIPER
14 FT 50% 3" CALIPER
3. SHRUBS
5 GALLON CONTAINER
4. LOW MAINTENANCE LANDSCAPING
5. NO STONE BASED MULCH IS PERMITTED

SIGNIFICANT VEGETATION

ANY SIGNIFICANT VEGETATION REMOVED AS PART OF THE SITE WORK WILL NEED TO BE REPLACED IN-KIND OR WITH A MULTIPLE OF TREES OF THE SAME CALIPER.



ALLOWABLE BUILDING FOOTPRINT	2,418.5	SF
ALLOWABLE GROSS FLOOR AREA	2,000	SF
PROPOSED GROSS FLOOR AREA	1,829	SF
PROPOSED BUILDING FOOTPRINT	1,387	SF
PROPOSED GARAGE ADDITION	21	SF
TOTAL FOOTPRINT	1,408	SF
ALLOWABLE GARAGE AREA	400	SF
PROPOSED GARAGE AREA	308	SF

*ANY GARAGE AREA ABOVE 400 SF IS COUNTED TOWARDS THE ALLOWABLE GROSS FLOOR AREA

SITE PLAN

SCALE: 1"= 10'



MINE WASTE

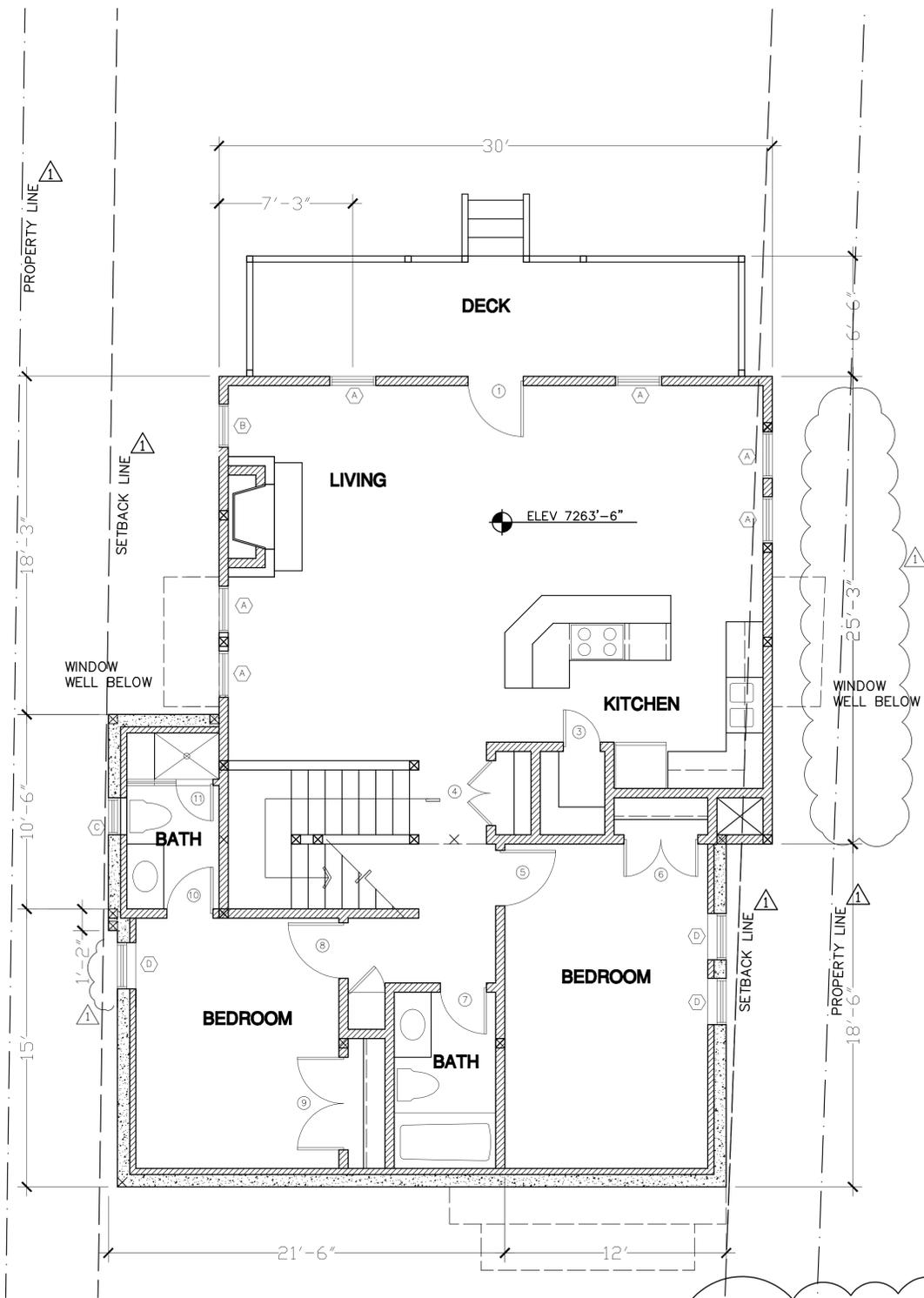
IF ANY MINE WASTE IS ENCOUNTERED THE PROPERTY OWNER AND CONTRACTOR SHOULD HANDLE THE WASTE IN ACCORDANCE WITH STATE AND FEDERAL LAW.

OTTO WALKER architects
2200 Park Ave., Suite c201, Park City, Utah 84060 (435)649-6373

Project:
THE HENRY RESIDENCE
269 DALY AVE

Date: MAY 23, 2018
Revisions:
JUNE 18, 2018
JULY 12, 2018
SEPT 17 2018
FEB 15 2019
MAR 07 2019

Sheet No:
SP-1



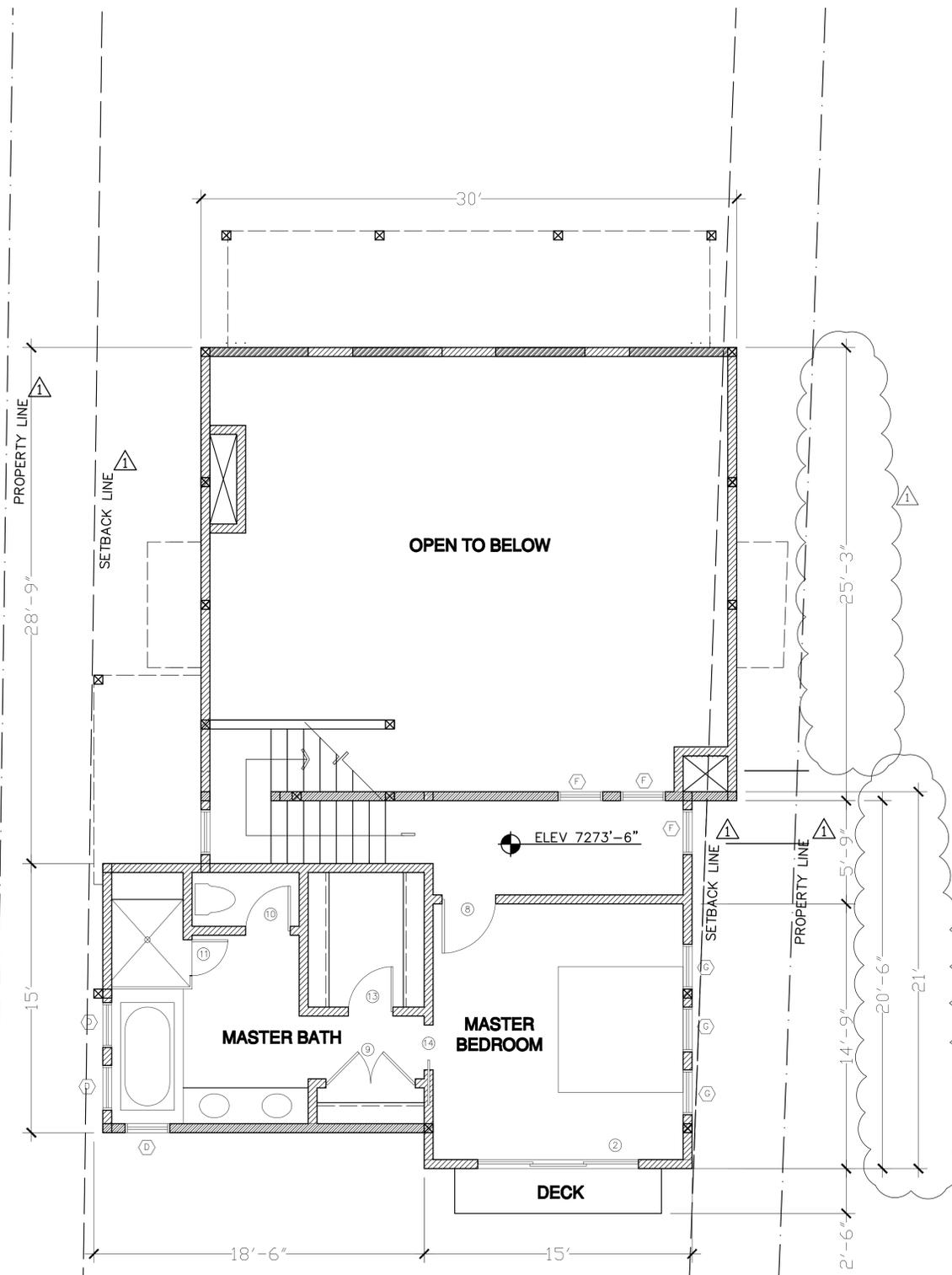
MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



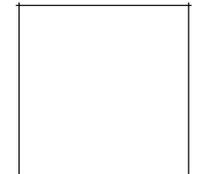
ALLOWABLE GROSS FLOOR AREA 2,000 SF

PROPOSED MAIN LEVEL 1,286 SF
 PROPOSED UPPER LEVEL 543 SF
 PROPOSED TOTAL AREA 1,829 SF



UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



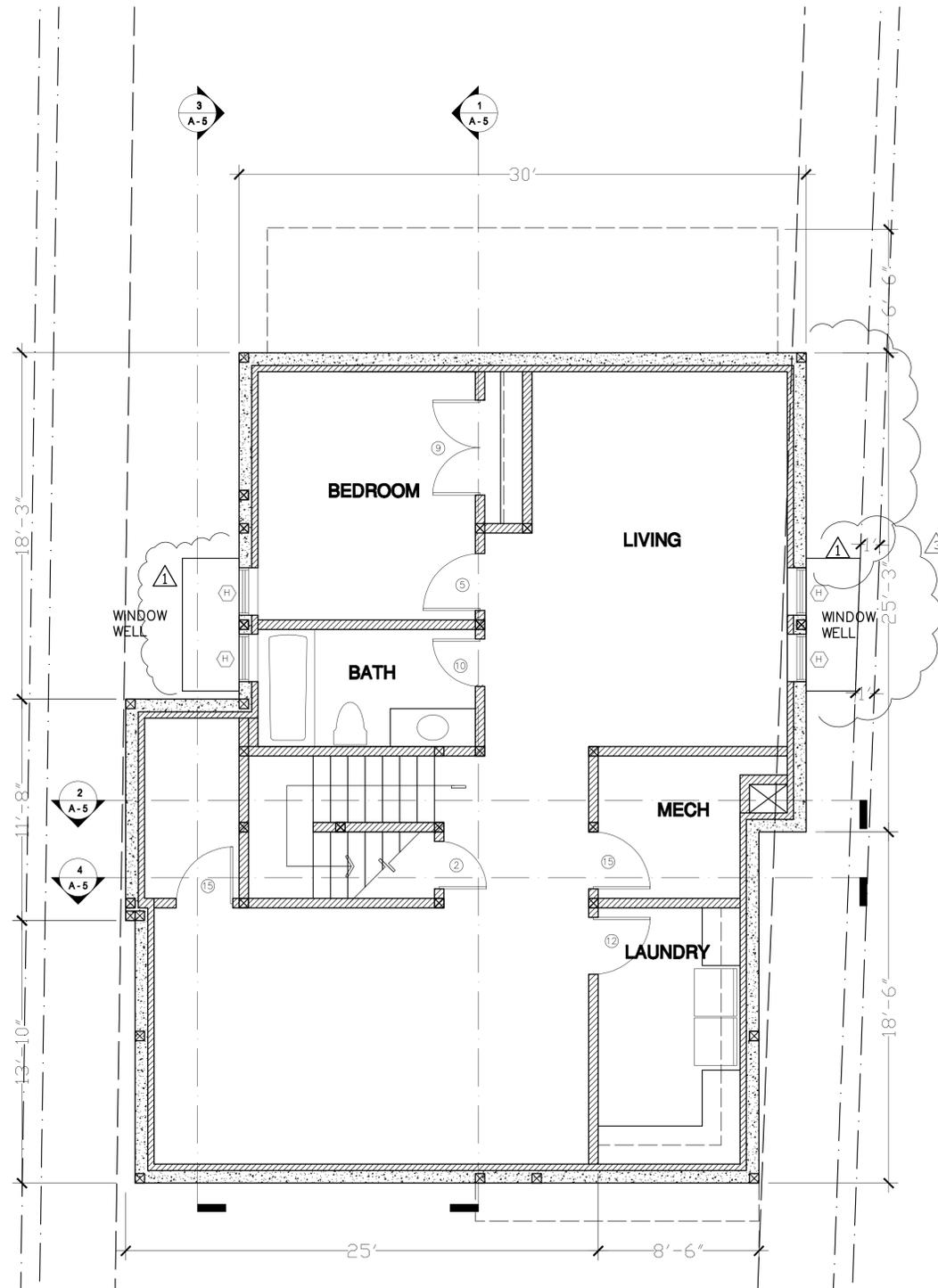
**OTTO
WALKER
architects**

2200 Park Ave., Suite c201, Park City, Utah 84060 (435)649-6373

Project:
THE HENRY RESIDENCE
 269 DALY AVE

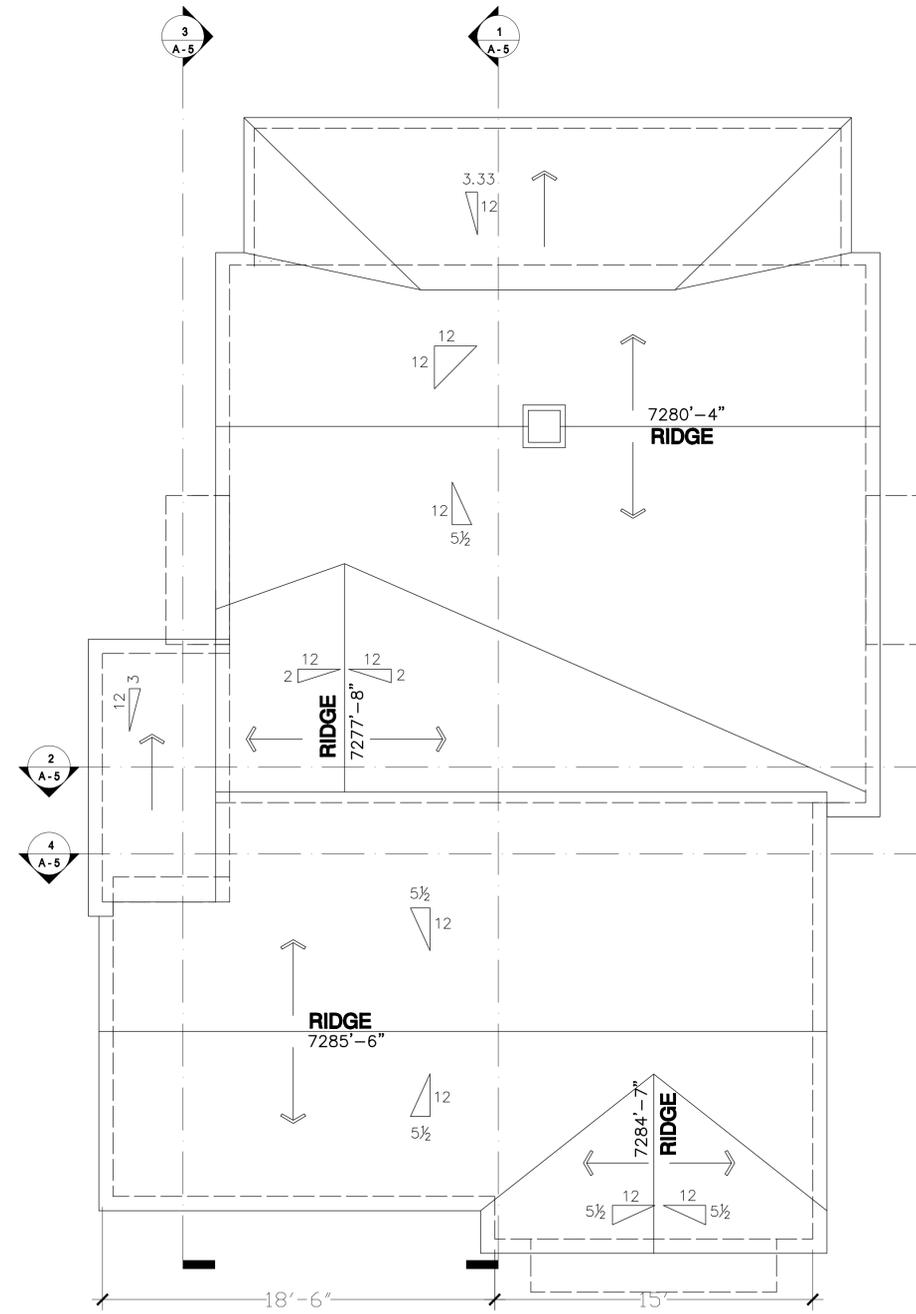
Date: MAY 23, 2018
Revisions:
 JUNE 18, 2018
 JUNLY 11, 2018
 SEPT 17 2018
 FEB 15 2019
 MAR 06 2019

Sheet No:
A-2



PROPOSED BASEMENT PLAN

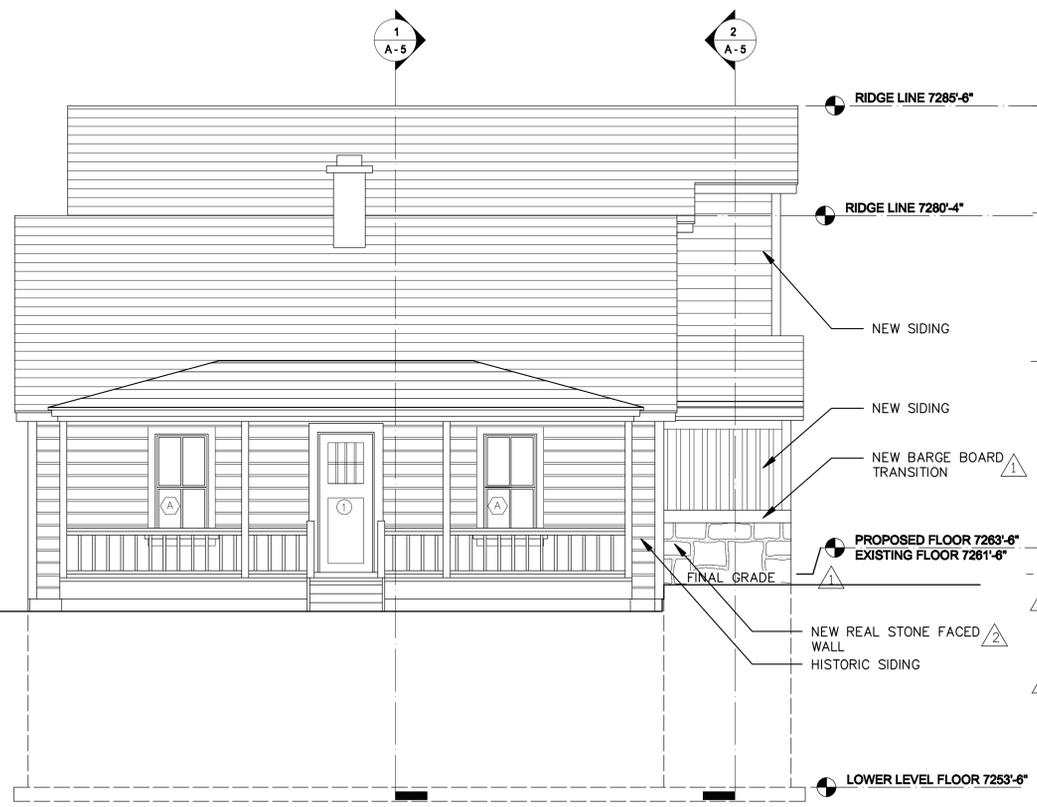
SCALE 1/4" = 1'-0"



ROOF PLAN

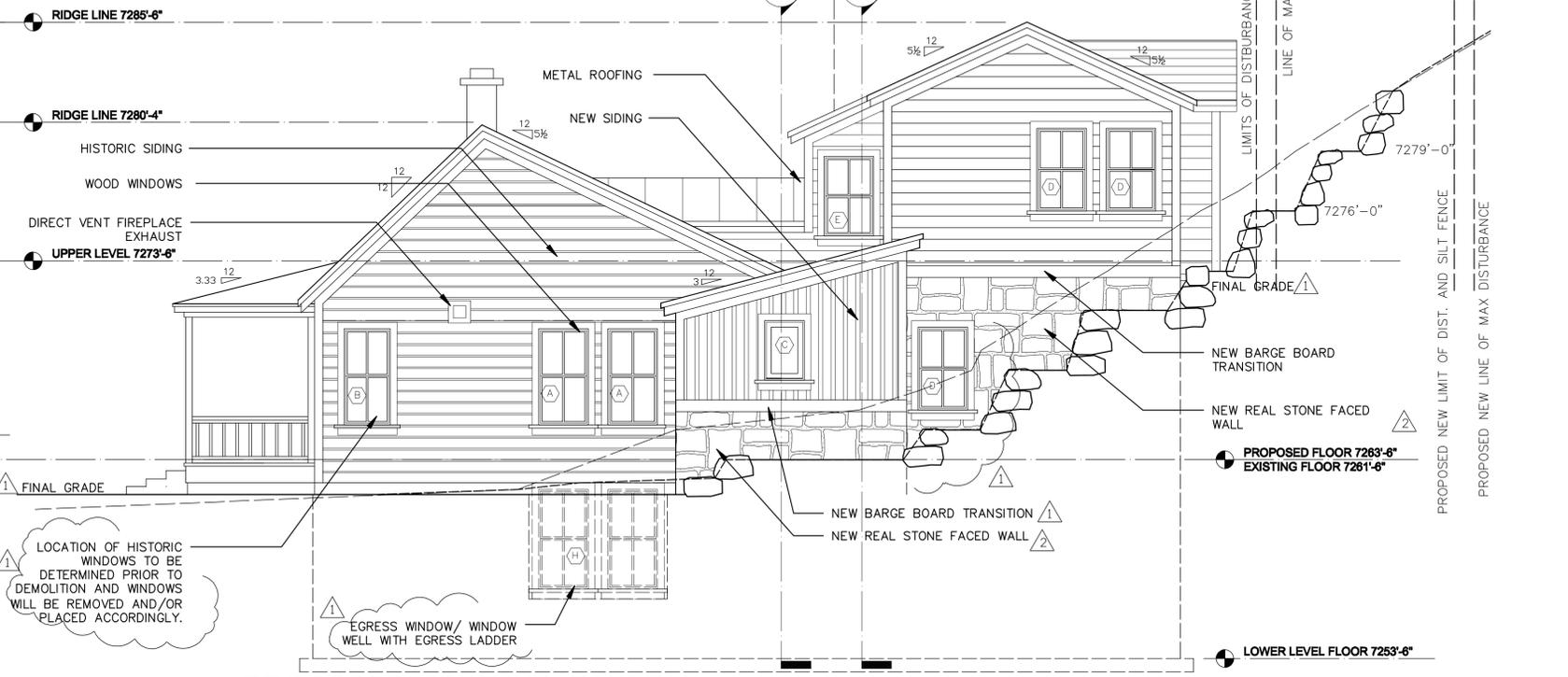
SCALE 1/4" = 1'-0"





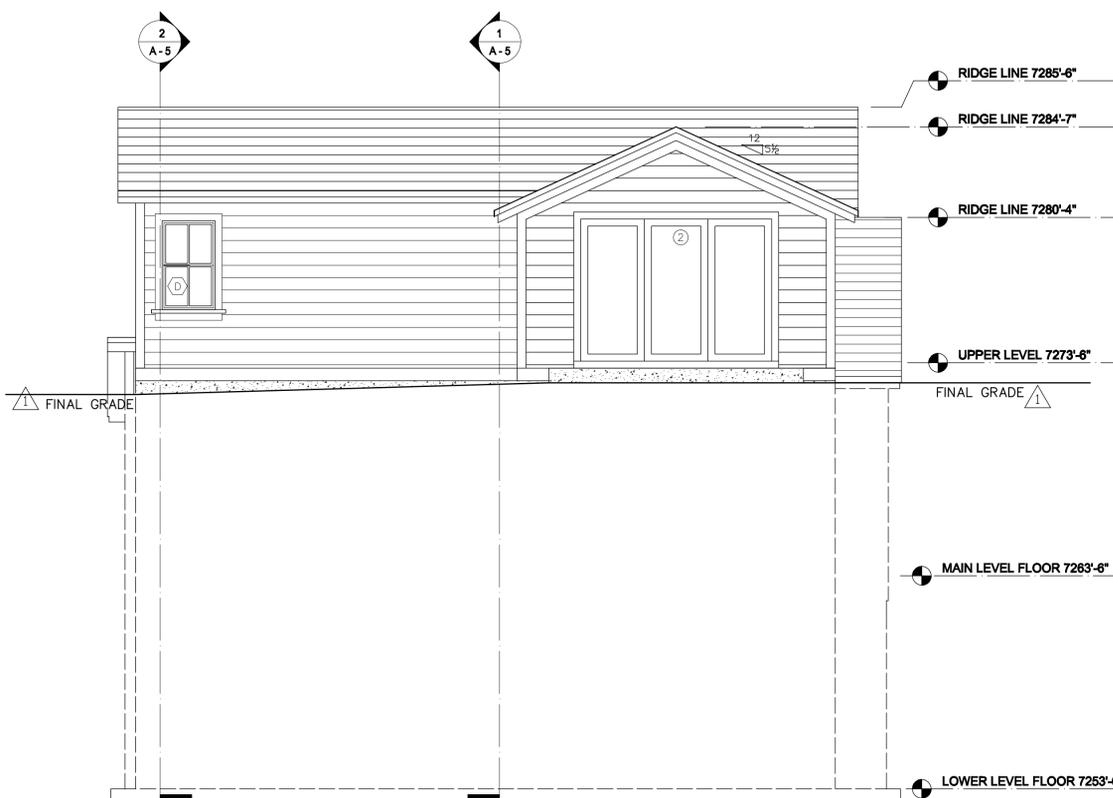
PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



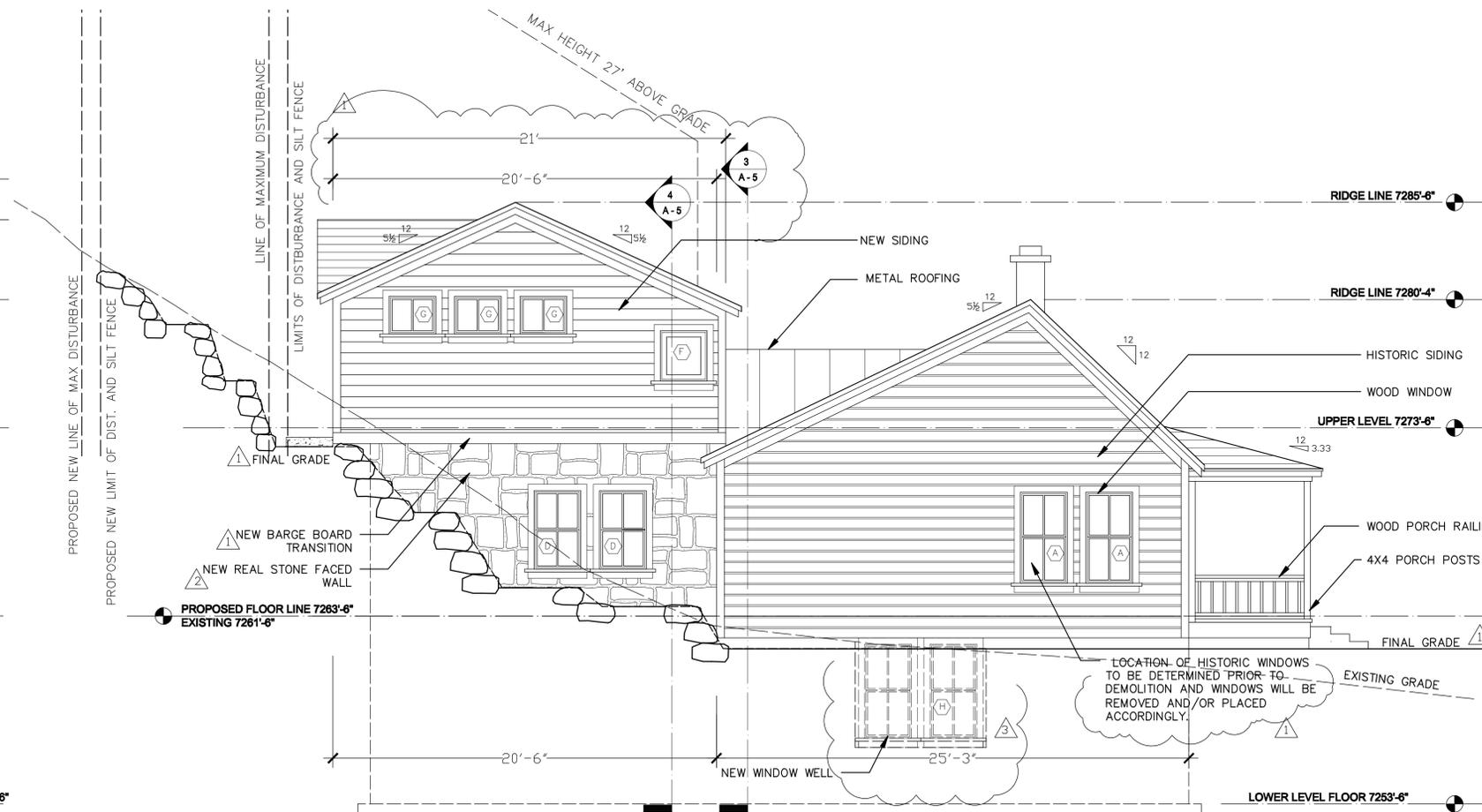
PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

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Project:
THE HENRY RESIDENCE
 269 DALY AVE

Date: MAY 23, 2018
Revisions:
 JUNE 4, 2018
 JUNE 18, 2018
 JULY 11, 2018
 SEPT 17 2018
 FEB 15, 2019
 MAR 06, 2019

Sheet No:

A-4

Planning Commission Staff Report

Subject: 1503 Park Avenue Subdivision
Author: Liz Jackson, Planner
Project Number: PL-19-04180
Date: 26 June 2019
Type of Item: Legislative – Preliminary Subdivision
Designation: Landmark Site

Summary Recommendations

Staff recommends the Planning Commission review and hold a public hearing for the 1503 Park Avenue Subdivision Plat, waive the Preliminary Plat requirement pursuant to [LMC 15-7.1-3](#), and forward a positive recommendation to City Council for the Final Subdivision Plat on July 18, 2019 date based on Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Dennis Hulbert, represented by Marshall King, Alliance Engineering, Inc.
Location: 1503 Park Avenue
Designation: Historic Landmark Site
Zoning: Recreation Commercial (RC) District
Adjacent Land Uses: Residential (Multi-family Dwelling) and Commercial. Single Family sites exist to the south on Park Avenue, Woodside Avenue and Empire Avenue.
Reason for Review: Subdivisions with four (4) or more parcels require Planning Commission preliminary and final review, and City Council review and action.

Proposal

The proposed 1503 Park Avenue Subdivision is a request to divide two (2) metes and bounds parcels (also known as Parcels 1 and 2, including 16,045 square feet) into four (4) lots of record. The applicant is also proposing to dedicate 4,171 square feet of Parcel 2 (southern lot) for the 15th Street Public Right-of-Way. The entire area is already identified by Summit County as Parcel SA-243. The proposed application is considered a Major Subdivision because it consists of a Subdivision of land into four (4) or more Lots.

Acronyms

RC - Recreation Commercial Zoning District
LMC – Land Management Code
FPZ – Frontage Protection Zone
HDDR – Historic District Design Review

Background

The two (2) metes and bounds parcels that are included in this application are 16,045 square feet in total, and include an existing Landmark Historic structure and non-historic garage. The garage was approved to be removed from the Historic Sites Inventory (see public meeting chart below and Exhibit G).

On March 25, 2019 Dennis Hulbert applied for a Subdivision to subdivide the property into four (4) lots. The application was deemed complete on March 27, 2019. Per [LMC 15-7.1-3\(A\)\(2\)](#), a Subdivision of land into four (4) or more lots is considered a Major Subdivision and requires the review of a Preliminary and Final Plat by the Planning Commission.

The applicant currently has a Historic District Design Review Pre-application (HDDR-Pre) under review. This Subdivision is the first step in moving forward with their future improvements to this Landmark Historic Site.

Below are applicable past Land Use Determinations for this site.

<u>Meeting Date</u>	<u>Summary</u>	<u>Links</u>
January 9, 1997	City Council approval of a two (2) lot Subdivision.	Staff Report (starting on page 65) Minutes (starting on page 23)
January 14, 1999	City Council approval of Extension Request for a two (2) lot Subdivision. Subdivision Plat was not recorded with Summit County and has since expired.	Staff Report (starting page 59) Minutes (starting page 11)
May 16, 2018	Historic Preservation Board approved the Determination of Significance removing the non-historic garage from the Historic Sites Inventory.	Staff Report (starting page 231) Minutes (starting page 23)
June 21, 2018	City Council approval of a Land Management Code Amendment to remove the non-historic garage from the Historic Sites Inventory.	Staff Report Minutes (starting page 12)

Purpose

The purpose of the Recreation Commercial (RC) District is to:

- A. allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
- B. allow for resort-related transient housing with appropriate supporting commercial and service activities,
- C. encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
- D. limit new Development on visible hillsides and sensitive view Areas,
- E. provide opportunities for variation in architectural design and housing types,
- F. promote pedestrian connections within Developments and to adjacent Areas,
- G. minimize architectural impacts of the automobile,
- H. promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,
- I. promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and
- J. promote the preservation and rehabilitation of Historic Buildings.

Analysis

Per [LMC 15-7.1-3](#), the Planning Commission may waive one or more of the steps in the approval process by allowing the Applicant and/or Developer to combine the requirements of the Preliminary Plat and Final Subdivision Plat into a single submittal. Staff is requesting that the Planning Commission consider combining the requirements of the Preliminary Plat and Final Subdivision Plat into a single submittal based on the following analysis:

The subject site is located at 1503 Park Avenue. The site is within the RC Zone. The proposed Plat Amendment creates four (4) lots from two (2) metes and bounds parcels. The applicant requests to divide the existing parcels and dedicate the southerly portion of the southern lot for the 15th Street road. The 15th Street Public Right-of-Way dedication will contain 4,171 square feet. The existing Landmark historic structure is proposed to remain within the newly created Lot 4.

The applicant has not indicated what type of development is intended for Lots 2-4. The existing Historic Structure on Lot 1 will remain a Single Family Dwelling. Single Family Dwellings would be allowed to be developed on Lots 2-4, per the lot size requirements of the Zone. Single Family Dwellings exist within the block to the south, and Staff has determined that Single Family Dwellings on Lots 2-4 will best complement the existing Landmark Structure on 1503 Park Avenue. Any future development would need to abide by the requirements of the RC Zone. Lot Requirements for the RC Zone are shown in the table below.

	Proposed Lot LMC Requirements:				Comments:
	Lot 1	Lot 2	Lot 3	Lot 4	
Front/Rear Yard Setbacks by Use – feet (ft.)	10' Allowed	10' Allowed	12' Allowed (25' total front and rear combined)	10' Allowed	Lot 1 Single-Family 32.5' front and 10' rear <i>complies, Historic Structure (existing condition)</i> Lots 2-4 development will need to abide by these requirements.
Side Yard Setbacks– feet (ft.)	5' Allowed (18' total combined)	3' Allowed	3' Allowed	3' Allowed	Lot 1 Single-Family 25' (south) and 6.25' (north) <i>complies, Historic Structure (existing condition)</i> Lots 2-4 development will need to abide by these requirements.
Minimum Lot Width	25'	25'	25'	25'	Lot 1: 66.01' <i>complies, Park Avenue facing</i> Lot 2: 32.15' <i>complies</i> Lot 3: 31' <i>complies</i> Lot 4: 33' (measured 15' from southwest corner) <i>complies</i>
Lot Size (Sq. Ft.)	4,755	2,373	2,373	2,373	Minimum lot size is 1,875 <i>all lots comply</i>
Maximum Building Footprint (Sq. Ft.)	1820.03	1038.38	1038.38	1038.38	Lots 1-4 development will need to abide by these requirements.
Maximum Height	27'	27'	27'	27'	Lot 1 Single-Family (single story) <i>complies, Historic Structure (existing condition)</i> Lots 2-4 development will need to abide by these

Based on the above table, the proposed lot configurations are compatible with the surrounding development (see image below titled 1503 Park Avenue nearby Single Family Dwellings), examples include:

- 1) 1450 and 1488 Park Avenue
- 2) 1455, 1445 and 1439 Woodside Avenue
- 3) 1430, 1422, and 1414 Empire Avenue



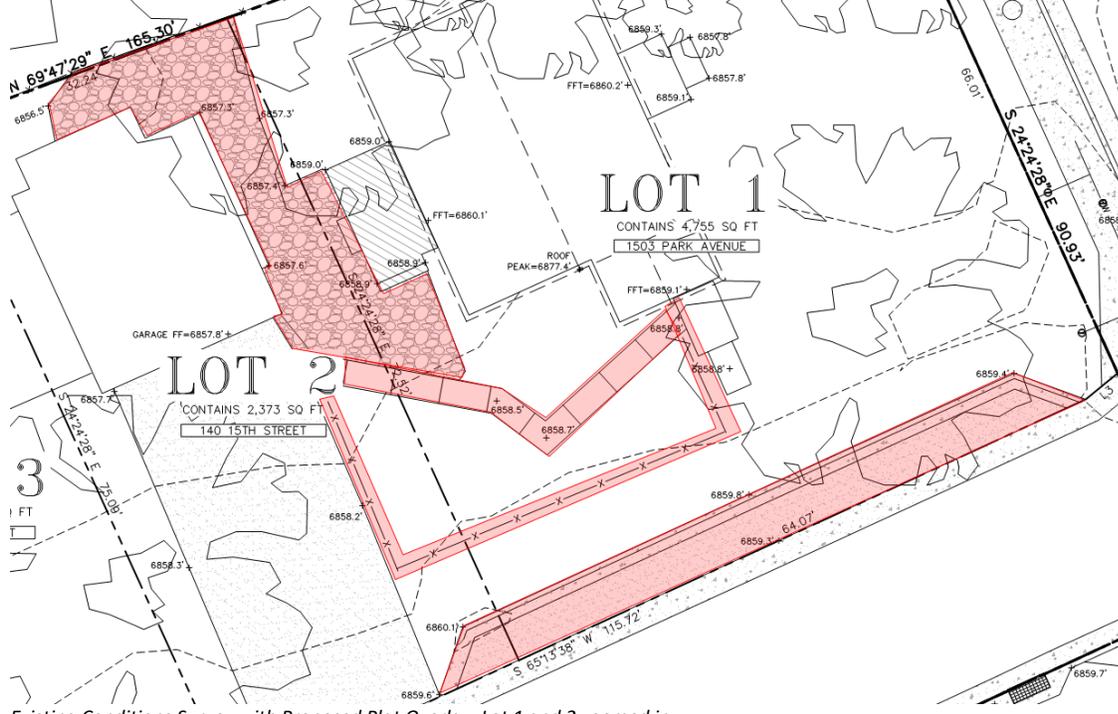
1503 Park Avenue nearby Single Family Dwellings

The proposed Subdivision meets lot and site requirements of the RC Zone. This Zone encourages clustering of development, which this Subdivision would allow. Pictured above not only shows the nearby Single Family Dwellings near 1503 Park Avenue, but there are multiple lots that vary in size and Use (i.e. multiple clusters of development types). The dedication of the 15th Street Public Right-of-Way would be a benefit for the public and adjacent properties. Any development on Lots 2-4 would be benefitted by this as well as it would allow for access to a public Right-of-Way for each lot. Lots 1-3 and a portion of 4 are included in the Frontage Protection Zone (FPZ). Staff is recommending that any construction within the FPZ shall be regulated by [LMC 15-2.20](#) Frontage Protection Overlay Zone.

Encroachments

Lot 1

There is a wood slat fence, stone slab path, and stone patio on this site that encroaches onto Lot 2. There is also a curb cut that encroaches into the proposed 15th Street Right-of-Way dedicated area and crosses between Lots 1 and 2. This is approximately 72' long at the widest points. See photograph below and illustration from Exhibit D – Existing Conditions Survey with Proposed Plat Overlay, Lot 1 and 2 zoomed in.



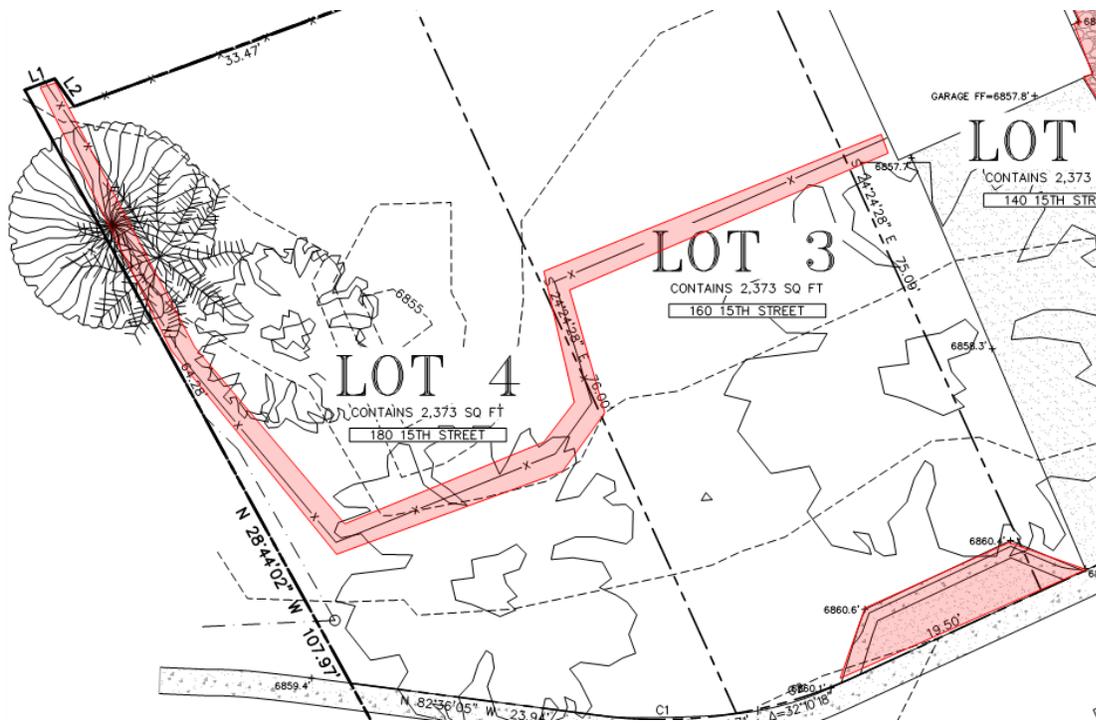
Existing Conditions Survey with Proposed Plat Overlay, Lot 1 and 2 zoomed in

This curb cut will need to either be removed by the applicant prior to recordation of the Subdivision Plat or the applicant can include the curb cuts in the proposed area to be dedicated to the City.

Lot 2, 3, and 4

There is a second curb cut area that encroaches into the proposed 15th Street Right-of-Way dedicated area, and crosses the property lines between Lots 2 and 3. This is

approximately 25' wide at the widest points. There is also a wire mesh fence that crosses the property lines of each of these lots. See illustration from Exhibit D below – Existing Conditions Survey with Proposed Plat Overlay, Lot 2-4 zoomed in.



Existing Conditions Survey with Proposed Plat Overlay, Lots 2-4 zoomed in

Staff recommends that before the Subdivision Plat is recorded, the portion of all encroachments that cross property lines be removed or reconfigured to be entirely within one property. See Condition of Approval no. 3 in Exhibit A. As stated above for Lot 1, the applicant will need to either remove the curb cut crossing over Lot 2 and 3 or include this in the proposed area to be dedicated to the City.

Because the proposed Subdivision is unique in that it is classified as a Major Subdivision according to [LMC 15-7.1-3\(A\)\(2\)](#), as it is proposing four (4) separate lots, therefore a Preliminary Plat is required. The Planning Commission may waive this requirement, and as this Subdivision Plat does not require a change to any public utilities or creation of roadways, staff recommends that the Planning Commission combine the requirements of the Preliminary and Final Subdivision Plats. Per [LMC 15-7.1-3](#), at its discretion, the Planning Commission may waive the steps in the Preliminary Plat approval process by allowing the Applicant and/or Developer to combine the requirements of the Preliminary Plat and Final Subdivision Plat into a single submittal. Staff recommends the Planning Commission review the Preliminary and Final Subdivision Plats together and forward a positive recommendation to City Council on July 18, 2019 for review of the Final Subdivision Plat. The proposed Subdivision is also in alignment with the RC Zone's Purpose and the Park City General Plan and staff as determined Good Cause.

Good Cause

Staff finds that there is good cause for this Subdivision because the proposed lots meet the underlying zoning requirements, are compatible with surrounding Uses, and dedicate a Public Right-of-way to the City. This Subdivision is unique in that it is classified as a Major Subdivision according to [LMC 15-7.1-3\(A\)\(2\)](#), as it is proposing four (4) separate lots, but does not require a change to any public utilities or creation of roadways. The proposed Subdivision is also in alignment with the RC Zone's Purpose and the Park City General Plan. As a common practice, a public snow storage easement will be provided on the site to be reflected on the proposed Plat. Snyderville Basin Water Reclamation District has approved this Subdivision (see Exhibit H). Existing encroachments will also be resolved prior to Plat recordation.

Process

Planning Commission provides a positive/negative recommendation to City Council on the final Subdivision (if preliminary plat is waived). The approval of this Subdivision application by the City Council constitutes Final Action that may be appealed to District Court in accordance with state code.

Department Review

This project has gone through an interdepartmental review. No further issues were brought up at that time.

Notice

On June 10, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on June 8, 2019, according to requirements of the LMC.

Public Input

No public input has been received by the time of this report.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the Final 1503 Park Avenue Subdivision Plat, as conditioned or amended, and per the requirements of [LMC 15-7.1-3](#) stating, "At its discretion, the Planning Commission may waive one or more of the steps in the approval process by allowing the Applicant and/or Developer to combine the requirements of the Preliminary Plat and Final Subdivision Plat into a single submittal."; or
- The Planning Commission may give the Preliminary Plat a positive recommendation and review the Final Subdivision Plat at the August 14, 2019 Planning Commission meeting; or
- The Planning Commission may forward a negative recommendation to staff for the 1503 Park Avenue Subdivision Plat, and direct staff to make Findings for this decision; or

- The Planning Commission may continue the discussion on the 1503 Park Avenue Subdivision Plat, and request additional information or analysis in order to make a recommendation.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

Consequences of not taking the recommended action is that the site would continue to be two parcels with various unaddressed encroachments between properties and 15th Street. 15th Street would also remain undedicated as a Public Right-of-Way.

Summary Recommendation

Staff recommends the Planning Commission review and hold a public hearing for the 1503 Park Avenue Preliminary and Final Subdivision Plats together, consider combining the requirements of the Preliminary Plat and Final Subdivision Plat, and forward a **positive recommendation** of said Subdivision Plat for final review of the Planning Commission based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance for Final Subdivision Review with Proposed Plat (Attachment 1)

Exhibit B – Applicant’s Project Intent

Exhibit C – Existing Conditions Survey

Exhibit D – Existing Conditions Survey with Proposed Plat Overlay

Exhibit E – Aerial Photograph

Exhibit F – County Plat Map

Exhibit G – Site Photographs

Exhibit H – Snyderville Basin Water Reclamation District Approval

Exhibit I – [Historic Sites Inventory Form](#) (link)

Ordinance No. 19-XX

AN ORDINANCE APPROVING THE 1503 PARK AVENUE SUBDIVISION LOCATED AT 1503 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the property owners of the property located at 1503 Park Avenue have petitioned the City Council for approval of the Subdivision; and

WHEREAS, on June 10, 2019, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on June 8, 2019, proper legal notice was published according to requirements of the Land Management Code and courtesy letters were sent to surrounding property owners; and

WHEREAS, the Planning Commission held a public hearing on June 26, 2019, to receive input on the Preliminary Subdivision; and

WHEREAS, the Planning Commission, on June 26, 2019, forwarded a _____ recommendation, combining the Preliminary and Final Subdivision Plats per the requirements of LMC 15-7.1-3, to the City Council; and,

WHEREAS, on July 18, 2019, the City Council held a public hearing to receive input on the Subdivision; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 1503 Park Avenue Subdivision, located at the same address.

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

SECTION 1. APPROVAL. The 1503 Park Avenue Subdivision 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 site is located at 1503 Park Avenue.
2. The site is within the Recreation Commercial (RC) Zoning District.
3. The subject site consists of two metes and bounds parcels.
4. On March 25, 2019, the applicant applied for a Subdivision; the application was deemed complete on March 27, 2019.
5. The proposed Subdivision creates four (4) lots from two metes and bounds parcels, dedicating a portion of one parcel as the 15th Street Right-of-Way.

6. Lot 1 (addressed as 1503 Park Avenue in the Subdivision Plat) includes a Historic Landmark Site.
7. Per [LMC 15-7.1-3](#), at its discretion, the Planning Commission may waive the steps in the Preliminary Plat approval process by allowing the Applicant and/or Developer to combine the requirements of the Preliminary Plat and Final Subdivision Plat into a single submittal.
8. The minimum lot size within the Historic Residential-1 District is 1,875 square feet.
9. The proposed lot sizes are 4,755 square feet (Lot 1), 2,373 square feet (Lots 3, 4, 5).
10. The minimum Setbacks for Lot 1 include:
 - a. Front/Rear – 10 feet. The existing Historic Structure complies with this requirement as it is approximately 33 feet from the front property line and 10 feet from the rear property line. There is an existing deck that is jutting 8.5 feet into the rear setback, but it abides by the setback requirements for the RC Zoning District as it is less than 30" above grade.
 - b. Side – 5 feet (18 feet total combined). The existing Historic Structure complies with this requirement as it is approximately 6.5 feet from the north side property line and 34 feet from the south side property line.
11. The minimum Setbacks for Lot 2 include:
 - a. Front/Rear – 10 feet
 - b. Side – 3 feet
12. The minimum Setbacks for Lot 3 include:
 - a. Front/Rear – 12 feet (25 feet total combined)
 - b. Side – 3 feet
13. The minimum Setbacks for Lot 4 include:
 - a. Front/rear – 10 feet
 - b. Side – 3 feet
14. The minimum lot width within the Recreation Commercial District is twenty five feet (25').
15. The proposed lot widths are 66.01 feet (Lot 1), 32.15 feet (Lot 2), 31 feet (Lot 3), 33 feet (Lot 4).
16. The maximum Building Footprints are 1820.03 (Lot 1), 1038.38 (Lots 2, 3, and 4). The Historic Structure on Lot 1 would be included in this calculation.
17. The maximum height for the RC Zoning District is 27 feet. The Historic Structure on Lot 1 is a single story and complies with this requirement.
18. The proposed Subdivision meets lot and site requirements of the Recreation Commercial District.
19. A Subdivision is necessary in order for the applicant to move forward with an HDDR for the purpose of developing the sites at 1503 Park Avenue. The Subdivision is also necessary for the purpose of developing the Lot 2, Lot 3, and Lot 4 sites.
20. All development shall comply with the applicable LMC Requirements.
21. A Single Family Dwelling is an Allowed Use in the RC Zoning District.
22. There are curb cuts on Lots 1, 2, and 3 on this site that encroach onto the proposed 15th Street Public Right-of-Way. See Condition of Approval no. 3 and 4.
23. There is a mesh fence that encroaches onto Lots 2, 3, and 4. The mesh fence is not Historic. See Condition of Approval no. 3.

24. There are a stone patio, slat wood fence, and stone slab path that encroach between Lots 1 and 2. The applicant will need to remove the portions of the stone patio, slat wood fence, and stone slab path that cross the property lines of Lots 1 and 2. See Condition of Approval no 3.
25. The Site is not located within the Sensitive Lands Overlay District.
26. The Site is not located within the Soils Ordinance Boundary.
27. On June 10, 2019 the property was posted and notice was mailed to property owners within 300 feet. Legal Notice was also published in the Park Record and Utah Public Notice Website on June 8, 2019 according to the requirements of the Land Management Code.
28. All findings within the Analysis section and the recitals above are incorporated herein as Findings of Fact.

Conclusions of Law:

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

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Subdivision Plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the Subdivision.
2. The applicant shall record the Subdivision 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 Subdivision 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. Prior to Subdivision Plat recordation, the applicant shall remove the existing encroachments from the City Right-of-Way and any encroachments (or portions thereof) that cross property lines between Lots 1-4. The applicant is responsible of securing appropriate City approvals and permits before any work on the encroachments can begin.
4. The applicant shall either include the curb cuts in the 15th Street Right-of-Way dedication or remove the encroachments prior to Subdivision Plat recordation.
5. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the Plat.
6. Ten foot (10') public snow storage easement and non-exclusive utility easement shall be granted along the Park Avenue Right-of-Way for Lot 1 (1503 Park Avenue) and along the newly dedicated 15th street public Right-of-Way for Lots 2-4.

7. Any construction within the FPZ shall be regulated by LMC 15-2.20 Frontage Protection Overlay Zone.

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

PASSED AND ADOPTED this ____ day of _____, 2019.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

EXHIBIT B

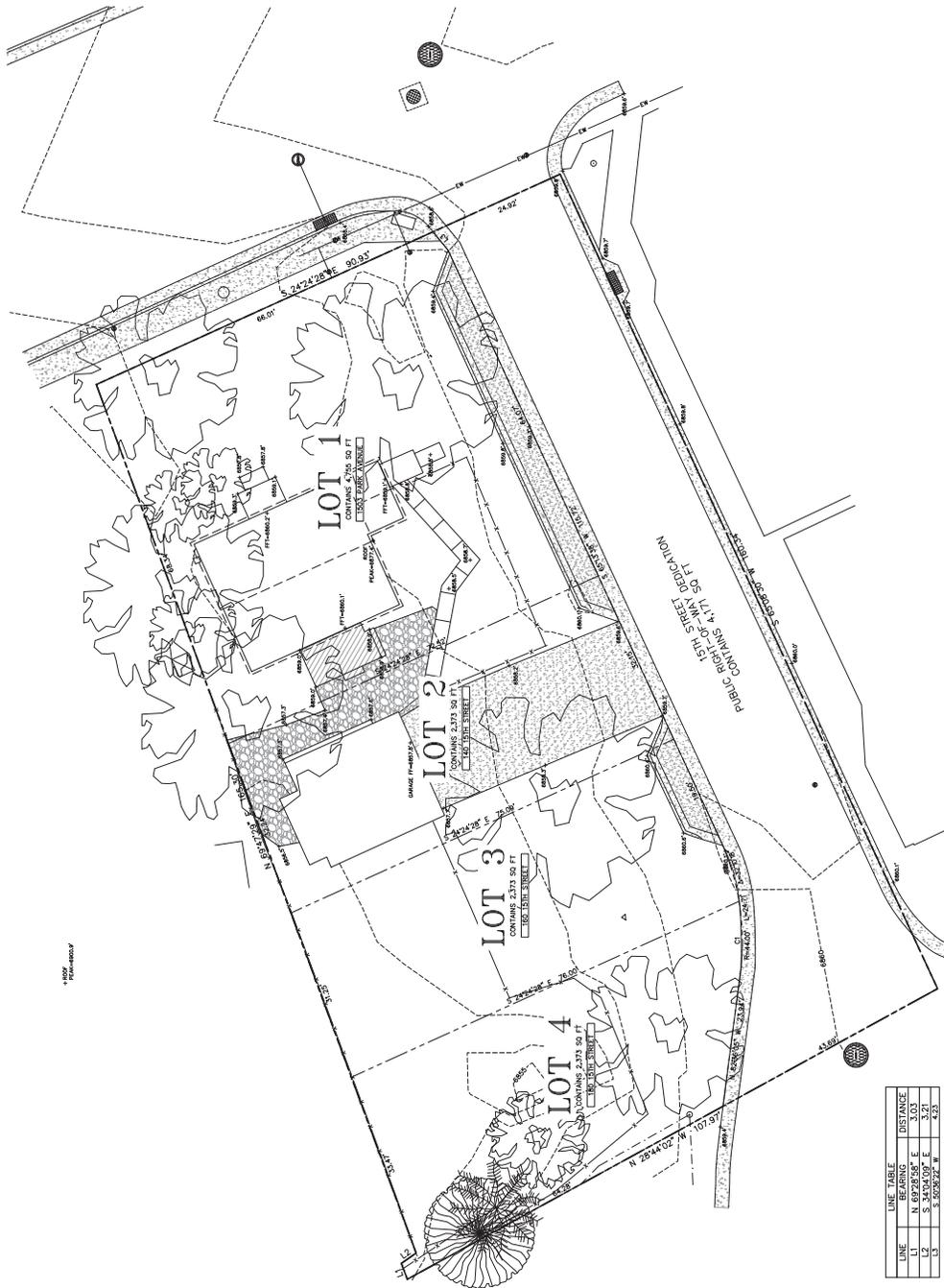
HULBERT SUBDIVISION 1503 PARK AVENUE

March 22, 2019

PROJECT INTENT

The property at 1503 Park Avenue consists of two metes and bounds parcels located in the south half of the southwest quarter of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian. The property is also located north of Snyder's Addition to Park City and is not within a platted subdivision. The property is currently occupied by a single family residence which is on the Historic Sites Inventory with a detached garage to the west. To the west of the detached garage is approximately 70 feet of vacant property. The southerly portion of the property contains existing 15th Street which is approximately 25 feet wide and has been used as a public right-of-way for many years.

This application proposes to dedicate to Park City the southerly portion of the property containing 4,171 square feet being used as the 15th Street right-of-way and to divide the remainder into four single family residential lots. Lot 4 contains the historic home and is proposed to be the largest lot with 4,755 square feet. The proposed Lots 1, 2 and 3 are approximately 32 feet by 75 feet and each contains 2,373 square feet.



LINE	BEARING	DISTANCE
L1	N 82° 28' 52\"/>	

COURSE	CHANGE	LINE	BEARING	DISTANCE
C1	44.00	1	N 82° 28' 52\"/>	

(435) 644-4477



MAYE
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
322 Main Street P.O. Box 2664 Park City, Utah 84002-2664

PROPOSED LOT LINE EXHIBIT
HULBERT SUBDIVISION

4/7/16 JOB NO.: 15-10-16 FILE: X:\Projects\Hulbert\Sub\151016.dwg
RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
FEE _____ DATE _____
RECORDER _____ ENTRY NO. _____



1503 Park Avenue – Looking Northwesterly



1503 Park Avenue – Looking Westerly



1503 Park Avenue – Looking Northeastly



1503 Park Avenue – Looking Easterly



1503 Park Avenue – Looking Southeasterly



1503 Park Avenue – Looking Southwesterly

EXHIBIT H



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

March 29, 2019

Marshall King
Alliance Engineering
323 Main St.
P.O. Box 2664
Park City, UT 84060

RE: Hulbert Subdivision (1503 Park Ave.)
Plat Approval

Dear Mr. King:

The Snyderville Basin Water Reclamation District has reviewed the referenced plat and has determined that it conforms to District regulations. We are therefore prepared to sign the plat.

Please contact me to schedule a time for plat signing after the Owner's Dedication has been signed.

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Atwood", is written over a horizontal line.

Bryan D. Atwood, P.E.
District Engineer

cc: Liz Jackson, PCMC
Project File

Planning Commission Staff Report

Subject: 526 Park Avenue Plat Amendment
Author: Liz Jackson, Planner
Project Number: PL-19-04140
Date: June 26, 2019
Type of Item: Legislative – Plat Amendment
Designation: Significant Site

Summary Recommendations

Staff recommends the Planning Commission hold a public hearing for the 526 Park Avenue Plat Amendment located at 526 Park Avenue and consider forwarding a **positive** recommendation to the City Council July 18, 2019 based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Description

Applicant: Warren Bonham, Wasatch Engineering Contractors, Inc.
Location: 526 Park Avenue
Designation: Historic Significant Site
Zoning: Historic Residential (HR-2A) District
Adjacent Land Uses: Residential (Single Family and Multi-Unit Dwelling) and Commercial, Quasi-Public
Reason for Review: Plat Amendments require Planning Commission review and City Council approval.

Proposal

The proposed 526 Park Avenue Plat Amendment seeks to combine two (2) existing Lots located at 526 Park Avenue into one (1) Lot of record. The site consists of the entirety of Lot 41 and Lot 42 of Block 9 of the Park City Survey. This is a Significant Historic Site and the Historic Structure was constructed c. 1897. The property line between the two (2) existing Lots runs along the south side of the Structure. The proposed Plat Amendment will create a Lot of 3,534 square feet in size.

Background

1897 – The existing Structure was constructed on this site according to the Park City Historic Sites Inventory (HSI - see Exhibit G). The HSI form for this site indicates that the Historic Structure was originally built as a garage. The 1907 Sanborn Map indicates Structures on the site, but as they are not dimensioned it is unclear if the garage existed at this time.

1957 – Earliest available tax card indicates the garage Structure as being 30+ years old, so it is possible it was constructed in the 1920s.

1968-1995 – At some point during this timeframe the garage was adapted for Residential Use.

August 21, 2018 – The City received a Historic District Design Review Pre-application (PL-19-03966) for 526 Park Avenue. Through a site visit on September 5, 2018, Planning staff determined the Ancillary Structures on the site, besides the Significant Historic Structure, were non-historic and could be removed. See Exhibit H Memo to File. The Ancillary Structures located at the rear (east) of the Lot were connected (estimated to be two Structures at the time of the site visit, although the survey submitted to the Planning Department on February 13, 2019 lists three connected Structures) and one other detached Structure was located at the front (west) of the Lot, to the south of the Significant Historic Structure.

February 13, 2019 – The City received application (PL-19-04140) for the 526 Park Avenue Plat Amendment. The application was deemed complete on April 23, 2019.

March 27, 2019 – The City received a Historic District Design Review (HDDR) application (PL-19-03966) for the 526 Park Avenue to build a Single-Family Dwelling and restore the Historic Structure to be used as a garage with renovation of the existing living space to be an Accessory Apartment. The application is currently under review and deemed incomplete. The proposed scope of work will need to be reviewed by the Historic Preservation Board (HPB), and abide by the Land Management Code and the Design Guidelines for Historic Districts and Historic Sites.

May 14, 2019 – The City issued a Demolition Permit (BD-19-26718) to remove the non-historic sheds located along the rear (east) property line and greenhouse Structure on the front of the Lot as noted in Exhibit H. These are noted on the survey (Exhibit B) as four (4) “existing sheds.” These Structures were deemed to be the same non-historic Structures that were listed in Exhibit H through a site visit on April 9, 2019. The Structures are connected in a manner that makes them appear to be the same Structure, hence the discrepancy in the number of sheds between Exhibit B and Exhibit H. See referenced Structures in image below taken from Exhibit B (Existing Conditions – Non-historic buildings permitted for removal). This permit did not give any approval to complete work on the Significant Historic Structure.

design that is Compatible with the historic character of the surrounding residential neighborhood,

- I. encourage residential development that provides a range of housing opportunities consistent with the community's housing, transportation, and historic preservation objectives,
- J. minimize visual impacts of the automobile and parking by encouraging alternative parking solutions,
- K. minimize impacts of Commercial Uses on surrounding residential neighborhood.

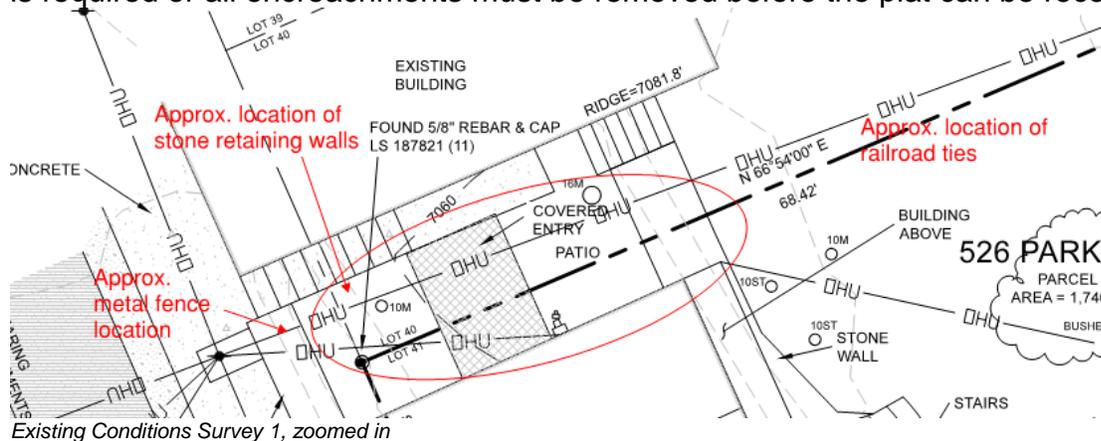
Lot Analysis

The purpose of this Plat Amendment is to combine two (2) existing Lots addressed at 526 Park Avenue into one (1) Lot of record. The current interior Lot line abuts the Significant Historic Structure on the Site and does not allow it to meet the Side Setbacks of the HR-2A Zone. Both lots exist within the Park City Survey. The proposed Lot will be 3,574 square feet in size with a Lot width of 50 feet and a length ranging between 68.42 feet and 71.41 feet.

The existing Significant Historic Structure at this address was constructed circa 1897. The applicant submitted an incomplete HDDR application on March 22, 2019 proposing an addition to the Significant Historic Structure. The application will not be reviewed until it is deemed to be complete. Any changes to the Site must be conducted in accordance with the Land Management Code (LMC) and with the Design Guidelines for Historic Districts and Historic Sites.

Encroachments

There are several encroachments on this property along each side of the Lot. On the north side of the Lot, there is a stone wall, patio, and covered entry that extends to a stairway that leads to Park Avenue. See image below – Existing Conditions Survey 1, zoomed in. There are also railroad ties (Site Photo 3) and rock retaining walls (Site Photo 2) that appear to cross the property line to the north (PC-142), and a metal fence on the west (atop the front encroaching retaining wall – Site Photo 1) but are not shown on the survey. At the time the survey was completed, there was snow likely covering these encroachments. These are pictured below (labelled as Site Photos 1-3), taken at a May 21, 2019 Site visit. An Encroachment agreement with 528 Park Avenue (PC-142) is required or all encroachments must be removed before the plat can be recorded.





Site Photo 1



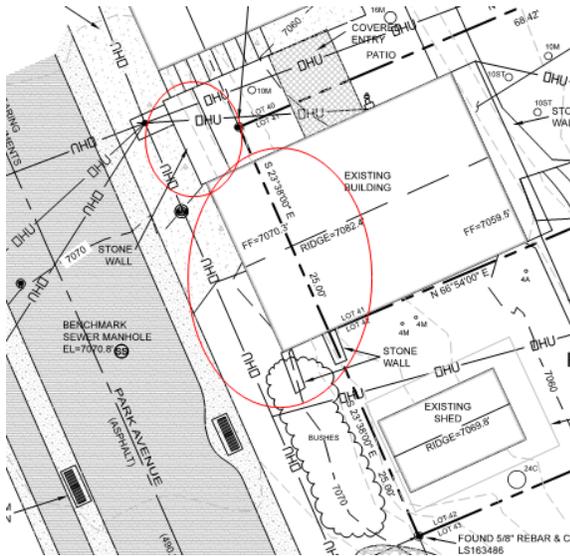
Site Photo 2



Site Photo 3

On the west (front) side of the Lot there are three (3) stone retaining walls encroaching into the Park Avenue right-of-way. Encroachment agreements with the City and the owners of 528 Park Avenue (PC-142) are required, or all encroachments must be removed before the plat can be recorded. The Historic Structure encroaches into the Park Avenue right-of-way for 20.5' in length and 5.5' in width. This is a valid Non-

complying Structure per [LMC 15-2.3-5](#) and will require an encroachment agreement with the City (see Condition of Approval 8).



Existing Conditions Survey 2, zoomed in

To the east (rear) side of the Lot, the neighboring 515 Main Street and 525 Main Street (PC-125) abuts the shared property line. Those Structures are within the Historic Commercial Business Zoning District, which have no minimum setback requirements.

HR-2A Requirements

The existing home is a Single Family Dwelling which is an allowed use in the HR-2A District. The minimum Lot area for a Single Family Dwelling is 1,875 square feet, and the minimum Lot for a Duplex Dwelling is 3,750 square feet; a Duplex Dwelling would not be allowed on this Lot as the proposed Lot is 3,534 square feet. The minimum Lot width is in the HR-2A zone is 25 feet. The proposed Lot meets the requirements of the HR-2A zone at 50 feet wide. The proposed Lot will also be 68.42 feet to 71.41 feet deep. These measurements determine the minimum setback requirements which are as follows:

	Required	Existing
Front Setback	10 feet	0 feet (encroaches into Public Right-of-Way)
Rear Setback	10 feet	44 feet
Side Setback	5 feet each	N: 3.5 foot, S: 25 feet; 28.5 feet total

The Setback requirements which are not met are the northwest Front and north Side Setbacks. The existing Historic Structure encroaches 5-6 feet as measured into the

Park Avenue Right-of-Way so therefore, the Historic Structure does not comply with the 10 foot Front Setback requirement. The Historic Structure is also less than 5' from the north (side) property line. However, since the Structure is Historic, the Structure is considered to be a valid and complying according to [LMC Section 15-2.3-5](#). All new construction is required to meet the current LMC Lot and Site requirements.

The maximum Building Footprint for the proposed Lot is 1,448.75 square feet according to the Building Footprint Formula illustrated in [Table 15-2.2](#) of the LMC. The existing Building Footprint complies with this standard as the Structure has a Building Footprint of 615 square feet as measured.

Good Cause

Staff finds good cause for this Plat Amendment in that it will resolve any issues created by the extraneous Lot line that abuts the south side of the Historic Structure located on the property, as the location of this Lot line currently prevents the Historic Structure from meeting Side Setback requirements of the HR-2A Zone. This amendment will allow the property owner to make improvements and changes to the existing Historic Structure, as allowed by the LMC and Design Guidelines for Historic Districts and Historic Sites. Public snow storage easements will be required to be dedicated on the final mylar prior to recordation. This Plat Amendment will resolve existing encroachment issues.

Process

The approval of this Plat Amendment application by the City Council constitutes Final Action that may be appealed following the procedures found in [LMC Section 15-1-18](#). A Historic District Design Review application will need to be submitted for review by Planning Staff prior to issuance of building permits.

Department Review

This project has gone through an interdepartmental review. No issues were brought up at that time.

Notice

On June 10, 2019, the property was posted and notice was mailed to property owners within 300 feet. Legal notice was also published in the Park Record and the Utah Public Notice Website on June 8, 2019, according to requirements of the Land Management Code.

Public Input

No public input has been received at the time of this report.

Alternatives

- The Planning Commission may forward positive recommendation to the City Council for the 526 Park Avenue Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 526 Park Avenue Plat Amendment and direct staff to make Findings for this decision; or

- The Planning Commission may continue the discussion on the 526 Park Avenue Plat Amendment to a date certain.

Significant Impacts

There are no significant fiscal or environmental impacts from this application.

Consequences of not taking recommended action

The subject property would remain as two separate Lots.

Summary Recommendation

Staff recommends the Planning Commission hold a public hearing for the 526 Park Avenue Plat Amendment and consider forwarding a positive recommendation to the City Council based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the draft ordinance.

Exhibits

Exhibit A – Draft Ordinance with Proposed Plat (Attachment 1)

Exhibit B – Survey

Exhibit C – Existing Plat

Exhibit D – Applicant’s Project Description

Exhibit E – Site Photographs

Exhibit F – Aerial Photograph

Exhibit G – Memo to File for HDDR Pre-application Site Visit on September 5, 2018

Exhibit H – [Historic Sites Inventory Report](#) (link)

Ordinance No. 2019-XX

AN ORDINANCE APPROVING THE 526 PARK AVENUE PLAT AMENDMENT
LOCATED AT 526 PARK AVENUE, PARK CITY, UTAH.

WHEREAS, the owner of the property located at 526 Park Avenue has petitioned the City Council for approval of the Plat Amendment; and

WHEREAS, on June 10, 2019, 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 June 8, 2019, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held a public hearing on June 26, 2019, to receive input on Plat Amendment; and

WHEREAS, the Planning Commission, on June 26, 2019, forwarded a _____ recommendation to the City Council; and,

WHEREAS, on July 18, 2019, 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 526 Park Avenue Plat Amendment located at 526 Park Avenue.

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

SECTION 1. APPROVAL. The 526 Park Avenue 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 526 Park Avenue.
2. The property consists of Lot 41 and Lot 42 of Block 9 of the Park City Survey.
3. The property is in the Historic Residential (HR-2A) District.
4. There is an existing Significant Historic Structure at this address.
5. The existing home was constructed c. 1897.
6. The applicant proposes to combine the subject Lots into one Lot of record.
7. There are several encroachments on this property along both sides and to the rear of the Lot as follows:

- a. To the west (front) side of the Lot, there are three stone retaining walls and associated landscaping encroaching into the Park Avenue property owned by the City.
 - b. There is also an existing covered entry patio and uncovered stone patio, multiple stone retaining walls, and concrete steps, and multiple wood retaining walls with associated landscaping encroaching into the neighboring property to the north.
8. The existing home is a Single Family Dwelling which is an allowed use in the HR-2A District.
 9. The minimum Lot Area for a Single Family Dwelling is 1,875 square feet. The proposed Lot has an area of 3,534 square feet. This Lot size is not large enough to permit a Duplex.
 10. The minimum Lot width in the HR-2A zone is 25 feet. The proposed Lot meets the requirements of this zone at 50 feet in width.
 11. The proposed Lot will also be between 68.42 feet and 71.41 feet deep.
 12. The minimum Front Setback is 10 feet. The existing Historic Structure crosses over the front Lot line by 5.5 feet.
 13. The minimum Rear Setback is 10 feet. The existing Historic Structure has a 44 foot Rear Setback.
 14. The minimum Side Setback is 5 feet on each side. The existing Historic Structure has a 3.5 foot Side Setback on the north side and a 25 foot Side Setback on the south side.
 15. Because this is a Historic Structure, the existing setbacks are considered to be valid and complying.
 16. The maximum building footprint for a Lot this size is 1,448.75 square feet. The existing footprint meets this standard at approximately 615 square feet.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding 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) 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 and an extension is granted by the City Council.
3. Residential fire sprinklers will be required for all new construction per requirements of the Chief Building Official.

4. New construction shall meet Site and Lot requirements of the HR-2A District per the Land Management Code in effect at the time of application submittal.
5. A Historic District Design Review application is required for any new construction proposed at the existing Site.
6. A 10 foot wide public snow storage easement will be required along Park Avenue.
7. The applicant can either remove the existing encroachments (excluding the Historic Structure) from the properties of 528 Park Avenue (Parcel PC-142) and the City Right-of-Way, or enter into an encroachment agreement(s) with the respective property owners prior to final recordation of this plat. Any encroachments over the south or east property line (if any) that were not disclosed by the applicant must be removed prior to the recordation of this plat. The applicant shall file all appropriate City application/permits to complete this Condition.
8. Regarding the Historic Significant Structure: An encroachment agreement, for the Right-of-Way, between Park City Municipal Corporation and the property owner of 526 Park Avenue for the Significant Structure will be required prior to plat recordation. The applicant shall file all appropriate City applications/permits to complete this Condition.

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

PASSED AND ADOPTED this ___ day of _____, 2019.

PARK CITY MUNICIPAL CORPORATION

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

526 PARK AVENUE PLAT AMENDMENT
 AMENDMENT TO A PORTION OF BLOCK 9
 PARK CITY SURVEY
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
 T4N, R10E, S10E
 SALT LAKE BASE AND MERIDIAN



OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WARREN BOHMAN and BRIGID BOHMAN, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY HAVE CALLED THIS PLAT AMENDMENT TO BE PREPARED AND RECORDED AND THAT THEY HAVE GIVEN THEIR CONSENT TO THE RECORDED THEREIN.

IN WITNESS WHEREOF, THE ABovesigned SET HIS HAND THIS _____ DAY OF _____, 2019.

WARREN BOHMAN AND _____

BRIGID BOHMAN AND _____

ACKNOWLEDGMENT

DATE OF _____

PERSONALLY APPEARED BEFORE ME ON THIS _____ DAY OF _____, 2019, THE FOLLOWING:

SURVEYOR'S STATEMENT

I, GREGORY J. FERRARI, OF PARK CITY, UTAH, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HAVE EXAMINED THE RECORDS OF THE SALT LAKE COUNTY CLERK'S OFFICE AND THE RECORDS OF THE SALT LAKE COUNTY ENGINEER'S OFFICE AND HAVE FOUND NO RECORDS THAT WOULD AFFECT THE VALIDITY OF THIS PLAT AMENDMENT. I FURTHER CERTIFY THAT THIS PLAT AMENDMENT REPRESENTS THE UNDIVIDED PROPERTY OF THE ABovesigned.



NOTES:

- 1. ALL NOTES TO THIS PLAT AMENDMENT SHALL BE SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.
- 2. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.
- 3. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.
- 4. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.
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- 15. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.
- 16. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.
- 17. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.
- 18. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.
- 19. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.
- 20. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2019-01.

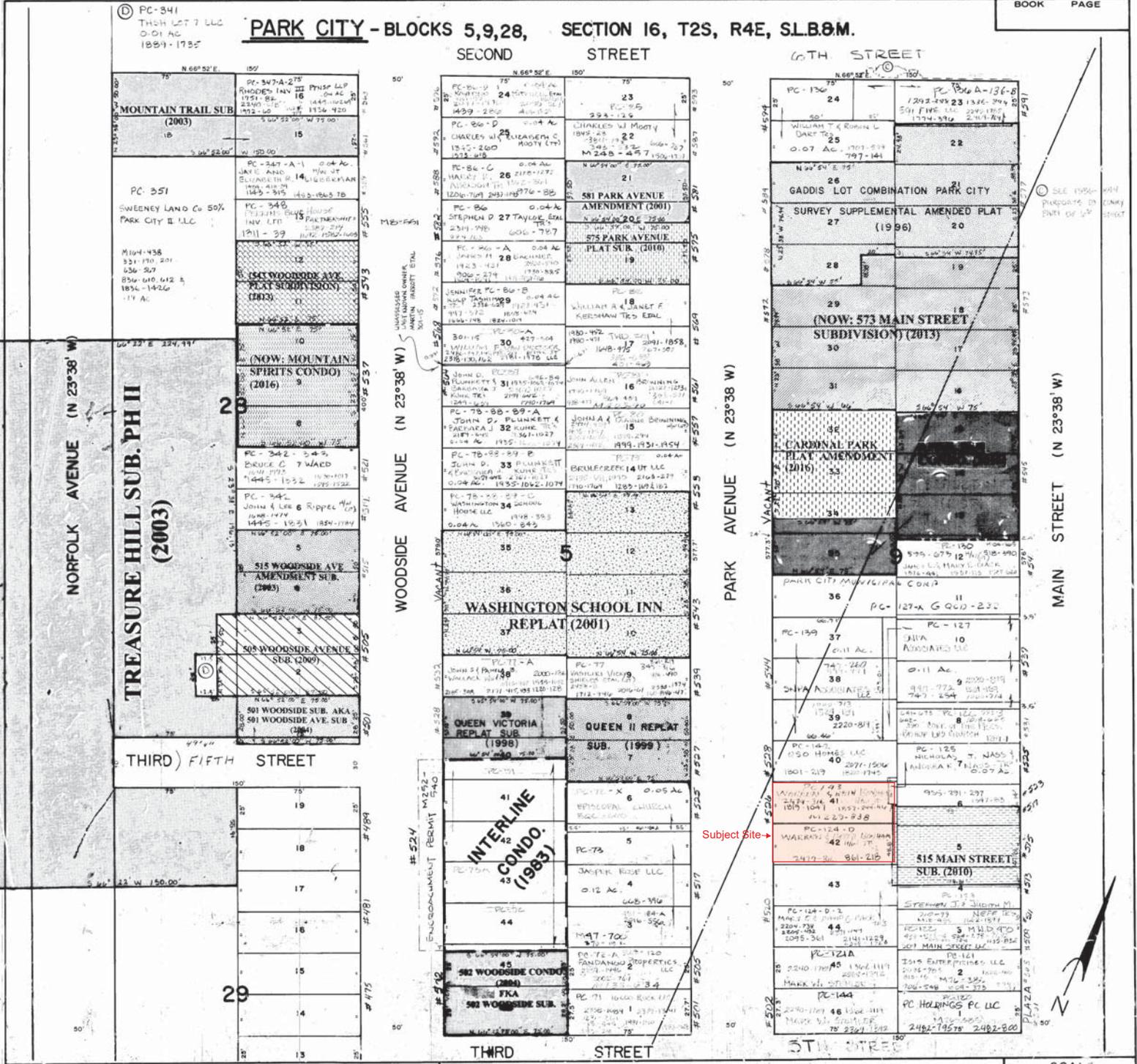
LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BOUNDARY
- STREET RIGHT-OF-WAY
- LOT LINE TO BE REMOVED
- STREET ADDRESS ON PARK AVE.
- FOUND BY RESUB & CON-UT/18/06
- FOUND BY RESUB & CON-UT/18/06
- NOT SET FORCES IN BUILDING
- STREET FRONTMENT
- LOT LINE TO BE REMOVED
- STREET ADDRESS ON PARK AVE.

<p>FERRARI SURVEYING, LLC P.O. BOX 668960, PARK CITY, UT (435) 840-5445</p>	<p>SANDVILLE BASIN WATER RECLAMATION REVIEWED AND CONFORMANCE TO SANDVILLE BASIN WATER RECLAMATION ACT FACT SHEET BASIS ON THIS _____ DAY OF _____, 2019. BY: _____ S.E.W.R.C.</p>	<p>PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION ON _____ DAY OF _____, 2019. BY: _____ CHAIRMAN</p>	<p>ENGINEERS CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF UTAH C.S. 13-1-101, 13-1-102, 13-1-103, 13-1-104, 13-1-105, 13-1-106, 13-1-107, 13-1-108, 13-1-109, 13-1-110, 13-1-111, 13-1-112, 13-1-113, 13-1-114, 13-1-115, 13-1-116, 13-1-117, 13-1-118, 13-1-119, 13-1-120, 13-1-121, 13-1-122, 13-1-123, 13-1-124, 13-1-125, 13-1-126, 13-1-127, 13-1-128, 13-1-129, 13-1-130, 13-1-131, 13-1-132, 13-1-133, 13-1-134, 13-1-135, 13-1-136, 13-1-137, 13-1-138, 13-1-139, 13-1-140, 13-1-141, 13-1-142, 13-1-143, 13-1-144, 13-1-145, 13-1-146, 13-1-147, 13-1-148, 13-1-149, 13-1-150, 13-1-151, 13-1-152, 13-1-153, 13-1-154, 13-1-155, 13-1-156, 13-1-157, 13-1-158, 13-1-159, 13-1-160, 13-1-161, 13-1-162, 13-1-163, 13-1-164, 13-1-165, 13-1-166, 13-1-167, 13-1-168, 13-1-169, 13-1-170, 13-1-171, 13-1-172, 13-1-173, 13-1-174, 13-1-175, 13-1-176, 13-1-177, 13-1-178, 13-1-179, 13-1-180, 13-1-181, 13-1-182, 13-1-183, 13-1-184, 13-1-185, 13-1-186, 13-1-187, 13-1-188, 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13-1-789, 13-1-790, 13-1-791, 13-1-792, 13-1-793, 13-1-794, 13-1-795, 13-1-796, 13-1-797, 13-1-798, 13-1-799, 13-1-800, 13-1-801, 13-1-802, 13-1-803, 13-1-804, 13-1-805, 13-1-806, 13-1-807, 13-1-808, 13-1-809, 13-1-810, 13-1-811, 13-1-812, 13-1-813, 13-1-814, 13-1-815, 13-1-816, 13-1-817, 13-1-818, 13-1-819, 13-1-820, 13-1-821, 13-1-822, 13-1-823, 13-1-824, 13-1-825, 13-1-826, 13-1-827, 13-1-828, 13-1-829, 13-1-830, 13-1-831, 13-1-832, 13-1-833, 13-1-834, 13-1-835, 13-1-836, 13-1-837, 13-1-838, 13-1-839, 13-1-840, 13-1-841, 13-1-842, 13-1-843, 13-1-844, 13-1-845, 13-1-846, 13-1-847, 13-1-848, 13-1-849, 13-1-850, 13-1-851, 13-1-852, 13-1-853, 13-1-854, 13-1-855, 13-1-856, 13-1-857, 13-1-858, 13-1-859, 13-1-860, 13-1-861, 13-1-862, 13-1-863, 13-1-864, 13-1-865, 13-1-866, 13-1-867, 13-1-868, 13-1-869, 13-1-870, 13-1-871, 13-1-872, 13-1-873, 13-1-874, 13-1-875, 13-1-876, 13-1-877, 13-1-878, 13-1-879, 13-1-880, 13-1-881, 13-1-882, 13-1-883, 13-1-884, 13-1-885, 13-1-886, 13-1-887, 13-1-888, 13-1-889, 13-1-890, 13-1-891, 13-1-892, 13-1-893, 13-1-894, 13-1-895, 13-1-896, 13-1-897, 13-1-898, 13-1-899, 13-1-900, 13-1-901, 13-1-902, 13-1-903, 13-1-904, 13-1-905, 13-1-906, 13-1-907, 13-1-908, 13-1-909, 13-1-910, 13-1-911, 13-1-912, 13-1-913, 13-1-91</p>
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EXHIBIT C

Note: * REFERS TO STREET ADDRESS



Approved	REVISIONS - DATE AND INITIAL (In Pencil)
Utah State Tax Comm	Sept 5, 2014
Date	By

SUMMIT COUNTY, UTAH

SCALE	ONE INCH = 40 FEET
BOOK	PAGE



February 25, 2019

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

Re: 526 Park Avenue – Plat Amendment Application

Project Intent & Scope of Work:

To eliminate an interior lot line, creating one whole parcel instead of two undersized parcels to be under the current owner's name. There will be no expansion to any of the exterior lot lines.

Thank you,

A handwritten signature in black ink, appearing to read 'David Baglino', is written over a light blue horizontal line.

David Baglino
Wasatch Engineering Contractors, Inc.
davidbaglino@msn.com
wecadmin@hotmail.com
Office: 435.604.0600
Cell: 435.640.5806











Memo to the File

Subject: 526 Park Avenue
Address: 526 Park Avenue
Project#: PL-18-03966
Author: Anya Grahn
Date: September 5, 2018

On September 5, 2018, Historic Preservation Planner Anya Grahn met with contractor Dave Baglino on site to determine the historical significance of three (3) existing sheds. There are two (2) sheds on the property—one across the east (rear) property line and a second perpendicular to that shed that is located on the southeast corner of the property. A third accessory building (greenhouse) is located at the front of the lot, directly south of the house/garage structure. Upon further inspection, staff found that these accessory buildings are not historic. They are constructed of contemporary and salvaged building materials and were likely built in the last 30 years. They were used as storage and an art studio for the previous homeowner.

In looking at the façade staff found evidence of the original spiral-designed metal hinges. Staff believes that originally this garage was constructed as a two-car garage, with two separate door openings. Each door opening had two doors. When the garage was converted to a house, it appears that the garage doors were framed in to create walls for the house. Door and window openings were then cut into the garage doors; these openings were framed with salvaged windows and doors that did not necessarily fit the openings. There are currently casement windows on either side of a door that is covered with shingles, matching those on the rest of the structure. The garage has since been covered with cedar shingles, painted a mint green color. Historic photographs show that the garage may have been sided in metal, and staff believes further exploratory demolition may reveal the original siding material and openings of the garage.