

Ordinance 2017-42

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE CHAPTER 15 SECTION 1-18 APPEALS AND RECONSIDERATION PROCESS; CHAPTER 15 SECTION 11-10 PARK CITY HISTORIC SITES INVENTORY (INSERTING LIST OF DESIGNATED PROPERTIES); CHAPTER 15 SECTION 11-11 DESIGN GUIDELINES FOR PARK CITY'S HISTORIC DISTRICTS AND HISTORIC SITES (INSERTING THE EXISTING GUIDELINE SPECIFICALLY INTO THE LAND MANAGEMENT CODE); AND ADOPTING CHAPTER 15-13 DESIGN GUIDELINES.

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Utah state legislature recently made changes that impact the treatment of historic resources; and

WHEREAS, the Land Management Code seeks to preserve the City's unique Historic character and to encourage compatible design and construction through the creation of comprehensive Design Guidelines for Park City's Historic Districts and Historic Resources; and

WHEREAS, it is a benefit to the community to safeguard the heritage of the City in protecting Historic Sites, Buildings, and/or Structures; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meetings on June 28, 2017, and forwarded a positive recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on August 3, 2017; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the State of Utah Code and the Park City General Plan and to be consistent with the values and goals of the Park City community and City Council, to protect health and safety, to maintain the quality of life for its residents, to preserve and protect the residential neighborhoods, to ensure compatible development, to preserve historic resources, to protect environmentally sensitive lands, and to preserve the community's unique character.

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

SECTION 1. AMENDMENTS TO TITLE 15 - Land Management Code Chapter 1 Section 18 (Appeals and Reconsideration Process). The recitals above are incorporated herein as findings of fact. Chapter 15-1-18 of the Land Management Code of Park City is hereby amended as redlined (see Attachment 1).

SECTION 2. AMENDMENTS TO TITLE 15 - Land Management Code Chapter 11 Section 10 (Park City Historic Sites Inventory). The recitals above are incorporated herein as

findings of fact. Chapter 15-11-10 of the Land Management Code of Park City is hereby amended as redlined (see Attachment 2).

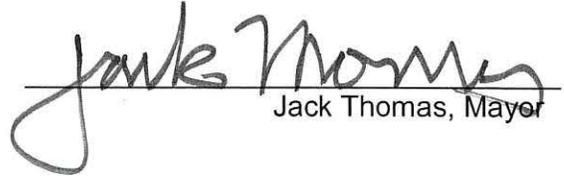
SECTION 3. AMENDMENTS TO TITLE 15 - Land Management Code Chapter 11 Section 11 (Design Guidelines for Park City's Historic Districts and Historic Sites). The recitals above are incorporated herein as findings of fact. Chapter 15-11-11 of the Land Management Code of Park City is hereby amended as redlined (see Attachment 3).

SECTION 4. AMENDMENTS TO TITLE 15 – adoption of Land Management Code Chapter 13 (Design Guidelines). The recitals above are incorporated herein as findings of fact. Chapter 15-13 of the Land Management Code of Park City is hereby added as redlined (see Attachment 4).

SECTION 6. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this 3rd day of August, 2017

PARK CITY MUNICIPAL CORPORATION


Jack Thomas, Mayor

Attest:




Michelle Kellogg, Recorder

Approved as to form:


Mark Harrington, City Attorney

Attachments (Redlines of specific LMC Sections)

Attachment 1 – LMC Chapter 15-1-18 Appeals and Reconsideration Process

Attachment 2 – LMC Chapter 15-11-10 Park City Historic Sites Inventory

Attachment 3 – LMC Chapter 15-11-11 Design Guidelines for Park City's Historic Districts and Historic Sites

Attachment 4 – LMC Chapter 15-13 Design Guidelines

Attachment 1 – LMC Chapter 15-1-18 Appeals and Reconsideration Process

15-1-18 Appeals And Reconsideration Process

- A. **STAFF**. Any decision by either the Planning Director or Planning Staff regarding Application of this LMC to a Property may be appealed to the Planning Commission. Appeals of decisions regarding the Design Guidelines for Historic Districts and Historic Sites shall be reviewed by the Board of Adjustment or or City Council at the request of the appellant. If the appellant chooses to have the City Council hear the appeal, the appellant must do so in writing at the time the appellant submits the appeal.
- B. **HISTORIC PRESERVATION BOARD (HPB)**. The City or any Person with standing adversely affected by any decision of the Historic Preservation Board may be appealed to the Board of Adjustment or City Council at the request of the appellant.
- C. **PLANNING COMMISSION**. The City or any Person with standing adversely affected by a Final Action by the Planning Commission on appeals of Staff action may petition the District Court in Summit County for a review of the decision. Final Action by the Planning Commission on Conditional Use permits and Master Planned Developments (MPDs) involving City Development may be appealed to the Board of Adjustment at the City Council's request. All other Final Action by the Planning Commission concerning Conditional Use permits (excluding those Conditional Use permits decided by Staff and appealed to the Planning Commission; final action on such an appeal shall be appealed to the District Court) and MPDs may be appealed to the City Council. When the City Council determines it necessary to ensure fair due process for all affected parties or to otherwise preserve the appearance of fairness in any appeal, the City Council may appoint an appeal panel as appeal authority to hear any appeal or call up that the Council would otherwise have jurisdiction to hear. The appeal panel will have the same scope of authority and standard of review as the City Council. Only those decisions in which the Planning Commission has applied a land Use ordinance to a particular Application, Person, or Parcel may be appealed to an appeal authority.
 1. **APPEAL PANEL MEMBERSHIP AND QUALIFICATIONS**. The appeal panel shall have three (3) members. The decision to appoint and the appointment of an appeal panel shall be made by the City Council at a duly noticed public meeting after publicly noticed request for qualifications. Qualifications shall include a weighted priority for the following: Park City or Area residency, five years or more of prior experience in an adjudicative position, and/or a legal or planning degree. Each member of the appeal panel shall have the ability to:
 - A. Conduct quasi-judicial administrative hearings in an orderly, impartial and highly professional manner.

- B. Follow complex oral and written arguments and identify key issues of local concern.
 - C. Master non-legal concepts required to analyze specific situations, render findings and determinations.
 - D. Absent any conflict of interest, render findings and determinations on cases heard, based on neutral consideration of the issues, sound legal reasoning, and good judgment.
2. **PROCESS.** Any hearing before an appeal panel shall be publicly noticed, include a public hearing, and meet all requirements of the Utah Open and Public Meetings Act. The appeal panel shall have the same authority and follow the same procedures as designated for the "City Council" in this section 15-1-18 (G-I). The City Council may decide to appoint an appeal panel for a particular matter at any time an application is pending but the appointment of the individual members of the panel shall not occur until an actual appeal or call up is pending.
- D. **STANDING TO APPEAL.** The following has standing to appeal a Final Action:
- 1. Any Person who submitted written comment or testified on a proposal before the Planning Department, Historic Preservation Board or Planning Commission;
 - 2. The Owner of any Property within three hundred feet (300') of the boundary of the subject site;
 - 3. Any City official, Board or Commission having jurisdiction over the matter; and
 - 4. The Owner of the subject Property.
- E. **TIMING.** All appeals must be made within ten (10) calendar days of the Final Action except for an appeal from a decision by the historic preservation authority which is Staff regarding the Design Guidelines for Historic Districts and Historic Sites or a decision by the Historic Preservation Board regarding a land use application, the applicant may appeal the decision within 30 days after the day on which the historic preservation authority issues a written decision. The reviewing body, with the consultation of the appellant, shall set a date for the appeal. All appeals shall be heard by the reviewing body within forty-five (45) days of the date that the appellant files an appeal unless all parties, including the City, stipulate otherwise.
- F. **FORM OF APPEALS.** Appeals to the Planning Commission, Board of Adjustment, or Historic Preservation Board must be filed with the Planning Department. Appeals to the City Council must be filed with the City Recorder. Appeals must be by letter or petition, and must contain the name, address, and telephone number of the petitioner; his or her relationship to the project or subject Property; and must have a comprehensive statement of all the reasons for the appeal, including specific provisions of the law, if known, that are alleged to be violated by the action taken. The Appellant shall pay the applicable fee

established by resolution when filing the appeal. The Appellant shall present to the appeal authority every theory of relief that it can raise in district court. The Appellant shall provide required envelopes within fourteen (14) days of filing the appeal.

- G. **BURDEN OF PROOF AND STANDARD OF REVIEW.** The appeal authority shall act in a quasi-judicial manner even if the appeal authority is the City Council. The appellant has the burden of proving that the land use authority erred. The appeal authority shall review factual matters de novo, without deference to the land use authority's determination of factual matters, and it The appeal authority shall determine the correctness of the decision of the land use authority in its interpretation and application of the land use ordinance land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application. All appeals must be made in writing. Review of petitions of appeal shall include a public hearing and shall be limited to consideration of only those matters raised by the petition(s), unless the appeal authority grants either party approval to enlarge the scope of the appeal to accept information on other matters. New evidence may be received so long as it relates to the scope of the appeal. City Council, when acting as an appeal body for appeals of Historic Preservation decisions may exercise only administrative authority.
- H. **NON-ADVERSARIAL PROCESS.** For all appeals before City Council, and any Board or Commission, the following shall apply:
1. The procedural hearings and reviews established by the City's regulatory procedures does not adopt or utilize in any way the adversary criminal or civil justice system used in the courts.
 2. The role of City staff, including legal staff, is to provide technical and legal advice and professional judgment to each decision making body, including City Council, as they are not advocates of any party or position in a dispute, notwithstanding the fact that their technical and legal advice and professional judgment may lead them to make recommendations concerning the matter.
 3. In the absence of clear evidence in the record that a staff member has lost his or her impartiality as a technical adviser, the City's need for consistent, coherent and experienced advisers outweighs any claims of bias by the applicant.
- I. **WRITTEN FINDINGS REQUIRED.** The appeal authority shall direct staff to prepare detailed written Findings of Fact, Conclusions of Law and the Order.
- J. **CITY COUNCIL ACTION ON APPEALS.**
1. The City Council, with the consultation of the appellant, shall set a date for the appeal.
 2. The City Recorder shall notify the Property Owner and/or the Applicant of the appeal date. The City Recorder shall obtain the findings, conclusions and all other pertinent information from the Planning Department and shall transmit them to the Council.

3. The City Council may affirm, reverse, or affirm in part and reverse in part any properly appealed decision of the Planning Commission. The City Council may remand the matter to the appropriate body with directions for specific Areas of review or clarification. City Council review of petitions of appeal shall include a public hearing and be limited to consideration of only those matters raised by the petition(s), unless the Council by motion, enlarges the scope of the appeal to accept information on other matters.
 4. Staff must prepare written findings within fifteen (15) working days of the City Council vote on the matter.
- K. **CITY COUNCIL CALL-UP**. Within fifteen (15) calendar days of Final Action on any project, the City Council, on its own motion, may call up any Final Action taken by the Planning Commission or Planning Director for review by the Council. Call-ups involving City Development may be heard by the Board of Adjustment at the City Council's request. The call-up shall require the majority vote of the Council. Notice of the call-up shall be given to the Chairman of the Commission and/or Planning Director by the Recorder, together with the date set by the Council for consideration of the merits of the matter. The Recorder shall also provide notice as required by Sections 15-1 -12 and 15-1-18 (K) herein. In calling a matter up, the Council may limit the scope of the call-up hearing to certain issues. The City Council, with the consultation of the Applicant, shall set a date for the call-up. The City Recorder shall notify the Applicant of the call-up date. The City Recorder shall obtain the findings, and all other pertinent information and transmit them to the Council.
- L. **NOTICE**. There shall be no additional notice for appeals of Staff determination other than listing the matter on the agenda, unless notice of the Staff review was provided, in which case the same notice must be given for the appeal. Notice of appeals of Final Action by the Planning Commission and Historic Preservation Board; notice of all appeals to City Council, reconsiderations, or call-ups shall be given by:
1. Publishing the matter once at least fourteen (14) days prior to the first hearing in a newspaper having general circulation in Park City;
 2. Mailing courtesy notice at least fourteen (14) days prior to the first hearing to all parties who received mailed courtesy notice for the original action.
 3. Posting the Property at least fourteen (14) days prior to the first hearing; and
 4. Publishing notice on the Utah Public Notice Website at least fourteen (14) days prior to the first hearing.
- M. **STAY OF APPROVAL PENDING REVIEW OF APPEAL**. Upon the filing of an appeal, any approval granted under this Chapter will be suspended until the appeal body, pursuant to this Section 15-1-18 has acted on the appeal.
- N. **APPEAL FROM THE CITY COUNCIL**. The Applicant or any Person aggrieved by City action on the project may appeal the Final Action by the City Council to a court of competent jurisdiction. The decision of the Council stands, and those affected by the decision may act in reliance on it unless and until the court enters an interlocutory or final order modifying the decision.

- O. **RECONSIDERATION**. The City Council, and any Board or Commission, may reconsider at any time any legislative decision upon an affirmative vote of a majority of that body. The City Council, and any Board or Commission, may reconsider any quasi-judicial decision upon an affirmative vote of a majority of that body at any time prior to Final Action. Any action taken by the deciding body shall not be reconsidered or rescinded at a special meeting unless the number of members of the deciding body present at the special meeting is equal to or greater than the number of members present at the meeting when the action was approved.
- P. No participating member of the appeal panel may entertain an appeal in which he or she acted as the land Use authority.

Attachment 2 – LMC Chapter 15-11-10 Park City Historic Sites Inventory

15-11-10 Park City Historic Sites Inventory

The ~~Historic Preservation Board~~ City Council may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community. City Council shall make the final determination on all Determination of Significance applications considering the criteria below, with the recommendation of the Historic Preservation Board.

A. CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

1. **LANDMARK SITE.** Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the City Council, with a recommendation from the Historic Preservation Board, finds it meets considers all the criteria listed below:
 - a. It is at least fifty (50) years old or if the Site is of exceptional importance to the community; and
 - b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and
 - c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
 1. An era that has made a significant contribution to the broad patterns of our history; or
 2. The lives of Persons significant in the history of the community, state, region, or nation; or
 3. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.
2. **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board finds it meets considers all the criteria listed below:
 - a. It is at least fifty (50) years old or the Site is of exceptional importance to the community; and
 - b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:

1. It previously received a historic grant from the City; or
 2. It was previously listed on the Historic Sites Inventory; or
 3. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and
- c. It has one (1) or more of the following:
1. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or
 2. It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and
- d. It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
1. An era of Historic Importance to the community, or
 2. Lives of Persons who were of Historic importance to the community, or
 3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
3. **CONTRIBUTORY SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Contributory Site if the City Council, with a recommendation from the Planning Department finds it meets considers all the criteria listed below:
- a. The structure is forty (40) years old or older (this includes buildings not historic to Park City that were relocated to prevent demolition); and
 - b. Meets one of the following:
 1. Expresses design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District; or
 2. It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 1. An era of Historic importance to the community; or
 2. Lives of Persons who were of Historic importance to the community, or

3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic Period
- c. Contributory structures may be eligible for Historic District Grant funding. Contributory structures are eligible for demolition.
4. Any Development involving the Reassembly or Reconstruction of a Landmark Site or a Significant Site that is executed pursuant to Sections 15-11-14 or 15-11-15 of this code shall remain on the Park City Historic Sites Inventory. Following Reassembly or Reconstruction, the City Council, with a recommendation from the Historic Preservation Board will review the project to determine if the work has required a change in the site or structure's historic designation from Landmark to Significant.

B. PROCEDURE FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

The Planning Department shall maintain an inventory of Historic Sites which reflects the Historic Sites Inventory adopted herein. It is hereby declared that all Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures within Park City, which City Council considers to be in compliance with comply with the criteria found in Sections 15-11-10(A)(1) or 15-11-10(A)(2) are determined to be on the Park City Historic Sites Inventory.

Any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. The nomination and designation procedures are as follows:

1. **COMPLETE APPLICATION.** The Application shall be on forms as prescribed by the City and shall be filed with the Planning Department. Upon receiving a Complete Application for designation, the Planning staff shall schedule a hearing before the Historic Preservation Board within ninety (90) days.
2. **NOTICE.** Prior to taking action on the Application, the Planning staff shall provide public notice pursuant to Section 15-1-21 of this Code.
3. **HEARING AND DECISION.** The Historic Preservation Board will hold a public hearing and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." If the Historic Preservation Board finds that the Application complies with the criteria set forth in Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main, attached, detached or public), Accessory Building, and/or Structure will be recommended to the City Council to be added to the Historic Sites Inventory.

a. ~~The HPB shall forward a copy of its written findings to the Owner and/or Applicant.~~

C. **REMOVAL OF A SITE FROM THE PARK CITY HISTORIC SITES INVENTORY.**

The City Council, with a recommendation from the Historic Preservation Board may remove a Site from the Historic Sites Inventory. Any Owner of a Site listed on the Park City Historic Sites Inventory may submit an Application for the removal of his/her Site from the Park City Historic Sites Inventory. The Planning Department may submit an Application for the removal of a Site from the Park City Historic Sites Inventory. The criteria and procedures for removing a Site from the Park City Historic Sites Inventory are as follows:

1. **CRITERIA FOR REMOVAL.**

- a. The Site no longer meets the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or
- b. The Building (main, attached, detached, or public) Accessory Building, and/or Structure on the Site has been demolished and will not be reconstructed; or
- c. Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2).

2. **PROCEDURE FOR REMOVAL.**

- a. **Complete Application.** The Application shall be on forms as prescribed by the City and shall be filed with the Planning Department. Upon receiving a Complete Application for removal, the Planning staff shall schedule a hearing before the Historic Preservation Board within ninety (90) days.
- b. **Notice.** Prior to taking action on the Application, the Planning staff shall provide public notice pursuant to Section 15-1-21 of this Code.
- c. **Hearing and Decision.** The Historic Preservation Board will hear testimony from the Applicant and public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." The HPB shall review the Application "de novo" giving no deference to the prior determination. The Applicant has the burden of proof in removing the Site from the inventory. The HPB will make a recommendation to City Council, If the HPB City Council will consider and determine whether the proposal complies finds that the Application does not comply with the criteria set forth in Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main, attached, detached, or public) Accessory Building, and/or Structure to be removed from the Historic Sites Inventory. ~~The HPB shall forward a copy of its written findings to the Owner and/or Applicant.~~

D. Properties identified on the Historic Sites Inventory are hereby designated by Ordinance as Landmark or Significant. These properties include:

A. Landmark

- | | |
|--------------------------|--------------------------|
| 1. 44 Chambers Street | 33.221 Main Street |
| 2. 64 Chambers Street | 34.305 Main Street |
| 3. 732 Crescent Tram | 35.306 Main Street |
| 4. 61 Daly Avenue | 36.309 Main Street |
| 5. 118 Daly Avenue | 37.312 Main Street |
| 6. 131 Daly Avenue | 38.322 Main Street |
| 7. 142 Daly Avenue | 39.328 Main Street |
| 8. 145 Daly Avenue | 40.350 Main Street |
| 9. 162 Daly Avenue | 41.361-363 Main Street |
| 10.166 Daly Avenue | 42.368 Main Street |
| 11.243 Daly Avenue | 43.402 Main Street |
| 12.279 Daly Avenue | 44.405 Main Street |
| 13.314 Daly Avenue | 45.419 Main Street |
| 14.830 Empire Avenue | 46.427 Main Street |
| 15.835 Empire Avenue | 47.430 Main Street |
| 16.911 Empire Avenue | 48.434 Main Street |
| 17.939 Empire Avenue | 49.436 Main Street |
| 18.270 Grant Avenue | 50.438 Main Street |
| 19.27 Hillside Avenue | 51.440 Main Street |
| 20.3000 Highway 224 | 52.447 Main Street |
| 21.2780 Kearns Boulevard | 53.508 Main Street |
| 22.33 King Road | 54.509 Main Street |
| 23.45 King Road | 55.511 Main Street |
| 24.69 King Road | 56.523 Main Street |
| 25.74 King Road | 57.528 Main Street |
| 26.1400 Lucky John Drive | 58.540 Main Street |
| 27.125 Main Street | 59.541 Main Street |
| 28.140 Main Street | 60.550 Main Street |
| 29.150 Main Street | 61.562 Main Street |
| 30.151 Main Street | 62.573 Main Street |
| 31.170 Main Street | 63.586 Main Street |
| 32.176 Main Street | 64.660 Main Street |
| 65.252 Marsac Avenue | 76.823 Norfolk Avenue |
| 66.334 Marsac Avenue | 77.824 Norfolk Avenue |
| 67.342 Marsac Avenue | 78.843 Norfolk Avenue |
| 68.412 Marsac Avenue | 79.902 Norfolk Avenue |
| 69.416 Marsac Avenue | 80.933 Norfolk Avenue |
| 70.445 Marsac Avenue | 81.945 Norfolk Avenue |
| 71.243 McHenry Avenue | 82.946 Norfolk Avenue |
| 72.2414 Monitor Drive | 83.955 Norfolk Avenue |
| 73.143 Norfolk Avenue | 84.962 Norfolk Avenue |
| 74.802 Norfolk Avenue | 85.1002.5 Norfolk Avenue |
| 75.811 Norfolk Avenue | 86.1003 Norfolk Avenue |

87. 1101 Norfolk Avenue
88. 1102 Norfolk Avenue
89. 264 Ontario Avenue
90. 316 Ontario Avenue
91. 323 Ontario Avenue
92. 355 Ontario Avenue
93. 413 Ontario Avenue
94. 417 Ontario Avenue
95. 44 Ontario Canyon Street
96. 121 Park Avenue
97. 139 Park Avenue
98. 157 Park Avenue
99. 161 Park Avenue
100. 259 Park Avenue
101. 323 Park Avenue
102. 325 Park Avenue
103. 343 Park Avenue
104. 351 Park Avenue
105. 363 Park Avenue
106. 401 Park Avenue
107. 402 Park Avenue
108. 416 Park Avenue
109. 421 Park Avenue
110. 424 Park Avenue
111. 445 Park Avenue
112. 455 Park Avenue
113. 463 Park Avenue
114. 502 Park Avenue
115. 517 Park Avenue
116. 525 Park Avenue
117. 527 Park Avenue
118. 528 Park Avenue
119. 539 Park Avenue
120. 543 Park Avenue
121. 553 Park Avenue
122. 606 Park Avenue
123. 610 Park Avenue
124. 614 Park Avenue
125. 638 Park Avenue
126. 651 Park Avenue
127. 690 Park Avenue
128. 698 Park Avenue
129. 703 Park Avenue
130. 943 Park Avenue
131. 959 Park Avenue
132. 1021 Park Avenue

133. 1049 Park Avenue
134. 1062 Park Avenue
135. 1063 Park Avenue
136. 1119 Park Avenue
137. 1124 Park Avenue
138. 1125 Park Avenue
139. 1128 Park Avenue
140. 1141 Park Avenue
141. 1150 Park Avenue
142. 1209 Park Avenue
143. 1215 Park Avenue
144. 1255 Park Avenue
145. 1280 Park Avenue
146. 1301 Park Avenue
147. 1304 Park Avenue
148. 1328 Park Avenue
149. 1354 Park Avenue
150. 1503 Park Avenue
151. 14 Prospect Street
152. 22 Prospect Street
153. 36 Prospect Street
154. 51 Prospect Street
155. 57 Prospect Street
156. 59 Prospect Street
157. 68 Prospect Street
158. 101 Prospect Street
159. 622 Rossie Hill
Drive
160. 652 Rossie Hill
Drive
161. 660 Rossie Hill
Drive
162. 41 Sampson
Avenue
163. 222 Sandridge
Road
164. 39 Seventh Street
165. 41 Seventh Street
166. Glenwood
Cemetery
167. 147 Swede Alley
168. 1895 Three Kings
Drive
169. 109 Woodside
Avenue

- 170. 232 Woodside Avenue
- 171. 335 Woodside Avenue
- 172. 564 Woodside Avenue
- 173. 655 Woodside Avenue
- 174. 817 Woodside Avenue
- 175. 839 Woodside Avenue
- 176. 901 Woodside Avenue
- 177. 951 Woodside Avenue
- 178. 1010 Woodside Avenue

- 179. 1026 Woodside Avenue
- 180. 1057 Woodside Avenue
- 181. 1060 Woodside Avenue
- 182. 1100 Woodside Avenue
- 183. 1110 Woodside Avenue
- 184. 1127 Woodside Avenue
- 185. 1162 Woodside Avenue
- 186. 1167 Woodside Avenue

B. Significant

- 1. 5 Daly Avenue
- 2. 10 Daly Avenue
- 3. 24 Daly Avenue
- 4. 71 Daly Avenue
- 5. 81 Daly Avenue
- 6. 97 Daly Avenue
- 7. 124 Daly Avenue
- 8. 161 Daly Avenue
- 9. 167 Daly Avenue
- 10. 172 Daly Avenue
- 11. 173 Daly Avenue
- 12. 180 Daly Avenue
- 13. 187 Daly Avenue
- 14. 199 Daly Avenue
- 15. 239 Daly Avenue
- 16. 255 Daly Avenue
- 17. 257 Daly Avenue
- 18. 269 Daly Avenue
- 19. 291 Daly Avenue
- 20. 297 Daly Avenue
- 21. 309 Daly Avenue
- 22. 360 Daly Avenue
- 23. 555 Deer Valley Drive
- 24. 560 Deer Valley Drive
- 25. 577 Daly Avenue

- 26. 595 Deer Valley Loop Road
- 27. 632 Deer Valley Loop Road
- 28. 2465 Doc Holiday Drive
- 29. 841 Empire Avenue
- 30. 844 Empire Avenue
- 31. 901 Empire Avenue
- 32. 920 Empire Avenue
- 33. 923 Empire Avenue
- 34. 963 Empire Avenue
- 35. 964 Empire Avenue
- 36. 1004 Empire Avenue
- 37. 1011 Empire Avenue
- 38. 1013-1015 Empire Avenue
- 39. 250 Grant Avenue
- 40. 262 Grant Avenue
- 41. 304 Grant Avenue
- 42. 199 Heber Avenue
- 43. 201 Heber Avenue
- 44. 9 Hillside Avenue
- 45. 37 Hillside Avenue
- 46. 114 Hillside Avenue
- 47. 3000 HWY 224
- 48. 80 King Road
- 49. 81 King Road
- 50. 109 Main Street

51.115 Main Street	63.361.5 Main Street
52.122 Main Street	64.408 Main Street
53.133 Main Street	65.412 Main Street
54.148 Main Street	66.442-444 Main Street
55.158 Main Street	67.449 Main Street
56.186 Main Street	68.450 Main Street
57.227 Main Street	69.461-463 Main Street
58.268 Main Street	70.510 Main Street
59.347-357 Main Street	71.515 Main Street
60.354 Main Street	72.556 Main Street
61.355-357 Main Street	73.558 Main Street
62.359 Main Street	74.591 Main Street
75.220 Marsac Avenue	109. 435 Park Avenue
76.338 Marsac Avenue	110. 450 Park Avenue
77.402 Marsac Avenue	111. 526 Park Avenue
78.508 Marsac Avenue	112. 527 Park Avenue
79.257 McHenry Avenue	113. 557 Park Avenue
80.2245 Monitor Drive	114. 561 Park Avenue
81.164 Norfolk Avenue	115. 569 Park Avenue*
82.668 Norfolk Avenue	116. 575 Park Avenue
83.713 Norfolk Avenue	117. 581 Park Avenue
84.803 Norfolk Avenue	118. 602 Park Avenue
85.827 Norfolk Avenue	119. 628 Park Avenue
86.835 Norfolk Avenue	120. 657 Park Avenue
87.901 Norfolk Avenue	121. 801 Park Avenue
88.915 Norfolk Avenue	122. 811 Park Avenue
89.1002 Norfolk Avenue	123. 817 Park Avenue
90.1009 Norfolk Avenue	124. 819 Park Avenue
91.1021 Norfolk Avenue	125. 820 Park Avenue
92.1055 Norfolk Avenue	126. 909 Park Avenue
93.1063 Norfolk Avenue	127. 915 Park Avenue
94.1135 Norfolk Avenue	128. 923 Park Avenue
95.1259 Norfolk Avenue	129. 929 Park Avenue
96.1302 Norfolk Avenue*	130. 937 Park Avenue
97.308 Ontario Avenue	131. 949 Park Avenue
98.317 Ontario Avenue	132. 1015 Park Avenue
99.341 Ontario Avenue	133. 1043 Park Avenue
100. 405 Ontario Avenue	134. 1059 Park Avenue
101. 422 Ontario Avenue	135. 1060 Park Avenue
102. 104 Park Avenue	136. 1101 Park Avenue
103. 145 Park Avenue	137. 1102 Park Avenue
104. 263 Park Avenue	138. 1108 Park Avenue
105. 305 Park Avenue	139. 1109 Park Avenue
106. 339 Park Avenue	140. 1114 Park Avenue
107. 364 Park Avenue	141. 1129 Park Avenue
108. 411 Park Avenue	142. 1135 Park Avenue

- | | | | |
|------|----------------------|------|----------------------|
| 143. | 1149 Park Avenue | 188. | 505 Woodside Avenue |
| 144. | 1160 Park Avenue | 189. | 543 Woodside Avenue |
| 145. | 1266 Park Avenue | 190. | 563 Woodside Avenue |
| 146. | 1274 Park Avenue | 191. | 605 Woodside Avenue |
| 147. | 1323 Park Avenue | 192. | 615 Woodside Avenue |
| 148. | 1326 Park Avenue | 193. | 627 Woodside Avenue |
| 149. | 1333 Park Avenue | 194. | 633 Woodside Avenue |
| 150. | 1359 Park Avenue | 195. | 664 Woodside Avenue |
| 151. | 1420 Park Avenue | 196. | 733 Woodside Avenue |
| 152. | 1450 Park Avenue | 197. | 805 Woodside Avenue |
| 153. | 1460 Park Avenue | 198. | 823 Woodside Avenue |
| 154. | 1488 Park Avenue | 199. | 827 Woodside Avenue |
| 155. | 9 Prospect Street | 200. | 835 Woodside Avenue |
| 156. | 52 Prospect Street | 201. | 905 Woodside Avenue |
| 157. | 60 Prospect Street | 202. | 909 Woodside Avenue |
| 158. | 147 Ridge Avenue | 203. | 919 Woodside Avenue |
| 159. | 16 Sampson Avenue | 204. | 1002 Woodside Avenue |
| 160. | 40 Sampson Avenue | 205. | 1007 Woodside Avenue |
| 161. | 60 Sampson Avenue | 206. | 1013 Woodside Avenue |
| 162. | 115 Sampson Avenue | 207. | 1020 Woodside Avenue |
| 163. | 135 Sampson Avenue | 208. | 1027 Woodside Avenue |
| 164. | 130 Sandridge Road | 209. | 1045 Woodside Avenue |
| 165. | 152 Sandridge Road | 210. | 1053 Woodside Avenue |
| 166. | 164 Sandridge Road | 211. | 1062 Woodside Avenue |
| 167. | 218 Sandridge Road | 212. | 1103 Woodside Avenue |
| 168. | 228 Sandridge Road | 213. | 1107 Woodside Avenue |
| 169. | 224 Sandridge Road | 214. | 1120 Woodside Avenue |
| 170. | 175 Snows Lane | 215. | 1147 Woodside Avenue |
| 171. | 205 Snows Lane | 216. | 1158 Woodside Avenue |
| 172. | 601 Sunnyside Avenue | 217. | 1323 Woodside Avenue |
| 173. | 115 Woodside Avenue | 218. | 1439 Woodside Avenue |
| 174. | 133 Woodside Avenue | | |
| 175. | 139 Woodside Avenue | | |
| 176. | 149 Woodside Avenue | | |
| 177. | 311 Woodside Avenue | | |
| 178. | 316 Woodside Avenue | | |
| 179. | 332 Woodside Avenue | | |
| 180. | 347 Woodside Avenue | | |
| 181. | 359 Woodside Avenue | | |
| 182. | 401 Woodside Avenue | | |
| 183. | 405 Woodside Avenue | | |
| 184. | 424 Woodside Avenue | | |
| 185. | 429 Woodside Avenue | | |
| 186. | 481 Woodside Avenue | | |
| 187. | 501 Woodside Avenue | | |

219. 1445 Woodside
Avenue

220. 1455 Woodside
Avenue

221. Mining Sites

- a) California Comstock Mine Site—Mill Building and Cabin
- b) Jupiter Mine—Ore Bin and Frame
- c) Daly West Mine—Head Frame and Fire Hydrant Shacks
- d) Alliance Mine – Office/Dwelling, Change Room, and Power House
- e) Silver King Consolidated Spiro Tunnel Complex—Foundry Building, Ivers Tunnel Structure, Spiro Tunnel Portal, Machine Shop Building, Sawmill Building, Water Tank A, and Coal Hopper/Boiler Structure
- f) Judge Mine Site—Assay Office and Change Room Building, Shed Structure, Explosives Bunker Portal, Mine Complex Ruins
- g) Judge Mine Aerial Tramway Towers
- h) Little Bell Mine—Ore Bin
- i) Silver King Tramway Towers
- j) Silver King Mine Site—Boarding House, Boarding House Vault, Change House, Hoist House, Mill Building, Fire Hose Shacks, Stone Wall, Stores Department Building, Transformer House, and Water Tanks
- k) Silver King Consolidated Mine—Ore bin and Counterweight
- l) Thaynes Mine—Conveyor Gallery, Hoist House, Conveyor Gallery, Fire Hydrant Shack, Boarding House Ruins, Accessory Buildings 1 and 2

C. Contributory

Reserved for future designations

**These properties are currently under appeal for Determination of Significance.*

Attachment 3 – LMC Chapter 15-11-11 Design Guidelines for Park City's Historic Districts and Historic Sites

15-11-11 Design Guidelines For Park City's Historic Districts And Historic Sites

The HPB shall promulgate and update as necessary Design Guidelines for Use in the Historic District zones and for Historic Sites. These guidelines shall, upon adoption by resolution of the City Council, be used by the Planning Department staff in reviewing Historic District/Site design review Applications. The Design Guidelines for Park City's Historic Districts and Historic Sites shall address rehabilitation of existing Structures, additions to existing Structures, and the construction of new Structures. The Design Guidelines are incorporated into this Code by ~~by reference~~ as Chapter 15-13. From time to time, the HPB may recommend changes in the Design Guidelines for Park City's Historic Districts and Historic Sites to Council, provided that no changes in the guidelines shall take effect until adopted by ~~a resolution~~ an ordinance of the City Council.

Attachment 4 – LMC Chapter 15-13 Design Guidelines

15-13 Design Guidelines for Historic Districts and Historic Sites

15-13-1 Purpose and Policy

15-13-2 Design Guidelines for Historic Districts and Historic Sites

15-13-1 Policy and Purpose

The Design Guidelines for Park City's Historic Districts and Historic Sites (referred to throughout the document as the "Design Guidelines") is intended to fulfill the policy directives provided in the General Plan and the Land Management Code.

The goal of the Design Guidelines is to meet the needs of various interests in the community by providing guidance in determining the suitability and architectural compatibility of proposed projects, while at the same time allowing for reasonable changes to individual buildings to meet current needs. For property owners, design professionals, and contractors, it provides guidance in planning projects sympathetic to the unique architectural and cultural qualities of Park City. For the Planning Department staff and the Historic Preservation Board, it offers a framework for evaluating proposed projects to ensure that decisions are not arbitrary or based on personal taste. Finally, it affords residents the benefit of knowing what to expect when a project is proposed in their neighborhood.

The Design Guidelines are not intended to be used as a technical manual for rehabilitating or building a structure, nor are they an instruction booklet for completing the Historic District/Site Design Review Application. Instead, they provide applicants, staff, and the Historic Preservation Board with a foundation for making decisions and a framework for ensuring consistent procedures and fair deliberations.

15-2.25-2 Design Guidelines for Historic Districts and Historic Sites

The Design Guidelines for Historic Districts and Historic Sites are hereby adopted and incorporated herein.