

ORDINANCE 2021-41

AN ORDINANCE AMENDING LAND MANAGEMENT CODE § 15-11-10 *PARK CITY HISTORIC SITES INVENTORY TO UPDATE* THE ROSSIE HILL DRIVE LANDMARK HISTORIC SITE ADDRESSES AND THE STATUS OF 1302 NORFOLK AVENUE

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;

WHEREAS, the Land Management Code implements the goals, objectives, and policies of the Park City General Plan to maintain the quality of life and experiences for City residents and visitors;

WHEREAS, Goal 15 of the Park City General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations;

WHEREAS, the purposes of the Land Management Code include protecting and enhancing the Historic character of the community and allowing development that encourages preservation of Historic Structures and the integrity of Historic Districts;

WHEREAS, the Park City Historic Sites Inventory lists over 400 sites the City Council designated Landmark or Significant;

WHEREAS, the Historic Preservation Board makes recommendations to the Planning Commission and City Council regarding Land Management Code amendments that encourage Historic preservation;

WHEREAS, the proposed amendments update the Historic Sites Inventory to reflect the address change to the Rossie Hill Drive properties and the status of 1302 Norfolk Avenue;

WHEREAS, on September 1, 2021, the Historic Preservation Board duly noticed and conducted a public hearing on the proposed updates to the Historic Sites Inventory and unanimously forwarded a positive recommendation to the Planning Commission and City Council;

WHEREAS, on September 22, 2021, the Planning Commission duly noticed and conducted a public hearing on the proposed updates to the Historic Sites Inventory and unanimously forwarded a positive recommendation to the City Council;

WHEREAS, on October 28, 2021, the City Council duly noticed and conducted a public hearing on the updates to the Historic Sites Inventory.

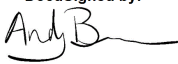
NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, as follows:

SECTION 1. MUNICIPAL CODE OF PARK CITY, LAND MANAGEMENT CODE TITLE 15. The recitals above are incorporated herein as findings of fact. Section 15-11-10 is hereby amended as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

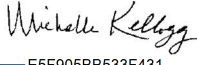
PASSED AND ADOPTED this 28th day of October 2021


PARK CITY MUNICIPAL CORPORATION

DocuSigned by:

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Andy Beerman, Mayor


Attest:

DocuSigned by:

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City Recorder

Approved as to form:

DocuSigned by:

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City Attorney's Office

1 **15-11-10 Park City Historic Sites Inventory**

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

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

9 1. **LANDMARK SITE.** Any Buildings (main, attached, detached, or public),
10 Accessory Buildings, and/or Structures may be designated to the Historic
11 Sites Inventory as a Landmark Site if the City Council, with a
12 recommendation from the Historic Preservation Board, considers all the
13 criteria listed below:

- 14 a. It is at least fifty (50) years old or if the Site is of exceptional
15 importance to the community; and
- 16 b. It retains its Historic Integrity in terms of location, design, setting,
17 materials, workmanship, feeling and association as defined by the
18 National Park Service for the National Register of Historic Places;
19 and
- 20 c. It is significant in local, regional or national history, architecture,
21 engineering or culture associated with at least one (1) of the
22 following:
23

- 24 1. An era that has made a significant contribution to the broad
25 patterns of our history; or
- 26 2. The lives of Persons significant in the history of the
27 community, state, region, or nation; or
- 28 3. The distinctive characteristics of type, period, or method of
29 construction or the work of a notable architect or master
30 craftsman.

31 2. **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public),
32 Accessory Buildings and/or Structures may be designated to the Historic
33 Sites Inventory as a Significant Site if the City Council, with a
34 recommendation from the Historic Preservation Board, considers all the
35 criteria listed below:

- 36 a. It is at least fifty (50) years old or the Site is of exceptional
37 importance to the community; and
- 38 b. It retains its Essential Historic Form as may be demonstrated but
39 not limited by any of the following:
 - 40 1. It previously received a historic grant from the City; or
 - 41 2. It was previously listed on the Historic Sites Inventory; or
 - 42 3. It was listed as Significant on any reconnaissance or
43 intensive level survey of historic resources; and
- 44 c. It has one (1) or more of the following:

- 45 1. It retains its historic scale, context, materials in a manner
46 and degree which can be restored to its Essential Historic
47 Form even if it has non-historic additions; or
- 48 2. It reflects the Historical or Architectural character of the site
49 or district through design characteristics such as mass,
50 scale, composition, materials, treatment, cornice, and/or
51 other architectural features as are Visually Compatible to the
52 Mining Era Residences National Register District even if it
53 has non-historic additions; and
- 54 d. It is important in local or regional history architecture, engineering,
55 or culture associated with at least one (1) of the following:
- 56 1. An era of Historic Importance to the community, or
57 2. Lives of Persons who were of Historic importance to the
58 community, or
59 3. Noteworthy methods of construction, materials, or
60 craftsmanship used during the Historic period.
- 61 3. **CONTRIBUTORY SITE.** Any Buildings (main, attached, detached or
62 public), Accessory Buildings and/or Structures may be designated to the
63 Historic Sites Inventory as a Contributory Site if the City Council, with a
64 recommendation from the Planning Department, considers all the criteria
65 listed below:
66

- 67 a. The structure is forty (40) years old or older (this includes buildings
68 not historic to Park City that were relocated to prevent demolition);
69 and
70 b. Meets one of the following:
- 71 1. Expresses design characteristics such as mass, scale,
72 composition, materials, treatment, cornice, and/or other
73 architectural features as are Visually Compatible to the
74 Mining Era Residences National Register District; or
 - 75 2. It is important in local or regional history, architecture,
76 engineering, or culture associated with at least one (1) of the
77 following:
 - 78 A. An era of Historic importance to the community; or
 - 79 B. Lives of Persons who were of Historic importance to
80 the community, or
 - 81 C. Noteworthy methods of construction, materials, or
82 craftsmanship used during the Historic Period
- 83 c. Contributory structures may be eligible for Historic District Grant
84 funding. Contributory structures are eligible for demolition.
- 85 4. Any Development involving the Reassembly or Reconstruction of a
86 Landmark Site or a Significant Site that is executed pursuant to Sections
87 15-11-14 or 15-11-15 of this code shall remain on the Park City Historic
88 Sites Inventory. Following Reassembly or Reconstruction, the City
89 Council, with a recommendation from the Historic Preservation Board, will

90 review the project to determine if the work has required a change in the
91 site or structure's historic designation from Landmark to Significant.

92 **B. PROCEDURE FOR DESIGNATING SITES TO THE PARK CITY HISTORIC**

93 **SITES INVENTORY.** The Planning Department shall maintain an inventory of

94 Historic Sites which reflects the Historic Sites Inventory adopted herein. It is

95 hereby declared that all Buildings (main, attached, detached or public),

96 Accessory Buildings, and/or Structures within Park City, which City Council

97 considers to be in compliance with the criteria found in Sections 15-11-10(A)(1)

98 or 15-11-10(A)(2) are determined to be on the Park City Historic Sites

99 Inventory. Any Owner of a Building (main, attached, detached or public),

100 Accessory Building, and/or Structure, may nominate it for listing in the Park City

101 Historic Sites Inventory. The Planning Department may nominate a Building

102 (main, attached, detached or public), Accessory Building, and/or Structure for

103 listing in the Park City Historic Sites Inventory. The nomination and designation

104 procedures are as follows:

105 1. **COMPLETE APPLICATION.** The Application shall be on forms as

106 prescribed by the City and shall be filed with the Planning Department.

107 Upon receiving a Complete Application for designation, the Planning staff

108 shall schedule a hearing before the Historic Preservation Board within

109 ninety (90) days.

110 2. **NOTICE.** Prior to taking action on the Application, the Planning staff shall

111 provide public notice pursuant to Section 15-1-21 of this Code.

112 **3. HEARING AND DECISION.** The Historic Preservation Board will hold a
113 public hearing and will review the Application for compliance with the
114 “Criteria for Designating Historic Sites to the Park City Historic Sites
115 Inventory.” If the Historic Preservation Board finds that the Application
116 complies with the criteria set forth in Section 15-11-10(A)(1) or Section 15-
117 11-10(A)(2), the Building (main, attached, detached or public), Accessory
118 Building, and/or Structure will be recommended to the City Council to be
119 added to the Historic Sites Inventory.

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

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

128 **1. CRITERIA FOR REMOVAL.**

- 129 a. The Site no longer meets the criteria set forth in Section 15-11-
130 10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to
131 be originally designated have been lost or destroyed; or
- 132 b. The Building (main, attached, detached, or public) Accessory
133 Building, and/or Structure on the Site has been demolished and will
134 not be reconstructed; or

135 c. Additional information indicates that the Building, Accessory
136 Building, and/or Structure on the Site do not comply with the criteria
137 set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2).

138 **2. PROCEDURE FOR REMOVAL.**

139 a. **Complete Application.** The Application shall be on forms as
140 prescribed by the City and shall be filed with the Planning
141 Department. Upon receiving a Complete Application for removal,
142 the Planning staff shall schedule a hearing before the Historic
143 Preservation Board within ninety (90) days.

144 b. **Notice.** Prior to taking action on the Application, the Planning staff
145 shall provide public notice pursuant to Section 15-1-21 of this Code.

146 c. **Hearing and Decision.** The Historic Preservation Board will hear
147 testimony from the Applicant and public and will review the
148 Application for compliance with the “Criteria for Designating Historic
149 Sites to the Park City Historic Sites Inventory.” The HPB shall
150 review the Application “de novo” giving no deference to the prior
151 determination. The Applicant has the burden of proof in removing
152 the Site from the inventory. The HPB will make a recommendation
153 to City Council. The City Council will consider and determine
154 whether the proposal complies with the criteria set forth in Section
155 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building (main,
156 attached, detached, or public) Accessory Building, and/or Structure
157 will be removed from the Historic Sites Inventory.

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

160 1. Landmark

161

162 a. 755 Rossie Hill Drive, formerly 622 Rossie Hill Drive

163 b. 729 Rossie Hill Drive, formerly 652 Rossie Hill Drive

164 c. 741 Rossie Hill Drive, formerly 660 Rossie Hill Drive

165

166 2. Significant

167

168 a. 1302 Norfolk Avenue* [removal of asterisk]

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