PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
May 14, 2025

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.
Zoom Link: https://us02web.zoom.us/j/86137534714

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. SWEARING-IN CEREMONY

2.A. Swearing-In Ceremony for Bill Johnson and Grant Tilson

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

3.A. **Planning Commission Chair Election** – The Planning Commission Will Elect One of Its Members to Serve as Chair for a Term of One Year.

4. PUBLIC COMMUNICATIONS

5. MINUTES APPROVAL

5.A. Consideration to Approve the Planning Commission Meeting Minutes from April 9, 2025

5.B. Consideration to Approve the Planning Commission Meeting Minutes from April 23, 2025

6. CONTINUATIONS

6.A. **Bonanza Park – Land Management Code Amendments** – Proposed Land Management Code Amendments Implement the Bonanza Park Small Area Plan through a New Mixed-Use Zoning District to Create a Vibrant and Pedestrian-Oriented Mixed-Use Neighborhood. PL-24-06302.
(A) Public Hearing; (B) Continuation to June 11, 2025

6.B. **3995 Quinns Drive – Plat Amendment and Condominium Plat** – The Applicant Proposes Amending the Studio Crossing Subdivision Lot 1 to Create Lot A for the Studio Crossing Condominiums Plat for 50 Condominium Townhome Units as Part of Phase III of the Studio Crossing Master Planned Development in the Community Transition (CT) Zoning District, Regional Commercial Overlay (RCO), Sensitive Land Overlay, and the Entry Corridor Protection Overlay. PL-25-06460
(A) Public Hearing; (B) Continuation to May 28, 2025

7. WORK SESSION

7.A. **2110 Webster Drive – Plat Amendment** – The Applicant Proposes Amending the Thaynes Canyon Subdivision No. 2, Lot 42 to Create Two Lots in the Single-Family Zoning District. PL-25-06467 (25 mins.)

8. REGULAR AGENDA

8.A. **Moderate Income Housing Plan** – The Planning Commission Will Review Updates to the Moderate Income Housing Plan Consistent with Utah Code that will Become the Housing Element of the General Plan. PL-25-06507 (60 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 5, 2025

8.B. **APWA and 2025 Park City Supplemental Standard Plans and Specifications** – The Planning Commission will Consider Forwarding a Recommendation to the City Council Regarding an Ordinance Updating the Park City Supplemental Standard Plans and Specifications Pursuant to the Land Use, Development, and Management Act Found in Title 10, Chapter 9a, of the Utah Code (Commonly Referred to as LUDMA). (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council Consideration on June 12, 2025

8.C. **15 King Road – Plat Amendment** – The Applicant Proposes to Amend the Plat to Incorporate a 91-Square-Foot Deed Gap Into a Non-Complying Lot to Create a 4,395-Square-Foot Lot in the Historic Residential - 1 Zoning District. On April 15, 2025, the Board of Adjustment Approved a Variance to Correct the Deed Gap. PL-24-06363 (10 mins.)
(A) Public Hearing; (B) Action

8.D. **9300 Marsac Avenue – Condominium Plat Amendment** – The Applicant Proposes the First Amended Sommet Blanc Condominiums Plat to Reflect Changes to Common Area Mechanical Rooms, to Define Common Area for the Outdoor Pool and Plaza, and to Reduce the Size of Limited Common Area Decks for Units A302, A303, A402, A403, and A502 in the Residential Development Zoning District. PL-25-06431 (15 mins.)
(A) Public Hearing; (B) Action

8.E. **2668 Aspen Springs Drive – Conditional Use Permit** – The Applicant Proposes to Construct a 1,500-Square-Foot Guest House in the Single-Family Zoning District and Sensitive Land Overlay. PL-25-06416 (15 mins.)
(A) Public Hearing; (B) Action

8.F. **103 Alice Court – Steep Slope Conditional Use Permit Modification** – The Applicant Proposes to Modify a Steep Slope Conditional Use Permit to Increase the Height of a Retaining Wall in the Front Setback in the Historic Residential - 1 Zoning District. PL-25-06429
(A) Application Withdrawn

9. ADJOURNMENT

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

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

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

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
APRIL 9, 2025

COMMISSIONERS IN ATTENDANCE: Chair Sarah Hall (via Zoom), Laura Suesser, John Frontero, Henry Sigg (via Zoom), Bill Johnson

EX OFFICIO: Rebecca Ward, Planning Director; Virgil Lund, City Planner; John Robertson, City Engineer; Mark Harrington, Senior City Attorney; Planner II, Jaron Ellers; Senior Planner Alexander Barton

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1. ROLL CALL

Chair Sarah Hall called the meeting to order at 5:30 p.m.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from March 26, 2025.

MOTION: Commissioner Suesser moved to APPROVE the Planning Commission Meeting Minutes from March 26, 2025. Commissioner Frontero seconded the motion. The motion passed with the unanimous consent of the Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward reported that there is an upcoming neighborhood Open House for the General Plan Project scheduled for Monday, April 14 for the Prospector Neighborhood. It will take place at the Sheraton in Ballroom Four at 5:00 p.m.

Director Ward reminded those present to sign in and state their names for the record, limit public comments to three minutes or less, and address the Planning Commission directly.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. REGULAR AGENDA

PENDING APPROVAL

A. 2685 Meadow Creek Drive – Modification to Plat Amendment – The Applicant is Proposing to Modify the Smith Subdivision First Amended Plat Amendment Approved by the Planning Commission on March 13, 2024, to Shift the House and Barn Building Pads and Driveway Easement to Comply with an Updated Wetlands Delineation Located in the Single Family and Estate Zoning Districts and the Sensitive Land Overlay. PL-25-06415.

Chair Hall reported that there was a request for a continuation regarding the above matter to June 11, 2025.

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

MOTION: Commissioner Suesser moved to CONTINUE the Modification to the Plat Amendment for 2685 Meadow Creek Drive Public Hearing and Consideration to June 11, 2025. Commissioner Frontero seconded the motion. The motion passed with the unanimous consent of the Commission.

B. 7900 Royal Street – Conditional Use Permit – The Applicant Proposes to Construct a Vehicle Control Gate at the Double Eagle at Silver Lake Condominiums in the Residential Development Zoning District and Sensitive Land Overlay. PL-25-06392.

City Planner, Virgil Lund presented the Staff Report and reported that in March 1993, the Double Eagle Master Planned Development was approved. The surrounding gates have Conditional Use Permits ("CUP") that have been approved. The Mill Estates vehicle control gate was approved in 1999 and the Sterlingwood Court vehicle control gate was approved in 2004. An overview image of where the gate will be located was presented in relation to the existing private road. A rendering showing where the proposed gate will be located was presented. Subsequent to the Sterlingwood Court and Mill Estates approvals, the Planning Commission requested a Land Management Code ("LMC") amendment to establish specific criteria for vehicle control gates. In March of 2004, the City Council approved the LMC Amendment adding the vehicle control gate criteria. The proposal was found to comply with the Residential Development Zoning District requirements.

Planner Lund reported that the proposal was found to meet the criteria found in LMC 15.4.19 but specifically the criteria in item D. It states that "There is a major traffic or parking generator or use such as the ski area base at lower and upper Deer Valley Resort and Park City Mountain Resort within a 900-foot walking distance of the private street entrance and there is evidence of spillover parking or other vehicular activity on a regular basis throughout the season." The proposed condition complies with all other criteria for vehicle control gates found in the LMC. Additional background for that specific criterion

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was provided. Planner Lund referred to a map created by staff to show the walking distance from the proposed gate for Double Eagle to the Silver Lake Village Base Area which is approximately 958 feet. The applicant also provided a map calculating the walking distance in a slightly different manner by crossing Royal Street down to Silver Lake Village at a distance of 899 feet.

Planner Lund reported that there is an existing public ski access easement that will not be impacted or affected by the vehicle control gate. The map on the right shows the existing public access easement highlighted in yellow with the gate shown in red. It will not be affected and the public will still be able to access the easement off of Royal Street and the Deer Valley Ski Trail. A Public Utility Easement ("PUE") is located within the private road. The Engineering and Water Departments added Conditions of Approval numbers three and four. Finding of Fact 10(G)(2) was added to the Final Action Letter clarifying that the proposed vehicle control gate will not affect the existing public ski access easement. Staff recommended the Planning Commission review the proposal and consider approving the CUP based on the Amended Final Action Letter.

The applicant, Gus Sharry from Canyon Engineering, was present and available to answer questions. He acts as the Project's Civil Engineer and was accompanied by three owners who wished to comment.

Homeowners Association ("HOA") President, *Ann Finer-McCarthy* reported that she has been a homeowner since the project was built in 1993. Since then there have been many changes in the Deer Valley area. At that time, there was no Empire Canyon and much of Silver Lake was open. In the first 10 years, there were no instances of people coming onto the property and misusing it as they have in the past 10 to 15 years. There has been an instance of a live break-in when a family was present. People also seem to be able to access the main building through the garage and have been found inside looking for opportunities. There have been two significant robberies in the past few years. One was in the condominium next to Ms. Finer-McCarthy's. The garage door was opened and the various equipment stolen. One of the most serious problems takes place in the summer when people park in private driveways to avoid paying for parking. She has witnessed people dropping off bikes and bikers and pulling them up their private steps causing damage. As a homeowner, mother, and grandmother, Ms. Finer-McCarthy has noticed increased belligerence of people. Two summers ago she was in her garage when a trailer pulled up and began unloading bicycles. She asked the person to stop and informed them that they were on private property. The person became argumentative and Ms. Finer-McCarthy was frightened and went inside her home and observed through her back window. She urged the Planning Commission to grant the homeowners an easement to allow for a gate to avoid future problems.

Jerry Grenhoffer reported that he has owned property at Double Eagle for 26 years and a Park City resident for the past six years. Public comments have been received from homeowners. In one instance, a car ran into and destroyed his garage. Fortunately, the

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Police Report states that the crash took place shortly after the Grenhoffers left their home. Mr. Grenhoffer reiterated that in the winter months, skiers walk up the stairs, which are on private property. On weekends, hundreds of people walk around the roundabout because all of the other HOAs are gated. He considered a gate to be essential for the safety of residents and to eliminate the nuisance that exists.

Commissioner Suesser asked if the driver who crashed into Mr. Grenhoffer's garage was visiting another resident. Mr. Grenhoffer was not provided with that information from the police.

Chair Hall opened the public hearing.

Mitchell Burns identified himself as Mr. Grenhoffer's neighbor and stated that he has owned his property since 1994. He lives in Park City year-round and has been concerned about trespassers using their property unlawfully. He commented that sometimes he cannot get out of his driveway. They have tried to be good neighbors but many people become combative. He supported making the proposed upgrades.

There were no further public comments. The public hearing was closed.

Commissioner Frontero reported that he visited the site earlier in the day with Planner Lund. He did not see a private property sign posted near the entrance. Ms. Finer-McCarthy responded that they have posted numerous signs to that effect but they have all been stolen. Commissioner Frontero stated that perhaps it is unclear that it is private property. He was surprised that bikers would consider the stairs to be accessible.

Commissioner Suesser questioned the complaint about the bicycle access since there are no bike trails immediately adjacent to the top of the steps. She was amazed to hear someone would consider that a convenient location to start a bike ride rather than going to the roundabout near Silver Lake. Commissioner Suesser asked if there was evidence of commercial outfitters dropping off clients. Ms. Finer-McCarthy suspected that that is who they are as they have flatbed trailers with bikes tied down with a van full of bikers. She did not believe they were private groups.

Commissioner Suesser appreciated the applicant's request to put up the gate and was sympathetic to the concerns of the residents. It was, however, clear that the Commission is concerned about additional gates similar to the ones erected in Sterlingwood and Knoll Estates. She explained that the Code was amended accordingly to include restrictions with respect to when gates are and are not appropriate across a right-of-way. She did not believe that the current request complies. There is no evidence of spillover parking and she did not consider the situation to be an ongoing health, safety, and welfare issue. In addition, there is no congestion or thru traffic on the streets in the neighborhood. She stated that the application fails to meet the two criteria required to grant the request for a gate. She referenced LMC 15-4-19(A) and (D).

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Commissioner Sigg asked if the shared driveways are part of a limited common area into the cul-de-sac. Planner Lund clarified that it is common area. Commissioner Sigg stated that, therefore, there is no implied right to a driveway from a property owner because it is common area for the entire development.

Commissioner Frontero was sympathetic to the situation and stated that the Code makes it challenging for him to find the request to be compliant. His opinion was that the request fails to meet the standard required by the Code.

Commissioner Sigg concurred with his fellow Commissioners and agreed that the Commission must enforce the Code. He agreed that the request does not meet the Code requirements.

Mr. Grenhoffer failed to see how the request would hurt anyone and does not block access to any ski area. The residents are simply asking to be able to keep people from driving into their neighborhood, parking in driveways, and preventing residents from being able to get out. He wanted to have a conversation about what the residents can and cannot do to protect themselves.

Senior City Attorney, Mark Harrington, reported that the homeowners have a number of options. One is, as a group if they feel they have additional information in response to questions raised by the Commission, they can request a continuance and an opportunity to present additional evidence. With regard to additional rights, the applicants can work with staff or the Police Department to better understand what rights of exclusion they have on their private property. The Commission's job is to make findings specific to the criteria before them. They must make a decision based on the Code.

Mr. Grenhoffer got the impression that the Commission does not care about the residents and asked what can done when people park in his driveway. Mr. Harrington offered to meet with him after the meeting. Mr. Grenhoffer preferred to have a discussion now, during the public meeting. Mr. Harrington explained that that is not appropriate and that the application is based on specific criteria that are to be considered by the Commission.

Chair Hall asked if the applicants would prefer to request a continuance as it seemed that there was a consensus for denial by the Commission.

Mr. Grenhoffer asked if the issue was that they exceed the 900 feet required. Commissioner Suesser stated that that is not the most significant issue in her mind in terms of Code compliance. She was most concerned about the lack of evidence presented regarding the frequency of people coming into the cul-de-sac and turning around or unloading bikes and bringing them up the stairs. She did not doubt it was happening but stated that the Commission must base its decision on significant evidence.

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Commissioner Sigg echoed Commissioner Susser's statements about providing empirical evidence. He empathized with the residents and understood their concerns but wanted more concrete evidence to back up the claim that there is constant traffic, parking, and unloading of bikes and bikers. With regard to burglaries and belligerent behavior, it was difficult for him to isolate that because they that can happen anywhere. He would like to see more support for the gate and look at health, safety, and welfare issues. He was, however, not convinced by the evidence provided.

Director Ward reported that the Commission's findings are based on LMC Section 15.4.19(A) with regard to the need to address ongoing health, safety, and welfare situations or to mitigate traffic and parking congestion. Criterion D addresses the impacts of major traffic or parking generation. It was noted that the public hearing could be continued to a later date to allow staff to work with the applicants to provide more information on the two criteria for Planning Commission consideration. Commissioner Suesser referenced the last phrase of LMC 15-4-19, which asks for evidence of spillover parking or other vehicle activity on a regular basis throughout the season.

It was noted that four Commissioners were present and the Chair does not vote unless there is a tie.

Commissioner Frontero questioned whether the 900-foot requirement is an issue. Commissioner Suesser did not consider it an issue. She felt that the HOA entrance is close enough to the Upper Deer Valley base for there to potentially be an issue and for the Code to apply. She felt they were close enough to the upper base to justify a gate if that were the only issue. She was not advocating for the applicants to install costly security equipment but felt that further evidence would be helpful.

Commissioner Frontero did not consider the 900 feet to be an issue. It was more the substance of the reported problem and the Commission being able to evidence that. Commissioner Sigg did not consider the 900 feet to be an issue because, as demonstrated, there are several methods to measure the 900 feet based on crossing Royal Street. It was reported that since the last gate was approved, there have been changes to the Code. The applicants made a decision to continue the matter.

MOTION: Commissioner Suesser moved to CONTINUE the 7900 Royal Street Conditional Use Permit and Public Hearing to a date uncertain. Commissioner Sigg seconded the motion. The motion passed with the unanimous consent of the Commission.

C. 1750 Kearns Boulevard (Treasure Mountain Junior High School and Park City High School) – Conditional Use Permit – The Applicant is Proposing Two Soccer Fields, Eight Tennis Courts, Eight Sets of Bleachers, Four Batting Cages, Three Accessory Structures, One Scoreboard, One

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Baseball Field, and One Softball Field in the Recreation and Open Space Zoning District and Sensitive Land Overlay. PL-24-06236.

City Planner, Jaron Ellers, presented the Staff Report and was joined by City Engineer, John Robertson. Ryan Blair of the Environmental Regulatory Department participated remotely and was available to answer questions regarding soils. Also present from the Park City School District were JD Simmons and Todd Hansen. It was reported that the application is a Conditional Use Permit ("CUP") for a Public Recreation Facility on the Park City School District Campus. It is to be in two locations on the campus with one in in the area at and around Dozier Field near the high school and the other in the location of Treasure Mountain Junior High School, which is scheduled to be decommissioned and demolished. With Treasure Mountain, several things were being proposed such as a baseball court, sports field, batting cages, tennis courts, soccer fields, bleachers, dugouts, and two support buildings. There is a Condition of Approval that there be no time limit on the application as the school district intends to move forward with the baseball and softball fields. They have not yet set a date as to when Treasure Mountain will be razed. The proposed baseball field is 50 feet from the stream, which is on neighboring City property. There are also Conditions of Approval requiring no disturbances beyond the existing fence between the current Treasure Mountain Campus and the north 40 area that will not and has not been disturbed.

Within the Frontage Protection Zone ("FPZ") there is a proposal to widen an existing multi-use pathway to 12 feet in width. Staff recommended a Condition of Approval that would prohibit outdoor pickleball. If the district wishes to pursue that option, it can return to the Commission to consider specific mitigation measures. Furthermore, there is a Condition of Approval reiterating that all recreation lighting, parking lot lighting, and any other lights comply with the City's Dark Sky Ordinance. As part of that, the recreation lighting will have to be shut off by 11:00 PM.

Renderings of the interiors of the two accessory buildings proposed for the Treasure Mountain site were presented. One would contain storage, bathrooms, and team rooms. The other one will have concessions, larger bathrooms, more storage, an announcer booth, and scoreboards. Backstop netting is proposed behind home plate. The netting is proposed to be 40 feet in height, which exceeds the Recreation and Open Spaces Zone height of 28 feet. Staff recommended a Condition of Approval that either the school district comply with the zone height of 28 feet or seek a variance from the Board of Adjustment for the proposed height.

For Dozier Field, the proposal is to retract the track with a potential expansion of the larger bleachers on the home side of the football field. There is also a proposal for an entrance/gate where there will be a ticketing booth. There is a proposed two-story north building and a bus lane that would expand the existing emergency lane to allow school buses and emergency vehicles to go from the parking lot to Lucky John Road. The Conceptual Plan for the North Building was presented. The lower floor will contain the

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team rooms and team facilities. The top floor will be for public facilities such as bathrooms, concessions, and the banquet room. A cross-section was presented of the proposal for the North Building. The building will not exceed the zone height of 28 feet. The applicant is proposing to create a landscaping berm behind to provide screening from neighboring properties.

The Conceptual Floor Plan was presented for the proposed Ticketing Booth. With regard to the bus lane, staff recommended that a Condition of Approval be added to ensure that it is limited to school buses and emergency vehicles. It will require the school district to install a vehicle control gate to prevent egress of any other vehicle besides school buses and emergency vehicles. All other vehicles in the Park City School District lot will have to enter and exit from Kearns Boulevard. The proposed Conditions of Approval were reviewed. The public comments received were to be provided to the Commissioners. Staff recommended the Commission hold the public hearing and consider approving the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval set forth in the Draft Final Action Letter, as amended.

Commissioner Susser asked staff to describe the circulation of the buses and whether they will circulate through the new bus lane for emergency purposes only or if it will be a regular bus byway. Mr. Simmons responded that currently, that is just an option. They are currently conducting a Traffic Study. It was designed to be an emergency vehicle lane for Fire and EMS. It is already designed for heavy trucks and has become a clear option for buses to exit to mitigate problems on Kearns Boulevard.

Commissioner Suesser asked if the new proposed bus lane connects to an existing parking lot so that buses can go from Kearns Boulevard through the parking lot and then out onto Lucky John. Mr. Simmons confirmed that there is a parking lot there. It is designed only for emergency vehicles. There are gates and security measures in place to prevent other vehicles from passing through. That, however, was identified as an option. Circulation issues were discussed.

It was clarified that there is an existing access point onto Lucky John Drive that they will tie into. The proposal is for the gates to be on Lucky John Drive to prevent egress as well as from the parking lot of Park City High School. Part of the consideration is the addition of 400 students at the high school. The district is currently evaluating the increased traffic flow as well as bus traffic. The study Mr. Simmons mentioned involves evaluating that as a potential so that the drive lane can be used as a dual purpose during pick up and drop off for bus traffic. A Traffic Study was not triggered because there will be a gate and it is for emergency vehicles only. Planner Ehlers stated that as drafted, it will be for school buses and emergency vehicles. The Condition of Approval could be amended to make it clear that currently it is only for emergency vehicles. The applicant would have to return to the Commission for a review of an expansion for buses.

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Commissioner Sigg had a clarifying question regarding the buses. It was confirmed that the buses are for students of the school and not for team buses that transport athletes to the facility.

Chair Hall reported that Commission VanDine was unable to be present but provided Staff with preliminary input related to ensuring that the lighting will not impact the neighbors. She also wanted to ensure that the Conditions of Approval protect the wetlands during construction.

Chair Hall inquired about lighting and referenced the public comment that was submitted. She asked that the bike parking be highlighted as well. Mr. Simmons responded that it is proposed that lighting be on the Treasure Mountain sports field similar to the existing Dozier Field site. The masts are 80 feet. He recalled that there is a requirement in the Staff Report that they be at 70 feet for the new improvements at Treasure Mountain. Mr. Simmons and his team feel they can comply with that requirement. The limited window and daylight opportunity for teams to practice is exacerbated in this area so the sports lighting adds a great feature for the school and patrons to be able to use it after hours. They had no concerns with the proposed recommendations in terms of times and requirements for foot candles. He explained that the sports lighting will be shut off by 11:00 PM per the Staff Report. There could be a valuation if that needed to be adjusted.

Director Ward explained that for the parking lot lighting, a Condition of Approval could be added that they be on a timer. There could also be a requirement that they be on a sensor so that the impacts of the lighting in the parking area are mitigated. It was suggested that all of the lighting be on a timer. Director Ward explained that for recreation lighting the Code specifies that it be within 30 minutes of the event ending but no later than 11:00 PM. For the service area parking, there could be additional Conditions of Approval that those only be triggered if there is a motion sensor or similar that reduces the amount of time that the outdoor lights are on.

Bike parking was next discussed. Mr. Simmons explained that in the original Conditional Use Permit for the expansion of the high school, one of the conditions was to provide bike parking. They discussed adding it here as well but it did not show up on the drawings. He explained that they are very willing to provide bike parking.

Director Ward clarified that the trigger for the bike parking is based on new parking spaces. In this case, they are reducing that. They would add an additional Condition of Approval with respect to bike parking associated with the recreation fields that would be in addition to what was required for the addition at Park City High School and McPolin Elementary School.

Commissioner Sigg asked about the size of what appears to be the baseball fields and if there is enough distance to keep home runs off of Kearns Boulevard. Mr. Simmons

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explained that the north field is specifically used for baseball. The South Field will be dedicated to softball.

Commissioner Suesser asked about the location of the tennis courts. Her understanding was that pickleball will not be permitted where it is proposed. She reported that the tennis courts abut the Nature Conservancy wetlands to the north. She wondered if consideration was given to placing the courts on the south side of the property closer to Kearns Boulevard where there is more noise. She commented that if pickleball is ever allowed on the courts it would be very disruptive to the sanctuary in the rear.

Mr. Simmons explained that baseball and softball drive much of the real estate use for the site and there are limited locations for the multi-use sports fields and the tennis courts. A number of studies were conducted that evaluated pushing it closer to Kearns Boulevard, however, they found that the potential for the sports fence was, from an aesthetic standpoint, invasive and creates more open space. He supported having the open fields back the tennis courts. He was sympathetic to the concerns regarding the adjacency to the wetland area and neighbors, which was why pickleball was not being considered. It was noted that the fields will be for school use and not open to the public.

Chair Hall opened the public hearing.

Gina Rossi gave her address as 1760 Lucky John Drive and stated that she is the Vice President of the Holiday Ranch HOA Board. She was joined by several neighbors and board members. She felt that consideration of Lucky John Drive in the planning process was lacking. She referenced comments that noise from pickleball could disrupt neighbors and potentially birds yet she had heard nothing about commercial lights, a 13,200-square-foot recreational banquet facility, a parking lot, and concession stands. She lives on Lucky John Drive behind the high school and when she moved in, there was open space in front of her home. She now has the back of the new addition, which violates the Code as there is commercial equipment that is not screened. They are now proposing to take another part of Lucky John Drive and create more traffic, noise, and disruption to the neighborhood. She stated that there has been very little reference to Lucky John Drive but much to 1750 Kearns Boulevard. She noted that Kearns Boulevard is a commercial thoroughfare. Lucky John Drive is a residential street with full-time homeowners and residents.

Ms. Rossi explained that the neighbors were all aware that they would living near a school but the development taking place across from them is absurd considering there was a meeting the previous night talking about how people are upset that large 5,000-square-foot homes are being built in Park Meadows. What is being built is damaging property values and decreasing the quality of life. She noted that pickleball was eliminated because it would “bother the residents” but a 13,200-square-foot 28-foot high support building would be very close to Lucky John Drive. She questioned why they would not locate traffic-causing, light-impacting, noise-impacting, quality-of-life-impacting structures

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closer to Kearns Boulevard. Ms. Rossi was concerned that very little consideration had been given to Lucky John Drive. Residents have been involved in the process but have gotten no response. They are concerned that there will be a significant impact.

Jonathan Wilson gave his address as 1650 Lucky John Drive and stated that the plan is to place a very tall building on a built-up grade. This means that the 28-foot building will be much higher. Mr. Wilson reported that he is the President of the Holiday Ranch HOA. In November, he attended a School Board Meeting and spoke to Mike Tanner when the plans were approved. Mr. Tanner informed him that it is just a sketch and the building can be built anywhere on the site. Since then, he has called and emailed Mr. Tanner multiple times as well as the architectural firm and received no response. On March 18th when the School Board met, he was unable to attend. He commented that the process feels inappropriate.

Mr. Wilson reported that the buses should remain on Kearns Boulevard. Lighting was also of concern and is currently across the street from Lucky John Drive, which is at a higher grade and shines into people's windows. It did not appear to be Dark Sky compliant. He was concerned that a Traffic Study was not conducted and wanted to get more involved in that.

Brian Wheeling gave his address as 1730 Lucky John Drive and stated that he continues to hear that what is proposed is conditional. This is a neighborhood that seems to have been completely disregarded in order to turn it into a back street egress for the school, which is unacceptable. The building began as a low-level structure so he was not sure why it needs to be on Lucky John Drive. Making it 28 feet was unacceptable. Mr. Wheeling stated that the neighbors proposed alternative locations for the concession stand at less than 28 feet either to the east or west. The buses coming in were of concern due to people living nearby. As a neighbor, he considered what is proposed to be completely unacceptable. The neighbors spoke the previous night with the school board and would like to meet with the architect, planning, and engineering to visit Lucky John Drive and see what the impact would be.

Mike Engle gave his address as 1700 Lucky John Drive and stated that his driveway is directly across from the area in question. On three or four occasions buses and construction vehicles have knocked over his mailbox. The situation is very invasive. The construction that has taken place has been sloppy and will only get worse. He questioned why it cannot be placed on the west or east side of the stadium. He has heard from his fellow HOA board members but they have gotten no response from the district. He wanted to be involved. Noise will be an issue and he asked that they be given some consideration.

Todd Coleman reported that he lives on the corner of Lucky John and Monitor Drives. He noted that since construction began at the high school they have seen exponential growth in traffic in the neighborhood. That has been the case throughout Park Meadows. That

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is because much of the parking has been moved to the high school. Earlier in the day there were at least 150 cars at the church on Lucky John Drive and Monitor Drive. Everyone understands that students have to park somewhere while construction is underway. When the school was originally built, there was an agreement about not having access through the neighborhood. His recollection was that the neighborhood gifted the land to the school district. The parking has since spread through the church parking lot. A great deal of traffic has been seen at that intersection, which is near his home. He considered what was being proposed to be unnecessary due to the proximity of the school. He supported the sports fields but not a bus lane or future access. They are already experiencing a lot of construction, school, delivery, and mechanical traffic and they need to complete the construction project. He noted that this problem impacts not only Lucky John Drive but all of Park Meadows.

Chair Hall reported that the Commission received the written comments submitted prior to the meeting, which will be made part of the record.

There were no further public comments. The public hearing was closed.

Commissioner Suesser referenced the image depicting the football field and the new structures and noted that on the north side of the image, there is a light gray line outside the new red structure. She asked if it depicts the balcony described. Mr. Simmons stated that it is a retaining wall or mitigation of the grade that is adjacent to Lucky John Drive. There is a slope so the intent is to add rock retaining, trees, or vegetation there. In the existing site from Lucky John Drive to the track surface, there is a seven to eight-foot berm. He referred to the cross-section and stated that the support functions for the track facility for the field would be at the lower level. The berm on the Lucky John Drive side will be to mitigate some of the height that will be visible from the street. The 28 feet will likely be less than that.

Commissioner Suesser asked about the proposed uses in the new structure on the north side of Dozier Field and asked if the Team Rooms are Locker Rooms. Mr. Simmons stated that they are to be used by the team during games and seasons. The spaces are multi-functional. Space is also provided for visiting teams. The current existing high school is woefully inadequate for those types of spaces. The addition that was added to the east side will accommodate the 400 additional students that were brought onto campus. It did not address any of the sports or athletic needs identified in the previous Master Plan. The proposal is to add team rooms, concessions, and support spaces that a typical high school in the State of Utah would have. These are sized at a smaller scale than are normally seen for a high school of 1,600 students. The Banquet Rooms will also be multi-functional spaces that will allow for events during or after school.

In response to a question raised by Commissioner Johnson, Planner Ehler confirmed that Treasure Mountain is in the Sensitive Lands Overlay (“SLO”). A question was raised regarding why the City did not require an SLO analysis with the application. Planner

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Ehlers displayed that the zoning map and identified the SLO. Director Ward stated that it is proximate to the stream and wetlands and not steep slopes. It is not near a ridge line area. The applicant went through the process with the SLO and submitted the letter from the Army Corps of Engineers. The visual assessment pertains to the ridge line area.

Commissioner Johnson suggested an additional Condition of Approval requiring a Fugitive Dust Control Plan for the entire project to mitigate any potential impacts on the adjacent wetlands, residential, and elementary school. It is required for any disturbance of one acre and over and needs to be included in the Conditions of Approval. He also clarified the Condition of Approval requiring the Stormwater Pollution Prevention Plan ("SWPPP") per State Code.

Commissioner Johnson asked about the timeline for the current construction to be complete. Mr. Simmons stated that it will be completed in time for the upcoming school year in July or August. Commissioner Johnson recalled a Condition of Approval for the sidewalk along Lucky John Drive to be widened and graded as part of that plan. Mr. Robertson confirmed that to be the case. He suggested that the Condition of Approval be adjusted for the bus lane to specify that it should be for emergency vehicle access only. He noted that they do not know if a Traffic Study is required or how many buses will go in there. He considered requiring a Traffic Study to be common sense.

It was recommended that Condition of Approval #15 be modified to strike "a school bus" from the fourth line. A sentence should then be added at the end to state "If additional bus use is proposed, the applicant shall return with a Traffic Study for modification to the CUP." Commissioner Johnson asked that, based on the public comments received, that all mechanical equipment be screened using sound-dampening materials along the north side of the property.

Mr. Harrington reminded the Commission that special rules limit what the City can and cannot do. The school district has been a great partner but this is a gray area in terms of suggested language for a Condition of Approval regarding aesthetic shielding. If the school district finds it acceptable, it can be added. If they have an issue with it, they can study it further. Commissioner Johnson clarified that he was speaking to this application and not the previous one.

Commissioner Johnson clarified that the request would be that generator installation at either field be screened along with any other mechanical equipment. The applicant had no objection to that. A consensus of the Commission Members agreed.

Commissioner Suesser recalled that the previous proposal submitted by the school district rejected and locker rooms were included in that proposal. She asked if the current construction taking place at the high school includes gyms and locker rooms. She recognized the necessity of the two-story building on the north side of Dozier Field.

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Mr. Simmons explained that in 2020, a Master Plan was completed that evaluated an entire expansion or rebuild of the high school. At that time, it was determined that the athletic facilities were inadequate. The current expansion on the west side of the building does not have any additional athletic or locker room spaces. It is merely a classroom edit. Athletics were pushed into an additional funding package that was approved by the school board last year and focuses on the improvements to Dozier Field and Treasure Mountain. Mr. Simmons explained that there is a distinction between the Physical Education ("PE") lockers that are used daily. What is proposed will be used for after-school activities and events or visiting teams.

Commissioner Suesser expressed concern about the lighting and recalled that they would be subject to the Park City Dark Skies Ordinance. She noted that City Field does not need to comply with that requirement. Director Ward explained that the Dark Sky Code includes regulations for outdoor lights specific to recreation facilities. What is proposed will be conditioned to comply with those. She stated that some outdoor recreation lights are Dark Sky compliant. With the recreation lights, there are additional requirements. How the recreation lighting is measured pertains to the average horizontal foot candle. There are also additional requirements regarding when those must be turned off. The lights over City Park were recently updated as were the lights at the Sports Complex at Quinn's Junction and are Dark Sky compliant for recreational field lighting.

Commissioner Sigg inquired about the noticing requirements and was concerned with some of the comments about residents of Lucky John Drive being kept in the dark. He asked for background information on the school board's noticing procedure for property owners within close proximity to the proposed development. He also asked what steps were taken by the school board to engage the public.

Mr. Simmons explained that it was part of a Master Plan that was presented in August and every month thereafter until they got to a final plan. The regular notice would be with the school board similar to any other meeting that gets published. It was reported that there were a number of board discussions at the school board level that were broadcast per their regulations. Scott Later from MHTN Architects reported that their contractual relationship is with the district with their primary contact being Mike Tanner. Mr. Tanner is no longer with the district, which could have led to some of the conversations falling short. They followed the noticing requirements per Park City Municipal Code.

Director Ward clarified that there is a process that the Planning Commission follows. Mr. Later recalled that a normal meeting notice was provided per the applicable requirements. Commissioner Sigg stated that there have been comments from the public who did not feel that there had been proper communication with the applicant. It was clarified that the proper procedure was followed with confirmation from staff. Mr. Later stated that it predated this application when the school board was formulating a plan. He questioned the consideration given to the public.

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Commissioner Johnson reported that there is no sunset clause. Planner Ellers commented that the Code provision is tied to the Building Permit and the applicant does not need to receive the Building Permit from the City. In addition, it is to be phased in different segments and not all at once. For that reason, staff recommended there be no sunset provision. Commissioner Suesser clarified that the reference was to Condition of Approval #4 that states there is no time limit to the lifespan of the Conditional Use Permit. Planner Ellers stated that the applicant is applying for a Conditional Land Use Permit with the City. Per State Law, they are not required to obtain a Building Permit from the City.

A question was raised as to whether the Commission could condition a time span on the CUP. Director Ward stated that they could and indicated that there are examples in the Code where the applicant would be required to obtain a Building Permit within one year of the CUP issuance. As long as they have an active Building Permit and are moving forward with the project, the CUP will remain valid. As a result, the Planning Commission could include a timeline so that the matter is reviewed periodically if they have not started work on the next phase. As conditioned, if there were modifications proposed from what was outlined, they would need to return to the Commission to modify the proposal. Because it is not tied to a Building Permit, support was expressed by the Commission for the wording of Condition of Approval #4.

A member of the public wished to speak. Chair Hall indicated that typically the Commission does not reopen public hearings, however, because she was not present in Chambers, she asked if the Commission felt it was appropriate to do so. The public hearing was reopened.

Jonathan Wilson reported that he was not notified by the school of anything happening. He attended a school board meeting in November and spoke to Mike Tanner afterward to get details on the plan and then received no return calls. He also contacted the architectural firm who also did not respond. He did not receive notice of the March meeting where approval was granted. He expressed frustration with the process.

There were no further public comments. The public hearing was closed.

Chair Hall referenced Condition of Approval #8 regarding a maximum width of 12 feet and asked why that was included. Planner Ellers stated that staff wanted to memorialize the size of the path because there will not be a Building Permit review. Director Ward addressed why it is limited and stated that under the multi-use path, the recommended width would be at least 12 feet. The existing multi-use path is not 12 feet so there could be an update to reflect that the multi-use path in the FPZ may be expanded or increased to 12 feet in width.

Chair Hall asked about the bike parking and for clarification on where it will be located and Treasure Mountain and Dozier Field. It was noted that at Treasure Mountain, it has not been fully evaluated but the applicant assumed that space would be provided between

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the soccer, baseball, and softball fields. An emergency lane needs to be maintained in that path but that is the main public entrance. At the Dozier Field site, the current proposal associated with the previous approval is to place bike racks between the addition and the existing building. They could also evaluate whether there is additional space associated with the entry pavilion piece when entering Dozier Field. It was noted that originally, covered bike parking was proposed. Chair Hall felt that a Condition of Approval would be appropriate to ensure that there is adequate bike parking. A consensus of the Commission Members expressed support.

Commissioner Suesser asked about the parking that is required at the Treasure Mountain Sports Complex. It was confirmed that no Traffic Study was submitted. Director Ward explained that what is proposed will be a reduction.

Commissioner Johnson had concerns about the noticing of the project and found that there could be a scenario given the recent turnover of Mr. Tanner leaving the district if he was in charge of providing public notice. He felt there could be a scenario where this was not noticed properly. Consideration should be given before taking a vote and perhaps allow for additional public notice and discussion on the plans.

Mr. Harrington remarked that they have to distinguish between school district notice and City notice. The only thing that is properly before the Commission is the City notice. It was confirmed that it was done properly. As a result, it would be inappropriate to delay action based on a presumed concern of another process. That would be a bad precedent to set. It is not within the Commission's power to delay action based on what another jurisdiction did or did not do because it is not germane to the Commission's decision and involves a separate approval process. He was, however, happy to relay the Commission's concerns but they have no legal bearing on tonight's proceedings.

Chair Hall recalled that on the other plan, a landscaped area was shown in light green. She hoped to see a Condition of Approval with regard to using the north end along Lucky John Drive. She hoped to see a visual shield along that north end and require a landscape buffer between the sidewalk and the structures.

Commissioner Sigg commented that since no Building Permit will be sought, he wanted to see more data. He noted that what is proposed is essentially a berm and a sloping hillside with landscaping. Earlier in the day he heard about the potential for a retaining wall which he would like details on. Because there is no Building Permit required, he would be concerned and would want specifics on the rules that would apply to the landscaping component as it relates to the potential for any wall work. He asked that more detail be provided. Commissioner Suesser agreed and stated that the width of the landscape buffer zone is not indicated.

Mr. Simmons remarked that it varies along the length of Lucky John Drive. He offered to provide the dimensions and the quality and type of landscaping to be installed. He noted

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that they continue to work through the grading issues in the area. It was not expected that there would be retaining walls of the magnitude discussed. They are anticipating two to three-foot rock walls that will help create a 3:1 slope against the building. The intent of the buffer zone is to blend in with the residential neighborhood to the north. It was anticipated that the building would be placed against the hillside with no space between the hillside and the building to the rear. The entire first level of the building will be obscured or underground.

Chair Hall commented on the proposed lighting and felt that was a lot to be on Lucky John Drive potentially until 11:00 PM. She felt that a 10:00 PM cutoff time would be preferable. Director Ward explained that the Code specifies that lights be shut off 30 minutes after an event ends or no later than 11:00 PM. Mr. Simmons stated that the lights can be turned off immediately by staff remotely from their phones. They first dim the lights to let people know that they are closing down.

Commissioner Suesser referenced the use of the Treasure Mountain Sports Complex and asked if any consideration was given to allowing the public to use the fields, particularly in the summer months when school is not in session or providing it for municipal purposes. Mr. Simmons stated that there was consideration for that but no one had yet expressed enough interest to start a conversation. They would, however, consider it.

Commissioner Suesser was concerned about the configuration and where the tennis courts are to be located. If they are quasi-public and used for pickleball, she did not feel they were in the right location given the sensitivity of the north property.

Commissioner Sigg added that although the Commission has seen a letter from the US Army Corps of Engineers regarding siltation into the creek to the east, he asked if there were any habitat issues to the property to the north. It seemed to him that it was specifically left out of the Army Corps letter. He asked if there are any wildlife considerations in the wetland area. Mr. Simmons explained that the Sensitive Lands Overlay is not an established wildlife corridor according to research he has done with the Army Corps. There is also no delineation of wetlands that are recorded. They show up on the National Wildlife Service Maps but do not count in the jurisdiction of the US Army Corps of Engineers. That is why the letter exists. The intent is to replace what is there with artificial turf and demolish Treasure Mountain and the other fields. A Consultant will do a delineation there so that they can get Corps jurisdiction on wetlands if they exist. Mr. Simmons explained that the US Army Corps of Engineers will determine if they have jurisdiction over the wetlands.

Director Ward reviewed the conditions and findings.

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In response to a question raised, Mr. Simmons stated that the lights will be on a motion sensor with an override at 10:00 PM or 11:00 PM. If the lights turn off, for example, at 9:30 PM and someone comes at 10:00 PM, the lights will not turn back on.

Commissioner Sigg referenced Conditional of Approval 14 and stated that he did not see any stormwater retention associated with the playing fields. With the redevelopment of Treasure Mountain, he suggested that the City Engineer review sheet flow and stormwater management coming from those areas onto City streets and Kearns Boulevard.

Commissioner Suesser asked that a Condition of Approval be added to state that the retaining wall shall not exceed three feet behind the new proposed structure on the north side of Dozier Field. Director Ward suggested that be added to Condition of Approval 18 regarding the landscape buffer and screening.

City Engineer, John Robertson suggested a modification to clarify that emergency vehicles have ingress and egress into the site.

Commissioner Suesser asked if there was a consensus among the Commission to add a Condition of Approval specifying that public use of the Treasure Mountain Recreational Complex will be considered. Mr. Harrington stated that as the applicant referenced, the City Council is negotiating an amendment to the existing Shared Use Agreements with the school district and it is appropriate in that venue. He did not understand what regulatory authority the Commission would have to mandate public access. He suggested it remain in that arena. Commissioner Suesser recommended tying it to public benefit for approval. Mr. Harrington explained that for a Conditional Use Permit, it would be a permitted use subject to mitigation. There is no public benefit requirement with the application. The Commission can, however, forward that policy advice to the City Council to prioritize the existing Shared Use Agreement renegotiation.

Commissioner Suesser asked that a Condition of Approval be added to state that the retaining wall shall not exceed three feet behind the new proposed structure on the north side of Dozier Field. Director Ward suggested that be added to Condition of Approval 18 regarding the landscape buffer and screening.

MOTION: Commissioner Johnson moved to APPROVE the Conditional Use Permit at 1750 Kearns Boulevard for the Park City School District Campus Recreation Facility improvements subject to the following:

Findings of Fact:

1. The Applicant proposes:

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a. A Public Recreation Facility, Accessory Buildings greater than 600 square feet, and Recreation Sports Facilities at Dozier Field at Park City High School (PCHS); and
b. Demolishing Treasure Mountain Junior High (TMJH) and replacing it with an athletic support building, recreation fields, and courts, at least 98 surface Parking Spaces, a multi-use pathway, and associated amenities.

2. Both schools are part of the Park City School District (PCSD) Campus.

3. The PCSD Campus includes PCHS (1750 Kearns Boulevard), McPolin Elementary School (2270 Kearns Boulevard), TMJH (2530 Kearns Boulevard), Park City Learning Center (2400 Kearns Boulevard), and PCSD offices (2700Kearns Boulevard) on 83.92 acres north of S.R.224 and east of Monitor Drive.

4. PCHS and TMJH are in the Recreation and Open Space (ROS) Zoning District. TMJH is also in the Sensitive Land Overlay (SLO) and Frontage Protection Zone(FPZ). PCHS and Dozier Field are in the Park City Soils Ordinance Boundary.

5. PCSD proposes to replace TMJH with:

i. A 6,500-square-foot athletic support building including team rooms.
ii. A 3,400-square-foot press box, concession area, and support facility.
iii. Visitor and home dugouts.
iv. Eight tennis courts.
v. Two soccer fields.
vi. Four batting cages.
vii. Bleachers at each of the sports facilities.
viii. At least 98 Off-Street Parking Spaces.
ix. A 12-foot wide multi-use pathway

6. The proposal also includes new baseball and softball fields to replace existing fields. The new fields include scoreboards.

7. The single-story athletic support building at the northern end of the Site contains bathrooms, storage, and team rooms.

8. The two-story press box near the baseball and softball fields contains a concession area, storage, bathrooms, and the announcer booth.

9. The proposed Dozier Field complex includes:

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a. A 13,200-square-foot “North Building”.
b. Re-surfaced track.
c. A 4,600-square-foot “Entrance/Gateway Building”.
d. Expanded bleachers

10. The North Building is adjacent to the track and a landscaped buffer.

11. The two-story North Building contains bathrooms, storage, team rooms, a balcony, and banquet rooms.

12. The Entrance/Gateway Building contains a ticket office, athletic storage, and maintenance facilities.

13. The Park City School Board (“School Board”) considered a potential additional Phase 3, which would have replaced the fields between PCHS and McPolin Elementary.

14. The potential Phase 3 is neither proposed nor being considered as part of this CUP application.

15. The Applicant proposes a new north-south emergency ingress/egress lane, outlined in Finding of Fact 20.

16. On August 13, 2024, PCSD applied for a CUP for recreation upgrades at PCHS and to replace TMJH with recreation facilities and additional parking.

17. On March 18, 2025, the School Board approved the Site Plan for the recreation facilities and additional parking.

18. The Applicant submitted an updated Site Plan to the Planning Department the following day.

19. Staff deemed the application complete on March 27, 2025.

20. The proposal to build a Public Recreation Facility complies with the Recreation and Open Space Zoning District requirements outlined in Land Management Code Chapter 15-2.7.

a. A Public Recreation Facility is a Conditional Use in the ROS Zoning District (LMC § 15-2.7-2(C)(4)).
b. A Recreational Sports Field is a Conditional Use in the ROS Zoning District (LMC § 15-2.7-2(C)(9)). The Applicant is not proposing to use the tennis courts as Pickleball Courts. If PCSD wishes to use these

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courts for Pickleball in the future, they must return to the Planning Commission for additional review (Condition of Approval 5).

c. An Accessory Building greater than 600 square feet is a Conditional Use in the ROS Zoning District (LMC § 15-2.7-2(C)(14)). Accessory Uses including locker rooms, team rooms, concessions, ticket sales, and team banquet areas are all "customarily incidental and subordinate" to school sports complexes.

d. LMC §15-2.7-3 establishes that the Front, Rear, and Side Setbacks in the ROS Zoning District are 25 feet. Subsection A establishes "Fences, walls, stairs, paths, trails, sidewalks, patios, driveways, Ancillary Structures, approved Parking Areas, and Screened mechanical and utility equipment are allowed as exceptions in the Front, Side and Rear Setbacks." Nothing but Parking Areas, drive access, and the multi-use pathway is proposed within these Setbacks.

e. LMC § 15-2.7-4 establishes a maximum height of 28 feet in the ROS Zoning District. Nothing is approved (except for the Lighting, see Finding of Fact 24(J))to exceed that Height, and Condition of Approval 6 would require all Structures to be under allowable Height.

f. The Applicant proposes a 40-foot high backstop netting for the Baseball and Softball fields. Netting is considered a Fence under the LMC and must comply with the Zone Height. This exceeds the 28 feet of height that is allowed. Staff recommends Condition of Approval 6 which requires that all Structures comply with the 28-feet in Zone Height unless a Variance from the Board of Adjustment is applied for and granted.

21. The proposal to build a Public Recreation Facility complies with Off-Street Parking requirements outlined in Land Management Code Chapter 15-3.

a. TMJH currently is 136,320 square feet. LMC § 15-3-6(B) establishes an Off-Street Parking requirement of 1 space per 1,000 square feet for Schools, which makes the existing requirement 137 Parking Stalls. LMC §15-3-6(B) then establishes for Public Recreation Facilities a Parking requirement of 5 spaces per 1,000 square feet.

b. As outdoor fields are not considered when calculating the Fire Code requirements, and participants are accounted for by the dugouts and team rooms in the Accessory Buildings, Staff confined the square footage calculation to the Accessory Buildings, dugouts, and bleachers. We found a total square footage proposed of 19,600 square feet, making the required parking 98 stalls, which Condition of Approval 7 requires the construction of at least 98 Parking Spaces.

c. When adding together existing spaces, those included in the 2022 Addition, and the EV Charging stations, PCHS has 568 Parking

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Spaces available. The 2022 CUP analysis found the parking requirement under LMC § 15-3-6(B), following construction of the addition to be 351 Parking Spaces, leaving PCHS overparked by 217 Parking Spaces.

d. When adding together the square footage proposed for the North Building, the Gateway Building, and the proposed expansion of the west Bleachers, Staff found a total of 25,200 proposed square feet, creating a parking requirement of 126 Parking Spaces. PCHS remains in compliance, as it has more Parking Spaces built than the increase that is added by this application.

22. The proposal to build a Public Recreation Facility complies with the Frontage Protection Zone requirements outlined in Land Management Code Chapter 15-2.20.

a. A portion of TMJH falls within the FPZ along Kearns Blvd (LMC § 15-2.20-2(C)). LMC § 15-2.20-4(A) prohibits Structures within 30 feet of the nearest highway Right-of-Way. No Structures are proposed within the 30-foot FPZ.

b. LMC § 15-2.20-4(B) requires a CUP for any Construction Activity between 30 and 100 feet from the Right-of-Way. The only Construction Activity proposed within the 100-foot FPZ is widening an existing multi-use pathway to 12 feet (Condition of Approval 8).

23. The proposal to build a Public Recreation Facility complies with the Sensitive Land Overlay Zone Regulations outlined in Land Management Code Chapter 15-2.21.

a. TMJH is within the SLO. Known Stream corridors and wetlands are present. The Stream Corridor is located on the neighboring City-owned parcel at 2780 Kearns Blvd. LMC § 15-2.21-6(F) establishes a 50-foot setback from Stream Corridors and wetlands. The proposed baseball field is 50 feet away from the Stream Corridor (Condition of Approval 9).

b. The northern part of the Lot (the “North 40”) includes wetlands. The Applicant is not proposing and has not received approval to build beyond the existing disturbed area, which is demarcated by a fence (Condition of Approval 10).

c. USACE issued a letter stating the project, as conditionally approved, does not require a separate permit from the agency.

d. Condition of Approval 9 requires that all Structures must be 50 feet away from any Wetlands.

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24. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

a. Size and location of the Site: Conditions of Approval recommended.

i. The proposed facilities at Dozier Field are improvements to existing uses at the Site. New methods of access and additional parking are not proposed or approved with this application. The proposed two-story "North Building" is no more than 28 feet in height and is visually subordinate to PCHS.

ii. The TMJH complex is much larger in scale. Proposed work includes replacing the school building with an upgraded and expanded number of sports fields, an expanded multi-use pathway, as well as support buildings. The proposed athletic support building and press box are smaller in size and height than the school they are replacing as well as the adjacent McPolin Elementary School and PCSD offices.

iii. No Structure may exceed 28 feet in Height from Existing Grade(Condition of Approval 6).

b. Traffic considerations including capacity of the existing Streets in the Area:

No unmitigated impacts.

i. Traffic Impact Studies are required when 25 or more trips are generated. New trips will not be generated as a school is being replaced by a sports complex. Every day during the school year, there is a large amount of traffic at peak times as children are dropped off both by parents and by school buses. Then, at the end of the school day, this traffic pattern repeats as the children are picked up.

ii. The proposed recreation uses are relatively less intensive as the primary users of this facility will be students who are already on-site for classes and will not need individualized drop-off. Students coming in from schools not located on the PCSD Campus will be bused in, meaning a minimal amount of trips will be generated by them.

iii. While the proposed Uses are intensive, they must be considered in the context of what already exists. Dozier Field is already used for football games and track and field events that draw in crowds and away teams. Most of the proposed improvements, with the exception of the larger bleachers, are

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designed to enhance the experience of existing users, such as rooms for away teams, providing banquet facilities for PCHS' existing teams, and providing concessions for game attendees. The people who will use most of these new facilities already use Dozier Field.

iv. Improvements at TMJH will replace the intensive use of a school with comparatively less intensive recreational uses. During the school year, a large daily volume of drop-offs and pickups involving vehicles and school buses occur in this location. These traffic patterns will be replaced by more intermittent traffic when the Public Recreation Facilities are in use, which likely will not be at capacity at a daily rate. The primary users will be students who are already on-site for classes.

c. Utility capacity, including Storm Water run-off: Condition of approval recommended.

i. The Applicant shall submit Storm Water plans for Engineering Department review and shall retain all Storm Water on-site(Condition of Approval 14).

d. Emergency Vehicle Access: No unmitigated impacts.

i. Emergency vehicle Access and Site circulation is not proposed to change.

e. Location and amount of off-street parking: No unmitigated impacts.

i. See Finding of Fact 21.

f. Internal vehicular and pedestrian circulation system: Condition of approval recommended.

i. At TMJH, the vehicular circulation will be more spread out than what currently exists, as the Recreation Facility will likely not see a large number of drop-offs and pickups at peak times that we currently see during the school year. For pedestrian circulation, there is a large concrete pad that connects all the buildings and sports fields which will allow easy internal circulation.

ii. At Dozier Field, the vehicular and pedestrian circulation system is proposed to change with a north-south connection

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from Kearns Boulevard to Lucky John Drive. PCSD indicates this is for emergency vehicle ingress egress only.

iii. Staff recommends Condition of Approval 15, "The Applicant proposes a north-south emergency vehicle lane east of Dozier Field in between the field and Park City High School. The Applicant shall install a vehicle control gate and operate such vehicle control gate to prohibit ingress and egress of any vehicle other than an emergency vehicle on this north-south bus lane. No additional ingress and egress on Lucky John Drive is approved as part of this CUP. All other vehicles must exist onto Kearns Boulevard. If additional bus use is proposed, the Applicant shall return with a traffic study included in a CUP application."

iv. Additional changes include the proposed Entrance Gateway for attendees with the ticket booth and storage a new ADA-compliant pathway around the field, and the creation of the North Building.

g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses: No unmitigated Impacts.

i. Utah Code § 10-9a-305(3)(a) preempts regulation of Fencing, Screening, and landscaping.

h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots: No unmitigated impacts.

i. The entrance gate and North Building at Dozier Field are of a much smaller mass and scale when compared to PCHS and its Addition.

ii. At the TMJH site, the existing fields will be replaced, and the proposed buildings are of a much smaller mass and scale than the existing school and the adjacent McPolin Elementary School. The new buildings are comparable in size to the PCSD offices.

i. Usable Open Space: Condition of approval recommended.

i. The Applicant shall not disturb the TMJH site north of the existing Fence the "North 40";(Condition of Approval 10).

j. Signs and lighting: Condition of approval recommended.

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i. No Signs are proposed with this project.
ii. All lighting in the Parking Areas must comply with LMC § 15-3-3(C)(Condition of Approval 11).
iii. All lighting that is proposed at or around the recreation fields and courts must comply with LMC § 15-5-5(J)(12).
iv. All Recreation Lighting is required by LMC § 15-5-5(J)(12) to meet the following requirements:

1. The height of outdoor recreational posts shall not exceed seventy feet (70') above Natural Grade. The average Horizontal Foot Candle shall not exceed 3.6 across the Area boundary with a uniformity ratio of 4:1.
2. All fixtures shall be Fully Shielded or be designed or provided with sharp, cutoff capability to minimize up-light, spill light, and glare.
3. Recreational lighting shall be turned off within thirty minutes of the completion of the last game, practice, or event. In general, recreational lighting shall be turned off by 11:00 p.m., unless an exception is granted by the Planning Director for a Special Event, permitted under Municipal Code Title4A.
4. Private sports court facilities shall use Fully Shielded fixtures. Lighting shall be turned off by 11:00 p.m.

v. Condition of Approval 12 requires compliance with these regulations.

vi. Any lighting that is not Recreation Lighting or Lighting in an Approved Parking Area must comply with the City's outdoor lighting and dark sky requirements in LMC § 15-5-5(J) (Condition of Approval 3).

k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing: No unmitigated impacts

i. Utah Code § 10-9a-305(3)(a) preempts regulation of aesthetic considerations and construction methods or materials.

l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site: Conditions of approval recommended.

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i. Pickleball is not approved to be played on the tennis courts. If the Applicant wishes to accommodate Pickleball on these courts, they must return to the Planning Commission for additional review and mitigation considerations (Condition of Approval 5).
ii. The Applicant must comply with the City's noise regulations in the Municipal Code of Park City (MCPC) Chapter 6-3.

m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas: No unmitigated impacts.

i. Screening is an aesthetic consideration and Utah Code § 10-9a-305(3)(a) preempts regulation on this.
ii. Current access to Kearns Blvd remains unchanged, allowing for the same routes to be used by the delivery and service vehicles.

n. 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.

i. PCSD will continue to own and maintain these facilities and they will be used primarily by students.

o. 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: Condition of approval recommended.

i. Dozier Field is within the Park City Soils Ordinance. Staff recommends Condition of Approval 13 stating, "All work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance."
ii. Although TMJH is not within the Soils Ordinance Boundary there is historic mine waste on the property, the Applicant has indicated they are working with the proper State and Federal Authorities to properly handle those materials as part of this project.
iii. The property does not include Steep Slopes or Physical Mine Hazards.

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iv. The property is within the SLO Boundary. Refer to Finding of Fact 23 for analysis of environmentally sensitive lands.

p. 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.

i. The PCSD Campus is in the Park Meadows Neighborhood. The General Plan goal 2.3 identifies Park Meadows as "a primary resident neighborhood [where] community amenities should be planned to meet daily needs".
ii. The PCSD Campus and its sports fields are specifically called out as community amenities by General Plan Goal 2.3.
iii. The proposal improves the quality of the community amenities by providing a greater number of fields, allowing a greater diversity of sports to be played, and improving the overall experience with new restrooms, amenities, and team facilities.

25. The Development Review Committee reviewed the proposal on February 4, 2025, and requires Conditions of Approval.

a. The Environmental Sustainability team requires Condition of Approval 13, "All work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance."
b. The Engineering Department requires Condition of Approval 14, "The Applicant shall obtain Engineering Department approval for drainage and storm water management plans. Drainage and storm water management shall comply with Municipal Code of Park City Chapter 13-5, Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities."

26. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 26, 2025. Staff mailed courtesy notice to property owners within 300 feet on March 26, 2025. *The Park Record* published courtesy notice on March 26, 2025.

Conclusions of Law:

1. The proposed CUP, as conditioned, complies with the requirements of the Land Management Code.

2. The proposed CUP for a Public Recreation Facility is compatible with the surrounding structures in use, scale, mass, and circulation.

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3. The proposed CUP for a Public Recreation Facility is compatible with the Park City General Plan.

4. The effects of the difference in use or scale of the CUP for a Public Recreation Facility have been mitigated through careful planning and Conditions of Approval.

Conditions of Approval:

1. The final construction of the site shall reflect substantial compliance with the final plans submitted to the Planning Department and reviewed on April 9, 2025, by the Planning Commission and attached to this Final Action Letter as Attachment 1, except as conditioned herein.

2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with applicable standards by the Planning Director prior to construction.

3. All exterior lighting shall comply with the City's outdoor lighting and dark sky requirements in LMC § 15-5-5(J).

4. There is not a time limit set to the lifespan of this CUP.

5. No Outdoor Pickleball is proposed or approved as part of this project. If the Applicant wishes to receive accommodate Outdoor Pickleball on these courts they must return to the Planning Commission for additional review and mitigation considerations.

6. No Structure shall exceed 28 feet in Height from Existing Grade unless a Variance from the Board of Adjustment is applied for and granted.

7. At least 98 Parking Spaces must be provided at the Treasure Mountain Sports Complex.

8. The Applicant may expand the existing multi-use path in the Frontage Protection Zone but to no more than 12 feet in width.

9. All Structures, including Fences and Lighting, must be 50 feet away from the Stream Corridor on 2780 Kearns Boulevard. All Structures, including Fences and Lighting, must be 50 feet away from any Wetlands, including but not limited to those located on the North 40.

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10. The Applicant may not disturb the Site north of the existing fence line demarking the North 40.

11. All lighting in the Parking Areas must comply with LMC § 15-3-3(C). Lighting shall be programable fixtures, dimmable lights, and motion fixtures.

12. All lighting that is proposed at or around the Recreation Fields and Courts must comply with LMC § 15-5-5(J)(12) including all lights being turned off by 11:00 PM and being fully shielded. Lights shall go off 30 minutes after an event and in no case later than 11:00 PM.

13. All work shall comply with the signed Certificate of Compliance and shall maintain compliance with the Park City Soils Ordinance.

14. The Applicant shall obtain Engineering Department approval for drainage and storm water management plans. Drainage and storm water management shall comply with the Municipal Code of Park City Chapter 13-5, Regulation and Enforcement of Storm Water Discharges Associated with Post-Construction Activities. The applicant shall also submit the Fugitive Dust Plan and SWPPP Plan to the City prior to submitting the State Building Permit.

15. The Applicant proposes a north-south emergency vehicle lane east of Dozier Field in between the field and Park City High School. The Applicant shall install a vehicle control gate and operate such vehicle control gate to prohibit ingress and egress of any vehicle other than an emergency vehicle on this north-south lane. No additional ingress and egress on Lucky John Drive is approved as part of this CUP. All other vehicles must exit on Kearns Boulevard. If additional bus use is proposed, the Applicant shall return with a traffic study for a Modification to this CUP.

16. Mechanical equipment associated with this Conditional Use Permit will be screened according to the requirements of Land Management Code Section 15-5-5.

17. The bike parking the applicant shall install will be covered bike parking at the Park City High School location between Dozier Field and the high school addition as well as along the recreation fields proposed at Treasure Mountain Junior High.

18. The applicant will install the landscaped buffer between the accessory structure and Lucky John Drive with sufficient screening. The retaining wall shall not exceed three feet behind the new proposed structure on the north

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side of Dozier Field. If necessary, the retaining wall may be stepped with each segment not exceeding three feet.

The motion was seconded by Commissioner Frontero. Vote on motion: Commissioner Suesser-No; Commissioner Frontero-Yes; Commissioner Johnson-Yes; Commissioner Sigg-Yes. The motion passed 3-to-1.

The Commission took a short recess.

D. Bonanza Park – Land Management Code Amendments – The Planning Commission Will Discuss Recommended Land Management Code Amendments to Implement the Bonanza Park Small Area Plan through a New Mixed-Use Zoning District to Create a Vibrant and Pedestrian-Oriented Mixed-Use Neighborhood. PL-24-06302 (120 mins.) (A) Public Hearing; (B) Recommendation for City Council Consideration on April 24, 2025; The draft ordinance will then return to the Planning Commission on May 14, 2025, for final review and formal recommendation to the City Council

Director Ward acknowledged the presence of Senior Planner, Alec Barton and Eric Daenitz from Zions Public Finance who has been assisting with the Feasibility Analysis of the Code Amendments. What was presented for review was the vision of the Bonanza Park Small Area Plan ("BPSAP") that was adopted by the City Council to create a vibrant, walkable, livable neighborhood and establish the following goals:

1. Create a mixed-use district through increased densities with project enhancements.

2. Create a place for local businesses and housing options for residents.

3. Connect the disconnected network for vehicles but especially for pedestrians and cyclists.

4. Incentivize underground parking to help transform the surface-level parking.

5. Create something with green space and connectivity.

6. Allow for allowances for arts and culture.

Director Ward reported that based on previous Planning Commission discussions, staff addressed a recommended phased approach and shared the numbers of the increased residential units. All 200 acres are rezoned and a phased approach was recommended beginning with a rezone of the area of Bonanza Park with the connectivity challenges between Park Avenue, Kearns Boulevard, Bonanza Drive, and Deer Valley Drive. Staff

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received questions about what the adoption of a new zone would mean for existing properties. Director Ward explained that it requires no changes for the existing properties. There is an incentive in the Code Conditional Use Permit process, which would allow current property owners to come before the Planning Commission for a parking reduction to transform some parking uses to provide trail connections or increase green space to better support the connectivity goals of the plan. There would be no modifications required to the built environment or changes to uses. Some uses will become non-conforming and some structures non-compliant. However, for the most part, many structures within the neighborhood were built under the current allowable density of one to two stories.

Director Ward explained that with the critical connections identified in the plan and the establishment of street types there have been requests for potential modifications. The adopted plan includes a continuation of the Rail Trail from Bonanza Drive to Park Avenue and staff has received a request to reconsider that alignment along Iron Horse Drive for a portion of the East-West Connection. In terms of the incentives for redevelopment in the current Code, substantial parking reductions are established through shared parking and reductions by right as well as a menu of items that developers can propose that would reduce the demand for parking to help mitigate traffic and create a more walkable transit-oriented neighborhood. Currently, under the Code, the height is 35 feet, which would allow for increased height. While applicants can currently request that the Planning Commission approve increased height, it is limited under the criteria and cannot increase the square footage or the volume. The Draft Code would change that to increase the density. The Draft Code allows for flexibility with Affordable Master Planned Development ("AMPD") because of the 10,000-square-foot cap on commercial uses. There are limitations with the AMPD Code and the Draft Code built in some of the flexibility through project enhancements with an average Area Median Income ("AMI") for affordable housing that exceeds what would otherwise be required under the current housing resolution.

With regard to setbacks, the proposed draft ordinance reduces the setbacks for Master Planned Development ("MPD"). An MPD perimeter setback is established at 25 feet. The Draft Code protects the FPZ and maintains the 30-foot setback. It does, however, allow for reductions to setbacks along streetscapes to support the recommended street types. The Code requirements with a minimum of 10 residential units per acre will require the MPD process for redevelopment. A question raised with the Draft Code was whether it is feasible to redevelop under what is proposed.

Mr. Daenitz was tasked with preparing an analysis of the future potential Code amendments channeled through a lens of economic feasibility for redevelopment. He believed it was feasible for certain conditions. It is a progression that will add feasibility. He stated that there are a variety of tools under consideration that would allow new building forms and increases in height and density support for additional open space or connections, and potential parking reductions. He identified the key updates that become

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critical for feasibility. The first is the potential for the MPD setbacks to be reduced. The FPZ is not changing but the potential for lower setbacks relative to current MPD conditions is a positive in terms of feasibility.

Mr. Daenitz explained that his study does not contemplate any statements of the additional benefits that will come from increased walkability but it is reasonable to believe that increased connectivity, more potential open areas, and improved walkability will add value to the district over time. The changes for the additional potential height are important but it is more critical is the potential for increased floor area ratios. He noted that improved floor area generates cash flows.

Mr. Daenitz stated that the additional potential for parking reductions is a significant cost saver to an expensive asset and among the lowest yielding in terms of revenue assets in development. The additional benefit of parking underground is that it allows more site area to satisfy the requirements for open space, which allows for more improved floor area. The three scenarios staff asked to be analyzed were presented. There were three primary scenarios that they expected to see.

The first was a mixed-use housing and retail scenario. The total site area would be approximately three acres in size. All were configured to satisfy the two Tier A requirements of affordable housing and underground parking when offering mixed uses. In each case, they configured the affordable housing at 60% AMI to satisfy greater than 25% of the total project square footage. The distinctions between the scenarios was as follows:

1. Mixed-use housing and retail.

2. Mixed-use housing, grocery, and retail.

3. Looking at housing, a boutique hotel, and potential retail.

Mr. Daenitz explained that a major driver in density is the difference in site area. It is reasonable to see a larger land area that Scenario 2 can accommodate more units of varying types. He noted that the hotel scenario is capped at the maximum definition of a boutique hotel in the zone, which is 75 units. He configured it at approximately 450 square feet per unit. Scenario 1 envisions commercial units that satisfy an activated ground floor requirement but from the unit count, you can see that it is primarily a housing development.

Mr. Daenitz touched on the key highlights and stated that the number of parking spaces entertains a requested parking reduction but none go up to the maximum potential that the Code would allow a developer to request. In each case, by providing the mix of uses, a developer could aggregate a potential request for a parking reduction that caps out at about 25%. In all three examples, it is likely possible to not have to ask for all of that.

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Mr. Daenitz believed that redevelopment is feasible for existing landowners and any partners of the City that have access to land at a nominal cost. In the model, they configured the assumed land acquisition cost at $0.00 to reflect that. Construction costs were based on their knowledge of some existing Park City and Wasatch Front projects they have worked on with other cities. Some of those costs are inflated from Wasatch Front prices. They also look at three key metrics. The first is instantaneous profit on cost. This is the notion that at the time the building is constructed, the project is finished and determines the expected cash flows to come from that building the worth relative to the construction cost of the building. With Wasatch Front projects, they see developers screening for 20 to 30 percent. In Park City, they feel it is reasonable for that number to be slightly lower because the developer has access to a strong cash flow profile that is slightly different from the Wasatch Front.

They also screen for annualized return on equity. Currently, the market is seeking 10 to 15 percent. The annual rate of return measures a project's invested equity and all future cash flows assuming an exit at a defined period in the future. They would like that to be double digits in most cases. Because the pure housing project is loaded on affordable housing, it will be slightly lower but they believe the return on equity will satisfy that tradeoff. He mentioned that they did not include tech funding in the calculations. Mr. Daenitz clarified that the debt funding model is at 6.35% for a 30-year term and an LTC of 72%. That is what commercial banks are currently lending at.

A summary chart was displayed showing the three key metrics used to screen for feasibility. In general, the scenarios are quite strong under the assumption that an existing landowner might be seeking to redevelop.

The average rate of inflation is approximately $5.3 million per acre, which was considered a reasonable estimate for land acquisition costs. Mr. Daenitz explained that when land acquisition costs are factored in, the cash flows for the most part are still positive but likely not enough to draw investment in to take risks of this type. The price to buy in is significant and the density that would be required to cash flow is quite high. He noted that these numbers do not generally satisfy the criteria they would be looking for in a hotel scenario because Park City has such exceptional daily rates on its hotels. Mr. Daenitz configured the hotel daily rate at $445 per night, which he considered to be conservative. He noted that he used a City-wide average.

Mr. Daenitz reported that Scenarios 2 and 3 allowed for more density in the affordable units because of the cost savings in the parking garage and being able to provide less parking. He also pointed out that the AMI in Summit County is quite high so 60% AMI equates to a higher monthly rent. He urged the Commission to keep in mind that while feasibility for future investors appears to be low, there are additional tools that are not land use related that the City might be able to entertain and provide in the zone. A very small corner of the Bonanza Park Area is in the Lower Park Redevelopment Agency but

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a significant part is not in any Redevelopment Agency. It still requires the participation of other governmental agencies so the City would need to present a compelling case as to why those agencies should participate.

Also in the zone are public infrastructure districts. An existing landowner can choose to tax himself at a higher rate and unlock additional funding capacity for infrastructure at lower rates than would be offered in the private market. He mentioned a Home Ownership Promotion Zone that is required to be less than 10 contiguous acres. It is geared toward high density but the homes have to be for sale. It is a potential additional tool the City could consider to help future or current landowners close funding gaps.

A question was raised as to why the parking reduction was maximized. Mr. Daenitz explained that the parking reduction is meaningful and was not maximized to demonstrate that projects might still be feasible without requesting that. For about 60 parking stalls, there is a savings of $4 million.

Commissioner Suesser commented that they have heard from the public that the contemplative rezoning of the district will drive up rents for locally owned businesses. Mr. Daenitz was not prepared to present a rental income analysis based on historical data from Park City but for all projects they work on in the Wasatch Front, new development or redevelopment is coupled with higher rents per square foot than existing. He has worked with several municipalities on mixed-use developments and in every case the revenue model proves higher lease rates per square foot. It is unclear whether that leads to negative conditions for local businesses.

Planner Barton reported that the underlying zoning district for the core of Bonanza Park consists of a 70-acre area that will be phased first for the mixed-use district, which is currently zoned General Commercial. A wide range of commercial and retail uses are allowed in this zoning district with limited residential uses. It is expected to transition into a vibrant mixed-use neighborhood that is pedestrian-oriented. The use table was displayed that shows some of the current uses in the General Commercial Zoning District compared to the proposed allowed and conditional uses and prohibited uses in the new zoning district. They would transition from allowing uses like hotels, nightly rentals, and intensive offices while allowing uses that are currently only conditionally allowed such as multi-unit dwellings.

During the first phase of potential redevelopment, the Draft Code creates a significant potential increase in the number of residential units. If build-out is assumed at three stories, the increase would be 1,900 additional units. At four stories, the estimate was nearly 2,500 units. Planner Barton presented recent updates to the Code. The input received from the Planning Commission and the City Council was to add a third Tier A project enhancement related to critical street connections. This would be one of three ways a developer could potentially fulfill a Tier A requirement to achieve additional density. There was also additional detail related to the Tier B project enhancements,

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including specific requirements for car share and bike share programs, childcare facilities, and public transit improvements. The input received with respect to encouraging local businesses was to shift attention away from potentially providing reduced rent for businesses and encouraging incubator spaces for local businesses while restricting or prohibiting conventional chain businesses within a development.

Planner Barton explained that the input staff received was that it is important for local businesses to have smaller format or incubator spaces to succeed in the neighborhood. The Code does not define what that space would be like from a size perspective but it is referenced as a possible project enhancement. To qualify for an increased building height up to 45 feet outside of the FPZ, a project must provide either two Tier A project enhancements or one Tier A and at least two Tier B project enhancements. Additional enhancements can be provided to achieve reduced setbacks. The financial analysis described found that reducing open space is not needed to achieve feasibility and has been removed as a potential benefit that a developer could attain through the project enhancement process.

Planner Barton reported that the City Council supports a four-step process where the Commission reviews an application that proposes project enhancements and forwards a recommendation to the City Council.

In response to a question raised, Planner Barton stated that the Commission would review the project and project enhancements and forward a recommendation to the City Council who would then decide of whether to approve or deny and return the project to the Planning Commission for final review. Director Ward explained that it would be a rough site plan before an applicant invests the time in finalizing the site plan. The project enhancement component would be with the preliminary site plan, the volume metrics, and high-level renderings. It would include the volume, the proposed square footage, and the project enhancements.

Commissioner Suesser had concerns about the Commission being restricted and giving only a partial recommendation.

Planner Barton presented questions related to project enhancements and asked if the Commission would like additional clarity. He explained that the value of project enhancements would require a third Tier C to better reflect the level of contribution or community priority. Staff sought input from the Commission.

Commissioner Frontero referenced project enhancement criteria question one. He was generally in favor of how it was proposed. He was concerned that when the fourth MPD comes before the Commission with three or four Tier Bs having previously been utilized. He suggested a mechanism be in place to ensure that they do not see the same requests from developers on the same requests and use them over and over again. He did not

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consider Tier C to be necessary but may be if there is friction going forward. He preferred to start with a simpler, two-tier process.

Commissioner Sigg added that if they find that they are overusing a tier, a third could offer an alternative. If someone is determined to obtain certain Tier B enhancements as part of their project, the incentive is to get going. He asked what the alternative would be if they run out of Tier Bs.

Commissioner Susser commented on whether the Commission needs additional clarity on the project enhancement criteria and would like to see more specificity in the Parking Transportation Demand Management Plan. With regard to critical connections, she suggested an applicant be required to dedicate a right-of-way as identified in the New Street Connections Plan. She felt that the applicant should only get a project enhancement if the dedication leads to the ability to utilize the right-of-way in conjunction with redevelopment. She did not think it would be helpful to incentivize developers to dedicate rights-of-way. They should only get an enhancement if other developers also dedicate rights-of-way and the City can use the street.

In response to a question raised, Director Ward stated that the Code recommends that the review take place every two years based on the enhancements that are implemented. The Code should consistently be updated to reflect market conditions. She acknowledged the concerns raised about Tier B. They could consider a buffer for some project enhancements such as the Bike Share program that is a certain distance from an existing Bike Share installation. The Sustainability Plan could apply to all projects. A limitation on conventional chain businesses could apply as well. There could be updates to address the concern of saturation or too many Bike Share installations.

Commissioner Frontero liked the suggestion to prevent oversaturation. He asked what would garner a Tier B enhancement. Planner Barton explained that the current language in the Code with respect to a childcare facility would require a developer to provide a facility that can accommodate at least 25 children and execute a minimum 10-year lease with a certified childcare provider offering reduced rent in order to obtain that enhancement. The number associated with the reduction would be 50%.

Planner Barton stated that the next area that received a lot of discussion was the FPZ. The proposed Code would both preserve the requirements of the FPZ and strengthen them in some cases or make them more restrictive. There has been discussion about whether the FPZ is too restrictive and whether the City's corridor views could be protected if height allowances begin at 50 to 75 feet as opposed to the current 100 feet. Renderings were provided to show what that could look like. Director Ward explained that the current Code starts at the 30-foot FPZ setback but can go up 35 feet. There is no step-back requirement so the proposed Code is more restrictive than what is allowed in the current Code.

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Commissioner Suesser explained that the model was based on going 45 feet outside of the 100-foot setback. As a result, it is still feasible to build 45 feet beyond the FPZ. It was clarified that the financial modeling that was done only shows 45 feet outside of the 100-foot FPZ. It also satisfies all other setbacks on all other sides of the lot. It demonstrates that there are other buffers in addition to height, including some of the goals of reducing traffic and cars through reduced parking. The parking setbacks inside the garage are a benefit along with the potential to request a reduction. Commissioner Johnson supported leaving it as written in terms of height and consistent with the BPSAP. It was his opinion that the financial models are working.

Commissioner Frontero hoped to spend more time reviewing the proposal. Chair Hall stated that the matter will next go to the City Council for review and come back to the Planning Commission for review in May for the next round of consideration. She considered that to be a significant amount of time. Commissioner Frontero found the 75-foot setback with multiple step-backs to be reasonable. Commissioner Johnson was comfortable forwarding it to the City Council as written. The Commission could expand on the discussion if it comes back at 75 feet in the future. He was pleased that the modeling showed that it could work despite the comments received.

Mr. Daenitz entertained the question of what going into the FPZ would do and stated that based on a quick calculation and on a three-acre example, he got 7,000 to 10,000 square feet more. It is useful and adds feasibility but balancing the 7,000 to 10,000 square feet of greater density does not make or break the analysis.

Commissioner Suesser asked Mr. Daenitz what he modeled the 35-foot height after. Mr. Daenitz explained that what he modeled was consistent with the Draft Code. They do not build in the first 30 feet of the FPZ and at 40 feet they increase to 25 feet in height. Further back they increase to 35 feet. They only go to 45 feet 100 feet from the front of the site. The financial modeling and buildable volumes yield the leases and are what it is based on.

Commissioner Sigg remarked that this makes a broad brush assumption that all of the lots will have the same depth. When looking at the step-backs and the no-build zones in the modeling, he questioned an instance where someone has a lot that is only 120 feet deep, for example. In that case, the modeling will change dramatically compared to someone who has a lot that is 300 feet deep. He commented that none of these analyses looked at horizontal spacing and side yard setbacks between dwellings. He questioned a situation with an increased setback that would normally be 10 or 12 feet that is expanded to 20 feet in exchange for a certain height exception. If there were no buildings there may not be the benefit of the view.

Chair Hall commented that most of the properties along the FPZ are 350 to 400 feet although there are a couple of outlier properties that would be close to 100 feet. She noted that the majority of the sites have adequate depths.

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Planner Barton reported that the Commission requested an update on the status of conventional chain businesses at some of the shopping centers within the City. Both Park City Plaza and Snow Creek Shopping Center are within Bonanza Park but outside the core area that would be prioritized in the first phase. Each shopping center has one conventional chain business under the parameters of the Draft Code. There are more chain businesses at Snow Creek but most would be exempt from the requirements that apply to Conventional Chain Businesses ("CCB"). Currently, the Draft Code would require a conventional chain business within the district to obtain a Conditional Use Permit, which is administrative and not a discretionary tool. As a result, staff has had discussions about the regulatory tools that are recommended in the BPSAP. Two are already within the Draft Code and were identified as limiting a conventional chain business to 5,000 square feet and prohibiting a CCB from occupying more than 30% of the total commercial space within a development.

Staff also recommended that the Commission consider requiring at least 50% of the total square footage for mixed-use buildings be dedicated to residential or office uses. This was another tool that could be used to limit the impacts of CCBs in the zoning district. Director Ward reported that there was previous discussion about how the cap was established for the Main Street area. In 2017, they did the analysis and showed how they came up with the number. There are a couple of similarities and differences. On Main Street, CCBs are regulated in storefronts, which are the first 50 feet from Main Street. Beyond the 50 feet, there could be CCBs outside or on upper floors. They took the total linear square footage of the storefront and limited it to 17. There could be more than 17 CCBs but not in the storefront. The Draft Code is written to create a similar limitation with a 30% maximum of the total commercial space within the development. The cap is drafted in the Code on a site-by-site basis rather than a comprehensive cap for the neighborhood. She explained that one of the challenges of establishing a cap neighborhood-wide is that the first to build would secure those approvals. The Staff Report outlines some of the limitations and specifies that CCBs will have limitations in terms of how they are reviewed. She asked for feedback from the Commission on whether they should approach the situation through objective square footage, a limit within a development, or imposing a neighborhood cap.

Commissioner Frontero wanted to better understand what would be allowed within the 5,000-square-foot limit. Planner Barton reported that staff reached out to the Finance Team for information about the square footage of existing CCBs in the Bonanza Park area. He recalled that some existing businesses are operating within the neighborhood that is under the 5,000 square foot cap. Commissioner Frontero commented that rather than imposing a cap they could craft language to be self-limiting.
Director Ward explained that it is drafted to be evaluated per development or site rather than neighborhood. She explained that Windy Ridge Cafe is approximately 5,500 square feet in size. Chase Bank is 6,200 square feet. Commissioner Sigg suggested that the cap be reduced to better achieve what is desired.

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Planner Barton referenced language related to non-conforming uses in the Code. He commented that excluding the Copperbottom Inn and DoubleTree from the calculations, three businesses are currently operating with licenses for nightly rentals in Bonanza Park. That was something the Commission asked staff to look into. He reiterated that a non-conforming use would be allowed to operate as long as they maintain a valid business license and the use is not abandoned. He stated that staff continues to look at clear and predictable criteria to clarify what would be regulated in relation to the vantage points discussed in previous meetings. Staff was also evaluating an appropriate threshold for right-of-way dedication. Additional information in that regard would be available at the next meeting.

Chair Hall opened the public hearing.

Daniel Solander identified himself as an owner of Right at Home Designs located at 1745 Bonanza Drive along with Melissa O'Brien and Christina Pignatelli. They have been in their current location for approximately 23 years. They submitted a letter regarding the potential impact of the Code changes to existing small businesses like theirs and wanted to reiterate the points made in that letter and make sure that it is included in the record. Mr. Solander thanked Commissioner Frontero for visiting their business to see first-hand the concerns they have regarding the proposed changes to the Code, especially the cost of underground parking and surface access to their business. In response to comments from staff, Mr. Solander stated that there is no amount of “increased demand” that could cover the potential increased rent associated with the cost of underground parking. They are well above the 5,000-square-foot limit discussed earlier regarding chain businesses and if the impact of increased rents occurs, only chain businesses will be able to afford it.

There were no further public comments. The public hearing was closed.

Commissioner Suesser liked the proposed language and did not support staff exploring a cap at this time.

Chair Hall commented on the Commercial Recreational Facility in terms of incentivizing public recreational uses and envisioning that those areas may need larger square footage.

Planner Barton reported that non-conforming uses would be permitted to operate within the neighborhood unless that use is abandoned.

Planner Barton asked the Commission to specify whether the language pertaining to non-conforming uses is sufficient or if they would like to evaluate the nightly rental prohibition. Commissioner Johnson felt it was sufficient. His understanding was that everyone who has an existing nightly rental can continue to maintain it. Planner Barton stated that it

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would maintain the existing non-conforming use requirements and be consistent with the current discussions.

Commissioner Suesser asked for clarification on what was being proposed and if there would be any nightly rental prohibition for new development. Planner Barton explained that the existing Code prohibits nightly rentals. The only nightly rentals that would be permitted in the zoning district would be non-conforming rentals that maintain a valid Business License. Commissioners Frontero and Sigg were satisfied with how the Code is currently written.

Planner Barton asked if the Commission would like to consider potential rezone boundaries to reflect the hotel use that will become a non-conforming use as part of the rezone. It would be in reference to the current hotel uses within the neighborhood. He asked if the Commission would like to consider different boundaries to prevent non-conformities for existing hotel uses. A consensus of the Commission did not consider that to be necessary.

Planner Barton stated that the framework that staff presented tonight is looking at a phased approach regarding where improvements would be focused in the core of the neighborhood where there are street network issues and looking in the future at sub-zones in other areas of the Bonanza Park neighborhood that would help maintain the character of the zone.

Commissioner Johnson thought it made sense. He noted that doing so would incentivize certain areas to redevelop faster compared to those that are currently developed. Planner Barton explained that it would be prioritizing redevelopment within the core where the most significant connectivity issues exist. That seemed to make sense to the Commissioners because it will be important to establish a grid here before applications are received. Commissioner Sigg liked the notion of phasing in the important rights-of-way to establish the framework for the entire neighborhood. Commissioner Suesser was unsure that that approach would phase in the important rights-of-way. It seemed to her like a phased approach that is disjointed. It seemed to her to be the opposite of establishing a grid system. Commissioner Sigg commented that a phased approach would establish a road from Kearns Boulevard to Deer Valley Drive potentially at the front end versus doing it piecemeal from north to south. Having important rights-of-way would be important.

Commissioner Johnson asked Planner Barton what the negative effects would be to that approach. Planner Barton stated that the intent of the phased approach is to focus on improvements in the core of the neighborhood. Some issues that came up in the BPSAP included neighborhood connectivity and missing connections. He was aware of no negatives.

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Director Ward explained that the pending areas where there is an interest in redeveloping in the core and the project enhancements are geared toward the connections. The phased approach would focus on the project enhancements in certain areas. Staff recommended starting within this core. Commissioner Frontero supported the notion of focusing on this phase.

Planner Barton reiterated the timeline and stated that the staff recommendation was for the Planning Commission to forward the draft ordinance for the City Council's preliminary consideration on April 24. The draft ordinance would then return to the Planning Commission in May for further review.

Commissioner Johnson referred to the comment made earlier by the small business owner. If the landlord decides not to redevelop, the business could continue to operate as it has been. Planner Barton explained that the same non-conforming use provisions contained in the Code would apply as long as the use is not abandoned and can continue to operate in perpetuity. It was clarified that the change would need to come from the landowner who would need to make application and ultimately redevelop. If the property owner wanted to develop on the property and not seek a height exception, they could have street-level parking in certain areas. Planner Barton explained that there are greater restrictions on surface-level parking in the Draft Code relative to the General Commercial Zoning District. A landowner could choose not to redevelop. The Code has ways to incentivize landowners to redevelop because the BPSAP seeks to transform the neighborhood into a mixed-use, walkable neighborhood. The landowner, however, would be under no obligation to redevelop.

Director Ward reported that the goal of the BPSAP is to support limited vehicle access to commercial storefronts and on-street parking will be recommended. The parking that is associated with the development would be encouraged to be underground with some available on-street parking.

MOTION: Commissioner Suesser moved to forward a POSITIVE recommendation of the Draft Code to the City Council for preliminary consideration on April 24, 2025, and continue the public hearing to May 14, 2025. The motion was seconded by Commissioner Frontero. The motion passed with the unanimous consent of the Commission.

6. ADJOURNMENT

MOTION: Commissioner Frontero moved to adjourn. The motion passed with the unanimous consent of the Commission.

The meeting adjourned at approximately 9:50 PM.

PENDING APPROVAL

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
APRIL 23, 2025

COMMISSIONERS IN ATTENDANCE: Chair Sarah Hall, Laura Suesser, Christin Van Dine, John Frontero, Henry Sigg, Rick Shand, Bill Johnson

EX OFFICIO: Rebecca Ward, Planning Director; Virgil Lund, Planner II; John Robertson, City Engineer; Mark Harrington, City Attorney; Jacob Klopfenstein, Planner I; Lillian Zollinger, Planner I; Elissa Martin, Planning Project Manager; Dave Thacker, Chief Building Official; Becky Gutknecht, Public Improvements Engineer; Margaret Plane, City Attorney

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1. ROLL CALL

Chair Sarah Hall called the Planning Commission Meeting to order at 5:30 p.m.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from April 2, 2025.

Commissioner Bill Johnson referenced the first paragraph on Page 23. In the third sentence, there is a plus sign shown. He believes that is a typo in the Meeting Minutes.

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from April 2, 2025, as amended. Commissioner Sigg seconded the motion. The motion passed with the unanimous consent of the Commission.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward, shared updates with the Planning Commission. She reminded those present that the next City Council Meeting agenda will include some planning-related items. The City Council is scheduled to review the Moderate Income Housing Plan component of the General Plan, which is required to be updated every five years. The Housing Team is recommending that it be updated sooner to address some of the projects the City currently has in progress. The plan is scheduled to come to the Planning Commission on May 14, 2025, for Commissioner review and recommendation.

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On May 14, 2025, the Bonanza Park District will come back to the Planning Commission. The Commission is scheduled to review the project enhancements and feasibility. Input will be provided before a formal recommendation is made on May 22, 2025. As for the Flagstaff Development Agreement Modification that is scheduled for City Council consideration tomorrow evening, it includes the Planning Commission's recommendation to further consider Twisted Branch Road as part of the proposed land transfer.

For the General Plan project, there are two final open houses scheduled for residents. The Old Town open house will take place on Monday in the Community Room at the library from 5:00 p.m. to 7:00 p.m. The Upper Deer Valley open house will take place on Tuesday in Council Chambers from 5:00 p.m. to 7:00 p.m. The final open house for community-wide recommendations for the General Plan will take place on May 13, 2025.

Director Ward reported that two requests were received to continue items on the Planning Commission Meeting agenda. There will still be public hearings held, but the applicants have requested to continue Item 6A for 7 and 11 Red Cloud Trail and Item 6C for 1127 Woodside Avenue. The recommendation is to continue those to a date uncertain. There is a provision in the Land Management Code ("LMC") Section 15-1-12.5, which states that if an applicant requests a continuation that is submitted to Staff in writing five days before the public hearing, Staff has authority to continue that item up to two times. If the applicant does not submit this request in writing at least five days before the meeting, the Commission can determine whether to continue the item or not. The Commission determines whether there is sufficient reason to continue the item. If there is not sufficient reason, the Commission can consider the item on the agenda. Staff recommends that the two items mentioned be continued to a date uncertain. There is currently a fee study being completed for applications and there could potentially be a fee created for continuation requests. Director Ward asked for Commission feedback.

Commissioner Rick Shand asked if applicants are made aware of the five-day written submission requirement. Director Ward explained that work is done with applicants to coordinate dates for Planning Commission review. During the scheduling process, there is not necessarily information shared about continuations. Commissioner Johnson asked why there are continuations proposed on the current meeting agenda. Director Ward reported that there is a family emergency associated with one of the applications. The other continuation request is so there can be evaluation for options with a third party.

Commissioner John Frontero is in favor of establishing a fine for continuations if there is no notification provided in writing five days before the scheduled Planning Commission Meeting. He feels there should be an analysis done to determine the amount of time that is spent on the application by Staff and the Commission. The fee should be paid before the item is considered by the Commission. Commissioner Frontero is prepared to discuss all of the applications on the agenda. As a result, he is not in favor of the continuation.

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Director Ward asked if there is interest in a future Work Session about a fee for continuation requests. Commissioners expressed support for a discussion about the fee. Director Ward reminded those present about the guidelines for sharing public comments.

4. PUBLIC COMMUNICATIONS

Tana Toly thanked Chair Hall for her time on the Planning Commission. She has provided many hours of thoughtful service and has shown dedication to the community. Chair Hall has led with a strong and deliberate presence. She has always been calm and intentional. Her leadership has been instrumental in decisions that will leave a lasting and positive legacy for generations to come. Chair Hall has been an outstanding Chair and Commissioner. Ms. Toly noted that the Mayor is unable to be at the Planning Commission Meeting, but passed along comments thanking Chair Hall for her many years of service on the Planning Commission. Serving on the Planning Commission is a labor of love that requires dedication, long hours, and knowledge of the LMC. Chair Hall has a clear knowledge of the code and applies the code without being swayed by public clamor. She has consistently been available to Staff and Commissioners in preparation for meetings. Chair Hall has led the Planning Commission through some difficult applications.

There were no further public communications.

5. WORK SESSION

A. 10206 Twisted Branch Road – Conditional Use Permit – The Applicant Proposes to Construct a 2,862-square-foot Private Restaurant with a 2,807-square-foot Patio for Outdoor Dining as Contemplated in Section 2.6 of the Amended Flagstaff Development Agreement. PL-24-06370.

Planner II, Virgil Lund, presented the Staff Report and explained that this is an application for 10206 Twisted Branch Road. He noted that Rhett Riding is present to represent Talisker Club and Michael Demkowicz is present as the engineer of record for the project.

Background information was shared with the Commission. Section 2.6 of the Amended Flagstaff Development Agreement allows the developer to construct a private restaurant. In 2008, the Planning Commission approved a Conditional Use Permit (“CUP”) for a private restaurant at this site. The approval was extended once in 2009 and expired after that due to inactivity. A Building Permit was never submitted for that project. In 2018, the Planning Commission approved an amendment to Technical Report #15 - Construction Mitigation Plan, which approved 10206 Twisted Branch Road as a receiving site for clean, excavated soil. The Flagstaff Technical Report #5 also considers a private restaurant. This portion of the Open Space Management Plan requires the facility or restaurant to be located within the ski terrain of Deer Valley and near the Mountain Village.

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Planner Lund presented a map that shows the location of the proposed restaurant in relation to the Open Space Management Plan. It is located in Developed Recreation Open Space ("DROS") outside of the designated development pods. Another map showed the location of the proposed restaurant in relation to the ski terrain of Deer Valley. It is located just off of the Bandana ski run and will have ski-in and ski-out access. The Development Agreement states that the restaurant can be between 7,000 and 10,000 square feet. No parking spaces are allowed near the Mountain Village or within the Deer Valley ski terrain. The applicant proposes a private restaurant that is 2,862 square feet with 2,807 square feet of space for outdoor dining and events on the patio.

The proposal complies with the CUP criteria, Outdoor Dining criteria, Sensitive Land Overlay ("SLO"), Development Agreement requirements, lot and site requirements for the Recreation Open Space ("ROS") Zoning District, and Architectural Design standards. During the Work Session, Staff requests some feedback on the building height. The proposal is within a Master Planned Development ("MPD"), so height exceptions can be granted based on the six criteria in the MPD code. Multiple Empire Pass projects exceed building height, but the Empire Pass projects that exceed building height were not locations that had a significant change to the grade. Planner Lund reminded the Commission that the amendment to the Construction Mitigation Plan designated the applicant site as a receiving site for soil. The applicant estimates that 15,000 cubic yards of soil has been deposited at the site. If measured from final grade, which the applicant is requesting, it would be 26.5 feet. If measured from existing grade, the structure would be 36.5 feet. Planner Lund noted that 36.5 feet is 8.5 feet above the zone height.

The following question was posed to the Planning Commission for consideration:

- Does the Planning Commission find the proposal complies with the building height exception criteria outlined in LMC Section 15-6-5(F)?

Mr. Riding introduced himself to the Planning Commission and offered to answer any Commissioner questions. The height exception has been requested because the fill site where the restaurant will be located is fairly level with Twisted Branch Road. It is not higher than the road. Commissioner Shand asked whether the location for the dumping site or the plans for the restaurant came first. Mr. Riding believed it was the dumping site that came first. Mr. Demkowicz clarified that the location of the restaurant was always proposed to be in that vicinity. That area was historically significantly lower than the adjacent ski run and dropped away from Twisted Branch Road. The approval that allowed the placement of material on the site brought the pad for the building up to the adjacent features. There is no public access to the restaurant and the only people who will be able to drive to the restaurant are the employees and the management team. Mr. Riding pointed out that the employees will not drive personal vehicles but will use a shuttle system. Information was shared about the ski-in and ski-out access proposed for the site.

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Commissioner Shand noted that the original CUP for the restaurant was in 2008. The location for the dumping site seems to have been established after that. He wanted to understand whether this was identified as a dumping site with the intention to raise it up and then put the restaurant on the site. Mr. Demkowicz believed that was the case. There was always going to be a restaurant off of Bandana. Commissioner Shand understands the rationale for building the restaurant, but is questioning the height and whether the measurement should be from final grade or existing grade. Mr. Demkowicz noted that by placing the material there, the pad was brought up to the grade of the ski run and road.

Commissioner Laura Suesser referenced Figure 4 in the Staff Report. She asked if there was an image of the site from further away to see the restaurant in relation to the tunnel, Bandana Ski Run, and the curve on Twisted Branch Road. As for where the planned building will be located, there are large mounds of fill that are being dumped on some portions of the site. She asked if Sommet Blanc was dumping on the subject parcel. Mr. Demkowicz confirmed that Sommet Blanc had brought dirt to that site. Mr. Riding discussed the piles that have been brought in more recently. He does not know exactly where those are coming from, as Douglas Ogilvy runs the activity agreements. Commissioner Suesser asked whether the mounds of dirt are anticipated to be flattened to a final grade. Mr. Riding offered to find out. There are times when dirt is dumped and then taken back to a job site later on due to space limitations. Commissioner Suesser wanted to know whether the restaurant site is currently at final grade and cleared. Mr. Riding confirmed that it was at final grade. It will be taken back to that final grade if there is new dirt there.

Commissioner Suesser noted that based on the images provided and her visit to the site, she is not clear on the location of the restaurant. When she was there, the part of the site that is closer to the tunnel is quite flat and close to the height of the road. However, it looks like the building site is further away from that section. Without more visuals, she is not certain what is currently on the site and how much needs to be compacted. Planner Lund used the Summit County Parcel Viewer to show where the restaurant will be located. The mounds seen in the area were on a separate parcel, which is under separate ownership. Mr. Riding does not know of any new dirt dumped on the subject property. Commissioner Suesser asked if there is an image with the restaurant superimposed on top of the parcel. Commissioner Johnson pointed out that this is shown in Exhibit I. The Commission reviewed the exhibit and Mr. Riding pointed out the ski-in portion, location of the restaurant, and turnaround. The location of the tunnel was highlighted for reference.

Commissioner Suesser asked if the roundabout is exclusively for the shuttles to the restaurant, which was confirmed. She wanted to know if the roundabout is included in the patio construction measurements. This was denied. Those measurements would be separate from the patio information. The existing conditions of the site were discussed. Mr. Riding pointed out the area where parking is currently taking place and the location of the transformer. Commissioner Suesser noted that it would be useful to have current

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images of the site before the next Planning Commission discussion so there is a better understanding of the existing conditions and what final grade will be in relation to the road.

Commissioner Henry Sigg noted that there is a private road. He asked if there is a distancing requirement for a curb cut beyond the tunnel. City Engineer, John Robertson, reported that Staff would need to look into how the road was built. There are requirements for spacing, so that is something that would be looked into as well. He pointed out that access will be considered. Commissioner Sigg asked for details about the distancing requirement, but Engineer Robertson was not certain. Engineer Robertson stated that Utah Department of Transportation ("UDOT") requirements would likely be followed for the speed limit. He noted that previously, UDOT was involved in reviewing the plans. Commissioner Suesser asked for more information about UDOT's involvement in the road. Engineer Roberston explained that when the road was originally done, there was the potential for it to become a public road in the future. It was not built to a private road standard but met public road standards in the event that it would one day become public.

Commissioner Sigg mentioned the aerial photograph with elevations. It shows a lot of cleared area to the north of the building. The way fill has been deposited, there is a large area of disturbed space to the north. He asked for additional information about that area. It was noted that it has been revegetated. With this project, the intention is to make sure more seed mix is added to the area where there is bare ground. Commissioner Sigg asked if Deer Valley is aware of this plan. Mr. Demkowicz is confident that Deer Valley is aware of the restaurant and the site's positioning. Mr. Riding reported that he has had several on-site meetings with Deer Valley over the last five years. There has been collaboration and consideration of all plans.

Commissioner Suesser asked about the Subdivision Plat that has been submitted in conjunction with the CUP. She asked what that would look like. Planner Lund reported that the Subdivision Plat and CUP can be handled concurrently with a Condition of Approval that the plat must be recorded prior to Building Permit issuance. The applicant is proposing a one-lot subdivision at this time. The lot lines would follow the parcel lines.

Commissioner Suesser noted that the Staff Report references the Subdivision Plat that was proposed, continued, and then expired. In 2018, when the Planning Commission was approached with the Subdivision Plat, there was a request for this parcel and three others as part of the subdivision. The contemplated Conditions of Approval included a condition for the dedication of Twisted Branch Road to the City. She asked whether the City would propose that kind of Condition of Approval with this Subdivision Plat and CUP, similar to what was done in 2018. City Attorney, Mark Harrington, explained that the previous application was different and included different parcels. Background information can be provided to the Commission when this application is formally presented.

Commissioner Suesser asked if the Subdivision Plat is being considered in conjunction with the CUP. Planner Lund reported that the Subdivision application has been submitted

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and will be reviewed concurrently, but it is not part of the current Work Session discussion. Director Ward reminded Commissioners about the height question proposed.

The six criteria for height exceptions were mentioned. Director Ward asked if there is any additional information or exhibits that might be useful as part of that evaluation process. It is useful to know that ahead of time so when the full analysis is brought to the Planning Commission, all of the desired information can be presented. Commissioner Johnson asked about Exhibit F. He asked if it is the current condition slope analysis rather than the existing grade based on the code definition. This was confirmed. Commissioner Johnson thought it would be helpful to have an additional existing grade image presented.

Commissioner Suesser noted that as part of the 2008 CUP approval, the Planning Commission required a Condition of Approval that the Utility Maintenance Agreement between the Empire Pass Master Owners Association ("MOA") and the City be revised to reflect that the MOA assumes all responsibility for the snow removal and maintenance. She wanted to know if that revision and restatement of the Utility Maintenance Agreement occurred, what the current version is, and whether or not it would be part of the current CUP approval. Commissioner Suesser also asked that Staff attach the current version of the Flagstaff Development Agreement to the next Meeting Materials Packet.

Mr. Riding shared an image that shows the original grade and the current grade. The lower image is the original grade before it was a fill site and the upper image is the existing grade as the site is now. This can be included in the next Meeting Materials Packet. Commissioner Suesser asked that there be an overlay added to the image as well.

Chair Hall asked for feedback on the six criteria for height exceptions. She pointed out that the six criteria need to be met in order for the Planning Commission to consider the exception. Commissioner Johnson believed that some of the earlier suggestions, such as the photographs of the site, would be beneficial when considering the criteria. The items that have been requested during the Work Session are sufficient for that review.

6. REGULAR AGENDA

A. 7 and 11 Red Cloud Trail – Plat Amendment – The Applicant Proposes the Second Amended Red Cloud Subdivision Plat to Combine Lots 1 and 2 and Establish an 18,000-Square-Foot Building Envelope and a Maximum House Size of 16,000-Square-Feet for the Combined Lot in the Estate Zoning District and Sensitive Land Overlay. PL-24-06354.

Chair Hall opened the public hearing. There were no comments. The public hearing was continued to a date uncertain.

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MOTION: Commissioner Van Dine moved to CONTINUE the Plat Amendment for 7 and 11 Red Cloud Trail and the public hearing to a date uncertain. Commissioner Sigg seconded the motion. The motion passed 5-to-1 with Commissioner Frontero voting Nay.

B. 747 Rossie Hill Drive – Conditional Use Permit – The Applicant Proposes a Nightly Rental Conditional Use Permit for a Single-Family Dwelling in the Historic Residential – Low-Density Zoning District. PL-25-06446.

Planner I, Jacob Klopfenstein, presented the Staff Report and explained that this is a Nightly Rental CUP application for 747 Rossie Hill Drive. This is a non-historic single-family dwelling located in the Historic Residential – Low-Density Zoning District. It is Lot 5 of the Lilac Hill East Subdivision. Nightly Rental CUPs have previously been approved for the first three lots in the Lilac Hill East Subdivision in 2023 and 2024. A Site Plan for the Lilac Hill East Subdivision was shared and 747 Rossie Hill Drive was highlighted. There is a hammerhead driveway that goes through the middle of the subdivision. It is a private driveway that provides access to the five lots in the Lilac Hill East Subdivision.

Several images of the single-family dwelling at 747 Rossie Hill Drive were shared. The requirements for the zoning district were reviewed. Planner Klopfenstein reported that nightly rentals in the Historic Residential – Low-Density Zone require a CUP. The zone also requires applicants to include language in Nightly Rental Lease Agreements that limit vehicles allowed at the site to the number of on-site parking spaces. Condition of Approval #2 in the Draft Final Action Letter mentions that. The zoning district also requires the property owner to display contact information for property management in a prominent location inside the nightly rental, which is reflected in Condition of Approval #3.

As for parking on the site, there are two on-site parking spaces required. The applicant proposes two parking spaces in two separate one-car garages. Condition of Approval #2 requires the Nightly Rental Lease Agreement to include language limiting the parking to two vehicles. The draft lease is shown as Exhibit F in the Meeting Materials Packet. Several recommended Conditions of Approval were reviewed, including a condition that requires the property owner to obtain and maintain a Nightly Rental Business License. There is also a condition that the “No Parking” signs be maintained along the private drive accessing the subdivision. There are other conditions related to lighting and signs, noise, trash receptacles, snow clearance, and the operations and management of the rental.

Staff recommends that the Planning Commission review the Nightly Rental CUP for 747 Rossie Hill Drive, conduct a public hearing, and consider approval based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter.

Commissioner Suesser asked about the length of the driveway outside of the garage. She wanted to know if there was room to park a vehicle outside the garages. The applicant representative, Cara Stuart, reported that it does not meet Code for parking outside of the garages. Given that information, Commissioner Suesser appreciates the

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inclusion of Condition of Approval #2. There were no additional Commissioner comments.

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

MOTION: Commissioner Suesser moved to APPROVE the Nightly Rental Conditional Use Permit for 747 Rossie Hill Drive, according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. 747 Rossie Hill Drive is Lot 5 of the Lilac Hill East Subdivision (Summit County Recorder Entry No. 1164826). The Lot is approximately 0.14 acres and 6,176 square feet.

2. The Applicant obtained Historic District Design Review (HDDR) approval to construct an SFD at the Site on December 15, 2022.

3. The Lilac Hill East Subdivision Plat established a five-lot subdivision of SFDs, including three Landmark Historic Sites (729, 741, and 755 Rossie Hill Drive). The Planning Commission previously approved Nightly Rental CUPs for three other Lots in the Lilac Hill East Subdivision:

    a. 729 Rossie Hill Drive (Lot 2 of the Lilac Hill East Subdivision): approved July 12, 2023;
    b. 741 Rossie Hill Drive (Lot 1 of the Lilac Hill East Subdivision): approved August 14, 2024; and
    c. 755 Rossie Hill Drive (Lot 3 of the Lilac Hill East Subdivision): approved July 12, 2023.

4. The proposed Nightly Rental CUP complies, as conditioned, with the requirements of Land Management Code (LMC) Chapter 15-2.1, Historic Residential – Low Density (HRL) Zoning District:

    a. Pursuant to LMC Section 15-2.1-2, Nightly Rentals are a Conditional Use in the Lower Rossie Hill sub-zone of the HRL Zoning District.
    b. LMC Section 15-2.1-2, footnote 2 also requires that Nightly Rental applicants in the Lower Rossie Hill sub-zone must include language that limits the vehicles allowed to the number of on-site parking spaces in Nightly Rental Lease Agreements and display property management contact information in a prominent location inside the Nightly Rental. Conditions of Approval 2 and 3 require the Applicant to comply with these requirements.

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c. The December 16, 2022, HDDR Final Action Letter for the SFD at 747 Rossie Hill Drive found that the SFD at the Site complied with the Lot and Site Requirements for the HRL Zoning District pursuant to LMC Section 15-2.1-3.

5. The proposed Nightly Rental CUP complies, as conditioned, with the requirements of LMC Chapter 15-3, Off-Street Parking:

a. LMC Section 15-3-6 requires that Nightly Rentals have one parking space per Unit, and the parking for the first six bedrooms for Nightly Rentals is based on the parking requirement for the dwelling. LMC Section 15-3-6 requires two parking spaces per Dwelling Unit for SFDs.
b. Pursuant to LMC Section 15-3-3(F), parking spaces must be at least 9 feet wide and 18 feet long.
c. Since 747 Rossie Hill is a 5-bedroom SFD, two parking spaces are required. The SFD contains two separate one-car garages, one with an interior parking space measuring approximately 9 feet wide and 21 feet, 10 inches long, and another with an interior parking space measuring approximately 9 feet wide and 20 feet long. The on-site parking spaces at 747 Rossie Hill Drive comply.

6. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC Section 15-1-10(E):

a. Size and location of the Site:
    i. The Site is located at 747 Rossie Hill Drive, Lot 5 of the Lilac Hill East Subdivision. As noted above, the December 16, 2022, HDDR Final Action Letter found that the SFD complies with the Lot and Site Requirements of the HRL Zoning District.
b. Traffic considerations including capacity of the existing Streets in the Area:
    i. A shared private driveway from Rossie Hill Drive provides access for the five Lots in the Lilac Hill East Subdivision, and the Use of the Site as a Nightly Rental is not expected to generate additional traffic than an SFD Use. Condition of Approval 2 requires the Applicant to limit the vehicles allowed at the Site to the number of on-site parking spaces as part of Nightly Rental lease agreements.
c. Utility capacity, including Storm Water run-off:
    i. Utility capacity for the SFD is available on-site. The Applicant does not propose any changes to utility capacity or Storm Water run-off.
d. Emergency Vehicle Access:

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i. The private drive that provides access for the five SFDs in the Lilac Hill East Subdivision is a hammerhead configuration. Plat Note 6 of the Lilac Hill East Subdivision Plat requires that driveways provide 20 feet wide of clear space to meet Fire Code, and prohibits parking if it would impact the 20-foot-wide clear space.

ii. As part of the 2023 Nightly Rental CUP approvals for 729 and 755 Rossie Hill Drive, the Engineering Department and Park City Fire District required the applicant to install “No Parking” signs along the shared private driveway for the Lilac Hill East Subdivision. The Applicant complied with that requirement and installed “No Parking” signs along the shared driveway in 2024.

iii. Condition of Approval 4 requires the maintenance of the installed “No Parking” signs on the shared driveway as part of the Nightly Rental CUP approval for 747 Rossie Hill Drive.

e. Location and amount of off-street parking:

i. Pursuant to LMC Section 15-3-6, two parking spaces are required for SFDs. The Applicant proposes providing two parking spaces in two separate one-car garages in the SFD.

ii. As noted above, the two required, on-site parking spaces at 747 Rossie Hill Drive comply with the requirements of LMC Chapter 15- 3, Off-Street Parking.

f. Internal vehicular and pedestrian circulation system:

i. The Applicant does not propose any changes to internal vehicular or pedestrian circulation systems.

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

i. The Applicant does not propose any changes to fencing, screening, or landscaping.

ii. The five SFDs in the Lower Rossie Hill subzone of the HRL Zoning District are surrounded by residential properties within the Residential Medium (RM) Zoning District. Nightly Rentals are an allowed use in the Residential Medium Zoning District, pursuant to LMC Section 15-2.15-2.

iii. The Lower Rossie Hill subzone of the HRL zone includes Recreation Open Space buffers from adjacent uses to the west, north, and south.

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

i. The December 16, 2022, HDDR Final Action Letter found that the SFD complies with the Lot and Site Requirements of the HRL Zone.

i. Usable Open Space:

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i. The Applicant does not propose any changes to usable Open Space at the Site.

j. Signs and lighting:
   i. Condition of Approval 5 requires all lighting at the Site to be fully shielded and down-directed.
   ii. The Applicant does not propose any signs at the Site. Condition of Approval 6 prohibits exterior signs advertising the Nightly Rental.

k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing:
   i. The Applicant does not propose any physical design changes to the Site.
   ii. The Applicant obtained HDDR approval for the SFD at the site on December 16, 2022. The SFD was analyzed for compliance with LMC Section 15-13-8, Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts as part of the HDDR approval.

l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site:
   i. Condition of Approval 7 requires compliance with the Municipal Code of Park City (MCPC) Chapter 6-3, Noise.

m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas:
   i. Condition of Approval 8 requires the Applicant to screen trash receptacles and store them on-site.
   ii. Condition of Approval 9 prohibits leaving trash receptacles at the curb for longer than 24 hours and requires the Applicant to keep the Site free of trash and refuse.

n. 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:
   i. 747 Rossie Hill Drive is privately owned and is part of the Lilac Hill East Homeowner's Association. The Homeowner's Association is governed by the Declaration of Covenants, Conditions, and Restrictions for Lilac Hill East Subdivision (recorded with Summit County on July 18, 2023, as entry no. 01206959), which establishes maintenance and repair of the shared driveway.
   ii. The Nightly Rental CUP approval for Lot 1 of the Lilac Hill East Subdivision (741 Rossie Hill Drive) required the Lilac Hill East Subdivision Homeowner Association to keep the shared driveway clear of snow. Condition of Approval 10 requires

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snow removal of the shared driveway as part of the Nightly Rental CUP approval for 747 Rossie Hill Drive.

iii. The Applicant has not yet obtained a Nightly Rental Business License for 747 Rossie Hill Drive. Condition of Approval 1 requires the property owner to obtain a Business License for the Nightly Rental.

iv. Conditions of Approval 11, 12, 13, and 14 require the applicant to comply with requirements outlined in MCPC Section 4-5-3, Regulation of Nightly Rentals regarding operations and maintenance of the Nightly Rental.

o. 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:

i. The Site is not located within the Sensitive Land Overlay, within the Soils Ordinance boundary, or on Steep Slopes.

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

i. Objective 7C of the Park City General Plan is to focus future Nightly Rental units near resort neighborhoods, including Park City Mountain Resort and Deer Valley. 747 Rossie Hill Drive is approximately 0.3 miles to the nearest Deer Valley Resort Facility (Deer Valley Café); and approximately 0.75 miles to Snow Park Lodge and ticket office at the Deer Valley base area.

7. The Development Review Committee reviewed the proposal on March 4, 2025, and did not require Conditions of Approval.

8. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 9, 2025 Staff mailed courtesy notice to property owners within 300 feet on April 9, 2025. The Park Record published courtesy notice on April 10, 2025.

Conclusions of Law:

1. The proposed Nightly Rental, as conditioned, complies with the requirements of the Land Management Code.

2. The proposed Nightly Rental is compatible with surrounding structures in use, scale, mass, and circulation.

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3. The proposed Nightly Rental use is consistent with the Park City General Plan.

4. The effects of the difference in use or scale of the Nightly Rental have been mitigated through careful planning and Conditions of Approval.

Conditions of Approval:

1. The property owner shall obtain and maintain a Nightly Rental Business License for 747 Rossie Hill Drive prior to operating the Nightly Rental.

2. The property owner shall make available the two garage parking spaces to those using the Nightly Rental and the Nightly Rental Lease Agreement shall include language that limits the vehicles allowed to two, which must be parked within the garage.

3. The property owner shall display property management contact information in a prominent location inside the Nightly Rental where it is visible to those outside of the main entry.

4. The Applicant and Homeowner Association shall maintain the “No Parking” signs that are currently installed along the shared private drive within the Lilac Hill East Subdivision in a form and location approved by the Engineering Department and Park City Fire District.

5. All outdoor lighting shall be down-directed, fully shielded, with bulbs 3,000 degrees Kelvin or less. A fully shielded light is installed in such a manner that all light emitted either directly from the bulb, or indirectly by reflection or refraction, is below the horizontal plane through the fixture's lowest light emitting part. The top and sides of a Fully Shielded fixture are made of completely opaque material such that light only escapes through the bottom of the fixture. Final lighting details shall show compliance with this condition and shall be reviewed by the Planning Staff prior to installation.

6. Outdoor sign installations advertising the Nightly Rental are prohibited.

7. The property owner shall be responsible for regulating the occupancy and noise created by occupants of the Nightly Rental. Violation of Municipal Code of Park City Chapter 6-3 Noise, illegal conduct, or any other abuse which violates Nightly Rental regulations or these Conditions of Approval may be grounds for Business License revocation.

8. Trash receptacles shall be stored on-site, screened, and placed for trash pickup according to the Municipal Code of Park City Section 6-1-11, which

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prohibits trash receptacles from being set out for collection prior to 6:00 PM the day before collection. All trash receptacles must be removed from the street as soon as practical after being emptied, and in every case must be removed from the street prior to 11:59 PM the day they are emptied.

9. Trash cans shall not be left at the curb for any period more than 24 hours and the property must be kept free from accumulated garbage and refuse.

10. The Lilac Hill East Subdivision Homeowner Association shall keep the shared driveway clear of snow.

11. The licensee for Nightly Rentals shall be the property owner. The local representative shall be deemed the responsible party.

12. The Nightly Rental shall be properly managed through property management services with the minimum services and management required: snow removal during winter months to a level that allows safe access to the home over the normal pedestrian access; snow removal services for the two on-site parking spaces within the two one-car garages; summer yard maintenance including landscaping maintenance; structural maintenance to preserve substantial code compliance; routine upkeep, including painting and repair; and housekeeping service.

13. The property owner must designate a responsible party. The responsible party must be a property management company, realtor, lawyer, owner, or other individual who resides within a one-hour drive of the property. The responsible party is personally liable for the failure to properly manage the Nightly Rental. The responsible party must be available by phone or otherwise 24 hours per day and must be able to respond to inquiries within 20 minutes. The responsible party is also designated as the agent for receiving all official communications from the City.

14. The Nightly Rental shall not be used for commercial uses and may not be used for a corporate sponsor or to distribute retail products or personal services to invitees for marketing or similar purposes.

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

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C. 1127 Woodside Avenue – Plat Amendment – The Applicant Proposes to Amend the Recorded Plat to Remove Plat Note 3 Establishing a Total Maximum Building Footprint of 2,100-Square-Feet in Historic Residential – 1 Zoning District. PL-24-06371.

Chair Hall opened the public hearing. There were no comments. The public hearing was continued to a date uncertain.

MOTION: Commissioner Van Dine moved to CONTINUE the Plat Amendment for 1127 Woodside Avenue and the public hearing to a date uncertain. Commissioner Suesser seconded the motion. The motion passed 5-to-1 with Commissioner Frontero voting Nay.

Before the next agenda item, the Planning Commission took a short break.

D. Land Management Code Amendments:

Radon Mitigation. Requiring Construction that Accommodates Potential Future Radon Mitigation Systems in New Buildings and Additions, so Future Owners can Retrofit if High Radon Levels are Detected. (Section 15-1-10(E), Conditional Use Review Process; Section 15-6-5 Mater Planned Development Requirements; Section 15-6.1-11, Affordable Master Planned Development Site Planning; Chapter 15-13, Regulations for Historic Districts and Historic Sites). PL-24-06011.

Steep Slope Conditional Use Permits. Proposed Amendments Update Criteria for Retaining Walls, Address Pools and Hot Tubs, and Create Continuity in Standards for Development on Steep Slopes in the Historic Residential Districts (Chapters 15-2.1 Historic Residential-Low Density (HRL) District; 15-2.2 Historic Residential-1 (HR-1) District; 15-2.3 Historic Residential-2 (HR-2) District; and Section 15-15-1 Definitions). PL-23-05673.

Materials and Opacity for Residential Structures in Historic Districts. On March 5, 2025, the Historic Preservation Board Forwarded a Recommendation to the Planning Commission and City Council to Amend Regulations for Non-Historic Structures in the Historic Districts, Removing the Requirement for New Buildings to be Painted Opaque, and Establishing a Process to Consider Materials that may be Used on Non-Historic Structures in the Historic Districts (Sections 15-11-6 Additional Duties, 15-13-2 Regulations for Historic Residential Sites, 15-13-8 Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts). PL-25-06407.

Maximum Driveway Width. Proposed Amendments Establish an Exception to the Maximum 27-foot Driveway Width for Single-Family Dwellings and Duplexes in Non-Historic Residential Zoning Districts When Needed to Provide Safe Ingress/Egress to Garages and Parking Areas (Sections 15-3-3 General Parking Area And Driveway Standards, 15-3-4 Specific Parking Area And Driveway Standards For Single Family

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Residences And Duplexes, Parking Areas With 5 Or More Spaces, And Parking Structures). PL-25-06475.

Changes Required to Reflect State Code Updates. Proposed Amendments Address Mobile Business and Food Truck Land Use and Permitting (Title 4 Licensing, Chapters 4-9 Mobile Vendors, and 4-5 Regulation Of Specific Businesses, and Sections 15-2.5-2, 15-2.6-2, 15-2.13-2, 15-2.14-2, 15-2.16-2, 15-2.17-2, 15-2.18-2, 15-2.19-2, 15-2.22-2, Commercial and Residential Development Zoning District Uses, and 15-15-1 Definitions), Adds Business License Review Timelines for Uses Not Defined in the Code (Chapter 4-3 General Application Process), Updates Single-Family, Duplex, and Townhome Subdivision Reviews and Removes the Lot Line Adjustment Process and Replaces with a Boundary Adjustment and Boundary Establishment (Chapter 15-7 Subdivisions and Section 15-15-1 Definitions). PL-24-06005, PL-25-06476.

(A) Public Hearing; (B) Possible recommendation for City Council's consideration on June 5, 2025.

Planner Klopfenstein presented the Staff Report and informed those present that he is joined by Planner I, Lillian Zollinger, Planning Project Manager, Elissa Martin, and Historic Preservation Board Member, Douglas Stephens. The Planning Department has been working on a number of LMC amendments over the last year. Those items are now being brought forward to the Planning Commission. The amendments include the following:

- Radon Mitigation;
- Steep Slope Conditional Use Permit;
- Materials and Opacity for Non-Historic Residential Structures in Historic Districts;
- Maximum Driveway Width in Non-Historic Zoning Districts;
- Additional Changes Required Due to State Code Updates.

Planner Klopfenstein first discussed Radon Mitigation. He reported that the City initiated a Radon Task Force. The PCMC Radon Task Force recommended LMC changes in 2024. He pointed out that radon is known as the leading cause of lung cancer among non-smokers. The Utah Legislature adopted Residential Building Code changes in 2024 that require accommodation of radon mitigation systems in new residential construction. The Draft Ordinance before the Planning Commission requires a Condition of Approval for a CUP, MPD, and Affordable Master Planned Development ("AMPD") reviews to notify applicants of this requirement at the Building Permit stage for residential projects. Retrofits for radon mitigation will be required through the Historic District Design Review ("HDDR") process for remodels and additions to existing residential structures.

Chair Hall noted that many topics will be reviewed as part of the LMC amendments presentation. As a result, the public hearing will open after each section.

Chair Hall opened the public hearing.

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Richard Jaffa stated that he lives in Park City. The Building Code does not allow inspections for radon. At some point, it will, but in the current language, it states that this is voluntary. He does not believe the Planning Commission can override the State Building Code. Mr. Jaffa shared example scenarios with the Commission, discussed materials, and reiterated his concerns about the proposed radon mitigation amendments.

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

Commissioner Johnson believes things are happening at the State Legislature to educate others on being proactive about radon testing. One example is SCR 5, which relates to radon awareness and testing. He does not agree with the comment made during the public hearing and feels the proposal is a positive step forward for Park City.

Planner Zollinger shared information about Steep Slope CUPs. Approximately one year ago, a Work Session was conducted with the Planning Commission regarding some updates to the criteria. What is presented in the Meeting Materials Packet now is similar to what was discussed previously, however, there have been some changes. Since the Meeting Materials Packet was published, Staff made a few updates, which will be reviewed. Planner Zollinger explained that when a Steep Slope CUP was approved, applicants would often have to come back with some sort of modification to the plans. To prevent so many modifications, work is being done to identify and incorporate stricter retaining wall regulations. There is also a desire to add and update criteria for a more comprehensive review. This would include more up-to-date images, slope details, and renderings. In addition, Geotechnical Reports would be required. The amendments will create consistency among the Historic Residential Zoning District regulations.

Planner Zollinger explained that the updates will address additional structures on steep slopes. There are currently three items that cause an application to be reviewed by the Planning Commission for a Steep Slope CUP. A fourth item has been added to capture other structures that may not have been captured previously. Steep Slope CUP review items will also be added and those should be included by the applicant. This includes a detailed Slope and Topographic Map as well as a Geotechnical Report. There is also a desire to update some of the criteria in the existing nine criteria. Visual assessment is updated with some additional requirements as well as terracing. Planner Zollinger reported that there is also a desire to create continuity in the standards for development on steep slopes. She read the language, which references the “Lowest Floor Plane.”

Planner Zollinger shared the updates that have been made since the Meeting Materials Packet was published. The redline language was reviewed. The first redline is under the Steep Slope Determination section as number four. There is also the addition of Subsection B – Steep Slope Review. The language captures the Geotechnical Report that is required to be submitted as well as a more detailed Slope and Topographic Map. As for the Visual Analysis section, further clarification was provided. The language is the

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same but has been rearranged for clarity. The Terracing language is similar to what was presented to the Commission last year, but some details were tightened with the Building and Engineering Departments regarding definitions for retaining walls and combination retaining walls. The last item is related to Fences and Retaining Walls.

Commissioner Shand asked about the 1.5:1 ratio. He believed that meant if there was a 4-foot retaining wall, then the next 4-foot retaining wall would need to be 6 feet. Planner Zollinger confirmed this. If there is a smaller distance, then it would be a combination retaining wall. Commissioner Suesser noted that there was clarification added to indicate when a retaining wall would require a permit. However, the term retaining wall has not been defined in the LMC. She asked if a permit was needed for a shoring wall. Chief Building Official, Dave Thacker, clarified that a retaining wall is defined by the Building Code. Anything 4 feet or below does not require a permit. The shoring wall that is referred to is related to temporary shoring. It retains, but it is not permanent retention. Commissioner Suesser asked for additional clarity. Building Official Thacker stated that a shoring wall is typically put in after excavation for a foundation to be installed. There are no height restrictions for a shoring wall, but there are requirements for Geotechnical Reports. There is also a requirement that a Shoring Engineer provide documentation.

Additional discussions were had about shoring and retaining wall requirements. Director Ward noted that an additional regulation in the Historic Districts is that the grade outside of the structure cannot be changed more than 4 feet for the final site. Commissioner Suesser expressed concerns that certain issues are not addressed with the amendments. For instance, in Old Town, when there is a steep slope excavation and a shoring wall put in. That shoring wall is not temporary and often a foundation is built against it.

Commissioner Sigg asked about the difference between an engineered wall and a retaining wall. He believes an engineered wall can be greater than 4-feet. Building Official Thacker explained that it would not be possible to build that above 4 feet without the stamp from a Structural Engineer. Commissioner Shand wondered whether the foundation of the home is considered the engineered wall or the actual retaining wall once there is backfilling. Building Official Thacker confirmed this, but noted there are some exceptions. Commissioner Suesser wanted to know if there are restrictions on the height of that type of wall. Building Official Thacker explained that there would be a plan review.

Director Ward noted that there are two components to what is proposed: the updates to the Steep Slope CUP criteria and the clarification of the internal height. As noted by the Chief Building Official, the height of the shoring wall will be dependent on what the structure is, which is regulated by the two height components. The language will provide additional clarity on the internal height. Commissioners discussed different scenarios.

Commissioner Frontero asked if there could be a height limit placed on the shoring wall of 35 feet. Building Official Thacker does not see a reason why from a Building Code standpoint, but that is something that Director Ward could address. Public Improvements

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Engineer, Becky Gutknecht, explained that one reason not to place that kind of limitation is that if 35 feet are allowed, to build that permanent foundation retaining wall, the foundation often needs to be buried significantly deeper. Sometimes the shoring wall does not equate 1:1 to the final condition of the exposed surface.

Commissioner Johnson noted that the Draft Ordinance, states that a Geotechnical Report will be prepared by a licensed Geotechnical Engineer, Engineering Geologist, or other qualified professional. He asked for examples of other qualified professionals. Building Official Thacker noted that a Structural Engineer would be an example. Commissioner Suesser asked about the following language that is proposed:

- Any disturbance that creates a change from the existing grade of elevation greater than four feet, cuts into the steep slope or requires retaining walls to construct the structure (including patio, hot tub, pool, landscaping/grading).

Director Ward reviewed some of the other language. If anything is more than 200 square feet, it will be reviewed as part of the structure. The reason this language was added is because of some steep slope sites that went through the Steep Slope CUP review. Those later came forward to construct a patio with a hot tub that would impact a steep slope or very steep slope, but it was less than 200 square feet. This is intended to capture some of the smaller projects that might be proposed on a steep slope or very steep slope.

Engineer Gutknecht explained that this is the reason for the language related to a change in elevation greater than 4 feet. If a shoring wall was installed, that would normally be to protect a slope that was cut greater than 4 feet. Usually, if it is less than 4 feet, no temporary protection is needed, because it is not considered to be a substantial disturbance. That is the reason for the language that references 4 feet. Even if it is not a big enough cut to require a shoring wall, it would still require the review process.

Commissioner Suesser shared a comment about Steep Slope CUP reviews. It seems that with technology, almost any slope can be retained so construction can take place. What she does not see in the revisions to the steep slope determination are parameters where the development of a steep slope would not be appropriate. Planner Zollinger noted that the CUP is set so the Planning Commission can review the criteria and find whether it does or does not mitigate concerns. When Staff presents the conditions and criteria, a recommendation will be made based on whether it does or does not comply. If it does not comply, it would be up to the Commission to decide whether or not the CUP could be approved. If it does comply, it is something that is allowed if the concerns are mitigated. Director Ward added that there is the SLO, which establishes a prohibition within very steep slopes. These Historic Residential zones are inside the core of the SLO.

Commissioner Suesser asked about the terracing language proposed. She is not sure that it fully captures the steep slope terracing issues that have been seen. Planner Zollinger explained that the language will prepare the applicant to look ahead. The

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language was crafted to avoid issues, such as a larger retaining wall than what was planned. Commissioner Suesser wanted clarification about the sentence: "The applicant shall terrace retaining walls to return to natural grade." Planner Zollinger explained that the idea is to return the site to a more natural grade so it looks more like a slope instead of cuts in the hillside. The idea is to reincorporate the environment of what was there previously while still holding up the structure that is being built. If flat terracing was proposed, there could be a Condition of Approval that the applicant shall retain a natural grade. Director Ward believes this ties into the Geotechnical Report that is required. That report will be requested before anything comes to the Commission. The Commission would then review the information so the application is conditioned appropriately.

Chair Hall opened the public hearing. There were no comments. The public hearing remained open.

Manager Martin reported that she has been leading the amendments to the Materials and Opacity regulations. She explained that there are several reasons for flexibility in materials and opacity for new residential buildings in the Historic Districts, which include:

- Differentiation to distinguish old from new;
- Historic District Regulations effectively ensure new residential infill shares fundamental similarities with historic buildings through an emphasis on form;
- Allows for creativity and innovation, providing interest and a sense of uniqueness;
- New advances in construction materials offer options for better fire resistance and durability;
- Overly restrictive standards can result in a monotonous, unimaginative, and characterless pattern of development.

Manager Martin clarified that there are no changes proposed in the updates for the regulations related to historic structures. This is limited only to non-historic residential structures within the Historic Districts. For instance, new buildings and additions to historic structures. The proposed updates originated from Historic District property owners and design professionals who work in the Historic Districts. Currently, the code requires new residential buildings to be painted opaque. Historic structures are also painted opaque. She clarified that opaque means non-transparent and shared example images of additions in a different finish. It is clear what is the original historic structure versus the new build. Manager Martin further reviewed the different reasons for flexibility.

The proposed changes were inspired by property owners and design professionals with firsthand experience designing new homes in the Historic Districts. There were several Historic Preservation Board Work Sessions held in recent years where materials and opacity regulations were discussed. Staff conducted a focus group in January 2024 with local design professionals. Additionally, the Historic Preservation Board provided clear and unanimous direction in a Work Session held in February 2025, directing Staff to move forward with the proposed amendments. At the March 5, 2025, Historic Preservation

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Board Meeting, the Board reviewed the proposed amendments and forwarded a positive recommendation to the Planning Commission and City Council.

The updates would effectively establish an Advisory Committee made up of two Historic Preservation Board Members, three local design professionals, Planning Department Staff, and a consultant. The Advisory Committee would guide the creation of a Master List of non-historic materials and finishes that could be used for new residential construction in the Historic Districts. The Historic Preservation Board emphasized the importance of several evaluation criteria when considering new materials, such as:

- Longevity;
- Energy Performance;
- Durability in the Climate;
- Fire Resistance;
- Environmental Benefit;
- Compatibility with the Historic District.

In addition to material regulations in the Historic District, the LMC Section 15-5-5 – Architectural Design Guidelines lists prohibited materials that apply City-wide. This section of the LMC is not proposed to be amended at this time, but there is a desire to hear from the Commission about whether this section should be prioritized for a future amendment. There are a few reasons for this to be considered, such as consistency with State Code, the fact that the process for allowing exceptions or alternative materials relies on Staff review, and the fact that the list of City-wide prohibited materials was generated decades ago and does not necessarily reflect modern advances in materials.

Chair Hall opened the public hearing. There were no comments. The public hearing remained open.

Board Member Stephens informed the Planning Commission that the Historic Preservation Board worked on this for quite some time. There were a lot of detailed discussions. Council Member Seuesser appreciates those efforts and the thorough presentation. Discussions were had about the potential future LMC amendment. Commissioner Frontero believes there would be a benefit to that update, but it does not necessarily need to be done immediately. In the next year or so would make sense. Commissioner Christin Van Dine asked what prompted the question from Staff about the Architectural Design Guidelines. Manager Martin explained that it came out of the review of the Historic District standards and the changes that are proposed there. Chair Hall expressed appreciation for the efforts made by the Historic Preservation Board.

The Commission next discussed Maximum Driveway Width in Non-Historic Zoning Districts. Manager Martin explained that this would provide an exception to the maximum driveway width for residences in non-historic zoning districts. This is to provide safe

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ingress and egress to garages. The new language is intended to align with what is being approved. This is a simple amendment to clarify the language and streamline reviews.

Commissioner Johnson believed a maximum width of 27 feet is proposed. Manager Martin clarified that is what is in the code currently. That would be required to be maintained through the front setback unless there is an exception from the Engineer. There are circumstances where residences are proposed against the front setback line and the garage is in the front of the home. This necessitates widening the driveway in the immediate area in front of the garage to provide access. The driveways typically flare after the front setback. In some rare cases, the driveways might have to flare a little bit in the front setback to access the garages. Commissioner Suesser noted that the concern has to do with the curb cut. Manager Martin explained that the curb cut is typically going to be at the maximum of 27 feet with a rare exception from the Engineer.

Engineer Gutknecht reported that on occasion, there have been some minor deviations to the curb cut width. For instance, Prospector Avenue is approximately 10 feet wide in some locations. In order to adequately turn into a 10-foot driveway, there is a requirement to flare that out to make the turn, because the roadway itself is not wide enough to allow someone to safely turn into the driveway. Situations like that would cause the City Engineer to consider an exception to the curb cut width. On a 27-foot driveway, that would be a rare exception. Discussions were had about the current language.

Director Ward explained that the amendment was inspired by the Building Permits received to replace a driveway. There are situations where the driveway is 27 feet or less at the curb cut, but then it goes into the site and flares beyond 27 feet. The amendments will clarify that process moving forward. There will be a more streamlined review to clarify the grey area in the code. Commissioner Shand noted that it would be beneficial to have photographic examples of the driveway and curb cut scenarios that have been mentioned.

Commissioner Suesser believed there should be a finding to prove that this is necessary for safe ingress and egress to the garage. That finding can be made by the Planning Director. Manager Martin read the following language: “The expanded hard surface driveway is limited to a width and depth necessary for safe ingress and egress for backing out of a garage.” Commissioner Suesser feels the Planning Director should be the one to determine that it is necessary rather than an applicant simply stating it is needed. The suggestion was made to add Planning Director approval. Director Ward pointed out that the Engineering Department would conduct the analysis rather than the Planning Director. The Garage Access section of the draft ordinance was amended to state the following:

- Garage Access. For Residential driveways in non-historic Districts that provide access to an approved garage, a driveway is allowed to increase in width beyond the required 27 feet within the immediate area in front of the garage. The expanded hard-surfaced driveway is limited to a width and depth necessary for

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safe ingress/egress and for backing out of the garage, as determined by the Engineering Department.

Chair Hall opened the public hearing. There were no comments. The public hearing remained open.

Planner Zollinger reviewed the Additional Changes Required Due to State Code Updates section of the presentation slides. The updates required to reflect the State Code include:

- Add mobile business and update food truck use and permitting;
- Add Business License review timelines for uses not defined in the code;
- Update single-family, duplex, and townhome subdivision reviews;
- Remove the lot line adjustment process and replace it with a boundary adjustment and boundary establishment.

The State has defined an enclosed mobile business as "a business that maintains ongoing mobility and of which the receipt of goods or services offered and point of sales occurs within an enclosed vehicle, an enclosed trailer, or an enclosed mobile structure." Currently in the code, there are food truck and food truck locations outlined as a use. The State has expanded that, where a food truck is a mobile business, but there are also enclosed mobile businesses. Some examples of enclosed mobile businesses include a dog groomer truck, beauty and cosmetics, and tailoring. Staff has worked to incorporate edits from the State Legislature. Similar to a food truck location, an enclosed mobile business is a use outlined in mostly non-residential zoning districts. A section has also been added to the LMC to outline the requirements for an enclosed mobile business or food truck. Those are to be met and reviewed by the Planning Department before operation. There are also references to the definitions included in the State Code.

As for the addition of Business License review timelines for uses not defined in the code, this is something adopted by the State Legislature this year. Currently, in all of the zoning districts, there are allowed and conditional uses listed. If someone were to propose a use that was not listed in the tables, the Planning Department would review that use and determine if it fell under a use that was already listed. If not, the Planning Department would need to bring that new use to the Planning Commission. The Commission would then determine whether that use would be allowed, conditional, or prohibited in the zoning districts. The Commission would then make a recommendation to the City Council. Commissioner Suesser asked for clarification about the timeline of that process, which was provided. Planner Zollinger explained that there can be 45 days after each item.

Commissioner Suesser read the following language: "Applicants disagreeing with the categorization may appeal to the Board of Adjustment." She believes that is contrary to the language of the last sentence of the fourth bullet point in that section. Planner Zollinger explained that the Planning Department may review the use and determine that it is already a listed use. The applicant may disagree with that and then the decision

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could go to the Board of Adjustment. Alternatively, if the Planning Department determines the use is not listed, then it would move through the process that was outlined previously.

Director Ward shared information about single-family, duplex, and townhome subdivision reviews. A few years ago, the State Legislature enacted a new process for subdivision reviews. Any new single-family, duplex, or townhome subdivision has a limited review timeline. A Preliminary Subdivision can come to the Planning Commission, but the Planning Commission is limited to one public hearing. The State now prohibits the Planning Commission or City Council from taking final action on subdivisions. There is a preliminary review with one public hearing at the Planning Commission level. The Planning Commission takes action on the Preliminary Subdivision and then it moves to a Staff level administrative review for the Final Subdivision. In Park City, there are very few of these, because most of the land is already platted. One plat came to the Commission more recently, which was 732 Crescent Tram. It came to the Commission for preliminary review, but the applicant still needs to move through an administrative process for the Final Subdivision. There must be compliance with the conditions of the Commission.

The proposed modifications outline the Preliminary Subdivision application requirements and the Final Subdivision application requirements. Director Ward noted that there are also clarifications that state if the applicant makes substantive changes to their proposal, there can be an extension in the timeline with which the City is required to review the application. The language also updates the appeal process for subdivision reviews.

Director Ward reported that in the current LMC, there is a lot line adjustment process, which is an administrative process handled by Staff. Applicants can move through that process if there is not a new lot or unit created, all contiguous property owners consent, no remnant land is created, the adjustment is compatible with the existing lot sizes in the neighborhood, no zoning violations occur, there haven't been previous lot line adjustments for the property, written notice is provided, and there is City Engineer and Planning Director review on the required deed and plat. This year, the State struck the definition of a lot line adjustment and created a new definition for a boundary adjustment. They also created two sub-definitions: full boundary adjustment and simple boundary adjustment. The code amendments replace the lot line adjustment process with the simple boundary adjustment, which does not impact a public right-of-way, municipal utility easement, or other public property, or have additional impacts. Those simple boundary adjustments can continue to move through at a Staff level as long as all of the current criteria for lot line adjustments are met. An additional modification is proposed to the plat amendment section of the code, which starts at line 3422 in the Draft Ordinance:

- PLAT AMENDMENT
    - The combining of existing subdivided lots into one or more Lots, any recombination of historically platted properties located within either the Park City/Millsite or Snyder's Addition surveys, Full Boundary Adjustments, or the amendment of plat notes or other platted elements including but not

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limited to easements, limits of disturbance boundaries or areas, building pads, and house size limitations. Plat Amendments shall be reviewed according to the requirements of Section 15-7.1-6 Final Subdivision Plat and approval shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

Director Ward called attention to some additional information in the Staff Report. Work is continuing to be done on updates related to annexations and public notice for land use regulations. Discussions were had about lot line adjustment applications. Commissioner Suesser noted that there have been instances where lots are combined and then a re-subdivision of those lots is requested at a later time. She asked if that would still be permitted under this new language. Director Ward explained that applicants would come to the Commission through a Plat Amendment process. The Commission would still review the request for Good Cause, so there would be no change to that process.

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

Engineer Robertson mentioned the previous discussion related to driveway width. He asked for an opportunity to look at this language further before the City Council Meeting takes place. Commissioners expressed support for that approach. Commissioner Suesser shared possible language: "…upon the recommendation of the City Engineer, in consultation with the Planning Director." Manager Martin agrees that there should be some more robust language in that section, but also wants to be respectful of the time commitment required. There are many Building Permits reviewed for driveways. If there needs to be a check-in with Engineering on a lot of the reviews, that could become burdensome. There could be some more specific standards created with the Engineering Department. Commissioner Suesser thought that made sense. Engineer Robertson reiterated that he would like to look at the language ahead of the next City Council Meeting. All Commissioner comments will be taken into account. Chair Hall asked if it would be possible for the Staff recommendation to be emailed to the Planning Commission ahead of Staff Report publication. Director Ward confirmed this.

MOTION: Commissioner Van Dine moved to forward a POSITIVE RECOMMENDATION to the City Council for the LMC Amendments, including Radon Mitigation, Steep Slope Conditional Use Permit, Materials and Opacity for Non-Historic Residential Structures in Historic Districts, Maximum Driveway Width in Non-Historic Zoning Districts, and Additional Changes Required Due to State Code Update, as amended, for consideration at the June 5, 2025, City Council Meeting. Commissioner Shand seconded the motion. The motion passed with the unanimous consent of the Commission.

E. Appeal Authority Amendments – Proposed Amendments to Update Section 15-1-18 Appeals Regarding Appeal Authority, Standard of Review, and Standing to Appeal.

City Attorney, Margaret Plane, explained that this item relates to Land Use Appeal

PENDING APPROVAL

Authority Review. Two years ago, the Planning Commission made a recommendation to the City Council to amend the LMC. This included the creation of an Appeal Panel, which would hear certain appeals instead of the City Council. The City Council had historically heard those appeals, so the change was a shift away from how Park City had previously done business. Two years ago, the City Council adopted an ordinance moving the City Council out of that role and creating the Appeal Panel. The Appeal Panel was appointed a few months later and had a busy start. The last page of the Staff Report lists the different matters that the Appeal Panel heard. When the Council created that authority, there was a request made for a follow-up review. There is a vacancy with a member moving to Salt Lake and stepping out of that role, so this is a natural time for that review.

The report included in the Meeting Materials Packet was presented to the City Council in January. The answers to some of the City Council questions are shown in red on Pages 2 and 3. Attorney Plane and Attorney Harrington were asked to bring certain items to the Planning Commission for discussion. For example, shifting HDDR appeals back to the Historic Preservation Board. The Historic Preservation Board used to hear HDDR appeals and there was a time when the Board was also participating in the internal HDDR process. However, a concern was raised by an applicant about the overlap, so the code was changed to send those to the Board of Adjustment. One recommendation to discuss is shifting those HDDR appeals back to the Historic Preservation Board. There is also a desire to discuss replacing the Appeal Panel with a Hearing Officer. Two years ago, when the recommendation was made to create an Appeal Panel, a Hearing Officer was also discussed. The Staff Report highlights some of the reasons a Hearing Officer might be more efficient and effective. It is possible to discuss some of those reasons in more detail.

The next discussion item has to do with changing the standard of review from de novo to an on-the-record review. Attorney Plane explained that an on-the-record review is more confined and it means the Appeal Authority does not substitute their judgement. The record is reviewed to ensure the decisions are correct. Both de novo and on-the-record reviews are permissible under the Land Use, Development, and Management Act ("LUDMA"), but de novo is a little bit easier for a layperson to understand. An on-the-record review is harder for someone who has not encountered it before because it is more confined. It is possible to answer Commissioner questions about the proposed shift.

Attorney Plane noted that there was a City Council discussion about whether or not to modify the standing requirement. Under LUMDA, standing is defined and it is more traditional. This means someone has to be adversely affected in a specific way by the decision. Park City's standing requirement is much broader and it allows someone who submitted a written comment or provided a public comment to be able to appeal a decision. There can be a Commissioner discussion about modifying standing to more closely mirror the State Code. However, she noted that the recommendation in the Meeting Materials Packet does include the current Park City standing requirement.

PENDING APPROVAL

Chair Hall is excited to have this matter back before the Planning Commission. Previous comments have expressed a desire to revisit this. Commissioner Suesser mentioned the change to an on-the-record review rather than a de novo review. She is surprised that there was a de novo review, to begin with. The Appeal Panel saw a lot more appeals than the City Council might have because of that de novo review process. She posed some questions about the language that was added at the bottom of Section G. Commissioner Suesser asked if it was consistent with the review the City Council and Appeal Panel had. Attorney Harrington explained that the Council wanted to be deferential to the Land Use Authority on discretionary matters. He shared an example scenario. It was clarified that this does narrow the scope of review that is possible by the Hearing Officer.

Commissioner Suesser asked for clarification about the term "performance zoning." Attorney Harrington noted that the language can be refined if desired, but it is intended to capture the idea of receiving additional height or something similar in exchange for something else. Chair Hall is thrilled to see an on-the-record review because some of the appeals minimized the role of the Commission and were costly in terms of Staff time.

Chair Hall asked about the language that references a fee established by resolution when filing an appeal. She asked if that would cover the cost of a Hearing Officer. Attorney Harrington reported that it is currently $500. There is a process to establish fees, but there is an average taken. Some appeals are complex and take a lot of Staff time while others are more straightforward. The Council can reevaluate that as needed within the parameters established by the State. Attorney Harrington pointed out that there is a fairness component to consider as well, as the fee should not be a barrier to due process.

Chair Hall had a question about standing. A long time ago, she was a minority vote for the chair lift that went in and there was an appeal. She feels community members should be entitled to appeal, whether or not they are within the 300-foot boundary. She pointed out that there are a lot of lawsuits in general that are dismissed purely based on standing because the standing requirement is so strict. Attorney Plane clarified that even if this was established in Park City, there would not be standing under LUDMA. The case could not move to the District Court, but the broadened standing would allow a city-level appeal.

Attorney Plane discussed the following language included in the Draft Ordinance:

- An Adversely Affected Party means a person other than a Land Use Applicant who: (a) owns real property within three hundred feet (300') of the property that is the subject of a Land Use Application or Land Use Decision; or (b) will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the Land Use Decision.

Additional discussions were had about standing. Commissioner Shand asked if there is more of a balance with a three-person Appeal Panel than there is with an individual

PENDING APPROVAL

Hearing Officer. Attorney Plane explained that for a Hearing Officer, there would be a request for qualifications. If there was more than one qualified attorney, it would be possible to contract with multiple attorneys. That way, if there were a number of appeals back to back or it was a busy time, there would still be access to a qualified attorney. As for whether a three-person Appeal Panel is more likely to be correct than one person, there could be lengthy discussions about that. In general, when there is an on-the-record review and something is being reviewed for correctness, three people are not necessarily better than one. This is because the standard is tight and there is a high bar to overturn.

Commissioner Frontero strongly prefers the Hearing Officer over the Appeal Panel, but qualifications for a Hearing Officer would need to be established. Attorney Plane reported that the qualifications would be based on what was done for the Appeal Panel, but would require a law degree and five years of experience. Commissioner Frontero likes the idea of having multiple Hearing Officers available to accommodate different schedules. Attorney Plane clarified that while this is the recommendation, it can be difficult for cities to find qualified attorneys to do the work. However, some firms specialize in representing local governments, and those firms are well-positioned for this kind of work.

Commissioner Frontero expressed support for the on-the-record review proposed. He asked if the applicant still presents during an on-the-record review. Attorney Harrington confirmed that the applicant is still able to speak, but no new evidence can be presented. It is limited to an argument of error, which is closer to a court experience of an appeal.

Commissioner Frontero discussing standing. He is in favor of standing that is broader than those within 300 feet, but he does not believe it should be completely open. It makes sense to leave it connected to the comments made on the record. For example, someone who attended the meetings shared a comment and spent time looking into the application. He is not sure he would support a physical location alone as a standard. Commissioner Sigg agreed with an on-the-record review and feels that is a better process. He also likes the idea of a Hearing Officer as opposed to an Appeal Panel. It makes sense to have a pool of Hearing Officers available. Commissioner Sigg is in favor of allowing there to be standing beyond 300 feet in certain circumstances.

Commissioner Van Dine agrees with the comments that have been shared by other Commissioners, especially as they relate to a Hearing Officer. For standing, she feels it should be open. It might make sense to limit it to residents, even if it is a secondary residence or a local business. There should be some sort of tie to the community. Commissioner Frontero likes the suggestion made by Commissioner Van Dine. While there is uncertainty about how enforceable that would be, it is something to consider.

Chair Hall noted that there is clear consensus on a lot of the elements proposed. The way that the Draft Ordinance is worded, it does not seem like there will be several Hearing Officers to choose from. It sounds like there would be one Hearing Officer appointed.

PENDING APPROVAL

Attorney Plane noted that it does reference Hearing Officer(s) so there is flexibility. She does not want to tie the City Council to appointing a specific number of Hearing Officers.

Commissioner Suesser likes the idea of keeping the standing requirement as it is in the current code, which is a broader application of standing. She also likes the addition of a residency requirement. Commissioner Suesser expressed support for a Hearing Officer with a pool of officers to handle the appeals. If there is a pool of Hearing Officers, the selection should be on a lottery basis rather than the City Attorney's Office choosing a particular Hearing Officer from that pool. This will ensure the review is fair and neutral. Commissioner Suesser noted that the Draft Ordinance could more clearly indicate that the Hearing Officer's mandate is to look for legal errors in the application of the code. Attorney Plane shared information about an on-the-record review and what it covers.

Commissioner Suesser asked about the power of the City Council to overturn the decision of the Hearing Officer. She does not believe the City Council has the power now to reverse a decision made by the Appeal Panel. Attorney Harrington clarified that the Council does have that power currently. The State Code amendment that is referenced in the Staff Report is a clarification of process and not a clarification of authority. The City Council has always had settlement authority on litigation for the City. He shared some examples where the City Council has settled a pending lawsuit regarding land use matters. However, the current case law has established certain procedure requirements.

Commissioner Suesser believed the Hearing Officer should be required to have an active Utah law license rather than any law degree. She feels it is important that there be familiarity with the land use laws in Utah. Other Commissioners agreed with that. Commissioner Suesser asked if public input could be provided during an appeal hearing. This was denied. Attorney Plane noted that public hearings are not required. It is not an open and public meeting, so there is no public hearing associated with an appeal.

Chair Hall reported that there is unanimous consensus about on the record reviews, discretion staying with the Planning Commission, and having a pool of Hearing Officers. There seems to be a desire to have standing that is more relaxed than the LUDMA standard, but there is no clarity on what that should look like. Commissioners felt for standing, there should be a requirement that someone be a resident or business within the municipality and have previously participated with an on-the-record comment.

Attorney Harrington noted that there could be motion language asking the City Attorney's Office to explore public comment on the written record and residency, business, or property ownership. There can be an evaluation of that based on Commissioner feedback. Commissioner Shand asked if a renter would be considered under residency. Attorney Harrington explained that primary residency is a State standard. Attorney Plane informed the Commission that there might be work done to edit the Draft Ordinance for clarity. However, those changes will not impact the substance of the language.

PENDING APPROVAL

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

Chair Hall requested that the Draft Ordinance be circulated to the Planning Commission before the Staff Report is published to solicit final input from the Commission.

MOTION: Commissioner Johnson moved to forward a POSITIVE RECOMMENDATION to the City Council for the Land Use Appeal Authority Draft Ordinance, which amends the Appeal Authority in the Land Management Code, incorporating the City Council's input on February 27, 2025, in a draft form approved by the City Attorney and reflective of the Planning Commission discussion. The motion was seconded by Commissioner Shand. The motion passed with the unanimous consent of the Commission.

7. ADJOURNMENT

MOTION: Commissioner Van Dine moved to ADJOURN.

The meeting adjourned at approximately 9:07 p.m.

PENDING APPROVAL

From: Nann Worel <nann.worel@parkcity.org>
Sent: Wednesday, April 23, 2025 12:49 PM
To: Tana Toly <tana.toly@parkcity.org>
Subject: Planning Commission

thanks for covering Planning Commission this afternoon. As part of your comments, I'd appreciate it if you would read the following into the record:

"My apologies for not being with you in person this evening but I had a scheduling conflict that is preventing me from being there. I want to personally thank Sarah Hall for her many years of service to Park City Municipal on the Planning Commission.

As all of you know, serving on the Planning Commission is a labor of love that requires dedication, long hours and knowledge of the Land Management Code. Sarah has stood out as a Planning Commissioner with her in-depth knowledge of the Code and ability to
Chair, she has consistently been available to staff and her fellow Commissioners in preparation for meetings. She has led the Planning Commission through some very difficult applications —
the SnowPark base redevelopment, the Yarrow redevelopment application and Bonanza Park LMC amendments— and has done so with professionalism and grace.

Thank you, Chair Hall, for all you have given to the City, the sacrifices you have made personally to serve the community and the dedication with which you have done your job. I wish you nothing but good things as you find new ways to serve in Park City.

warmly,
Mayor Nann Worel

Nann Worel
she, her, hers
Mayor
Park City Municipal Corporation
www.parkcity.org
445 Marsac Avenue, PO Box 1480
Park City, UT 84060
o: 435.615.5010 | c: 435.513.9955

PENDING APPROVAL

Planning Department
Staff Report

Subject: **3995 Quinns Drive – Studio Crossing**
Application: **PL-25-06460**
Authors: **Elissa Martin, Planning Project Manager**
Date: **May 14, 2025**
Type of Item: **Plat Amendment / Condominium Plat**

Recommendation

Staff requests additional time to coordinate with the Summit County Recorder's Office and to evaluate Unit Equivalents prior to Planning Commission review. As a result, because this item was publicly noticed for a hearing, staff recommends the Commission please open a public hearing and continue the public hearing to May 28, 2025.

Description

Applicant:	Gary Crandall, Studio Crossing, LLC Trent Smith, Applicant Representative
Location:	3995 Quinns Drive / 3957 Front Street
Zoning District:	Community Transition (CT), Regional Commercial Overlay (RCO), Sensitive Land Overlay (SLO), Entry Corridor Protection Overlay (ECPO)
Adjacent Land Uses:	Film Studio, Open Space, Institutional, Residential
Reason for Review:	The Planning Commission reviews and provides Final Action on Plat Amendments and Condominium Plats.[1]

[1] LMC § 15-1-8

Planning Commission
Staff Report

Subject: **Thaynes Canyon Subdivision No. 2 Lot 42**
Application: **PL-25-06467**
Author: **Elissa Martin, Planning Project Manager**
Date: **May 14, 2025**
Type of Item: **Work Session**

Recommendation

(I) Review the proposed Thaynes Canyon Subdivision No. 2 Lot 42 Plat Amendment to subdivide Lot 42 into two Lots and provide input to the Applicant regarding whether there is Good Cause to approve the Plat.

Description

Applicant:	Michael Pfeiffer, Thaynes Canyon Tennis Club III
Representative:	Megan Blosser, Alliance Engineering
Location:	2110 Webster Dr
Zoning District:	Single Family (SF)
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Plat Amendments.[1]

CUP	Conditional Use Permit
C-R	Recreational Commercial Zone
LMC	Land Management Code
PUD	Planned Unit Development
R-D	Residential Development Zone
SF	Single-Family
SFD	Single-Family Dwelling

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

Summary

The Applicant proposes amending the Thaynes Canyon Subdivision No. 2 Plat to split Lot 42 into two Lots, creating one 0.22-acre Lot and one 0.73-acre Lot with the intention of selling the smaller Lot to raise funds for repairs to the tennis courts on Lot 42 (See Exhibit B and E). The subdivision is in the Single-Family (SF) Zoning District and is

[1] LMC § 15-7.1-2

surrounded by the Park City Golf Course. Lot 42 is owned by the Thaynes Canyon Tennis Club III, a Utah non-profit corporation.



Figure 1: Thaynes Canyon Subdivision No. 2 shaded blue

Background

The land within Thaynes Canyon Subdivision No. 2, was part of the Treasure Mountain annexation, the first area to be annexed into Park City in 1971 (Ordinance 1-71). In 1975, the Planning Commission approved the Thaynes Canyon Subdivision No. 2 Planned Unit Development (PUD) for “41 Lots and a Tennis Center” through a Conditional Use Permit (CUP) (Exhibit C). The Final Plat of the Thaynes Canyon Subdivision No. 2 was recorded in March of 1976 (County Entry No. 130671) (Exhibit D).

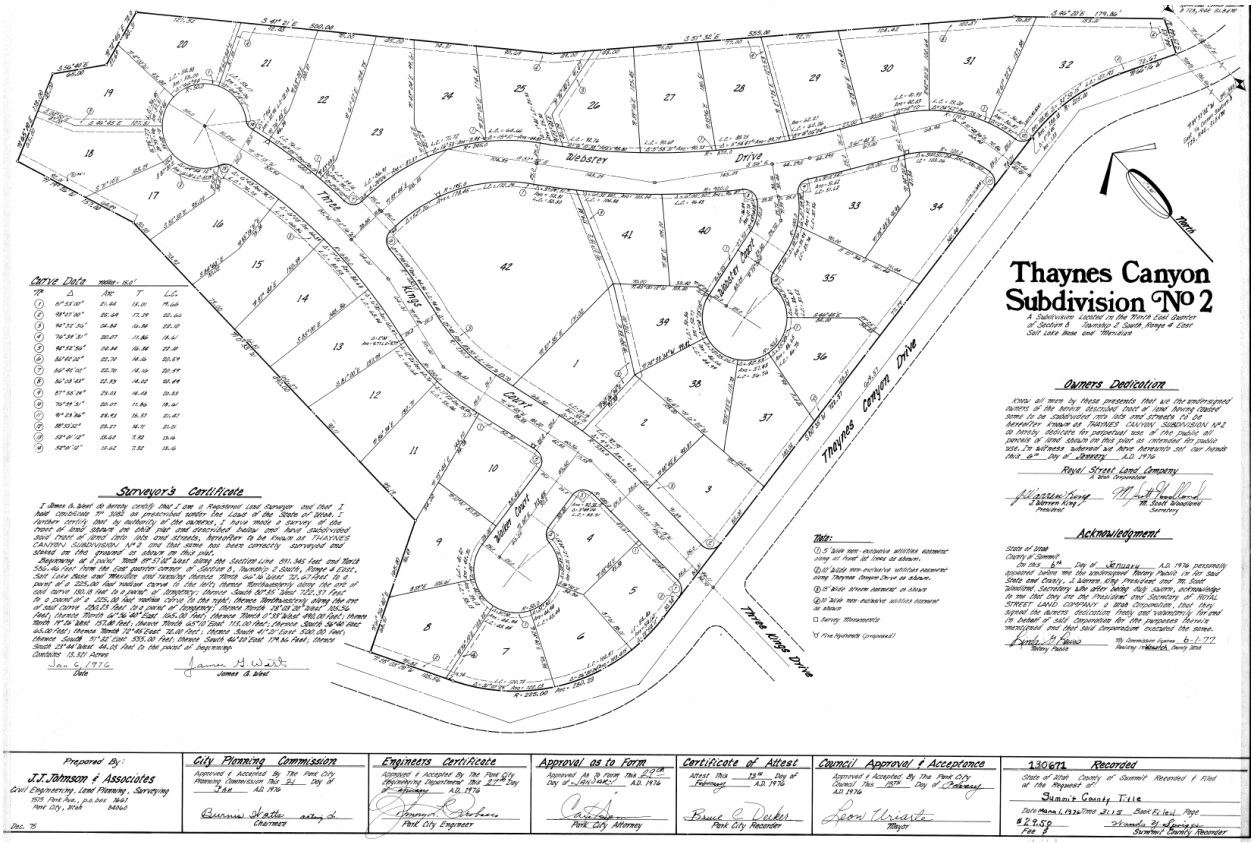


Figure 2: Thaynes Canyon Subdivision No. 2 Plat recorded in 1976

Analysis

(I) Based on the LMC § 15-1-1, *Definitions,* for Private Recreation Facility and Commercial Recreation Facility, the Thaynes Canyon Tennis Center may be classified as a Private Recreation Facility if the Use is limited to owners and guests of the Subdivision. If interpretation of a Commercial Recreation Facility applies, the Tennis Center would be considered a Lawful Non-Conforming Use per staff determination.[2] The proposed Plat Amendment would not cause the Use to be enlarged, expanded or extended, or cause the Use to be changed or abandoned, per LMC Chapter 15-9.

The Tennis Center on Lot 42 was originally approved as part of the Thaynes Canyon Subdivision No. 2 PUD and CUP in December 1975 (Exhibit C). At the time, the property was Zoned Recreational Commercial (C-R) which established a 'Recreation Center' and 'PUD' as conditional uses.

The excerpt below is from the 1975 CUP Application for the PUD:

[2] LMC § 15-9-2 Determination of Non-Conforming or Non-Complying Status

Application is hereby made to the Planning Commission of Park City, Utah for a Conditional Use Permit for operating a Planned Unit Development (type of use as listed in applicable zoning) under the name of Thaynes Canyon Subdivision No. 2 (Business Name) on property located at Thaynes Canyon Drive bounded by the 10th & 13th Fairways of the Golf Course (Street Address) which is currently zoned Recreational Commercial C-R. (Applicable Zone)

THE FOLLOWING DETAILED INFORMATION IS REQUIRED

1. State in detail the proposed use or uses of the property:

Single Family Subdivision with a Tennis Center for the Lot Owners as shown on the Attached Plans.

The property was proposed to be rezoned to Residential Development (R-D) around the same time, in 1975.

The proposed single family subdivision conforms with the regulations and conditions in the current Zoning C-R Item 19 and also the proposed Zoning R-D.

The Final Plat for the Thaynes Canyon Subdivision No. 2, which platted Lot 42 for the Tennis Center, was approved in January of 1976. Later that year, in October 1976, the LMC was amended to remove the C-R Zoning District and establish the R-D Zoning District. The Thaynes Canyon Subdivision No. 2 was therefore rezoned from C-R to R-D.

The 1976 LMC lists 'Private Recreation' and 'Recreation, commercial' as Conditional Uses in the R-D Zoning District.

3. CONDITIONAL USES.

(1) Agriculture.
(2) Cemetery.
(3) Child Nursery.
(4) Nursery, greenhouse.
(5) Private Educational Institution.
(6) Private Recreation.
(7) Public and Quasi-public Uses and Institutions.
(8) Raising and grazing of horses, sheep or goats, except in residential.
(9) Nightly rentals.
(10) Recreation, commercial.
(11) Two-unit dwellings.

Today, the property is Zoned SF and the Tennis Center is owned and operated by the Thaynes Canyon Tennis Club III, a private non-profit corporation. According to the

Applicant, the Thaynes Canyon Subdivision HOA has been inactive for several years or even decades; the Declaration of Covenants will expire in the year 2026 but have not been enforced since the HOA disbanded. The Thaynes Canyon Tennis Club III is managed by a Governing Board and per the organization's bylaws, the Board may approve Regular Membership for up to 60 members. Membership to the Club requires a new Membership fee and annual Membership Dues. The Applicant has stated that it is generally assumed that Members are limited to property owners within the Thaynes Canyon Subdivision No.1 and No. 2, but the Bylaws don't explicitly require it.

Per LMC § 15-15-1, *Definitions*, a **Commercial Recreation Facility**, which is defined as*:*

> *Recreation Facilities operated as a Business on private or public Property and open to the public for a fee.*

A **Private Recreation Facility** is defined as:

> *Recreation facilities operated on private Property and not open to the general public, including Recreation Facilities such as swimming pools, tennis courts, outdoor Pickleball Courts, and similar facilities for the Use by Owners and guests*

While the Tennis Club is not strictly limited to *Owners and their guests* and *does* require a fee for Use, the Tennis Club membership is *exclusive*, only allowing paying members to use the facility, and is not open to the general public. Based on this interpretation, the Use may be classified as a Private Recreation Facility which is a Conditional Use in the SF Zoning District and would be allowed to continue under the original Conditional Use Permit for the Tennis Center approved in 1975.

If the interpretation of the Use results in a determination that the Tennis Center, as it operates today is a Commercial Recreation Facility, it would be considered a Lawful Non-Conforming Use Pursuant to LMC Chapter 15-9 and would be allowed to continue per LMC § 15-9-3, *Authority to Continue*; a lawful Non-Conforming Use may continue subject to the standards and limitations of the LMC, as follows:

- The Use legally existed before its current zoning designation.[3]

While a Commercial Recreation Facility is not an allowed Use in the SF Zoning District, as outlined in the analysis above, a "Recreation Center" was a Conditional Use under C-R zoning when it was originally approved in 1975, and therefore the Use legally existed before its current zoning designation.

- The Use has been maintained continuously since the time the zoning regulation governing the land changed.

The Thaynes Canyon Tennis Center has been in use and maintained continuously since the time the property was rezoned to SF.

[3] LMC § 15-1-1

- Pursuant to LMC § 15-9-5, no Non-Conforming Use may be moved, enlarged, altered, or occupy additional land, except as provided in specific circumstances outlined in the LMC.

The proposed Plat Amendment would not change the status of the Non-Conforming Use, as the Plat would not cause the Tennis Center to be enlarged, expanded or extended, or cause the Use to be changed or abandoned.

(II) While the new density of proposed Lot 42-A and Lot-42-B, if viewed as a stand-alone re-subdivision, could be viewed as within the maximum density of three dwelling units per acre required by the SF Zoning District[4], the application to amend the Thaynes Canyon Subdivision No. 2 to create an additional Lot increases the net density of the Subdivision as a whole, which already exceeds the maximum density requirement of the SF Zoning District.

The proposed Plat Amendment would split the larger Lot 42 into two Lots, resulting in a 0.73-acre Lot for the Tennis Courts and a 0.22-acre SFD Lot and would increase the number of Lots in the Subdivision from 42 to 43.

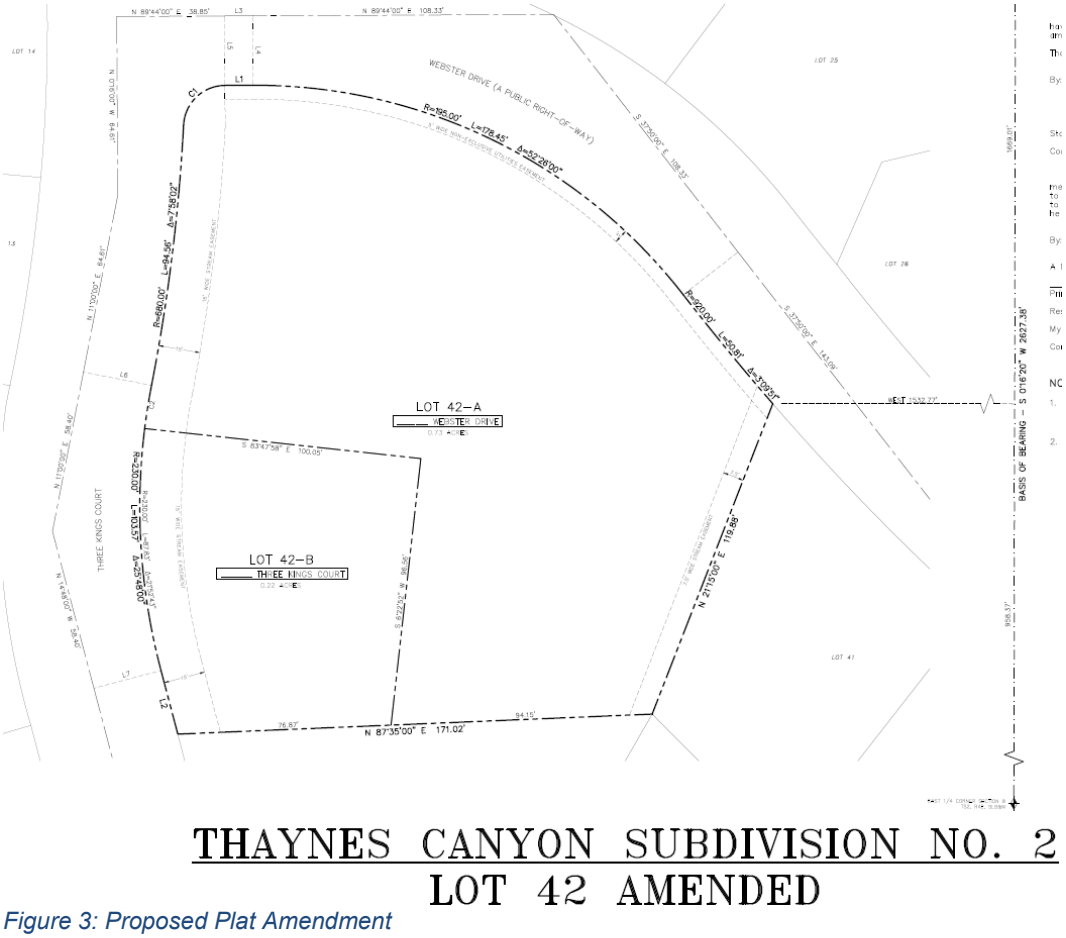


Figure 3: Proposed Plat Amendment

[4]LMC **§ 15-2.11-3**

The SF Zoning District requires a *maximum* density of three dwelling units per acre for Subdivisions. If the Planning Commission evaluates the proposed Plat Amendment based on the net density of proposed Lot 42-A and Lot 42-B on their own, the net density is one dwelling unit per 0.95 acre, which is under three units per acre. However, the application amends the entire Subdivision, which affects the net density of the Subdivision as a whole.

The proposed Plat Amendment would increase the net density of the 1975 Thaynes Canyon Subdivision No. 2 PUD, which was approved with a net density of four units per acre and is not consistent with the three units per acre maximum density requirement of the SF Zoning District.

The SF Zoning District Lot and Site requirements also state that *Subdivisions must Cluster Development to maximize common Transferred Development Right (TDR) Open Space.*[5] While the net density of the Thaynes Canyon Subdivision No. 2 exceeds today's maximum SF Zoning density requirement, it was consistent with the zoning requirements at the time of approval in 1975.

At the time when the Subdivision was approved in 1976, the property was zoned C-R, which allowed multi-unit dwellings of four units per 5,000-square-foot Lot. The property was rezoned to R-D shortly thereafter, which required Lots in a Subdivision to have an average Area of 12,500 square feet minimum.

The 1975 Conditional Use application for the PUD notes that the subdivision "complies with the C-R zone and the proposed R-D zone" and that the Subdivision would not use "anywhere near the maximum density allowed".

The average Lot size in the Thaynes Canyon Subdivision No. 2 is 10,018 square feet or 0.25 acre (not including Lot 42). The Lot size was compliant with the C-R zoning at the time the Planning Commission approved the Thaynes Canyon Subdivision No.2 in January 1976 (Exhibit D). However, when the Subdivision was rezoned later that year to R-D, the density would've exceeded the maximum allowed density of the new Zoning District. It's possible the PUD was approved in advance of the 1976 LMC amendment and rezone to R-D, anticipating that the density requirements for the Thaynes Canyon Subdivision No. 2 were going to change.

A PUD was a "Special Exception Allowed" in the 1970s LMC, and was used to consolidate density, clustering smaller Lots around preserved open space.

The first Thaynes Canyon Subdivision was approved in 1971 and has a similar density to Thaynes Canyon Subdivision No. 2. Both Subdivisions display a pattern of smaller lots clustered around a large open space area, that being the golf course. While neither Subdivision Plat includes the Golf Course as platted open space within the Subdivision, as traditionally you would see in a PUD Plat, it is possible the Golf Course land was

[5] LMC § 15-2.11-3

planned as the open space to offset the surrounding higher density subdivisions.

Staff did not locate documentation accompanying the 1971 annexation, the 1975 PUD or the 1976 Final Plat that specifically discusses the density of the Thaynes Canyon Subdivision No. 2.

(III) Pursuant to LMC § 15-7.1-6 *Final Subdivision Plat*, the Planning Commission must find Good Cause to approve a Plat Amendment.

Good Cause is defined in LMC § 15-15-1 as:

> *Providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.*

Based on the above Analysis, staff recommends denial of the Thaynes Canyon Subdivision No. 2 Plat Amendment to create an additional Lot, as proposed. However, if the Planning Commission finds there is Good Cause to approve the Plat Amendment, a possible path to evaluate is whether the proposal could include a single-family use without increasing density.

(IV) The Development Review Committee reviewed this proposal on April 1, 2025 and does not require any Conditions of Approval.[6]

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 29, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 29, 2025. The *Park Record* published notice on April 29, 2025.[7]

Public Input

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

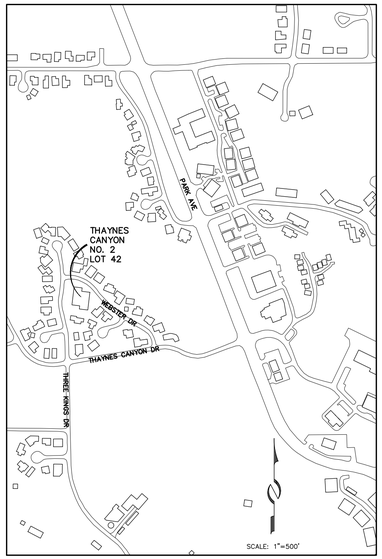
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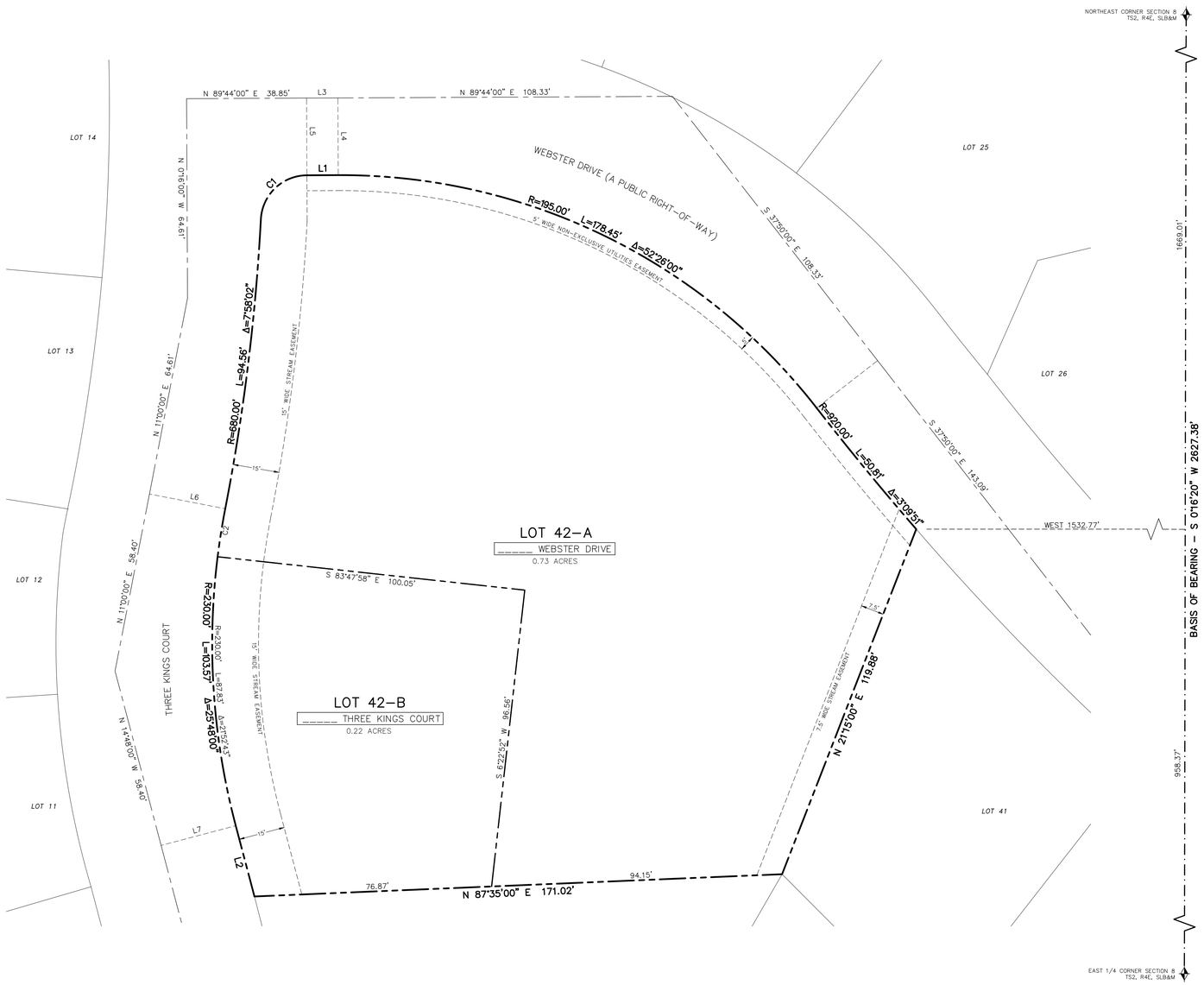
[6] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[7] LMC § 15-1-21

Exhibits

Exhibit A: Proposed Plat
Exhibit B: Applicant's Project Intent Narrative
Exhibit C: 1975 Thaynes Canyon Subdivision No. 2 PUD Preliminary Plat
Exhibit D: 1976 Thaynes Canyon Subdivision No.2 Final Plat
Exhibit E: Existing Conditions Survey

VICINITY MAP





SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this subdivision plat of the property described hereon, hereafter to be known as THAYNES CANYON SUBDIVISION NO. 2 LOT 42 AMENDED.

PROFESSIONAL LAND SURVEYOR — No. 4857264 — MICHAEL DEMKOWICZ — STATE OF UTAH

LEGAL DESCRIPTION

All of Lot 42, Thaynes Canyon Subdivision No. 2, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned, on behalf of Thaynes Canyon Tennis Club III, having complied with the requirements, hereby consents to the recording of this subdivision plat amendment.

Thaynes Canyon Tennis Club III

By: _____
Mike Pfeiffer, Trustee

ACKNOWLEDGMENT

State of Utah
:ss
County of Summit

On this _____ day of _____, 2025, Mike Pfieffer personally appeared before me, the undersigned Notary Public, in and for said County and State, being duly sworn, acknowledged to me that he is the Trustee of Thaynes Canyon Tennis Club III, and that he signed the above Consent to Record for and on behalf of Thaynes Canyon Tennis Club III, and that he acknowledged to me that he executed THAYNES CANYON SUBDIVISION NO. 2 LOT 42 AMENDED.

By: _____
Notary Public

A Notary Public Commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No.: _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in the Final Action Letter dated the _____ day of _____, 2025, and on file with the Planning Department (PL-25-_____).
2. See Record of Survey S-_____ filed with Summit County, Utah on _____

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°44'00" E	10.15'
L2	N 14°48'00" W	23.70'
L3	N 89°44'00" E	10.15'
L4	S 0°16'00" E	25.00'
L5	S 0°16'00" E	25.00'
L6	S 79°00'37" E	25.00'
L7	N 75°12'16" E	25.00'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00'	22.70'	86°42'27"
C2	230.00'	15.74'	3°55'17"

THAYNES CANYON SUBDIVISION NO. 2
LOT 42 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

20' 0 20' 40'

SHEET 1 OF 1

3/13/2025 JOB NO.: 2-12-24 FILE: X:\ThaynesCanyon\dwg\srv\plat2024\021224.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025

BY _____

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THE _____ DAY OF _____, 2025

BY _____
CHAIR

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025

BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2025

BY _____
PARK CITY ATTORNEY

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY OF _____, 2025

BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____

_____ FEE

_____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____

Project Intent

Thaynes Canyon Subdivision No. 2

Lot 42 Amended

February 24, 2025

Thaynes Canyon Subdivision No. 2 was recorded March 1, 1976, as Entry No. 130671 and is a 42-lot subdivision consisting of Single-Family homes and a community tennis court.

The tennis court will need extensive renovation to repair the deterioration that has occurred over the years. The tennis court is located on Lot 42, which is 0.95 acres, and the largest lot in Thaynes Canyon No. 2.

This plat amendment proposes to create a Single-Family lot in the southerly portion of the current Lot 42 to be sold in order to finance the renovation of the tennis court and to establish a reserve fund for future maintenance. The Single-Family lot is proposed to be 0.22 acres and the tennis court lot 0.73 acres.

Thaynes Subdivision No 2

Preliminary Plan

Contains 13.321 Acres
41 Lots & Tennis Center

Restrictions

1. No access from Thaynes Canyon Drive on lots 3, 5, 6, 7, 8, 32, 34, 35, 36, & 37
2. Access to lots crossing streams must be by bridge, no culverts permitted
3. Lots 4, 10, 33, & 41 must take driveway access from cul-de-sac.
4. No alteration of streams permitted
5. Other restrictions similar to Thaynes No. 1

Golf Course

Tennis Center

Armstrong Property

THAYNES CANYON DRIVE

THREE KINGS DRIVE

North

East ¼ Corner Section 8
T2S, R4E, SLB&M

Prepared By:
J.J. Johnson & Associates
Civil Engineering
Park City, Utah
Ph. 649-9811 84060

City Planning Commission
Approved The 17 Day of December A.D. 1975 By the Park City Planning Commission
Chairman Park City Planning Comm.

Developed By
Royal Street Land Co.
1515 Park Avenue
Park City, Utah 84060
by [illegible]

APPROVED [signature] DATE 12/12/75

DENIED _____ DATE _____

DATE RECEIVED 12/2/75

RECEIVED BY Lynn Ann

FEE PAID 7.50 (AMOUNT) 12/2/75 (DATE)

RECEIPT NUMBER #7030

PARK CITY MUNICIPAL CORPORATION
APPLICATION FOR CONDITIONAL USE PERMIT

OWNER OF PROPERTY - NAME: ROYAL STREET LAND COMPANY

ADDRESS - [redacted]

CITY - Park City STATE - Utah ZIP - 84060

TELEPHONE NUMBER - [redacted]

AGENT OR LESSEE - NAME: J. Warren King

ADDRESS - [redacted]

CITY - Park City STATE - Utah ZIP - 84060

TELEPHONE NUMBER - [redacted]

Application is hereby made to the Planning Commission of Park City, Utah for a Conditional Use Permit for operating a Planned Unit Development (type of use as listed in applicable zoning) under the name of Thaynes Canyon Subdivision No. 2 (Business Name) on property located at Thaynes Canyon Drive bounded by the 10th & 13th Fairways of the Golf Course (Street Address) which is currently zoned Recreational Commercial C-R. (Applicable Zone)

THE FOLLOWING DETAILED INFORMATION IS REQUIRED

1. State in detail the proposed use or uses of the property:

   Single Family Subdivision with a Tennis Center for the Lot Owners as shown on the Attached Plans.

2. Give the exact legal description of the property:

   See Attached Legal Description.

3. Explain fully, by specific facts, how your application will satisfy each of the following conditions which must be met before a Conditional Use Permit can be granted pursuant to Section 67-16-5 of the Revised Ordinance Park City:

   (a) That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community:

   The Single Family Subdivision is desirable for the location in which it is proposed. It would serve as an extension of the original Thaynes Canyon Subdivision and provide for a homogeneous neighborhood of single family homes interspersed within the back nine of the Golf Course.

(b) That the proposed use will not, under the circumstances of the particular case, and the conditions which may be imposed, be detrimental to the health, safety, and general welfare of persons residing or working in the community, nor injurious to property or improvements in the community:
The nature of the proposed single family subdivision will not be detrimental to the health, safety, and general welfare of persons residing or working in the community, nor injurious to property or improvements in the community. The subdivision would provide needed lots for a certain segment of the population and would probably add to the property values in the community. It would provide for a more stable community since it is not using the zoning to anywhere near the maximu density allowed. The individual landscaping will in time eliminate theuncultivated weed patch now existin

(c) That the proposed use complies with the regulations and conditions specified in the current Zoning Ordinance which is:

The proposed single family subdivision conforms with the regulations and conditions in the current Zoning C-R Item 19 and also the proposed Zoning R-D.

4. Explain fully how you intend to provide Parking and Loading Space for this Conditional Use as required in Chapter 6 of the current Zoning Ordinance: The Covenants of the Subdivision will require a double car garage for each dwelling.

(a) Number of parking spaces required for Guests Not Applicable

Maximum number of guests to be accomodated Not Applicable

Maximum number of employees and owners on site at any one time Not Applicable

(b) If your parking spaces are located on other than your property, provide name, address, location of spaces, and a letter from the owner that these spaces are available on a year-by-year renewable basis. Any Conditional Use Permit granted will be terminated upon loss of your right to occupy such leased required parking which must be within 200 feet from the entrance to your property or business: Not Applicable

(c) Include in your overall plans, required in Paragraph 8 of this application, the location of the parking spaces in relation to your intended use of this property:

5. Explain fully how you intend to provide Motor Vehicle Access for this Conditional Use as required in Chapter 7 of the current Zoning Ordinance:

(a) Number of accesses required Not Applicable

(b) Include in your overall plans, as required in Paragraph 8 of this application, the vehicle access in relation to your intended use of this property:

6. Three sets of Plans showing general surrounding area, specific site and building location, and building floor plans must accompany this application as follows:

Detailed Plans must be submitted on black and white or blue line prints for proposed major developments, new construction, additions and/or major alterations changing the exterior of existing structures to conform to the following requirements:

(1) Plans must have enough detail to show clearly the nature of the request. Any information which will clarify the situation should be entered on the plan.

(2) Plans shall be drawn large enough to show necessary details at one of the following scales:

1" = 8'	1" = 10'	1" = 20'	1" = 30'
1" = 40'	1" = 50'	1" = 60'	1" = 100'

(3) Plans shall show the following information:

(a) Note of scale used.
(b) Direction of North.
(c) Lot lines together with adjacent streets, roads, and right-of-ways.
(d) Location of all existing structures on subject property.
(e) Location of the proposed construction and improvements, including the location of all signs.
(f) Motor vehicle access, including individual parking stalls, circular patterns, high back curb, gutter and sidewalk location.
(g) Necessary explanatory notes.
(h) Name, address, and telephone number of builder, owner, and any agent authorized by owner to represent owner at Planning Commission hearings.
(i) Lot area, building area, and building coverage.
(j) Overall site plan including immediate adjacent properties, streets, and right-of-ways.
(k) Signatures authorization. (Owner must sign completed plans or send a letter of authorization for the person whose signature appears on the completed plans.)

(4) A Certified Survey of the property must be included.

(5) A colored rendering of the exterior of the proposed property in enough detail to show roofing, siding, trim, windows, stair cases, building materials, and site location landscaping.

7. A $7.50 filing fee, made out to Park City Municipal Corporation, must accompany this application. There will be an additional $10.00 fee for the cost of publication of a notice if the Planning Commission, in their discretion, calls a Public Hearing on this application.

December 2, 1975
DATE

Royal Street Land Company
by J. Warren King
SIGNATURE OF APPLICANT Pres.

OWNER'S AFFIDAVIT

STATE OF UTAH)
:SS
COUNTY OF SUMMIT)

I (we), Royal Street Land Company being first duly sworn, say that I (we)
print or type name(s) in full
am (are) the owner(s) of the property involved in this application and have signed the attached plans personally or by authorized agent whose signature appears thereon; that the foregoing statements and answers herein contained and the answers, representations and statements in the attached plans and other exhibits do thoroughly, to the best of my (our) ability, present the argument in behalf of the application herewith submitted and that the statements and information above and herein referred to are in all respects true and correct to the best of my (our) knowledge and belief.

I (we) further designate the above named J. WARREN KING as my (our) authorized agent to represent me (us) at any hearing of this application.

Royal Street Land Company
by J. Warren King Pres.
OWNER(S)

SUBSCRIBED AND SWORN to before me this 2nd day of December 1975

Sharon J. Fleck
NOTARY PUBLIC

LESSEE'S AFFIDAVIT

STATE OF UTAH)
:SS
COUNTY OF SUMMIT)

I (we), _____ being first duly sworn, say that I (we)
print or type name(s) in full
am (are) the lessee(s) of the property involved in this application and have signed the attached plans personally or by authorized agent whose signature appears thereon; that the foregoing statements and answers herein contained and the answers, representations and statements in the attached plans and other exhibits do thoroughly, to the best of my (our) ability, present the argument in behalf of the application herewith submitted and that the statements and information above and herein referred to are in all respects true and correct to the best of my (our) knowledge and belief.

I (we) further designate the above named _____ as my (our) authorized agent to represent me (us) at any hearing of this application.

_____
LESSEE(S)

SUBSCRIBED AND SWORN to before me this _____ day of _____ 19__

_____
NOTARY PUBLIC

(2/75)

J.J.Johnson & Associates

1515 Park Avenue, p.o.box 1661
Park City, Utah 84060 (801) 649-9811

July 18, 1975

DESCRIPTION OF THE ENTIRE THAYNES CANYON
CONDOMINIUM PARCEL

Beginning at a point North 89°57'02" West along the Section Line 891.345 feet and North 586.46 feet from the East quarter corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 66°16' West 72.67 feet to a point of a 225.00 foot radius curve to the Left; thence Northwesterly along the Arc of said curve 130.18 feet to a point of tangency; thence South 80°35' West 722.37 feet to a point of a 225.00 foot radius curve to the Right; thence Northwesterly along the Arc of said curve 280.23 feet to a point of tangency; thence North 28°03'20" West 105.55 feet; thence North 61°56'40" East 165.00 feet; thence North 0°33' West 490.00 feet; thence North 19°26' West 157.00 feet; thence North 65°10' East 113.00 feet; thence South 56°40' East 65.00 feet; thence North 72°45' East 72.00 feet; thence South 41°21' East 500.00 feet; thence South 51°32' East 555.00 feet; thence South 46°20' East 179.86 feet; thence South 23°44' West 44.03 feet to the point of beginning.

Contains 13.321 Acres

JJ/lgl

SIGNED OFIG. @ CITY HALL

A G R E E M E N T

THIS AGREEMENT, made and entered into this _____ day of _____, 1973, by and between ELMER G. STAHLE and JOYCE M. STAHLE, his wife (hereinafter designated "Stahles"), PARK CITY, a Utah municipal corporation (hereinafter designated "City"), and GREATER PARK CITY COMPANY, a Utah corporation (hereinafter designated "GPCC"),

WITNESSETH:

WHEREAS, GPCC has heretofore constructed and dedicated as a public street the street known as Payday Drive, which is situated in Park City, Summit County, Utah, at the location shown on Exhibit A attached hereto and by this reference made a part hereof; and

WHEREAS, the parties desire to provide for possible enlargement of and connection to said Payday Drive, as hereinafter provided.

NOW, THEREFORE, for good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, it is agreed by and between the parties hereto as follows:

1. Stahles and GPCC agree that, concurrently with the execution and delivery hereof, they will execute a Quitclaim Deed in the form of Exhibit B attached hereto and by this reference made a part hereof.

2. City agrees that, promptly following the execution hereof, it will permit Stahles to make the following connections to Payday Drive:

(a) A connection to the North side of Payday Drive which shall be directly across Payday Drive from the point of intersection of Thaynes Canyon Drive with Payday Drive. Said connection shall extend due North from said point, shall be fifty (50) feet in width, and each of the sidelines of said connection shall be due North of a sideline of Thaynes Canyon Drive at its point of intersection with Payday Drive. Said connection shall be limited to permit access to Payday Drive from not more than four (4) single-family residences to be constructed on property presently owned by Guss Mackey and Ward and situated North and East of said intersection.

(b) A connection to the North side of Payday Drive which shall be directly across Payday Drive from the point of intersection of Bonanza Court with Payday Drive. Said connection shall extend due North from said point, shall be fifty (50) feet in width, and each of the sidelines of said connection shall be due North of a sideline of Bonanza Court at its point of intersection with Payday Drive. Said connection shall be limited to permit access to Payday Drive from not more than ~~two~~ (2)4 single-family residences to be constructed on property owned by Stahles and situated adjacent to the North side of Payday Drive.

3. Connections made pursuant to Paragraph 2 hereof shall, for a distance of at least twenty-six (26) feet from the point of intersection, be surfaced in a manner comparable to the present surfacing of Payday Drive. All costs in connection with the establishment and surfacing of said connections shall be borne by Stahles.

4. City agrees that it will not hereafter annex property adjacent to the North side of Payday Drive to the corporate limits of City or approve access to Payday Drive from any property North of Payday Drive (other than the connections and access permitted pursuant to Paragraph 2 hereof) until such time as Payday Drive has been widened to a minimum of sixty-six (66) feet in width, utilizing the additional property quitclaimed to City pursuant to Paragraph 1 hereof and such additional portion of Payday Drive has been surfaced to a standard at least equivalent to the present surfacing of Payday Drive.

5. This Agreement is and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, administrators, personal representatives, successors and assigns.

Dated the day and year first above written.

PARK CITY CORPORATION

By _____
Mayor

ATTEST:

_____
City Recorder

_____
Elmer G. Stahle

_____
Joyce M. Stahle

GREATER PARK CITY COMPANY

By _____
President

ATTEST:

_____
Secretary

QUITCLAIM DEED

For good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, ELMER G. STAHLE and JOYCE M. STAHLE, his wife, and GREATER PARK CITY COMPANY, a Utah corporation (hereinafter collectively designated "Grantors"), hereby release, remise and forever quitclaim unto PARK CITY, a Utah municipal corporation, all of the right, title and interest of Grantors in and to the following described real property situated in Summit County, State of Utah:

Dated this _____ day of _____, 1973.

_____
Elmer G. Stahle

_____
Joyce M. Stahle

GREATER PARK CITY COMPANY

By _____
President

ATTEST:

_____
Secretary

EXHIBIT B

STATE OF)
: ss.
COUNTY OF)

On the _____ day of _____, 1973, personally appeared before me ELMER G. STAHLE and JOYCE M. STAHLE, his wife, signers of the foregoing Quitclaim Deed, who duly acknowledged to me that they executed the same.

My Commission Expires: _____ Notary Public

_____ Residing at:

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On this _____ day of _____, 1973, personally appeared before me J. WARREN KING, who, being by me duly sworn, did say that he is the President of GREATER PARK CITY COMPANY, a Utah corporation, and that the within and foregoing Quitclaim Deed was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said J. WARREN KING duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

My Commission Expires: _____ Notary Public

_____ Residing at:

March 10, 1978

Mayor & City Council

In representing the homeowners of Thaynes Canyon Subdivisions #1 and #2, we have become concerned about the existing golf course.

Our concerns are these:

1. That the course may be sold to someone not wanting to continue its use as a golf course, but wanting to develop it into one or a number of subdivisions.

2. It has been reported to us that Mr. Ray Johnson desires to sell the course, but retains the driving range with the intent of subdividing. We feel that if this were to happen, the golf course would then be much less viable as a golf course and that such action would be the beginning of the end of the entire course.

3. The homes and lots that front on the course were sold at a premium price because of that frontage, and there seems to be little if anything assuring these owners that the course will remain in its present configuation.

4. That the city was concerned enough about preservation of open space to record documents to assure its continuation in the Holiday Ranch area, but have not done anything to assure the continued existance of the present course.

5. That with the demising of Greater Park City Company as it was three years ago, there seems to be a lack of concern for Greater Park City Company's planning efforts and little for any respect for the master plan created by that organization.

6. That portions of the golf course which were intended to remain as rough areas and view corridors are being considered for division into lots to be sold as home sites.

It is a well-known fact that the owners of golf course frontage lots pay a great portion in lot prices for a course's existance.

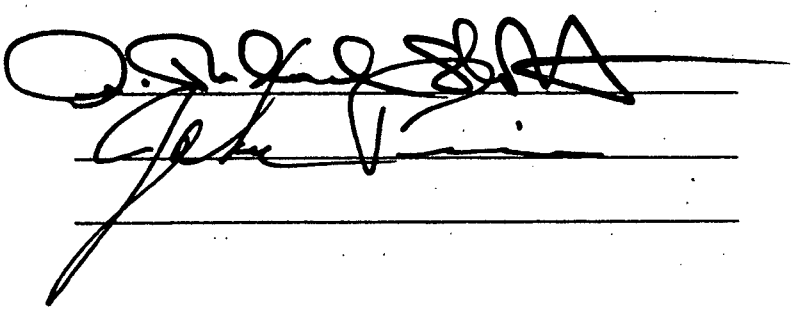
It therefore seems unreasonable that there hasn't been something done to assure the existing course's continued existance either by the initialed developer or the municipality.

We suggest that the city initiate action to preserve the golf course not only for those of us living adjacent to it, but for all the present and future generations living in or visiting Park City.

If we as a group of homeowners can assist you in resolving this concern, please let us know.

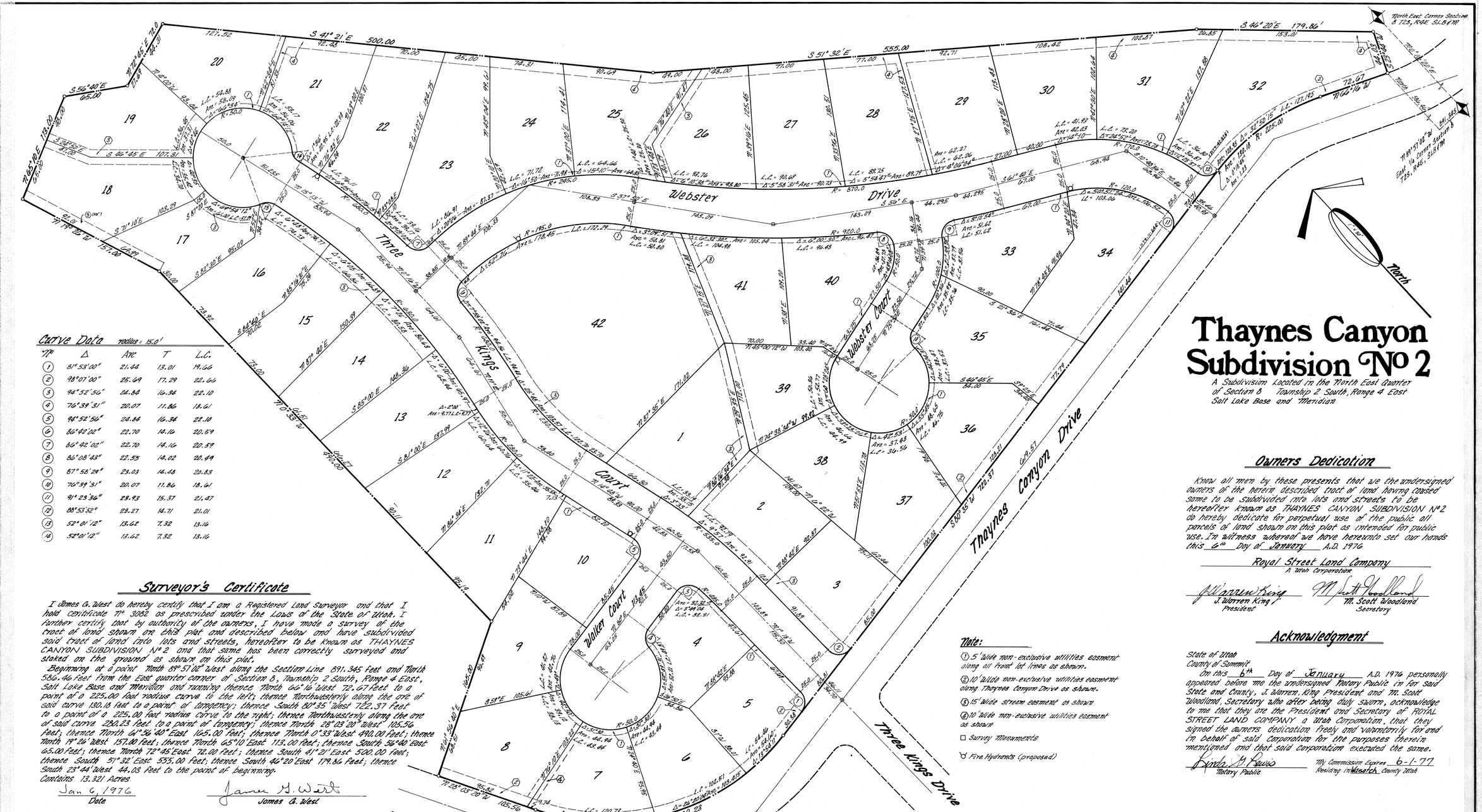
Sincerely yours,

In behalf of the homeowners of Thaynes Canyon Subdivisions #1, and #2.



Thaynes Canyon Subdivision No 2

A Subdivision Located in the North East Quarter of Section 8 Township 2 South, Range 4 East Salt Lake Base and Meridian



Curve Data

radius = 15.0'

Tag	Δ	Arc	T	L.C.
(1)	81°53'00"	21.44	13.01	19.66
(2)	98°07'00"	25.69	17.29	22.66
(3)	94°52'56"	24.84	16.34	22.10
(4)	76°39'31"	20.07	11.86	18.61
(5)	94°52'56"	24.84	16.34	22.10
(6)	86°42'02"	22.70	14.16	20.59
(7)	86°42'02"	22.70	14.16	20.59
(8)	86°08'43"	22.55	14.02	20.49
(9)	87°58'29"	23.03	14.48	20.83
(10)	76°39'31"	20.07	11.86	18.61
(11)	91°23'36"	23.93	15.37	21.47
(12)	88°53'52"	23.27	14.71	21.01
(13)	52°01'12"	13.62	7.32	13.16
(14)	52°01'12"	13.62	7.32	13.16

Surveyor's Certificate

I James G. West do hereby certify that I am a Registered Land Surveyor and that I hold certificate 7th 3082 as prescribed under the Laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below and have subdivided said tract of land into lots and streets, hereafter to be known as THAYNES CANYON SUBDIVISION No 2 and that same has been correctly surveyed and staked on the ground as shown on this plat.

Beginning at a point North 89°57'00" West along the Section Line 891.345 feet and North 586.46 feet from the East quarter corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence North 66°16 West 72.67 feet to a point of a 225.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 130.18 feet to a point of tangency; thence South 80°35' West 722.37 feet to a point of a 225.00 foot radius curve to the right; thence Northwesterly along the arc of said curve 280.23 feet to a point of tangency; thence North 28°03'20" West 105.56 feet; thence North 61°56'40" East 165.00 feet; thence North 0°33' West 490.00 feet; thence North 19°24' West 157.00 feet; thence North 65°10' East 113.00 feet; thence South 56°40' East 65.00 feet; thence North 72°45' East 72.00 feet; thence South 41°21' East 500.00 feet; thence South 51°32' East 555.00 feet; thence South 46°20' East 179.86 feet; thence South 23°44' West 44.08 feet to the point of beginning.

Contains 13.321 Acres

Jan 6, 1976 — Date

James G. West — James G. West

Owners Dedication

Know all men by these presents that we the undersigned owners of the herein described tract of land having caused same to be subdivided into lots and streets to be hereafter known as THAYNES CANYON SUBDIVISION No 2 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. In witness whereof we have hereunto set our hands this 6th Day of January A.D. 1976

Royal Street Land Company
A Utah Corporation

J. Warren King, President

M. Scott Woodland, Secretary

Acknowledgment

State of Utah
County of Summit

On this 6th Day of January A.D. 1976 personally appeared before me the undersigned Notary Public in for said State and County, J. Warren King President and M. Scott Woodland Secretary who after being duly sworn, acknowledge to me that they are the President and Secretary of ROYAL STREET LAND COMPANY a Utah Corporation, that they signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned and that said Corporation executed the same.

Linda Y. Lewis — Notary Public

My Commission Expires 6-1-77
Residing in Wasatch County Utah

Note:

1. 5' Wide non-exclusive utilities easement along all front lot lines as shown.
2. 10' Wide non-exclusive utilities easement along Thaynes Canyon Drive as shown.
3. 15' Wide stream easement as shown
4. 10' Wide non-exclusive utilities easement as shown

□ Survey Monuments

Ø Fire Hydrants (proposed)

Prepared By:
J.J. Johnson & Associates
Civil Engineering, Land Planning, Surveying
1515 Park Ave., p.o. box 1661
Park City, Utah 84060

Dec. 75

City Planning Commission
Approved & Accepted By The Park City Planning Commission This 21 Day of Jan A.D. 1976
Burnis Watts acting ch.
Chairman

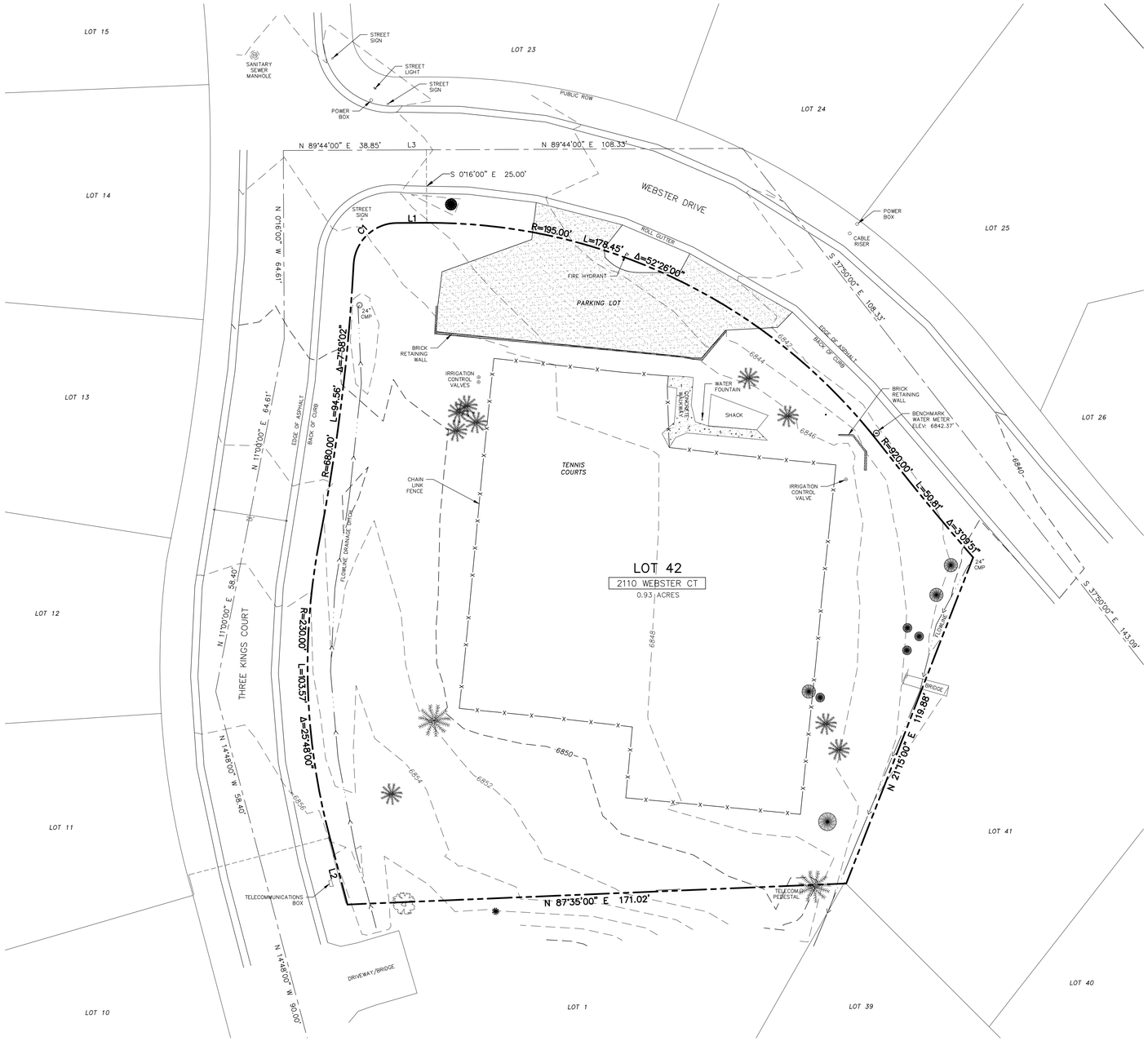
Engineers Certificate
Approved & Accepted By The Park City Engineering Department This 27th Day of January A.D. 1976
Jonny L. Robbins
Park City Engineer

Approval as to Form
Approved As To Form This 29th Day of January A.D. 1976
Park City Attorney

Certificate of Attest
Attest This 13th Day of February A.D. 1976
Bruce E. Decker
Park City Recorder

Council Approval & Acceptance
Approved & Accepted By The Park City Council This 13th Day of February A.D. 1976
Leon Uriarte
Mayor

130671 Recorded
State of Utah County of Summit Recorded & Filed at the Request of: Summit County Title
Date March 1, 1976 Time 3:15 Book Filed Page
$29.50 Fee $
Wanda Y. Griggs
Summit County Recorder



SURVEYOR'S CERTIFICATE

UTAH LICENSED LAND SURVEYOR No. 4857264 MICHAEL DEMKOWICZ 2/12/2025 STATE OF UTAH

I, Michael Demkowicz, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold certificate No. 4857264 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners, I have completed a survey of the property described on this existing conditions map in accordance with Section 17–23–20 and have verified all measurements.

LEGAL DESCRIPTION

All of Lot 42 Thaynes Canyon Subdivision No. 2, according to the official plot thereof and on file with the Summit County recorder's office.

NOTES

1. Benchmark: Water meter = 6842.37' as shown hereon.
2. See Thaynes Canyon Subdivision No. 2, recorded March 1, 1976 as Entry No. 130671 in the Summit County recorder's office.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°44'00" E	10.15'
L2	N 14°48'00" W	23.70'
L3	N 89°44'00" E	10.15'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00'	22.70'	86°42'27"

LEGEND

- EXISTING EVERGREEN TREE
- EXISTING ASPEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BRICK WALL

20' 0 20' 40'

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

STAFF:
ROB LOCK
CHRIS GERVAIS
CHANCE POULOS
MEGAN BLOSSER

DATE: 02/20/2025

EXISTING CONDITIONS & TOPOGRAPHIC MAP
THAYNES CANYON SUBDIVISION NO.2
LOT 42

FOR: THAYNES CANYON TENNIS CLUB III
JOB NO.: 2-12-24
FILE: X:\ThaynesCanyon\dwg\srv\topo2024\thaynes canyon lot 42.dwg

SHEET 1 **OF** 1

Planning Commission
Staff Report

Subject:	**Recommendation on the Moderate-Income Housing Plan, the Housing Element of the General Plan**
Authors:	**Housing Team**
Date:	**May 14, 2025**
Type of Item:	**Legislative – General Plan Amendment**

Recommendation

(I) Review an amendment to the 2022 Moderate-Income Housing Plan (MIHP) that serves as the Housing Element of the General Plan, (II) conduct a public hearing, and (III) consider forwarding a positive recommendation for the City Council's consideration on June 5, 2025.

Description

Applicant:	Housing Team
Reason for Review:	The State requires annual reports on the Housing Element of the General Plan.

Abbreviations

AMI	Area Median Income
DWS	Department of Workforce Services
MIHP	Moderate-Income Housing Plan

Background

The Housing Team is requesting a review of an update to the 2022 Moderate Income Housing Plan (MIHP), attached as Exhibit A. The 2022 MIHP was reviewed by Planning Commission on July 27, 2022 and forwarded with a positive recommendation to City Council and adopted on September 1, 2022. As directed by the Department of Workforce Services (DWS) and consistent with Utah Code §10-9a-403, a full MIHP is due every five years, and in the interim, annual progress reports are due to the State. Since the last five-year plan was submitted in 2022, our next plan isn't due until 2027. However, the Housing Team is proposing changes to the City's choice of implementation Strategies prescribed by the State, and for that reason, the State requires an amended plan. The draft MIHP amendment (Exhibit A) summarizes changes in the affordable housing inventory, details accomplishments, updates economic and demographic data, and identifies an updated list of implementation Strategies.

Analysis

In 2025, the AMI for a family of three is $151,740, a 25% increase over $121,230 in 2022. AMI is based on those who can afford to live in the community, not those who work here. According to the Utah Department of Workforce Services (DWS), the most

recent calculation of the median Workforce Wage (WFW) earned by a household of three in Summit County is $85,646, an increase of 12 percent over two years ago ($76,416). 2025 WFW equals 56% of AMI. Since the average workforce wage is considerably lower than AMI, most of the workforce cannot afford to live in Park City.

In 2020, 20% of the City's workforce lived in town. Today, only 12.1% of the workforce does. In their annual Planning Retreat on February 13, 2025, City Council established a new seven-year goal to bring that percentage up to 15% by 2032. It is projected that the workforce will grow to 12,420 by 2032 and 15% will be 1,864 units, which is 1,190 more than we currently have in place (674 units). We have a pipeline of developing projects that if successful would provide ~955 units in the next five to seven years. To reach the 15% goal, we will need to complete the pipeline projects and an additional 235 units.

City Council also renewed their commitment to providing housing that is affordable to the workforce. Affordability will be targeted to WFW, a lower income target than the State defined moderate income amount of 80 percent of AMI. Affordable rental units will be targeted to100% of WFW or less which is just below 60% of AMI in 2025 or ~$85,000 for a three-person household. Affordable for-sale units will be targeted to 120% of WFW or less which is just under 70% of AMI in 2025 or ~$102,000 for a three-person household. Attainable for-sale units will be targeted to 265% of WFW or less, which is equal to 150% of AMI in 2025 or ~$225,000 for a three-person household.

The amended MIHP also focuses on strategies to enhance the incentives in the Affordable Master Planned Development so that private developers are encouraged to include affordable housing in their plans. The Goals and Implementation Strategies are as follows:

Update to 2022 Five Year Plan

The update to the 2022 five-year plan focuses first on the production of additional low and moderate-income housing. It is laid out first with overarching goals, followed by objectives and the final section establishes the implementation strategies for July 2025-June 2026. Implementation is laid out to align with State codified strategies included in HR 462, a law that took effect on June 1, 2022.

GOAL I: Facilitate the production of a mix of new housing units to meet the needs of the local workforce, maintain vibrancy, and increase the diversity of the community.

Objective A: Build, buy, or facilitate the construction of 1,190 new or refurbished units by 2032.

Objective B: Work with public/private partnerships to build new units.

Objective C: Ensure that new units resulting from development agreements are a mix of rental and for-sale units.

Objective D: Ensure new units are diverse to include various unit sizes and

types.

Objective E: Reduce and/or eliminate municipal fees for affordable housing development.

Objective F: Preserve existing low and moderate-income units.

Objective G: Build units at various levels of affordability: Affordable and Attainable.

Objective H: Seek new tools to increase the number of units in Park City that are affordable for workforce households.

GOAL II: Enact zoning changes and amend the Land Management Code to incentivize the development of affordable housing.

Objective A: Continue on-going review of Affordable Master Plan Development code to identify ways to increase incentives for building affordable housing.

Objective B: Change zoning in targeted areas to facilitate development of affordable housing following the City's approval process.

Objective C: Provide parking reductions to projects that use alternative transportation options to reduce the need for vehicle travel.

Objective D: Look for opportunities to increase height and density allowances for affordable housing development where appropriate.

Objective E: Continue to amend Land Management Code to incentivize development of affordable accessory dwelling units (ADUs) in appropriate neighborhoods and on sufficiently sized lots following the City's approval process.

IMPLMENTATION STRATEGIES FOR YEAR THREE AND FORWARD JULY 2024 – JUNE 2027

GOAL I: Facilitate the production of a mix of new housing units to meet the needs of the local workforce, maintain vibrancy, and increase the diversity of the community.

State Strategy C: Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate-income housing.

- Complete the rehabilitation of municipal property at 516 Marsac Avenue to preserve moderate-income housing in Park City and provide three rental units for City Employees.

State Strategy L: Reduce, waive, or eliminate impact fees related to moderate-income housing.

- Waive fees for affordable unit development in the EngineHouse, Clark Ranch, and other affordable housing projects in the pipeline.

State Strategy P: Demonstrate utilization of a moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.

- Use funds from the Lower Park RDA and affordable housing bond financing to complete the development of EngineHouse and complete the design and development of Woodside Park Phase II and Clark Ranch.

GOAL II: Enact zoning changes and amend the Land Management Code to incentivize the development of affordable housing.

State Strategy A: Rezone for densities necessary to facilitate production of moderate-income housing.

- Rezone the City-owned land at Clark Ranch and Bonanza Park to provide higher density and reduced parking for the development of affordable and attainable housing.

State Strategy G: Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

- Refine the code to provide higher density in the Bonanza Small Area Plan to facilitate development of affordable housing within the area.

State Strategy H: Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities.

- Refine the code to reduce parking requirements in the Bonanza Small Area Plan to facilitate the development of affordable housing within the area.

Exhibits

EXHIBIT A: 2025 Update to 2022 MIHP

DRAFT

2025 Update to 2022 Moderate Income Housing Plan
Housing Element of the General Plan

Introduction

This is an update to the 2022 Moderate Income Housing Plan (MIHP) adopted September 1, 2022, consistent with Utah Code §10-9a-403, which requires municipalities to complete a MIHP as the Housing Element of the General Plan. Per Utah code, the plan must contain an estimate of the need in Park City for additional moderate-income housing. It must also outline the strategies the City will use to facilitate a realistic opportunity to meet the need for additional moderate-income housing within the municipality over the next five years.[1]

Demographic and Economic Changes

Since the 2022 Plan, the Census Bureau projects, via its American Community Survey (ACS) estimators, that the population has changed little, in fact, it has dropped by 166 (Table 1). Meanwhile, due to continued high housing costs, the population becomes older, less diverse, and wealthier. The ACS 2023 five-year average estimates that people aged 55 and older make up 39% of Park City's population, an increase from 30% just three years earlier. Park City's median age also went from 40 to 46.8 in the same timeframe.

Table 1: Population Changes in Park City

Year	Park City Population	Absolute Change	Percent Change
1970	1,193	-173	-13%
1980	2,823	1,630	137%
1990	4,468	1,645	58%
2000	7,371	2,903	65%
2010	7,558	187	3%
2020	8,562	1,004	12%
2025	8,396	-166	-2%

Area Median Income (AMI) has continued to rise, indicating how the wealthy living in the community area are skewing the average AMI. In 2025, the AMI for a family of three[2] is

[1] Utah Municipal Code: Municipal Land Use, Development, and Management Act, Plan Preparation (10-9a-403).
[2] The average household size in Park City is 2.78, according to the 2020 Census American Community Survey (ACS) five-year estimates. Therefore, a more realistic formula is to calculate affordable housing-related data on a three-person family rather than the four-person demographic that HUD uses.

$151,740, a 25% increase over $121,230 in 2022. AMI is based on those who can afford to live in the community, not those who work here. According to the Utah Department of Workforce Services (DWS), the most recent calculation of the median Workforce Wages (WFW) earned by a household of three working in Summit County is $85,646, which is a 12% increase over two years ago ($76,416). 2025 WFW equals 56% of AMI.[3] See Table 2 for a comparison over the years. Since the average workforce wage is considerably lower than AMI, most of the workforce cannot afford to live in Park City.

Table 2: Comparison of Summit County AMI vs WFW

	Family of Three		WFW as a percentage of AMI
	100% AMI	100% WFW	
2025	151,740	85,646	56%
2022	121,230	76,416	63%
2019	98,820	51,328	52%
2017	93,060	57,173	61%
2012	90,270	55,714	62%
2010	83,970	51,764	62%
2005	75,060	46,746	62%
2000	61,470	42,434	69%

The City Council's goal is to ensure that more of the workforce can afford to live within City limits, reducing commuters, taking pressure off the road's infrastructure, and reducing environmental pollutants. To meet workforce needs, income targets will be based on median workforce wages (WFW).

Addressing Affordable Housing Needs

Park City Municipal Corporation has a long history of addressing affordable housing needs, ensuring a diverse and vibrant community. One of the City Council's primary goals is to develop and maintain a range of affordable, quality housing opportunities that meet the life cycle needs of households at all economic levels. Since the early 90s, the City Council has been forward-thinking about building and preserving affordable housing. In 1991, Park City issued the first of many Inclusionary Housing Resolutions that grew more defined and specific with each update as affordable housing needs grew and changed. The most recent update was adopted by City Council on June 5, 2025 ***XX-2025 Housing Resolution, Affordable Housing Guidelines***[4] facilitates the development of affordable units in those development projects that utilize planning tools, Master Planned Developments (MPD) or Annexations. Each of these negotiated agreements generates a housing obligation to mitigate the affordable housing needs created by the project. In addition, since 2010, the City has served as a developer, assisted private partners with financing, and been an active partner in Public-Private Partnerships (P3).

Existing Inventory of Affordable Housing

[3] Utah Department of Workforce Services, https://jobs.utah.gov/wi/data/library/wages/annualprofilewages.html
[4] Housing Resolution number will be updated before publishing. City Council will conduct a final review and approve the amended Resolution on June 5.

Today, there are 674 deed-restricted or affordable homes in Park City, a community of 3,280[5] year-round households. The current inventory represents 471 rental units and 203 owner-occupied units. A variety of tools were utilized to build these units including: inclusionary housing obligations, Federal Low-Income Housing Tax Credits (LIHTC), USDA Rural Development funds and vouchers, and local nonprofits such as Mountainlands Community Housing Trust (MCHT) and Habitat for Humanity. The City has also stepped into the role of developer, developing several infill projects. Existing affordable units have been put into service as follows:

Table 3: Status of Existing Units

Total # of Housing Units	Renter-Occupied	Owner-Occupied	Type of Units	Age of projects
674	471	203	SRO:* 24	2020 to Present -- 70 units
			Studio: 58	2010 to 2019 -- 177 units
			1 br: 85	2000 to 2009 -- 58 units
			2 br: 190	1990 to 1999 -- 247 units
			3 br: 302	1980 to 1989 -- 0 units
			4 br: 15	1970 to 1979 -- 122 units

* SRO: Single Room Occupancy – typically less than 200 SF and shared communal kitchen and gathering space.

Table 4: History of Affordable Unit Construction in Park City

Timing	Source	Number of Units	
		Owner	Rental
1970-1979	Federal United States Department of Agriculture (USDA) Rural Development funding		122
1980-1989	No new units		
1990-1999	Inclusionary Zoning	21	22
	Low Income Housing Tax Credits (LIHTC) and in-lieu fee cash from housing obligations	2	202
2000-2009	Inclusionary Zoning	20	14
	Mountainlands Community Housing Trust with City Assistance	22	
	Renovation of 122 aging rental units using LIHTC and USDA Rural Development funding and City Assistance – counted in 1971-1980 above		
2010-2019	Inclusionary Zoning	17	50
	City Public Private Partnerships	68	
	City Development	32	13
	Sale of three Empire Pass units - conversion to fees in lieu		-3
	Habitat for Humanity	2	

[5] Total primary residences (owner-occupied and long-term rentals), according to the American Community Survey, US Census bureau.

2020-2025	Inclusionary Zoning	12	43
	City Development	7	8
Totals		**203**	**471**
Overall Total			**674**

Based on annual compliance reports and the most recent needs assessment, the affordable units in Park City serve the following populations:

- Rental units built or preserved with LIHTC and or USDA Rural Development subsidy programs serve low-income households with annual incomes of 35% to 60% of AMI, equal to 60% to 100% of WFW (~$48,195 to $82,620 for a household of three).[6]
- Rental studios built or purchased by the city to serve the needs of transit employees serve low-income households with annual incomes at 60% of AMI, equal to 100% of WFW (~$60,000 for a single person household).
- Rental units built by private developers in fulfillment of housing obligations serve moderate-to-middle income households with annual incomes between 60% and 80% of AMI, equal to 100% to 125% of WFW (~$82,620 to $110,160 for a household of three).
- Owner-occupied units in the affordable category also serve moderate-income households with annual incomes between 60% and 80% of AMI, equaling 100% and 125% of WFW (~$82,620 to $110,160 for a household of three).
- Owner-occupied units in the attainable category serve middle-income households with annual incomes between 80% and 150% of AMI, equal to 125% to 260% of WFW (~$110,160 to $206,550 for a household of three).

Plans for the Future

In 2025, the City Council renewed its commitment to providing housing that is affordable to the workforce that is so important to Park City's status as a world-class tourism town. The updated ***XX-2025 Housing Resolution, Affordable Housing Guidelines***[7] establishes income targets based on WFW rather than AMI. Affordable rental units will be targeted at 100% of WFW or less, which is just below 60% of AMI or ~$85,000 for a three-person household. Affordable for-sale units will be targeted at 120% of WFW or less, which is just under 70% of AMI or ~102,000 for a three-person household. Attainable for-sale units will be targeted at 265% of WFW or less, which is equal to 150% of AMI or ~$225,000 for a three-person household.

In 2020, 20% of the City's workforce lived in town. Today, only 12.1% of the workforce does. The City Council established a new seven-year goal to bring that percentage up to 15% by 2032. It is projected that the workforce will grow to 12,420 by 2032[8] and 15% will be 1,864 units, which is 1,190 more than we currently have in place (674 units). If successful, we have a pipeline of developing projects that would provide ~955 units in

[6] Area Median Income (AMI) is calculated by the Department of Housing and Urban Development as a benchmark for housing affordability.

[7] Housing Resolution number will be updated before publishing. City Council will conduct a final review and approve the amended Resolution on June 5.

[8] Utah Long-Term Planning Projection Summary-Summit County, University of Utah Kem C Gardner Policy Institute, February 2022.

the next five to seven years. To reach the 15% goal, we must complete the pipeline projects and an additional 235 units.

In addition to housing production, the City Council is committed to updating the Land Management Code to encourage private developers to build affordable housing. In 2021, the Affordable Master Plan Development (AMPD) code was adopted to encourage development of affordable housing. The AMPD is under review again and will be addressing relief as it pertains to setbacks, height restrictions, and parking requirements to assist in reducing the cost for affordable housing development.

Update to 2022 Five Year Plan

The update to the 2022 five-year plan focuses first on the production of additional low and moderate-income housing. It is laid out first with overarching goals, followed by objectives and the final section establishes the implementation strategies for July 2025-June 2026. Implementation is laid out to align with State codified strategies included in HR 462, a law that took effect on June 1, 2022.

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- Complete the rehabilitation of municipal property at 516 Marsac Avenue to preserve moderate-income housing in Park City and provide three rental units for City Employees.

State Strategy L: Reduce, waive, or eliminate impact fees related to moderate-income housing.

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- Refine the code to reduce parking requirements in the Bonanza Small Area Plan to facilitate affordable housing development within the area.

City Council Staff Report

Subject: 2025 Update to the Park City Supplemental Standard Plans and Specifications
Author: Becky Gutknecht, P.E., John Robertson, P.E., City Engineer
Department: Engineering
Date: May 14, 2025

Recommendation

Consider forwarding a recommendation to the City Council regarding an Ordinance adopting the most current version of the American Public Works Association (APWA) Utah Chapter standard plans and specifications, and the Park City 2025 Supplemental Standard Plans and Specifications (2025 Supplemental Standards) pursuant to the Land Use, Development and Management Act found in Title 10, Chapter 9a, of the Utah Code (commonly referred to as LUDMA). These will be used as the standards/guidelines for the design and construction of projects, including private development, within existing and future public rights-of-way.

Background

The City Engineer maintains a set of specifications and plans to set the standards, general guidelines, and requirements for the design and construction of infrastructure, including private development work that occurs within existing and future rights-of-way. These standards aim to set quality and consistency standards in materials and construction methods. These standards, combined with inspections, increase the longevity and functionality of public improvements and help to reduce long-term maintenance costs. In addition, standard specifications provide contractual language to guide the behavior and relationship between contractors and the City during construction activities.

The Engineering department made a significant revision to the existing Park City Supplemental Standard Plans and Specifications in 2024. City Council adopted these revised 2024 Supplemental Standards as well as the APWA Utah Chapter standard plans and specifications on April 4, 2024. The APWA standards were created to provide uniform construction practices throughout Utah, standard requirements for supplying and installing materials and systems, and to present industry consensus on uniform organization and sequencing of specifications. These are commonly adopted across Utah and enable Park City to establish consistency of construction materials and practices. Due to Park City's unique location, challenges, and characteristics, however, supplementing the APWA standards with the Park City Supplemental Standard Plans and Specifications was necessary. The Park City Supplemental Standard Plans and Specifications were created to address these unique conditions and compile different City standards (such as water and street standards) into one document on the City's website for consistency and easy reference. While the last major revision was addressed in 2024, over the past year we have made additional minor changes such as

revising the asphalt mix specification, clarifying the regulations around abandonment of utilities, and adding standards for crosswalks.

LUDMA authorizes and governs land use and zoning regulations by cities. Because the APWA and the 2025 Supplemental Standards detail and define various aspects of development, they fall under the requirements of LUDMA. Thus, for formal adoption of the APWA and the 2025 Supplemental Standards, the regulations of Utah Code Title 10, Chapter 9a must be followed, including proper written notice, public hearing, positive recommendation from Planning Commission, and eventual adoption by the City Council. If the Planning Commission provides a positive recommendation, Engineering intends to seek adoption by ordinance from the City Council during the City Council meeting on June 12, 2025.

Attachments

A 2025 Park City Supplemental Standard Plans & Specifications
B Resolution to Adopt PCMC Supplemental Standard Plans & Specifications and APWA Manuals of Standard Drawings and Specifications

2025
Supplemental Standard Plans & Specifications

ADOPTED BY PARK CITY COUNCIL XXXX XX, 2025

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DIVISION 900 TELECOMMUNICATION, ITS, AND SMART CITY

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Attachment A

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Final Flushing
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Field Observation Quick Checklist – Water Meter Installation
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Old Town Stairway Construction Details & Plans

END OF CONTENTS

DIVISION 100 ADMINISTRATIVE & GENERAL REQUIREMENTS

100.01 Introduction to Park City Engineering Standards

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Explanation of adopted engineering standard plans and specifications for construction improvements occurring within Park City right-of-way or properties. Park City Engineering Standards includes the most current versions of the:

Park City Supplemental Standard Plans and Specifications (SSPS)
American Public Works Association Utah Chapter Manuals of Standard Plans and Specifications (UAPWA)

1.2 STANDARDS EXPLAINED

A. Park City Municipal Corporation (PCMC) has adopted the most current versions of the UAPWA Manuals of Standard Plans and Standard Specifications, including approved amendments.

B. These SSPS are intended to provide supplemental information to the most current version of the UAPWA.

C. The Utah Manual of Uniform Traffic Control Devices (MUTCD) is adopted in its current edition at the time of permit approval.

D. Technical Specifications produced by industrial or trade associations that are referred to in this document (ASTM, AASHTO, ANSI, etc.) are adopted as their most current version. Upon approval by the City Engineer or Designee, these Technical Specifications may be modified or deleted by appropriate notes identified on Approved Drawings.

E. Drawings and specifications must additionally conform to Park City Municipal Code which can be found at the following link: https://parkcity.municipalcodeonline.com/book?type=ordinances#name=Preface

F. For standard specifications and drawings for sanitary sewer systems, Park City defers to Snyderville Basin Water Reclamation District (SBWRD). All sewer design and construction shall conform to the latest SBWRD requirements which can be found at: https://www.sbwrd.org/standards-and-specifications/

G. Park City Water has developed standards different from the APWA that have been accepted by the Utah Division of Drinking Water. All Water system design and construction shall conform to Park City Water Standards contained herein.

H. All public improvements constructed in the Park City's right-of-way, on Park City property, or facilities intended to be operated or maintained at any time by Park City are required to comply with these standards. Engineering standards are also applicable to private development site design, and all new development and redevelopment projects are required to adhere to these standards.

I. Design Exceptions (DE) to specific standards must be approved in writing by the City Engineer or Designee. A request for a DE must be submitted to the City Engineer's Office. It will include documentation explaining why the standard cannot be reasonably met and thus justification for exception as well as the proposed modification. No exceptions will be granted that have a negative impact on public health, safety, or welfare. Examples of justification for approval include the following:

- The cost to obtain the standard significantly exceeds the expected benefit.
- Required work to meet the standard is outside the scope of the project or could be better addressed by a future project.
- Topography or other geographic conditions impose an undue hardship that cannot otherwise be mitigated.

Plan approval by the City Engineer or Designee does not grant or imply a waiver from standards unless noted explicitly by the City Engineer or Designee at the time of approval. Approval of a DE by the City Engineer or Designee can only be approved for work occurring within PCMC right-of-way. The City Engineer or Designee cannot approve a DE that occurs within the jurisdiction of another agency.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

END OF SECTION

100.02 Standards for Construction

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Park City Engineering has adopted the 2017 edition of the UAPWA Manual of Standard Plans and Manual of Standard Specifications, with the following exceptions.

1.2 APWA STANDARD DRAWING EXCEPTIONS

A. Drawing exceptions:

205.1	Only type A curb is allowed
205.2	Only type G curb is allowed
238	Detectable warning surface –
	Type P – Allowable on Main St and within Historic District
	Type R – Not Allowed
	Type T – Allowable everywhere: Material shall be Cast Iron

B. Delete the following standard details, which are not permitted within Park City:

205.3	Curb and Gutter Type HB30-7
209	Curbs
213	Waterway Transition Structure
216	Mountable Curb Driveway Approach
221.1	Flare Driveway Approach Type A
221.2	Flare Driveway Approach Type B
222	Saw-Cut Driveway Approach
225	Open Driveway Approach
229.1	Bridge Driveway Approach
229.2	Bridge Driveway Approach Tie In
232.1	Patterned Concrete Park Strip
232.2	Patterned Concrete Crosswalk
238	Detectable warning surface – Type R
241	Parking Meter Post
292	Street Name Signpost
303	44” Frame and Cover for Cleanout box type A
304	48” Cover and Frame
305.1	51” Cover
305.2	51” Frame A
305.3	51” Frame B, C, D
309.1	47 ¾” Vane Grate and Frame
310	48” Grate and Frame
320	Debris Grate Inlet
321.2	Backflow preventer Pinch valve
322	Curb Face Outlet box
331.2	Cleanout box Type B
331.3	Cleanout Box Type C
332	Precast box
335	Adjust reinforced concrete deck to grade
341.2	Pipe pass through base
360.2	Raise frame to grade—plastic form
372	Area drain
Part 4	All Sanitary Sewer requirements
Part 5	All Culinary Water requirements

C. Amend the following standard drawings:

231	Sidewalk – Add Wire Mesh as per 231 Sidewalk below

315.1 Single Grate – Use bicycle safe grate and frame (STD. DWG. 309.2)
315.2 Double Grate – Use bicycle safe grate and frame (STD. DWG. 309.2)
341.1 Precast Manhole – Add 12" of sediment storage as shown in APWA Standard Drawing – Plan 316 Combination catch basin and cleanout box

D. Add the following guide as standard drawing:
881 Park City Stair Standards

1.3 APWA STANDARD SPECIFICATION EXCEPTIONS

A. Park City has adopted APWA 32 12 05. The standard asphalt mix design, unless approved otherwise, shall be per section 1.1.A.4(3) Roadway Structural Section.

B. Delete the following sections in their entirety:
33 01 00 Water Distribution and Transmission
33 11 11 Relocate Water Meters and Fire Hydrants
33 12 16 Water Valves
33 12 19 Hydrants
33 12 33 Water Meter
33 13 00 Disinfection
33 16 13 Water Tank
33 1 00 Sanitary Sewerage Systems

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

END OF SECTION

100.03 GENERAL IMPROVEMENT REQUIREMENTS & DESIGN GUIDELINES

PART 1 GENERAL

1.1 SECTION INCLUDES

Requirements for one-year warranty period, road-cut restrictions, improvement requirements, and general design guidelines related to roadway/construction improvements.

A. **One-Year Warranty Period**:

If within one year after completion any work is found to be defective, the contractor or developer shall promptly, without cost to the City, either correct such defective work or remove it from the site and replace it with non-defective work. If the contractor or developer do not promptly comply, or in an emergency where delay would cause serious risk of loss, injury or damage, the City may have the defective work corrected or the rejected work removed and replaced, and all direct and indirect costs of such removal and replacement, including compensation for additional professional services, shall be collected by the City in the manner most convenient to the City from the developer and contractor. Whatever sharing of cost may be agreed upon between the developer and contractor is strictly a private matter between the developer and the contractor.

B. **Road-Cut Requirements and Restrictions:**

Any cuts shall be performed with a saw or pneumatic tool to provide a straight, neat construction line. Cuts and edges of pavement patches must not be longitudinally aligned within the wheel path of the travel way. All cuts will require a repair in accordance with APWA Section 255 – Bituminous pavement T-patch. These conditions will be met unless otherwise approved by the City Engineer or Designee.

Any street cuts, asphalt paving or street patching operations shall only occur between April 15th and October 15th; when the surface temperature, upon which asphalt paving is to be placed, is at least fifty (50) degrees F and when the wind chill factor has not fallen below thirty (30) degrees F, unless otherwise approved by the City Engineer or Designee.

Between October 15th and April 15th, non-essential street cuts, asphalt paving, and street patching operations shall only be permitted by written authorization from the City Engineer or Designee and then only when conditions established by a proper review indicate that such placements are in the best interest of the City and the public. These conditions may include but are not limited to anticipated weather conditions showing temperatures above thirty-two (32) degrees F for the day of placement and an additional three (3) days after placement, no snow being predicted within this same time period, the anticipated project schedule being of minimal imposition, and good cause for the requirement of work during the time period of road cut prohibition rather than the work occurring after April 15.

Any asphalt placed after October 15 and before April 15 will be considered temporary, to be replaced under suitable conditions in accordance with APWA Section 255 – Bituminous pavement T-patch unless otherwise approved by the City Engineer or Designee.

Newly built roads, or roads which have been reconstructed, repaved, or overlaid shall not be cut into within three years of construction unless granted an exception by the City Engineer or Designee. Roads which have been slurry-sealed shall not be cut into within one year of placement unless granted an exception by the City Engineer or Designee. Any cut which has

been granted an exception will require a repair in accordance with APWA Section 255 – Bituminous pavement T-patch that spans the full width of the road to be paid for by the owner/contractor.

Essential road cuts are defined as road cuts required for emergency repairs to infrastructure and utilities which, if left untouched, have the potential to cause significant property damage or risk to safety.

C. **Concrete Cuts:**

Cuts through concrete (e.g. sidewalk, curb and gutter, rolled gutter) require full panel replacement. Concrete section must be replaced from joint to joint. No partial section replacements will be allowable unless by approval by the City Engineer or Designee.

D. **Required Improvements:**

The following improvements are required unless waived by the City Engineer or Designee on the basis of site conditions which make these improvements unnecessary. The design of the improvements will vary depending on site conditions but should be in alignment with Park City's Adopted Transportation Plans, and other similar planning documents adopted by the City that may cover the site or adjoining public properties. Unless otherwise stipulated all improvements shall be designed and built to the standards as adopted in this document, as required per the Park City Municipal Code and as required by other generally-accepted engineering standards.

1. Curb and gutter, culverts, inlet boxes, and other drainage improvements reasonably necessary to provide proper drainage in accordance with good engineering practices and the Park City Master Storm Drainage Plan.

2. Proper grading and drainage in conformance with Park City Municipal code Section 13-5-3 Long-Term Strom Water Management.

3. Wherever possible open channels shall be preserved for all major drainages shown on the Master Storm Drainage Plan. Culverting of these channels is not allowed unless approved by the City Engineer and Public Utilities Director or their designees. Landscaping and revegetation to stabilize soils may be required.

4. All roads shall be constructed of an all-weather surface such as asphalt or concrete. Pavements shall be designed on a site-specific basis by a registered professional civil engineer. Refer to Division 200.01.1.2.B Roadway Structural Section of these Supplemental Specifications and Division 32 Exterior Improvements of the most current UAPWA Specifications for all pavement design and construction requirements.

5. Both public and private streets shall be built in accordance with all provisions in this and other adopted Park City Code Documents. Streets should be designed using cross-sections shown in the Park City Municipal Library of Recommended Roadway Cross Sections. Due to right-of-way dimensional constraints within the City the recommended cross sections may not be applicable to all projects. If project

constraints make the preapproved cross-sections infeasible, the City Engineer or Designee may grant exceptions on a case-by-case basis.

6. Projects which would create an unreasonable traffic impact, either for construction or for permanent access, whether by vehicles, bicycles, or pedestrians on any City street shall be required to structurally and/or geometrically improve those streets in a manner as determined by the City Engineer or Designee. These improvements will be required such that the improved street is structurally and geometrically capable of carrying both the temporary and permanent increases in traffic when analyzed by generally accepted engineering methods.

7. A study of geological hazards by a geologist or soils engineer may be required to be submitted for all sites unless City Staff specifically omits the requirement. Cuts and fills on each site shall be balanced to minimize hauling.

8. If a site is adjacent to a street identified within the Streets Master Plan as requiring additional right-of-way, the site may be required to dedicate right-of-way for public streets in accordance with the Streets Master Plan.

9. Sidewalks and/or pedestrian pathways, including all necessary ADA improvements, may be required to be installed in accordance with Park City's Adopted Transportation Plans or as required to serve the proposed project.

10. Trails may be required to be installed. If so, they shall be installed in accordance with the most current version of the Park City Trails Master Plan. Trails shall be constructed to meet the International Mountain Biking Association guidelines. Should a development establish trails, trail easements shall be dedicated on the plat and recorded with Summit County. Easements shall be established as listed:

    a. Typical backcountry trail easements require a minimum of 10’ in width and may require a professional trail designer to locate the trail appropriately in terms of grades and topography.
    b. Neighborhood Trail easements may vary depending on the intent but typically range from 10-25’ in width and should provide efficient and logical connections within and through a development.
    c. Multi-use pathway easements typically require a minimum of 20’ in width and should provide efficient and logical connections to existing facilities or destinations.

11. Streetlights, street signs, and traffic signs and markers. Operation and maintenance of streetlights is a City responsibility only when the light is at the intersection of two City streets. Street name signs shall be in accordance with Standard Drawings 239.1 and 293.2. Traffic signs and traffic markers (including but not limited to stop signs and pavement striping) shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). Streetlights shall be in accordance with UAPWA standards and specifications.

12. Fire hydrants are required at 500-foot intervals measured along public ways or walks or drives which are to be snow-plowed. All water mains serving a hydrant shall be a minimum of eight-inch diameter. Each hydrant shall have an auxiliary gate valve located flanged to the tee on the water main.

13. All products and materials for public utilities shall be “MADE IN THE USA”. Steel and iron material products such as pipe, fittings, valves, manhole, meter vault, inlet box and valve box castings shall be “MELTED & MANUFACTURED IN THE USA”. If an item is not possible to source “MADE IN THE USA”, the developer/contractor may apply for an exception from the City Engineer or Designee with proof that a reasonable sourcing effort was made to comply with the “MADE IN THE USA” requirement.

14. A metallic tracer wire and high-visibility utility warning tape shall be placed over all underground utility lines.

15. All utilities and meter locations must be shown on submitted plans, including water and sewer laterals, power and phone cables, gas lines, and cable TV. Whenever a proposed project will alter, extend, or abandon sanitary sewer mains, all sewer construction shall be done according to standards established by Snyderville Basin Water Reclamation District (S.B.W.R.D.).

16. Sewer improvements as required by the S.B.W.R.D., including excess capacity as agreed upon between S.B.W.R.D. and the developer. Backfill over sewer lines in City streets or on City property shall be in accordance with these Specifications.

17. All connections to the City water system shall be inspected and metered unless otherwise approved by the City Engineer and Public Utilities Director or their Designees. All connections 4 inches in diameter or larger shall also be provided with a valve at the tee or property line and in other locations subject to the approval of the City Engineer and Public Works Director or their Designees. All connections, piping, and appurtenances on the consumer's side of the water meter or beyond a point 5 feet outside of the public right-of-way are to be owned and maintained privately, not by Park City, unless the infrastructure is dedicated to and accepted by the City. Any large addition to the water system, such as a new condominium project or subdivision, may also be required to install a master meter.

18. A letter from each appropriate impacted utility company approving all utilities, including modification or protection but not limited to water and sewer laterals, power and phone cables, gas lines and cable TV can be required by the City Engineer or Designee prior to Park City approval. All utilities shall be placed underground unless otherwise approved by the City Engineer or Designee.

19. Water system improvements necessary to keep Park City's water storage and distribution system fully in accordance with recommendations from the Insurance

Services Office and Utah State Board of Health regulations. Improvements required include but are not limited to: reservoirs and appurtenances, including excess capacity as need to provide efficient long-term system operation, pressure reducing stations, pump stations, valves, air release valve vaults, meter vaults, water distribution lines, telemetry, and computer modeling by Park City or the consulting engineer of the City's choice as necessary to determine the impacts of a proposed development on the City water system. The City Engineer or Designee may require manhole-size valve vaults as per Std. Dwg. 709 at any valve. A completely-detailed design of each pump house will be required; scope of review includes but is not limited to exterior design and safety issues such as kill switches, ground faulting, and panel locations (2 feet off floor minimum). Pumps and motors shall have a minimum of 75% wire-to-water efficiency unless otherwise approved by City Engineer and Public Works Director or their Designees. To simplify parts inventories, water systems equipment manufacturers shall be as follows: pumps shall be manufactured by Aurora; motors by U.S. Electrical Motor; starters by Dayton; boxes and panels by Square D; chlorinators by Fischer and Porter; pump control valves by Cla-Val.

20. Locate transformers and pedestals outside of the right-of-way and within public utility easements. If the facilities cannot be located outside of the right-of-way shield may be required

21. Any staging area must be identified if requested by the City Engineer or Designee. Site survey information including detailed horizontal and vertical information relating to existing and future items may be required by the City Engineer or Designee.

22. Bus shelters, with an estimated value of $6,000.00 each, are required for major developments along bus routes. If a bus shelter is provided, the developer's architect is required to use logos and signage in the design of the shelter but is encouraged to incorporate project design themes and features into the design of the shelter.

23. Snow storage sites and snow storage easements adequate to serve all plowed spaces within and adjacent to the developments. Snow which could be shed from roofs shall be adequately accommodated to eliminate the possibility of snow and ice falling on access ways to buildings.

24. Permanent survey controls such as brass cap measurements shall be set by a licensed professional land surveyor for all new developments.

25. As-built record drawings showing the as-built location of all public improvements. All subsurface improvements shall be tied to permanent surface improvements (e.g. survey monuments).

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION Not Used

END OF SECTION

DIVISION 200 STREETS

200.01 Roadway Standards

PART 1 GENERAL

1.1 GENERAL ROAD DESIGN STANDARDS

These standards shall be applicable to all developments/construction in Park City:

A. **Roadway Design**

1.1.A.1 Roadway Cross Slopes

The purpose of sloping on roadway cross sections is to provide a mechanism to direct water off the traveled way.

1. The standard cross slope to be used for new construction on a traveled way for all types of surfaces **shall be 2 percent**.

2. For resurfacing or widening (only when necessary to match existing cross slope), the minimum **shall be 1.5 percent and the maximum shall be 3 percent**.

3. On unpaved roadway surfaces, including gravel and penetration treated earth the cross slope **shall be 2.5 percent to 5.0 percent**.

1.1.A.2 Roadway Grade Requirements

1. Roadway **shall have a maximum grade of 10%**. Segments less than 250 ft. in length with a maximum grade of 12.5% may be acceptable with City Engineer or Designee and Fire Marshall approval.

1.1.A.3 Roadway Element Width Requirements

1. All roadway design elements shall have minimum widths in compliance with the following table.

TRANSPORTATION ELEMENT	PARK CITY STANDARD MINIMUM WIDTH [FT]	*MINIMUM WIDTH [FT]* *(ONLY APPLICABLE WITH CITY ENGINEER'S APPROVAL)*
Roadways		
Shoulder	4	*2*
Transit Shoulder	12	*10*
Parking Shoulder	9	*7*
Lane (Speed Limit <30MPH)	11	*10*
Transit Lane	12	*12*
On-Street Buffer between Travel Lane and Bike Lane	4	*4*
Bicycle Lane	5	*4*
Pedestrian Ways		
Sidewalk	6	*4*
Multi-Use Path	12	*10*
Back Country Trail	4	*2*
Natural Surface Pathway	10	*10*

2. Full roadway design sections shall be in conformance with all adopted code standards.

1.1.A.4 Roadway Structural Section

1. Table 1 below is minimum allowed material thicknesses for the various roadway geometric cross sections. The actual structural section shall be based on the volume of traffic and site specific soils engineering recommendations that shall be provided to the City Engineer's office for review and approval prior to permit issuance.

2. All curb, gutter, and sidewalk shall be concrete and installed per adopted APWA Standard Plans Part 2 – Roadway.

Table 1. Minimum Roadway Structural Section Requirements

Roadway Section	Minimum Asphalt Thickness (in)	Minimum Commercial Roadbase Thickness (in)	Minimum CBR
Local Road - Non-old Town	4	9	70
Local Road - Old Town	4	9	70
Minor Residential Collector	4	9	70
Major Residential Collector	4	9	70
Commercial Collector	5	10	70
Non-UDOT Arterial	5	10	70
UDOT Arterial	4	9	70

3. Park City has adopted APWA 32 12 05. The standard asphalt mix design, unless approved otherwise, shall be a 3/8" maximum nominal aggregate size Superpave mix with PG 58-28 / 50Nd or other approved binder grade with a 15% maximum RAP content. The Public Works Director or Designee may approve alternates.

B. **Construction Season**

See 100.03 General Improvement Requirements and Design Guidelines Section 1.1-B Road-Cut Restrictions.

Any street cuts, asphalt paving or street patching operations shall only occur between April 15th and October 15th; when the surface temperature, upon which asphalt concrete is to be placed, is at least fifty (50) degrees F and/or when the wind chill factor has not fallen below thirty (30) degrees F, unless otherwise approved by the City Engineer or Designee.

C. **Traffic Control**

All construction activities shall minimize obstruction of vehicular, bicycle, or pedestrian traffic and prevent damage to completed work. In this regard, the Permitee shall keep the proper City Authorities continuously informed as to the location(s) of these operations.

Should construction activities partially or wholly obstruct a lane of travel (e.g. if traffic is unable to pass the work zone without entering the opposing lane of traffic) or will obstruct a sidewalk, it is required to obtain a Permit for a Closure of City Streets or Closure of City Sidewalks through the City Engineer's office prior to beginning the work. The application for

the permit shall include a traffic control plan that conforms to the Utah Manual of Uniform Traffic Control Devices (MUTCD)

Contact the City Engineer's office to apply for a Permit for authorization of Closure of City Streets or City Sidewalks.

In order that the effect to both the flow of traffic and damage to the new work is minimized, the permitee shall, at all times, provide approved traffic control measures (e.g. barricades, lights, flaggers and other traffic control devices) in accordance with their approved, MUTCD conforming traffic control plan and permit for closure of city streets/sidewalks and as may be required by law. All barricades needed overnight shall be lit in accordance with MUTCD.

All necessary personnel and/or devices, including any additional as directed by the City Engineer's office, shall be provided solely at the permittee's expense.

No City street or road shall be closed to vehicular traffic without first obtaining a Road Closure Permit from the City Engineer's office and prior notification to affected emergency response authorities. If a road is closed without a Permit, the Contractor shall pay a fee in accordance with the Park City Municipal Code Fee Schedule Section 1.3.4 Road Closure Permit.

D. **Right of Way: Grades Behind Gutter/Edge of Asphalt**

When landscaping or excavating on City property or the City Right-Of-Way, the following conditions shall apply:

a. The change in grade within the first five (5) feet behind the back of curb (BOC), or edge of asphalt (if there is no curb or gutter), shall not exceed six (6) inches plus or minus from the BOC grade elevation. The change in grade between five (5) feet and ten (10) feet behind the BOC, or edge of asphalt (if there is no curb or gutter), shall not exceed three (3) feet plus or minus from the BOC grade elevation.

b. Approval from City Officials is required prior to doing work on City Property. A permit may be required. Contact the City Engineer's Office for Permit requirements and/or Approval.

E. **Snowmelt Systems**

Surface runoff originating from snowmelt systems shall meet all criteria set forth in Section 13-5 Regulation And Enforcement of Storm Water Discharges Associated With Post-Construction Activities. Portions of snowmelt systems located over utility easements require a separate mechanical zone. Additionally, the utility provider may require a permanent utility encroachment that includes indemnification for the utility provider.

Proposed snowmelt systems located on a public right-of-way require Engineering Department approval. All snowmelt systems within or adjacent to the City Right-of-Way shall not drain to an unheated portion of sidewalk, hardscape, or roadway. All snowmelt systems in the ROW require a Work in the Right of Way permit and recordation of a permanent encroachment agreement. Additionally, these systems will need to have a separate mechanical zone for the ROW. If the City or associated utility provider needs to improve the ROW or access subsurface utilities, and the associated construction requires removal of a snowmelt system, then the

property owner will be responsible for the replacement/ restoration of the system.

F. **Plates (Steel/Rubber) Placed at Driveway Entrances**

Steel plates or rubber inserts (both hereby known as "driveway plates") placed at the bottom of driveways are not allowed. During new construction, driveway plates are prohibited to be installed. If a building permit is issued for work on an existing property that has an existing driveway plate, the driveway plate shall be removed prior to the final inspection.

Driveway plates can become hazardous projectiles if caught by snowplows and they can damage private property and public infrastructure and equipment. They can collect or stop debris creating street sweeping difficulties. The rubber inserts often obstruct the flow of storm water preventing proper system functionality.

If a driveway plate is thought to be necessary at a given location, an applicant may apply for City Engineer's or Designee's authorization of the driveway plate. If the City Engineer or Designee deems the driveway plate necessary and authorizes the driveway plate, the applicant must record an Encroachment Agreement for the placement (or continued presence) of a driveway plate in the City's right-of-way.

G. **Crosswalks**

Crosswalks shall be installed per MUTCD Section 3C.03, but must, at a minimum, include the following improvements for visibility unless otherwise approved by the City Engineer or Designee:

- Ladder Striping per MUTCD Section 3C.07.
    - Exceptions:
        - If the crosswalk is within the school zone it should be marked with Longitudinal Bar Striping per MUTCD Section 3C.06.
        - Artistic crosswalk striping composed of repeating patterns may be accepted by the City Engineer or Designee for significant locations.
- MUTCD Compliant Pedestrian Crosswalk Signage
- ADA Compliant Ramps including Cast-Iron Tactile Warning Surfaces

H. **Speed bumps or speed humps**

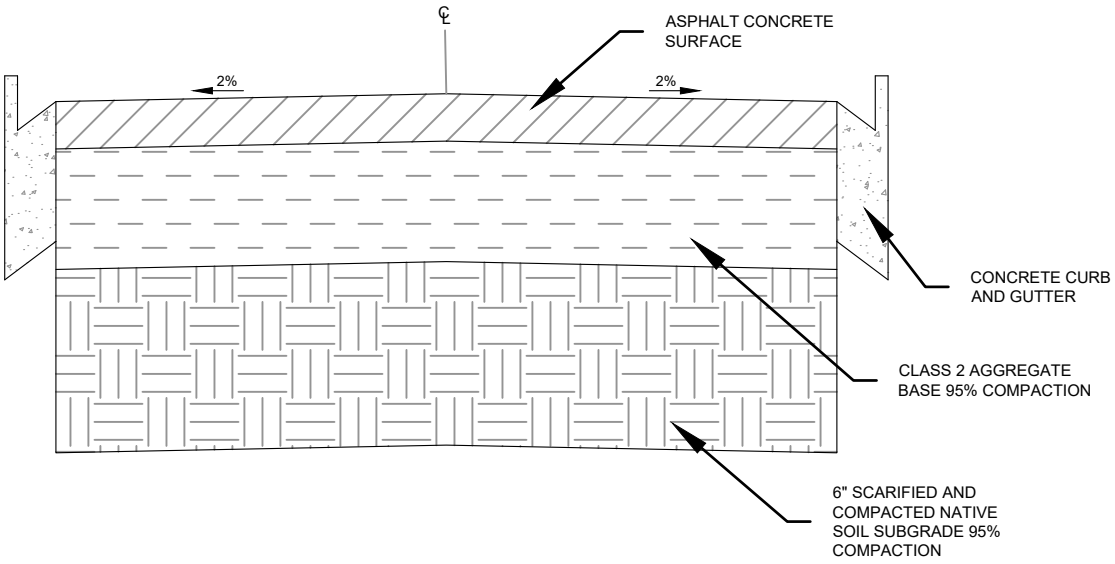
The placement of speed bumps or humps in the City roadway rights of way require approval by the City Engineer and are not recommended, in general, for placement within City roadway rights of way. They pose problems for snow removal. Thus, for safety and liability reasons these facilities require special approval by the City Engineer prior to their installation. The City recommends that other traffic calming measures be considered before the placement of speed bumps/humps.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

END OF SECTION

200.02 Standard Roadway Drawings



TYPICAL STREET STRUCTURAL CROSS SECTION

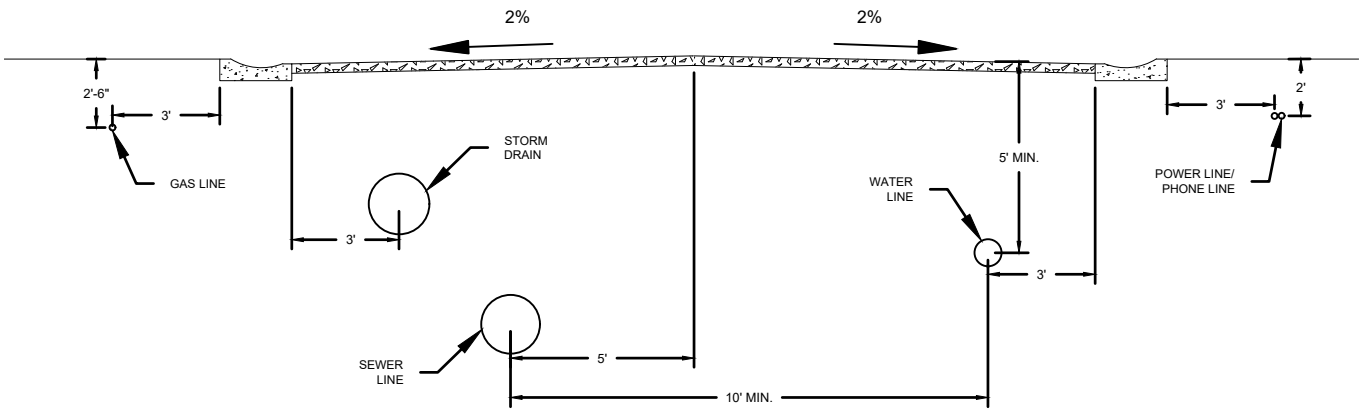
N.T.S.

MINIMUM ROADWAY CONSTRUCTION REQUIREMENTS			
ROADWAY SECTION	MINIMUM ASPHALT THICKNESS (IN)	MINIMUM COMMERCIAL ROAD BASE THICKNESS (IN)	MINIMUM CBR
LOCAL ROAD - NON-OLD TOWN	3	9	70
LOCAL ROAD - OLD TOWN	3	9	70
MINOR RESIDENTIAL COLLECTOR	4	9	70
MAJOR RESIDENTIAL COLLECTOR	4	9	70
COMMERCIAL COLLECTOR	5	10	70
NON-UDOT ARTERIAL	5	10	70
UDOT ARTERIAL	4	9	70

NOTES:

1. ALL STREET STRUCTURAL PAVEMENT SECTIONS SHALL BE BASED ON A MINIMUM CBR VALUE OF 70.
2. STREET STRUCTURAL PAVEMENT SECTION CALCULATIONS SHALL BE SUBMITTED TO & APPROVED BY THE CITY ENGINEER.
3. A SAFETY FACTOR OF 0.2 SHALL BE APPLIED IN PAVEMENT CALCULATIONS.
4. SOILD TEST DATA USED IN THE DESIGN CALCULATIONS SHALL BE FURNISHED BY A SOILS TESTING LABORATORY REPORT TO BE SIGNED AND SEALED BY A UT REGISTERED CIVIL ENGINEER.

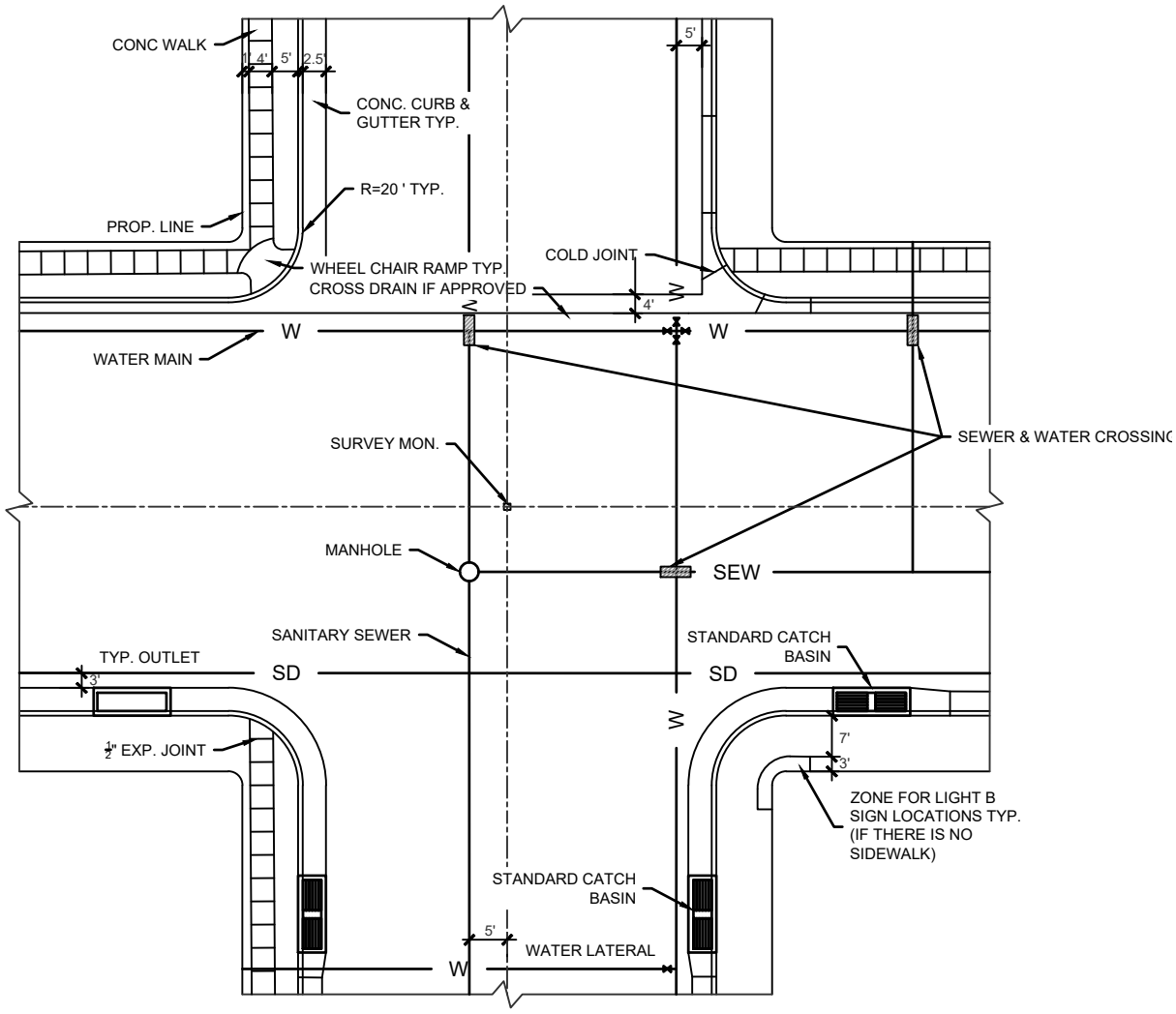
	DATE	STREET STRUCTURAL DETAILS	STD. PLAN
PARK CITY 1884	8/2020		205.5
	REV.		



NOTE:

1. WATER LINE TO BE LOCATED ON THE NORTH AND EAST SIDE OF STREETS.
2. GAS LINE TO BE LOCATED ON THE SOUTH AND WEST SIDE OF STREETS OR WHERE DESIGNATED BY THE CITY ENGINEER AND/OR THE DIRECTOR OF PUBLIC WORKS.
3. PAVEMENT SECTION TO BE DESIGNED BY A PROFESSIONAL CIVIL ENGINEER.

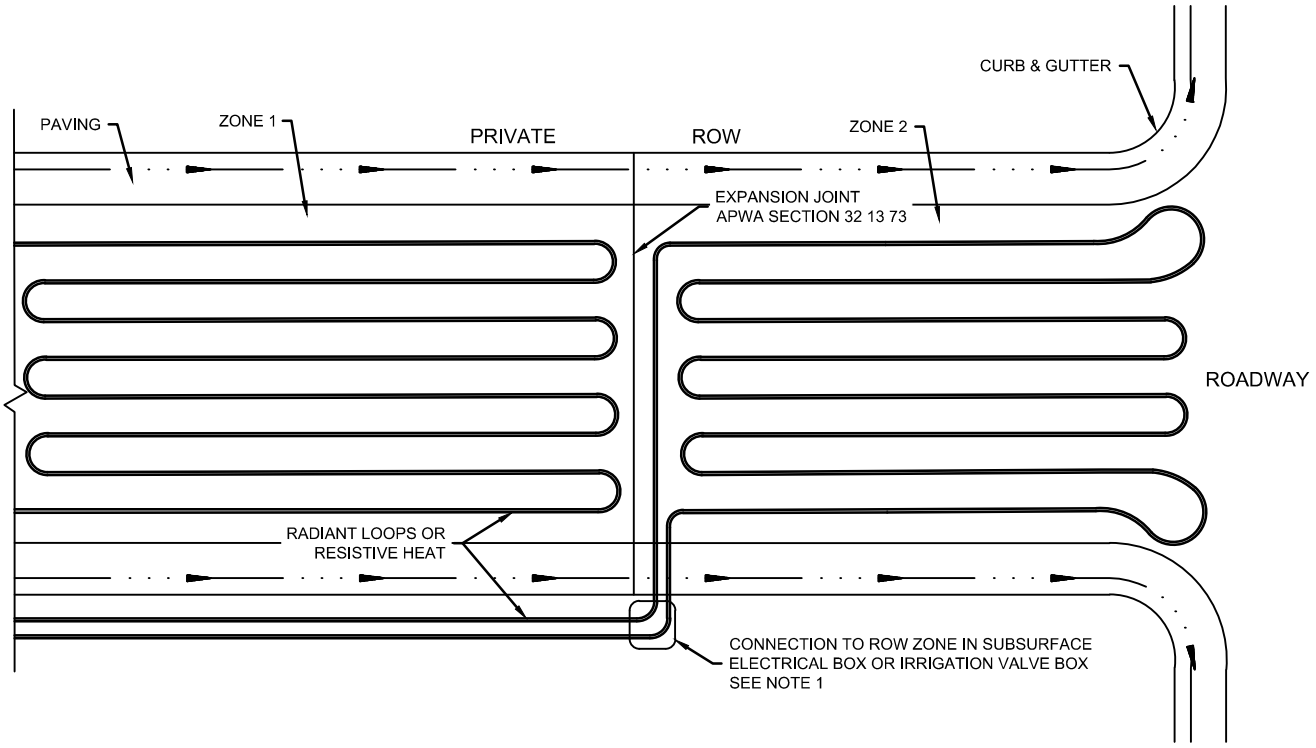
	DATE		STD. PLAN
PARK CITY 1884	8/2020	TYPICAL STREET SECTION FOR UTILITIES	208
	REV.		



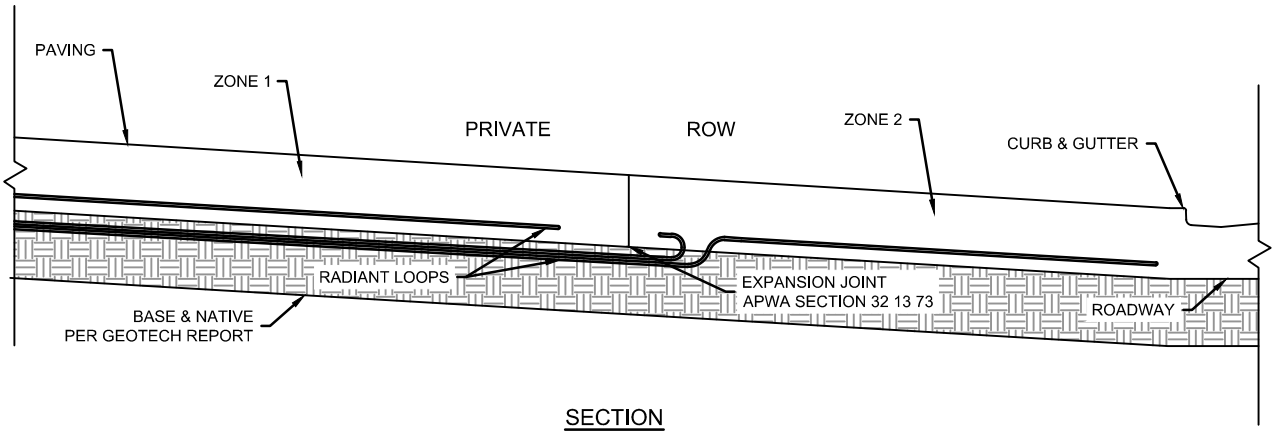
NOTE:

1. SANITARY SEWER LINES MAY VARY FROM THE LOCATION SHOWN. IN NO CASE SHALL THE SANITARY SEWER OR LATERAL BE PLACED LESS THAN 10 FEET FROM A PARALLELING POTABLE WATER LINE (INCLUDING SERVICE LINES). ALL SEWER LINES AND MANHOLES SHALL BE INSTALLED AT A MINIMUM OF 4 FEET FROM THE EDGE OF ALL CURB AND GUTTER WHEREVER POSSIBLE. SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
2. WHEN A SANITARY SEWER AND A WATER LINE CROSS, THE TOP OF THE SANITARY SEWER SHALL BE NO LESS THAN 18 INCHES BELOW THE BOTTOM OF THE WATER LINE.
3. WATER VALVES AND FIRE HYDRANTS SHALL BE LOCATED AS APPROVED BY THE CITY (5 FOOT MINIMUM SEPARATION BETWEEN WATER LINE AND ANY OTHER UTILITY).
4. NO WATER LINE SMALLER THAN 8-INCH DIAMETER SHALL BE INSTALLED WITHOUT APPROVAL OF THE CITY ENGINEER. NO WATER CONNECTION SHALL BE MADE WITHOUT APPROVAL OF THE PUBLIC WORKS DIRECTOR.
5. SIDEWALK ON BOTH SIDES OF THE STREET MAY BE REQUIRED BY THE CITY.

	DATE		STD. PLAN
PARK CITY 1884	8/2020	TYPICAL INTERSECTION LOCATIONS OF UTILITES	210
	REV.		



PERSPECTIVE VIEW



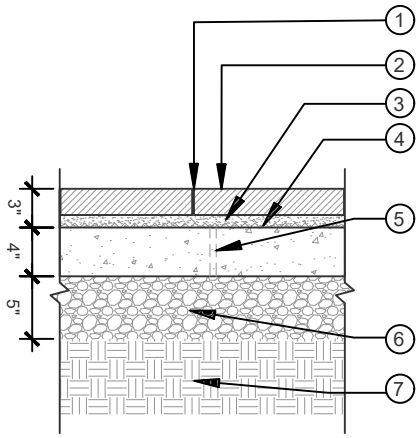
SECTION

NOTES:

1. REFER TO APWA STANDARD PLAN 731 FOR THE JUNCTION BOX, OR USE AN EQUAL ELECTRICAL CONNECTION THAT COMPLIES WITH LOCAL CODE.
2. THE HEATED PORTION OF A DRIVEWAY WITHIN THE ROW SHALL BE POWERED BY A SEPARATE ZONE THAT CAN BE SHUT OFF OR REPAIRED WITHOUT DAMAGE OR INTERRUPTIONS TO THE REMAINDER OF THE SYSTEM.
3. THE CONNECTION TO THE ROW ZONE SHALL INCLUDE A JUNCTION BOX LOCATED OUTSIDE OF THE PAVED AREA WHERE THE ROW ZONE CAN BE SHUT OFF OR REROUTED IN CASE OF DAMAGE.
4. A CONSTRUCTION JOINT/BREAK IN PAVEMENT SHALL BE CONSTRUCTED ALONG THE ROW LINE, BETWEEN HEATED ZONES, TO FACILITATE REMOVAL OF PAVEMENT IN THE ROW WITHOUT DAMAGE TO THE REMAINING DRIVEWAY.

NOT TO SCALE

	DATE		STD. PLAN
PARK CITY 1884	11/2020	HEATED PAVEMENT	217
	REV.		



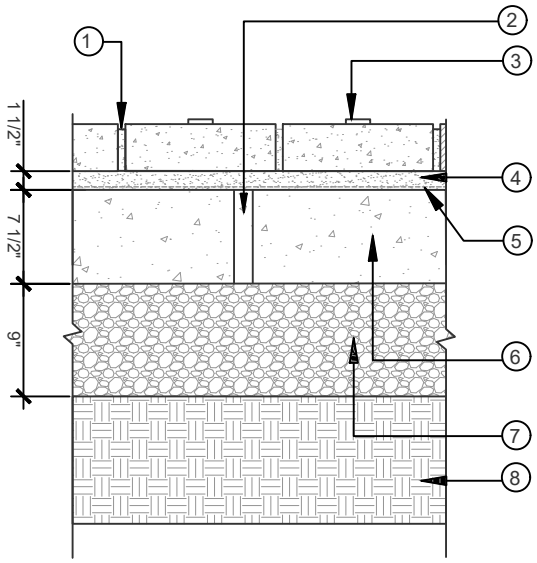
1. BUTT JOINT. TYP. (POLYMERIC SAND)
2. GRANITE STONE PAVER (2" X 12" X 12")
3. SAND SETTING BED: 1/2" MIN. & 1" MAX
4. GEOTEXTILE FABRIC; SEE SPECS
5. CONC. SLAB WITH 1/2" DIA. WEEP HOLES @ 18" O.C. GRID.
6. 95% COMPACTED BASE COURSE (75% FRACTURED FACE STONE)
7. 95% COMPACTED UNDISTURBED SUBGRADE

SECTION

NOTE:
1. TRANSITIONS TO ADJACENT PAVING MATERIALS ARE TO BE FLUSH.

1 GRANITE STONE PAVER - SECTION

NTS



1. 1/16" SAND JOINT, TYP.
2. 1" DIA. WEEP HOLE @ 18" O.C. GRID
3. TRUNCATED DOME 4"x8" PACIFIC CLAY COLOR: DARK IRON SPOT
4. SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
5. FILTER FABRIC; SEE SPECS
6. CONCRETE PAVING-TYPE 1
7. UNTREATED BASE COURSE
8. 95% COMPACTED/UNDISTURBED SUBGRADE

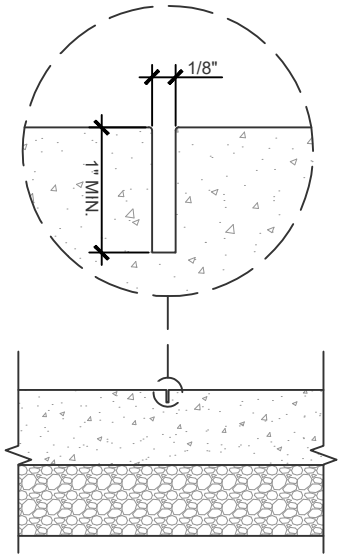
SECTION

NOTE:
1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER.

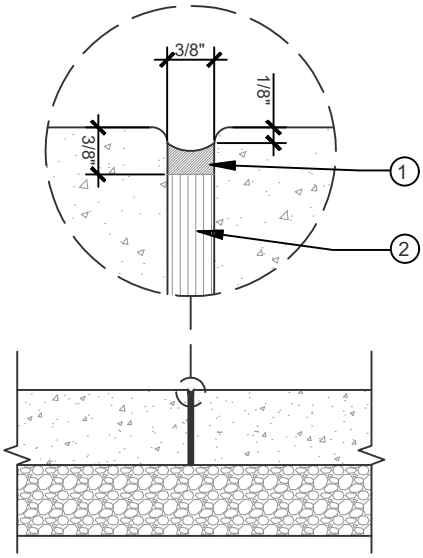
2 TRUNCATED DOME BRICK PAVING

NTS

PARK CITY 1884	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.1-A
	REV.		



SAW-CUT CONTROL JOINT



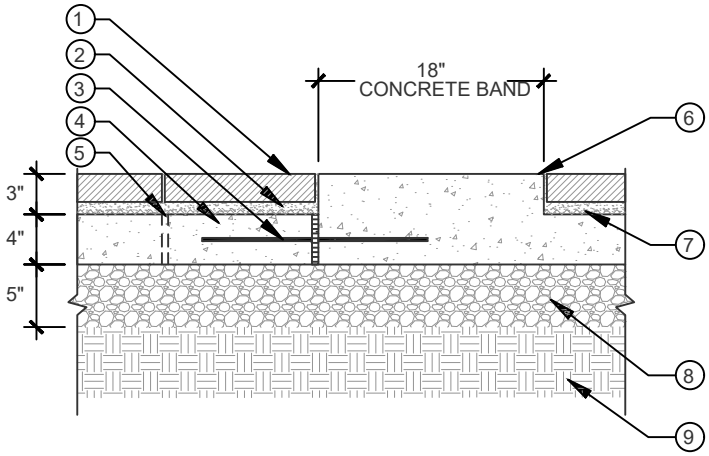
EXPANSION JOINT (E.J.)

1. SEALANT AT ALL EXPOSED E.J. AND AT EXISTING STRUCTURES
2. NON-EXTRUDED, BITUMINOUS TYPE RESILIENT FILLER

NOTE:
1. SUB-SLAB TO RECEIVE EXPANSION AND CONTROL JOINTS. ALIGN WITH JOINTS AS SHOWN ON PLAN FOR BANDING.

3 CONCRETE PAVING CONTROL JOINTS

NTS

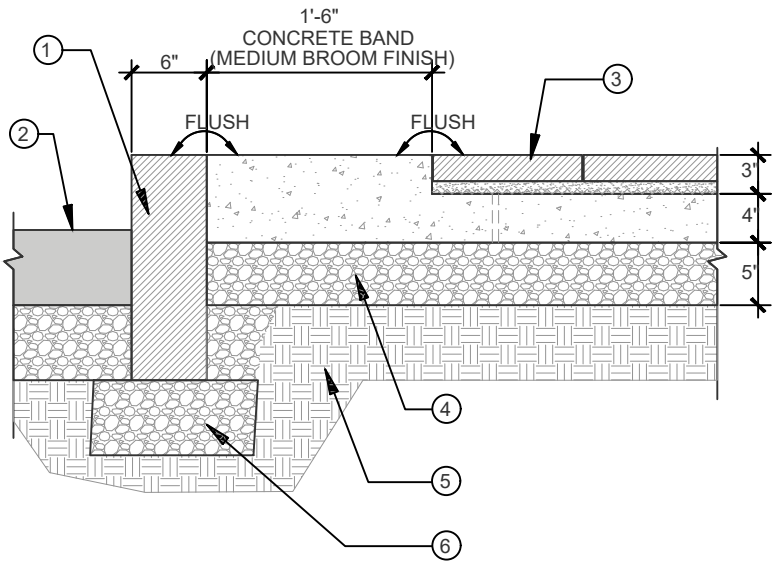


1. GRANITE STONE PAVER (2" X 12" X 12")
2. SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
3. ½" EXP. JT. MAT'L. 12" x 18" STEEL DOWEL W/ SLEEVE 24" O.C.
4. CONCRETE BASE
5. 1" DIA. WEEP HOLE @ 18" O.C. GRID
6. CONCRETE BANDING FLUSH WITH BRICK PAVERS, MEDIUM BROOM FINISH
7. FILTER FABRIC; SEE SPECS
8. 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
9. UNDISTURBED SUBGRADE OR 95% COMPACTION

4 CONCRETE BAND BETWEEN GRANITE PAVERS SECTION

SCALE: 1" = 1'

PARK CITY 1884	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.1-B
	REV.		



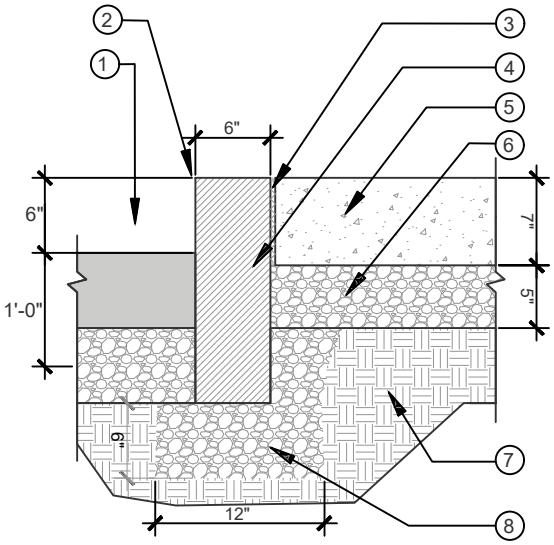
1. GRANITE CURB
2. 6" ROADWAY ASPHALT (SEE CIVIL)
3. GRANITE STONE PAVERS
4. 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
5. 95% COMPACTED/UNDISTURBED SUBGRADE
6. 95% COMPACTED BASE COURSE FOUNDATION/ FLOWABLE FILL

SECTION

NOTE:
1. CONTRACTORS OPTION TO FILL ALL VOIDS WITH FLOWABLE FILL. PROVIDE COSTS FOR OWNER APPROVAL.

5 CONCRETE BAND AT GRANITE CURB SECTION
NTS

PARK CITY 1884	DATE 3/2020 REV.	MAIN STREET SIDEWALK DETAILS	STD. PLAN 230.1-C

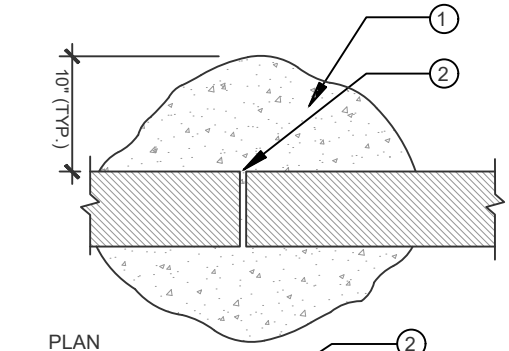


1. 6" ROADWAY ASPHALT (SEE CIVIL)
2. REMOVE ALL SHARP EDGES ON THIS CORNER
3. EXPANSION JOINT
4. GRANITE CURB, 6" X 18" X 48"
5. CONCRETE WALK BANDING
6. 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
7. 95% COMPACTED/UNDISTURBED SUBGRADE
8. 95% COMPACTED BASE COURSE FOUNDATION

SECTION

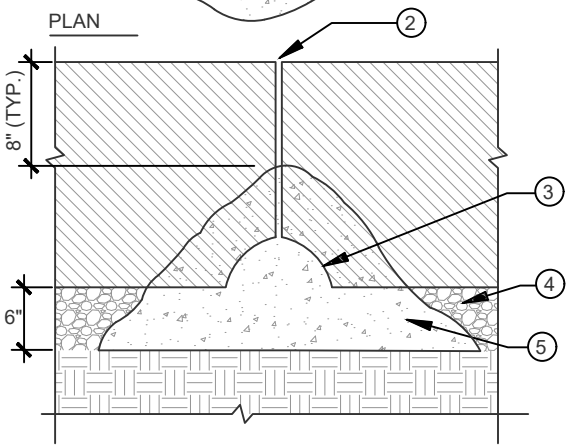
MATERIAL:

1. STONE FOR GRANITE CURBING SHALL BE HARD AND DURABLE GRANITE OF LIGHT COLOR AND UNIFORM TEXTURE, NEITHER STRATIFIED NOR LAMINATED. IT SHALL BE FREE FROM SEAMS AND EVIDENCE OF WEAKENING OR DISINTEGRATION AND SHALL HAVE GOOD, SMOOTH SPLIT FACES.
2. THE ENDS OF ALL STONES SHALL BE SQUARE WITH THE PLANES OF THE TOP AND FACE, AND SO FINISHED THAT WHEN STONES ARE PLACED END TO END AS CLOSELY AS POSSIBLE, NO SPACE MORE THAN 1/2 INCH SHALL BE SHOWN FOR FULL WIDTH.
3. ALL SHARP EDGES OF STONE TO BE REMOVED FROM CORNER ON STREET SIDE OF CURB.



1. CONCRETE MOUND, BID ALTERNATE AT CONTRACTORS OPTION.
2. 1/2" MORTAR JOINT
3. GRANITE NOTCH, BY STONE MANUFACTURE
4. GRAVEL BASE (SUBSTITUTE CONCRETE AT JOINTS)
5. CONCRETE MOUND, BID ALTERNATE AT CONTRACTORS OPTION.

PLAN



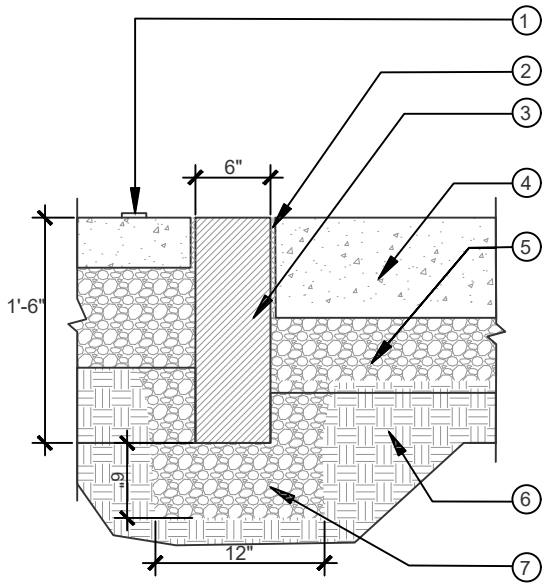
PARTIAL ELEVATION

NOTE:

1. STRAIGHT CURB 4' MIN., 10' LENGTH MAX.
2. 1/2" MAX. JOINT BETWEEN CURB SECTION. MORTARED JOINTS, TOOLED SMOOTH WITH GRANITE.
3. SEE LAYOUT SHEETS FOR EXCEPTIONS.
4. PRODUCT TO BE APPROVED BY MOCK UP.
5. SEE CIVIL DRAWINGS FOR TBC ELEVATIONS.

6 GRANITE CURB - SECTION
NTS

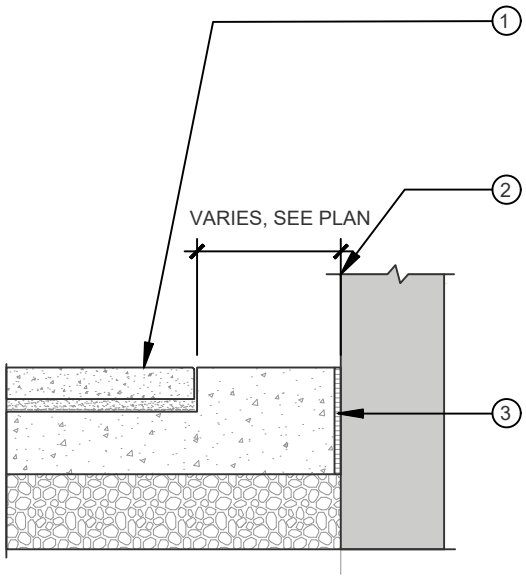
PARK CITY 1884	DATE 3/2020 REV.	MAIN STREET SIDEWALK DETAILS	STD. PLAN 230.1-D



1. TRUNCATED DOME BRICK PAVING
2. EXPANSION JOINT
3. GRANITE CURB, 6" X 18" X 48" INSTALLED FLUSH WITH CONCRETE
4. VEHICULAR CONCRETE PAVING
5. 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
6. 95% COMPACTED/UNDISTURBED SUBGRADE
7. 95% COMPACTED BASE COURSE FOUNDATION/ FLOWABLE FILL

SECTION

7 GRANITE CURB - AT DRIVEWAY
NTS

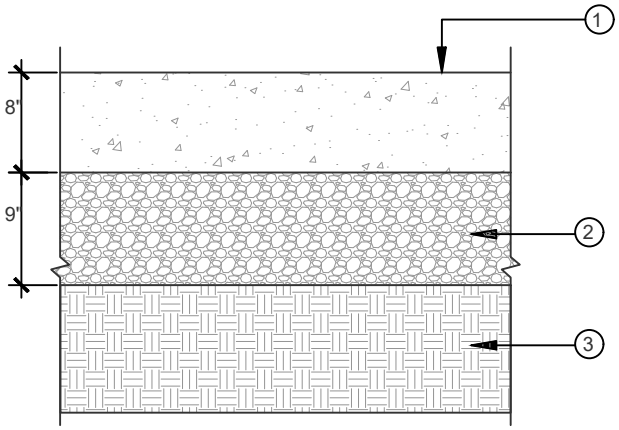


1. GRANITE STONE PAVERS
2. BUILDING FACE
3. EXPANSION JOINT AT ALL ADJACENT WALLS AND PAVEMENTS

NOTE:
1. SEE CIVIL DRAWINGS FOR ELEVATIONS AT BUILDING.

8 TRANSITION AT BUILDING
NTS

	DATE		STD. PLAN
PARK CITY 1884	3/2020	MAIN STREET SIDEWALK DETAILS	230.1-E
	REV.		

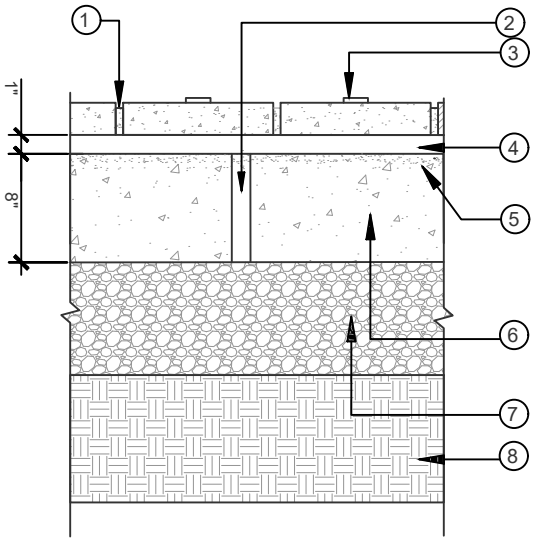


SECTION

NOTE:
1. MEDIUM BROOM FINISH
2. SEE PLAN FOR SCORE AND EXPANSION JOINT LOCATIONS

1. CONCRETE PAVING (MEDIUM BROOM FINISH)
2. 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
3. 95% COMPACTED/UNDISTURBED SUBGRADE

9 VEHICULAR CONCRETE PAVING
NTS



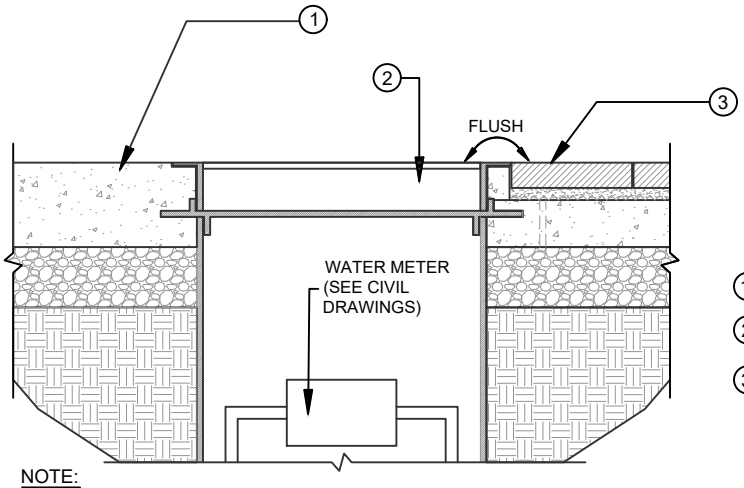
1. 1/8" SAND JOINT, TYP.
2. 1" DIA. WEEP HOLE @ 18" O.C. GRID
3. BRICK PAVER - VEHICULAR RATED
4. SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
5. FILTER FABRIC; SEE SPECS
6. CONCRETE PAVING
7. UNTREATED BASE COURSE
8. 95% COMPACTED/UNDISTURBED SUBGRADE

SECTION

NOTE:
1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER SIZE
2. HERRINGBONE PATTERNS IN TRAFFIC AREAS.
3. USE POLYMERIC SAND IN JOINTS.

10 VEHICULAR BRICK PAVING
NTS

PARK CITY 1884	DATE 3/2020 REV.	MAIN STREET SIDEWALK DETAILS	STD. PLAN 230.1-F

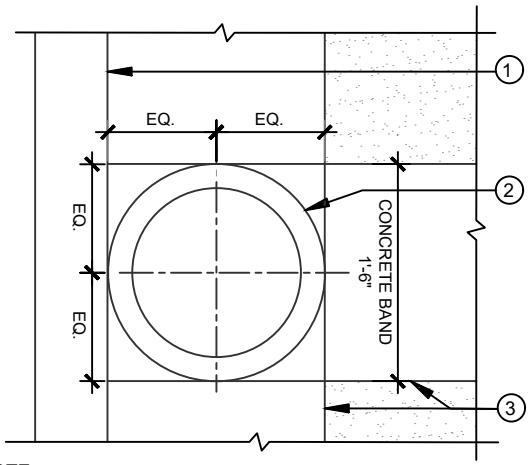


1. CONCRETE BAND
2. WATER METER VAULT (SEE CIVIL DRAWINGS)
3. GRANITE STONE PAVERS

NOTE:
1. COORDINATE LOCATION IN FIELD WITH CIVIL.
2. CUT STONE IN FIELD (1/8" MAX. JOINT).
3. ADJACENT MATERIAL MAY VARY FROM GRANITE TO CONCRETE.
   SEE LAYOUT PLAN FOR CONDITION.

SECTION

1 CONCRETE / GRANITE STONE PAVERS AT WATER METER - SECTION
NTS



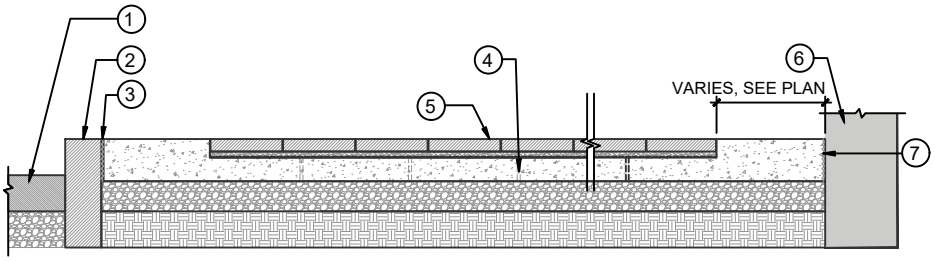
1. GRANITE CURB
2. STREET LIGHT
3. CONCRETE BAND SCORE LINE

NOTE:
1. STREET LIGHT BASE IS TO BE INSTALLED FLUSH WITH
   SIDEWALK ON HIGH SIDE. GROUT BOTTOM.
2. CENTER BASE IN CONCRETE SCORING.
3. SEE LIGHTING ENGINEERS DRAWING FOR FOOTING SIZE.

2 STREET LIGHT BASE
NTS

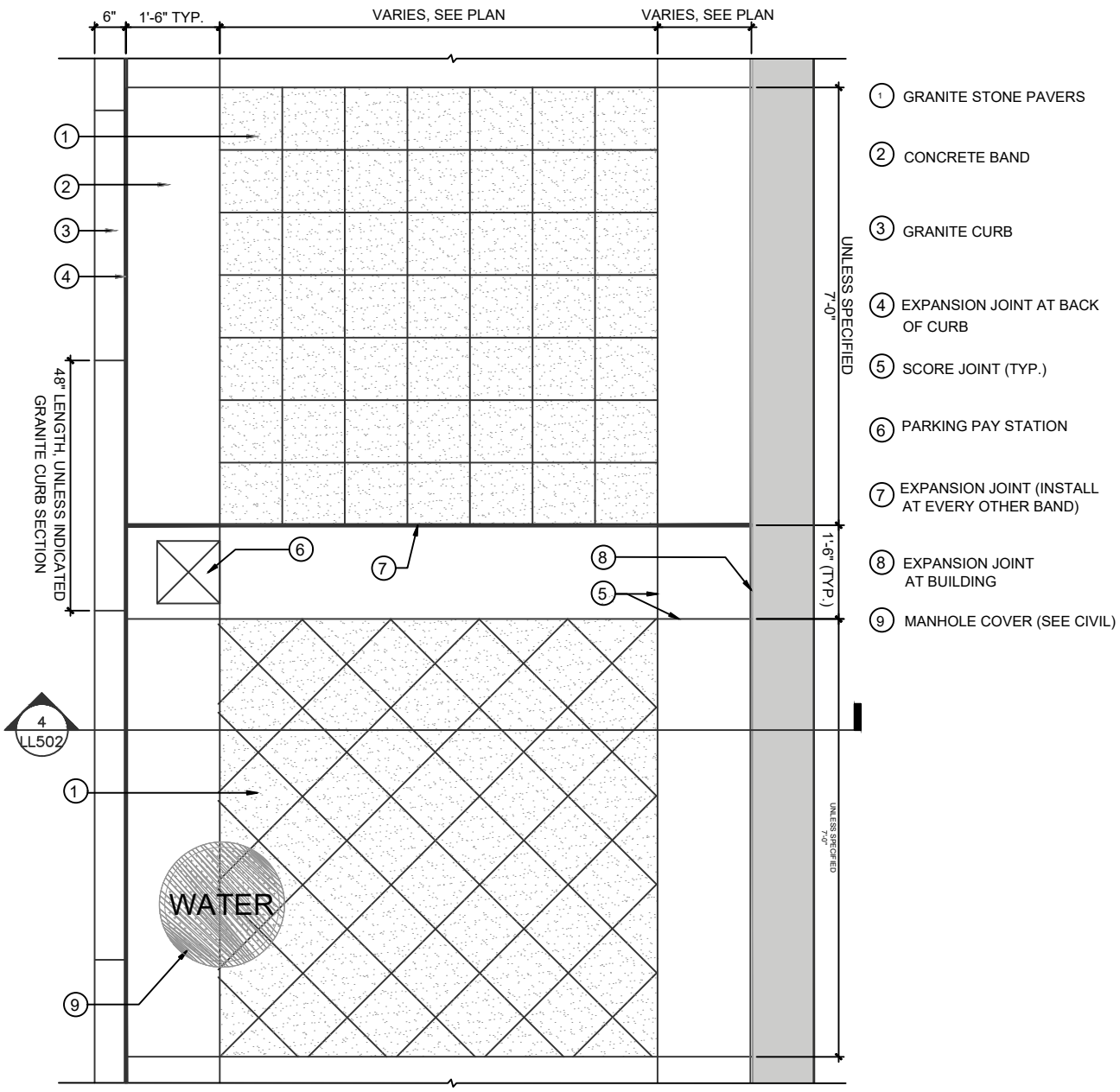
	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
PARK CITY 1884	3/2020		230.2-A
	REV.		

1. ROADWAY ASPHALT (SEE CIVIL)
2. GRANITE CURB
3. EXPANSION JOINT BEHIND CURB
4. CONC. SLAB WITH 1/2" DIA. WEEP HOLES @ 18" O.C. GRID.
5. GRANITE STONE PAVERS
6. BUILDING FACE OR ADJACENT STRUCTURE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
7. EXPANSION JOINT AT BUILDING



3 SIDEWALK SECTION TYP.
NTS

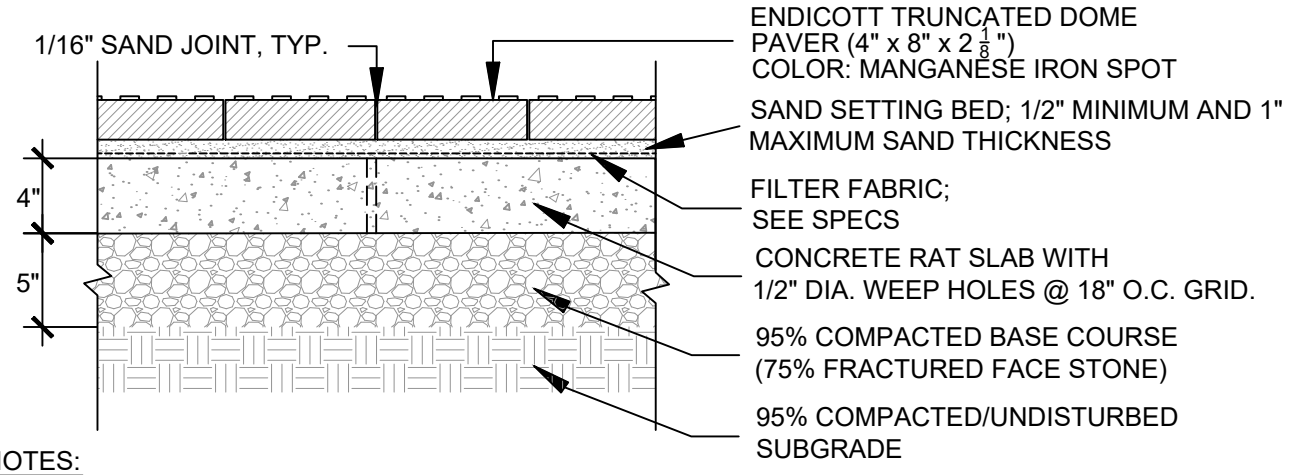
	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
PARK CITY 1884	3/2020		230.2-B
	REV.		



NOTE:
1. SEE LAYOUT PLAN FOR GRANITE PATTERN LOCATION.
2. BEGIN LAYOUT OF GRANITE PATTERN ON NORTH END OF EACH PANEL ON BUILDING SIDE OF WALK.
3. CONTRACTOR TO RAISE ALL UTILITY BOXES IN SIDEWALK TO BE FLUSH WITH NEW SIDEWALK ELEVATIONS, REGARDLESS OF CONDITION SHOWN ON DRAWINGS.
4. ALL BOXES AND LIDS TO BE STEEL OR CONCRETE. NO PLASTIC PERMITTED.
5. CONCRETE FINISH TO BE MEDIUM BROOM, TEXTURE TO RUN PERPENDICULAR TO CURB.
6. INSTALL EXPANSION JOINT ON UPHILL SIDE FOR EVERY OTHER PANE.

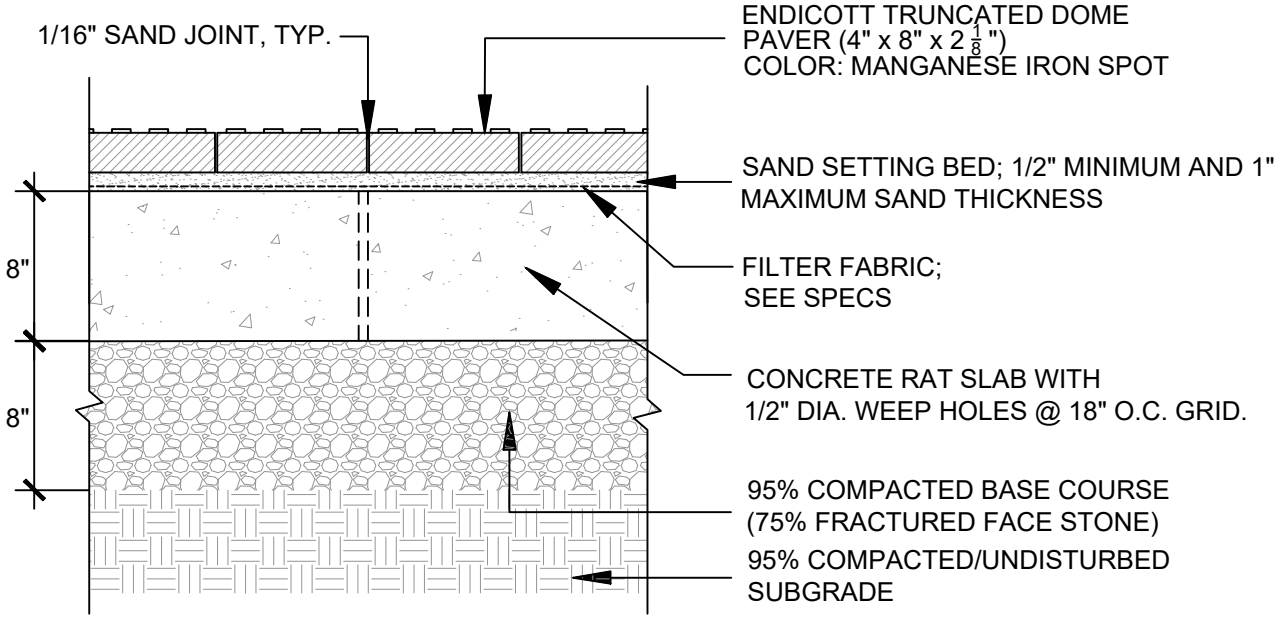
4 SIDEWALK PAVING PATTERN - ENLARGEMENT PLAN
NTS

PARK CITY 1884	DATE 3/2020 REV.	MAIN STREET SIDEWALK DETAILS	STD. PLAN 230.2-C



NOTES:
1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER

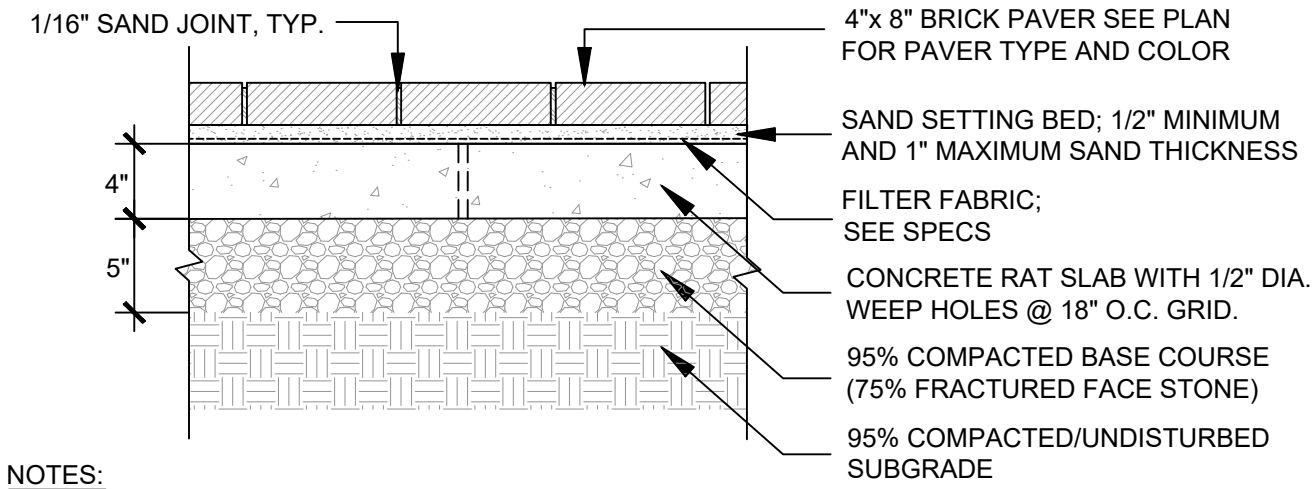
1 PEDESTRIAN TRUNCATED DOME BRICK PAVING - SECTION



NOTES:
1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER

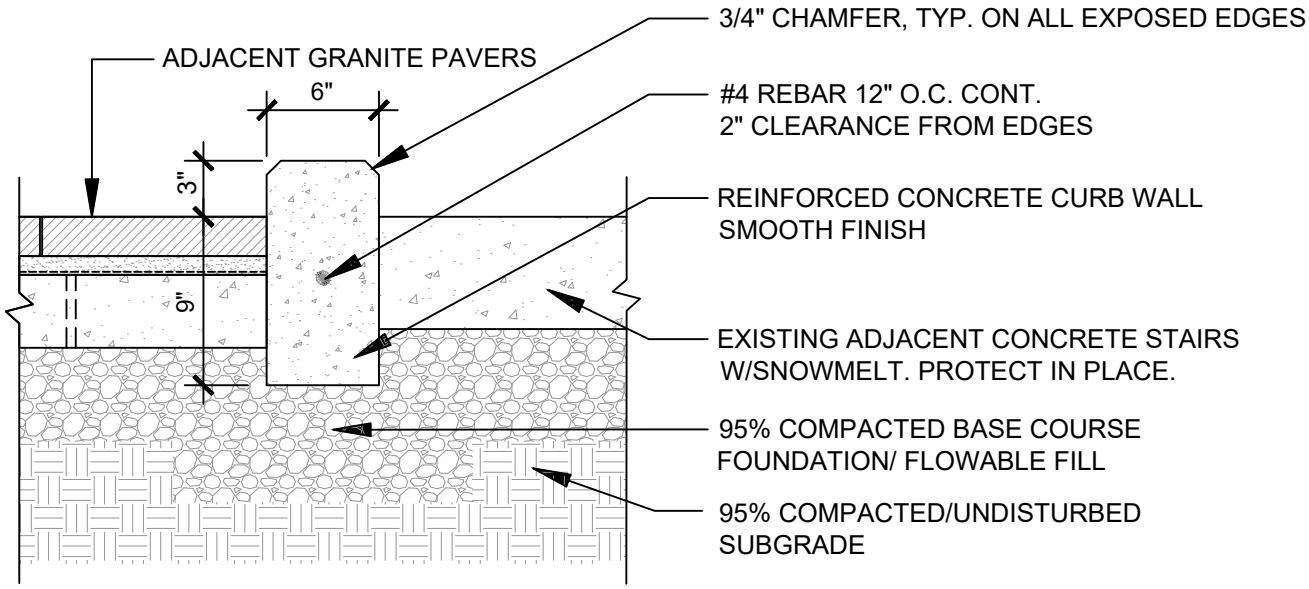
2 VEHICULAR TRUNCATED DOME BRICK PAVING - SECTION
N.T.S.

PARK CITY 1884	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-A
	REV.		



NOTES:
1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER.
2. TRANSITIONS TO ADJACENT PAVING MATERIALS ARE TO BE FLUSH.

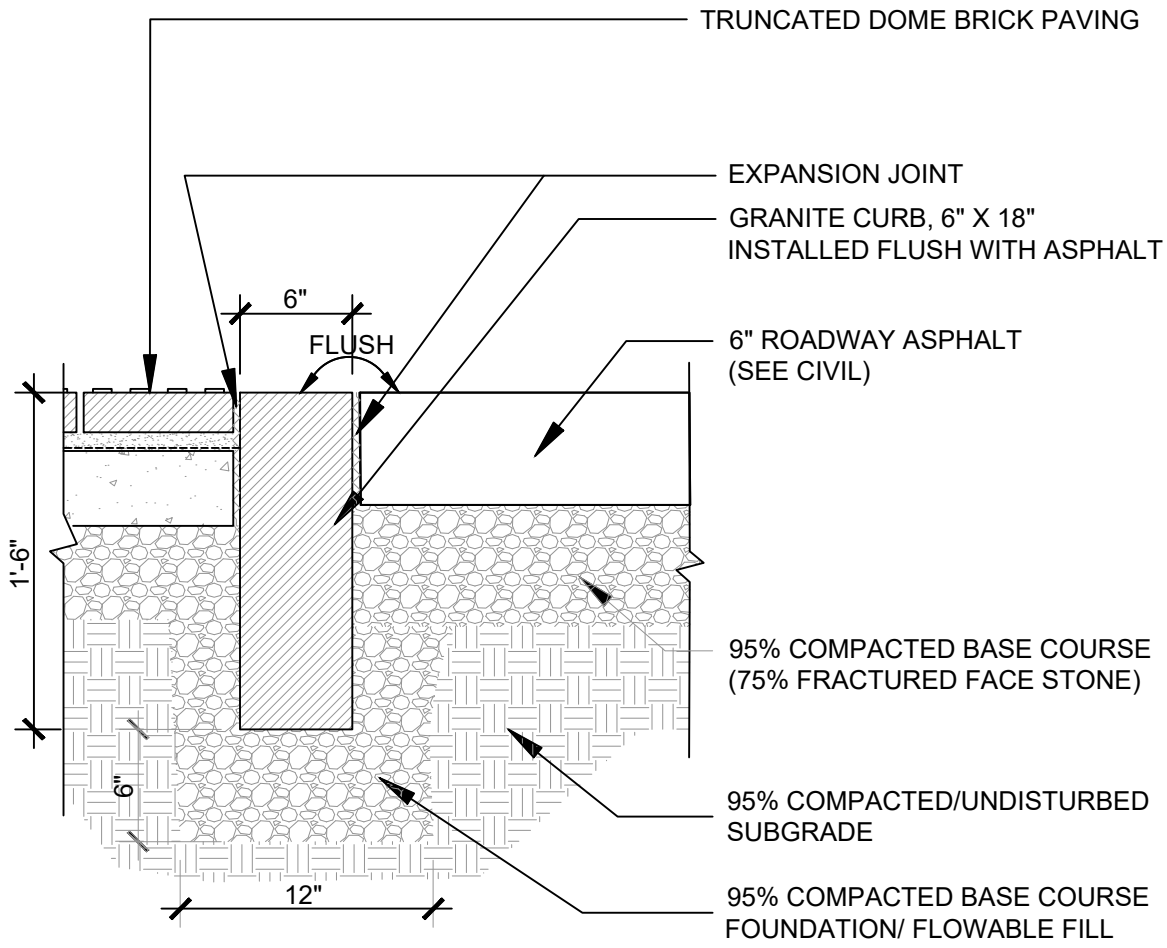
3 PEDESTRIAN BRICK PAVING - SECTION
N.T.S.



NOTES:
1. EXTRA PRECAUTION IS TO BE TAKEN WITH ADJACENT EXISTING CONCRETE STAIRS TO PROTECT SNOWMELT.
2. SEE CIVIL PLANS FOR FINISH ELEVATIONS.

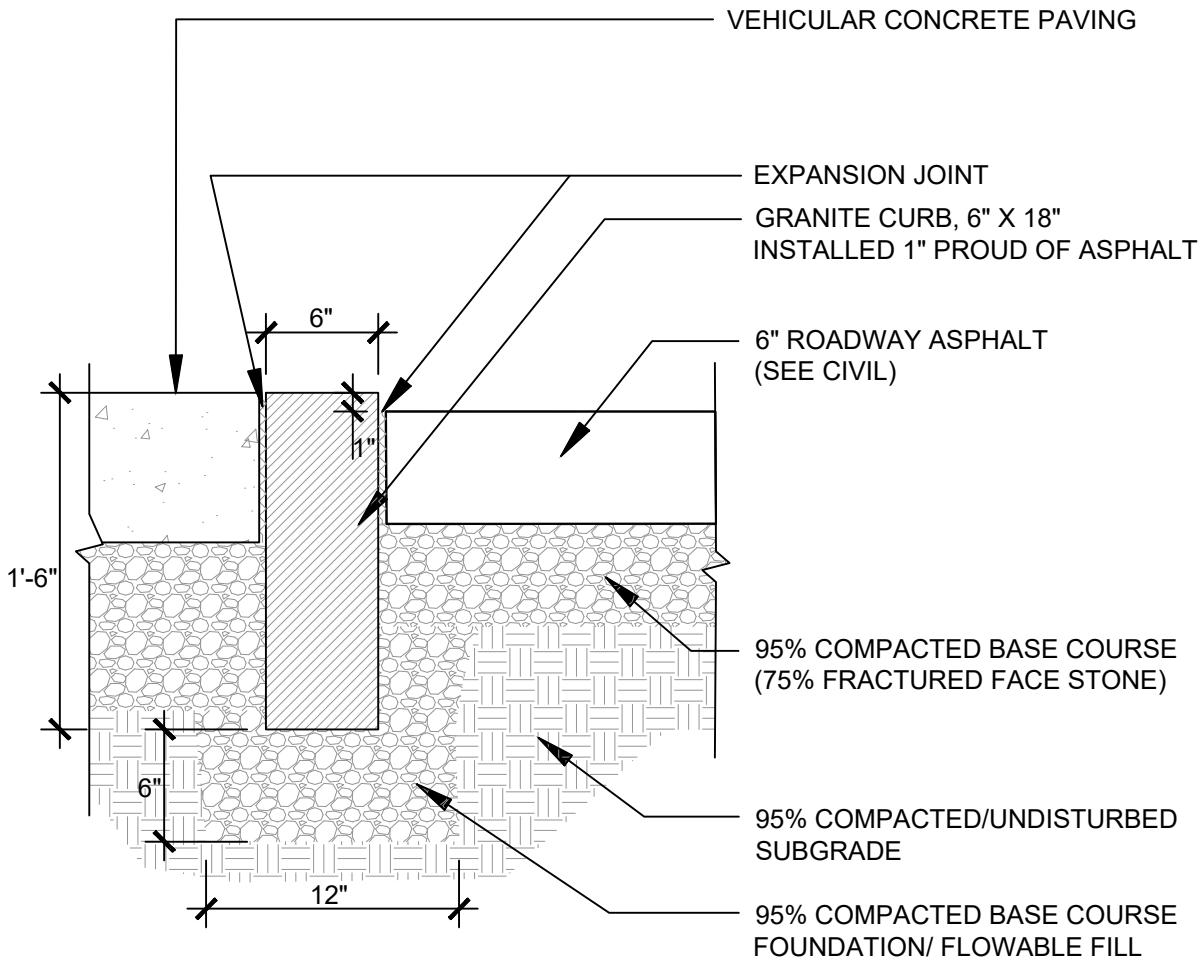
4 CONCRETE CURB WALL AT STAIRS - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
PARK CITY 1884	3/2020		230.3-B
	REV.		



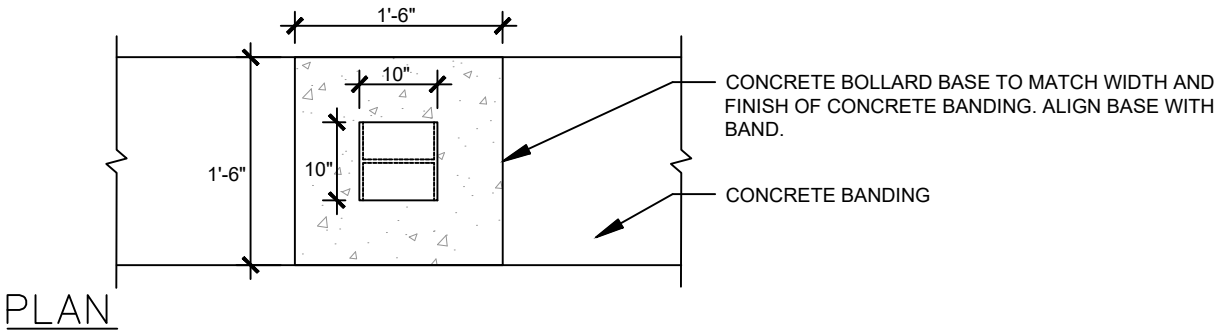
5 GRANITE CURB AT CROSSWALK - SECTION
N.T.S.

PARK CITY 1884	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-C
	REV.		

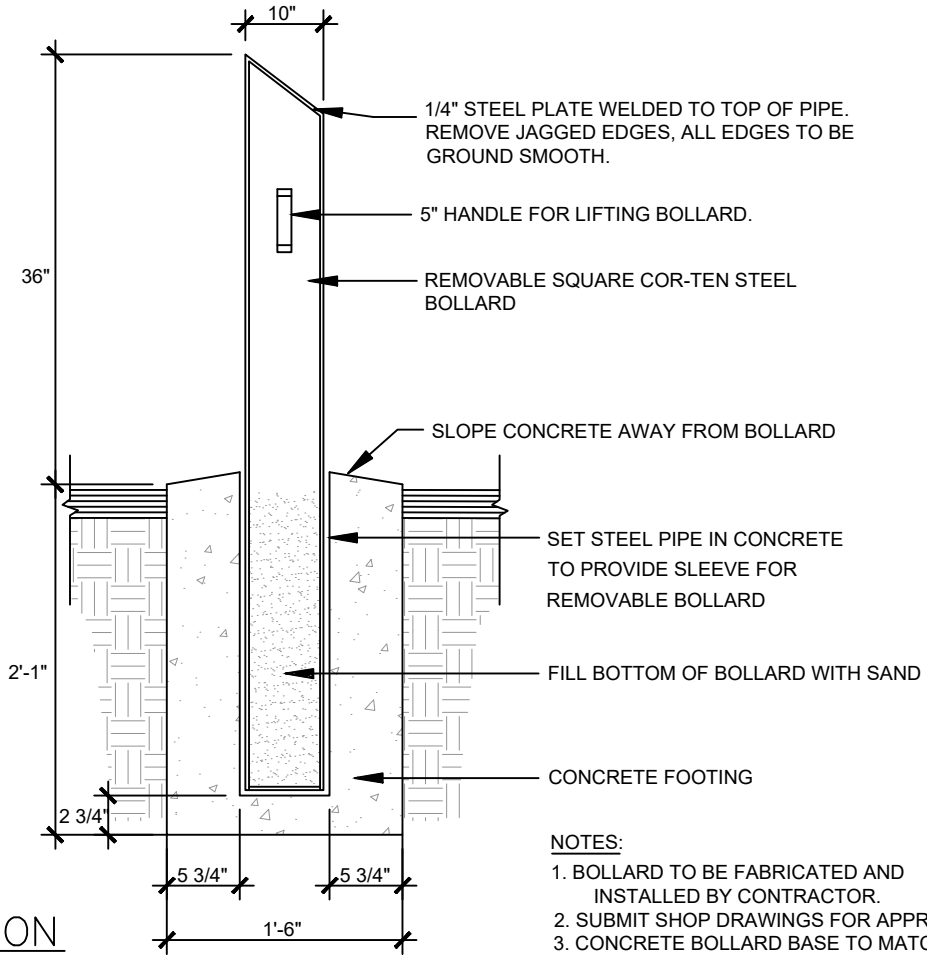


6 GRANITE CURB AT DRIVEWAY - SECTION
N.T.S.

PARK CITY 1884	DATE 3/2020 REV.	MAIN STREET SIDEWALK DETAILS	STD. PLAN 230.3-D



PLAN



SECTION

NOTES:

1. BOLLARD TO BE FABRICATED AND INSTALLED BY CONTRACTOR.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. CONCRETE BOLLARD BASE TO MATCH WIDTH AND FINISH OF CONCRETE BANDING. ALIGN BASE WITH BAND.

7 REMOVABLE BOLLARD
N.T.S.

PARK CITY 1884	DATE 3/2020 REV.	MAIN STREET SIDEWALK DETAILS	STD. PLAN 230.3-E

Sidewalk

1. GENERAL

A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER's discretion.

B. Additional requirements are specified in APWA Section 32 16 13.

2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.

B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.

C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.

D. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.

E. Reinforcement: Welded Wire Reinforcement 6x6 minimum W2.9xW2.9 or approved equal.

3. EXECUTION

A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.

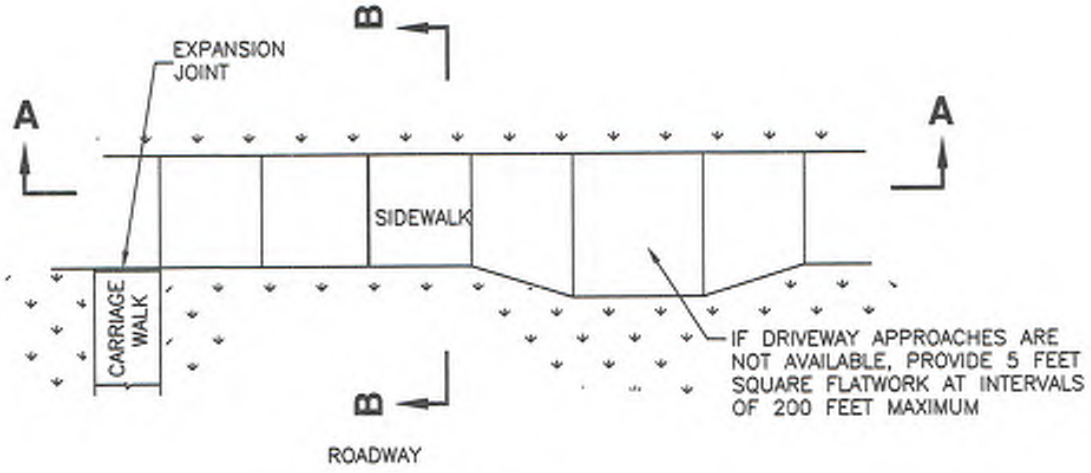
B. Concrete Placement: APWA Section 03 30 10.

1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.

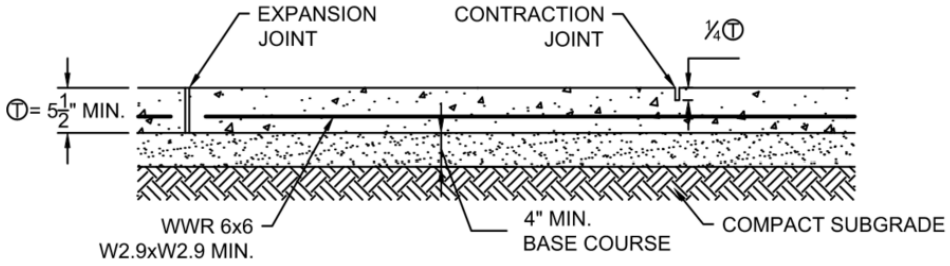
2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).

3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.

C. Reinforcement Placement: Ensure reinforcement is placed with minimum 2" concrete cover.



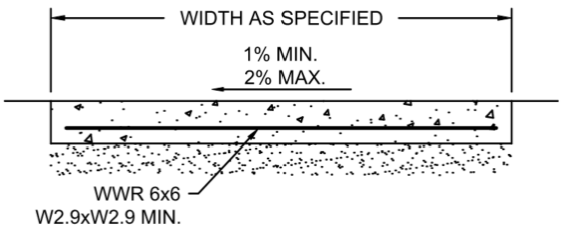
PLAN



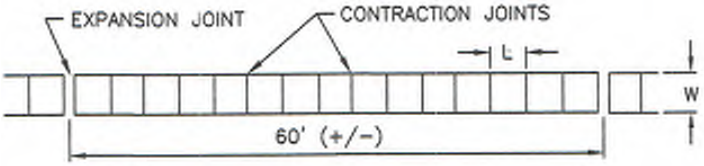
SECTION A-A

STREET TYPE	Ⓣ
RESIDENTIAL	6"
OTHER	
REPLACING EXISTING SIDEWALK	MATCH EXISTING (6" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS



SECTION B-B



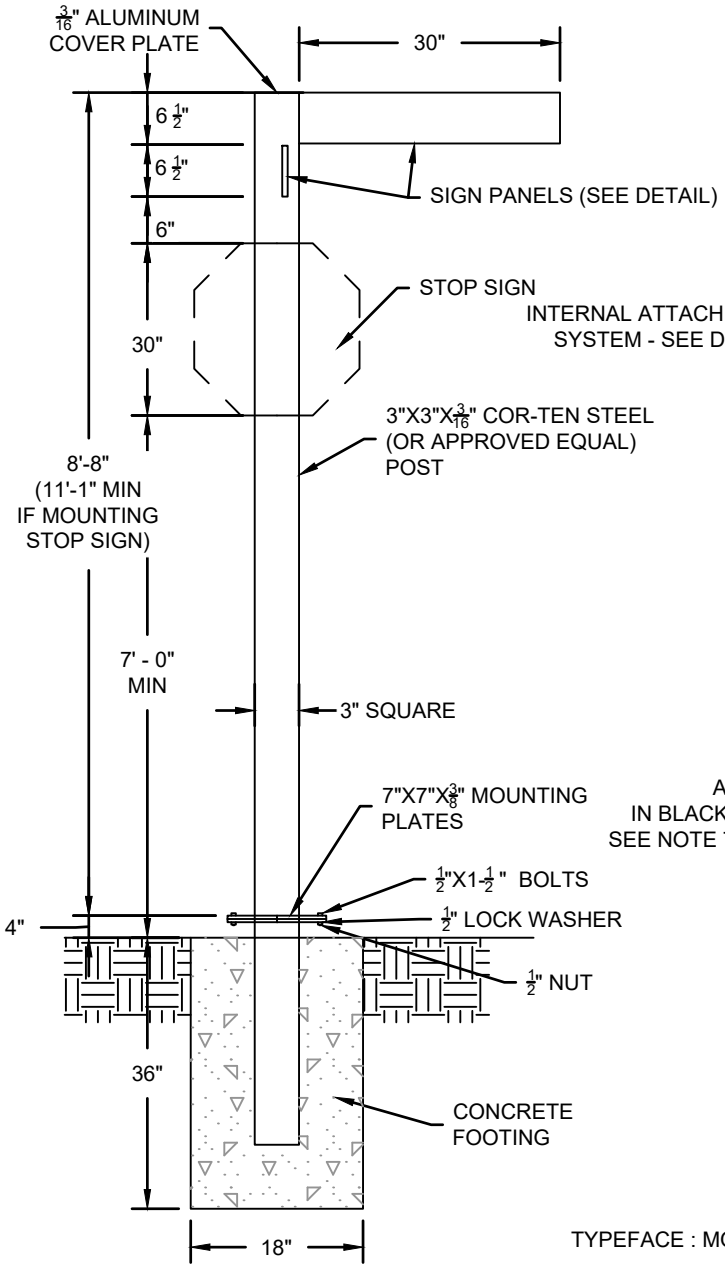
$L_{MIN} = W$

L_{MAX} (in feet) $= 2.5 \times$ Ⓣ (in inches)
OR
$= 15$ FEET MAX

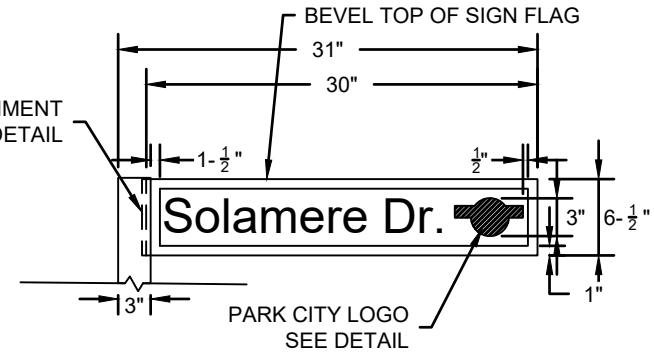
SIDEWALK JOINT DETAIL

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **ENGINEERING**	**DATE** **01/24/24** **REV.**	**SIDEWALK**	**STD. PLAN** **231**

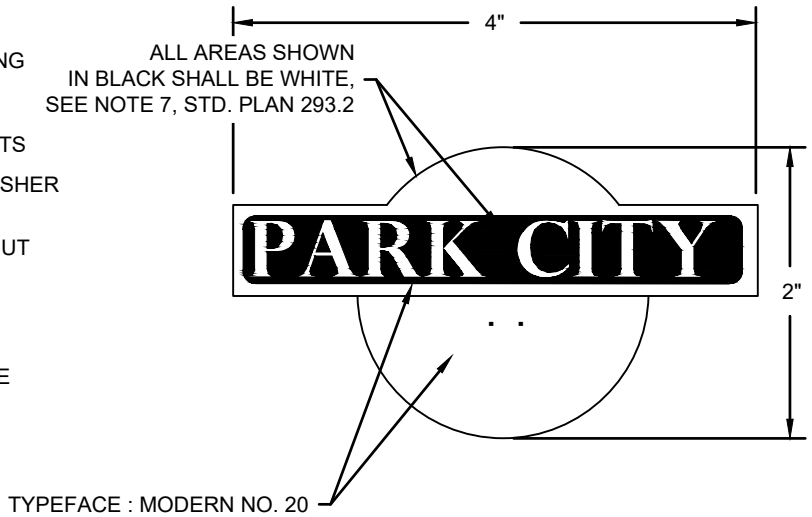
NOTE: SUBJECT TO APPROVAL OF PUBLIC WORKS DIRECTOR, STREET SIGNS AND TRAFFIC CONTROL SIGNS MAY BE MOUNTED ON STREET LIGHT POLE.



STREET SIGN ELEVATION



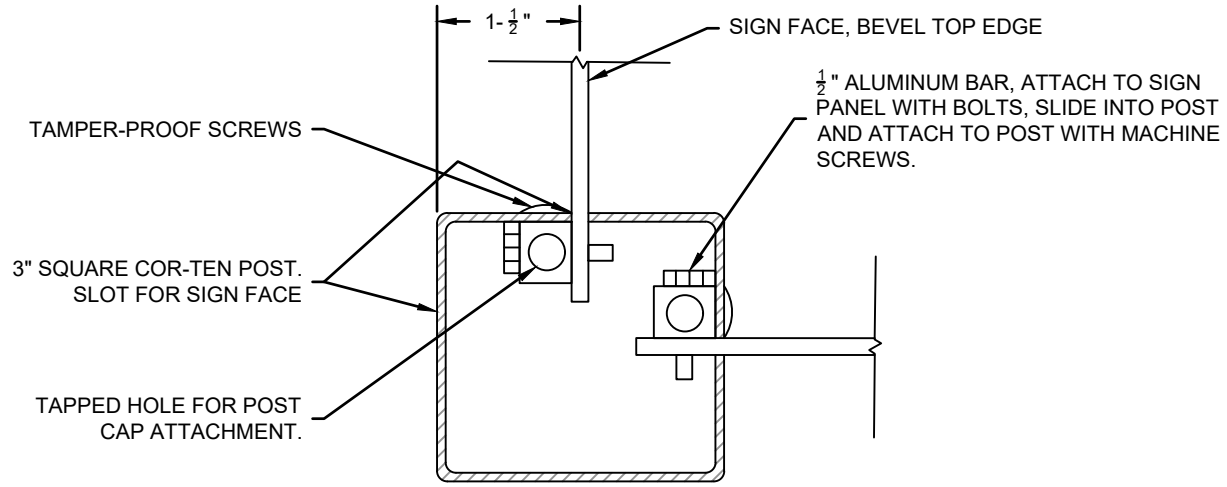
STREET SIGN FACE DETAIL



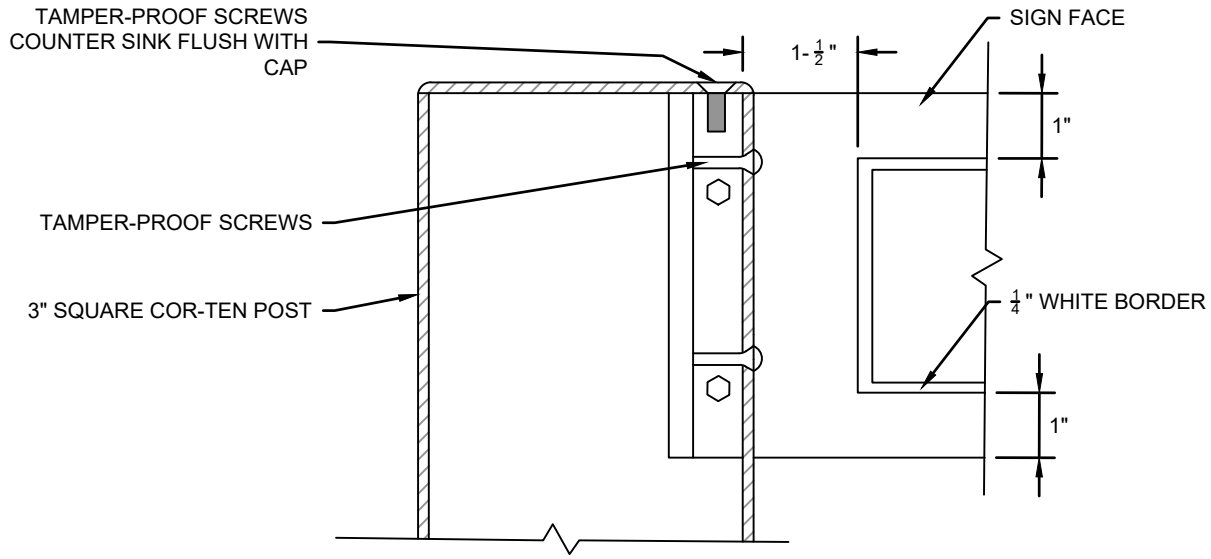
PARK CITY LOGO DETAIL

NOT TO SCALE

	DATE		STD. PLAN
PARK CITY 1884	3/2020	STREET SIGN DETAILS	293.1
	REV.		
	8/2020		



STREET ATTACHMENT SECTION

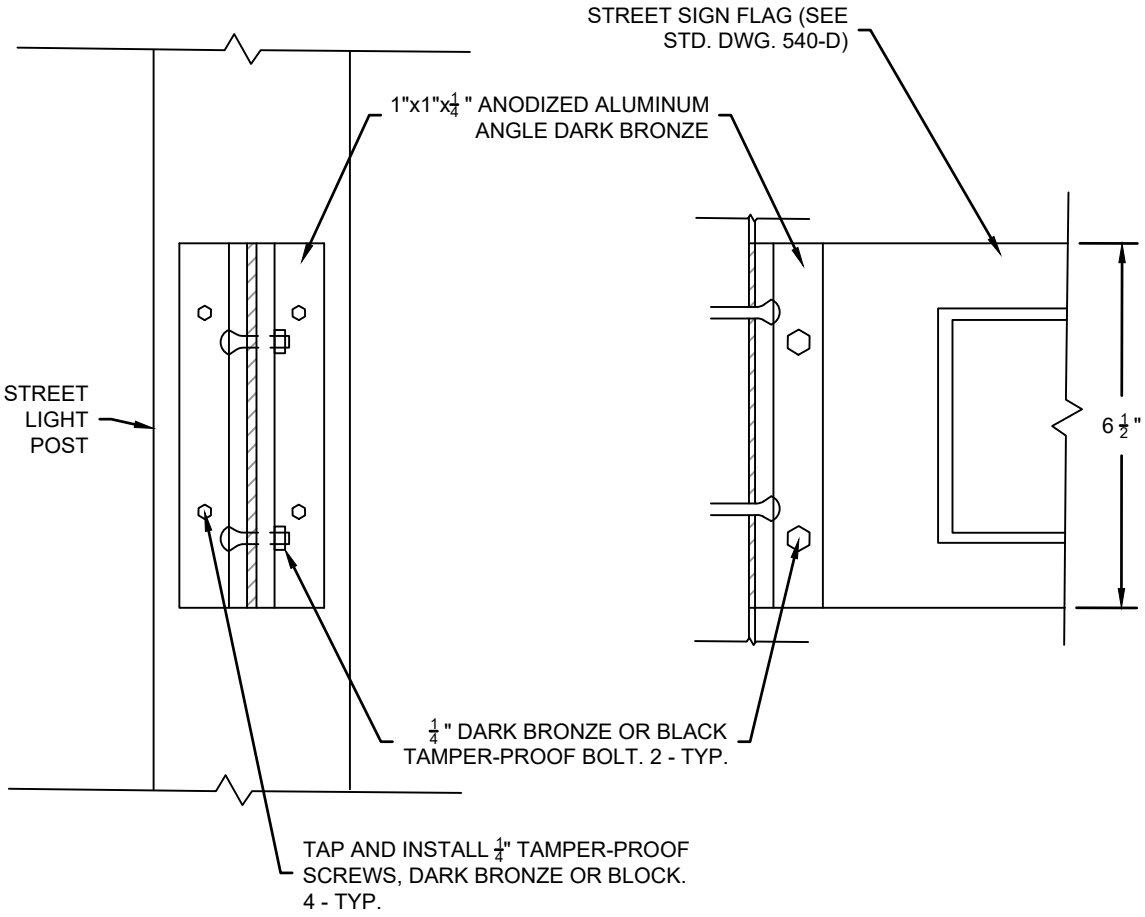


STREET ATTACHMENT ELEVATION

1. 3"X3"X$\frac{3}{16}$" COR-TEN STEEL POST.
2. 3"X3"X$\frac{3}{16}$" COR-TEN STEEL BASE EMBEDDED IN CONCRETE.
3. $\frac{1}{4}$" THICK SIGN PLATES ELECTRO-CHEMICALLY PLATED TO PRODUCE AN ANODIZED HARD COAT FINISH. MOUNT SIGN PLATES IN THE CENTER AND AT RIGHT ANGLES TO THE POST.
4. THE ATTACHMENT OF THE SIGN PANELS TO THE POST SHALL BE VANDAL-PROOF.
5. ALL FASTENERS SHALL BE DARK BRONZE TO MATCH THE SIGN FACE.
6. LETTERING SHALL BE 3" HELVETICA MEDIUM UPPER AND LOWER CASE, REFLECTIVE WHITE SCOTCH-LITE APPLIED TO FACE AND BAKED ON.
7. THE BORDER AND LOGO SHALL BE APPLIED BY SCREEN PROCESS AND SHALL BE WHITE ENAMEL.

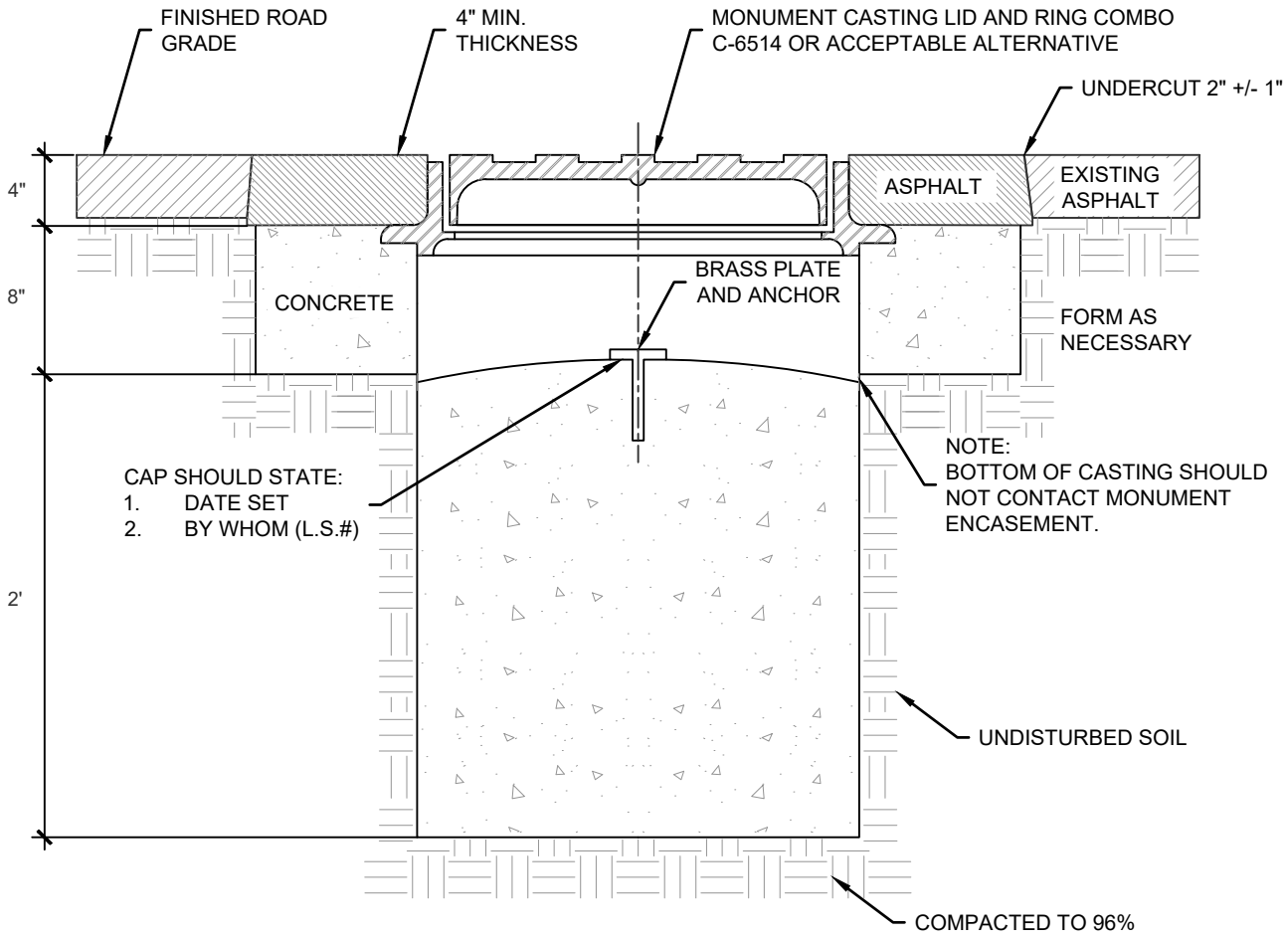
NOT TO SCALE

	DATE		STD. PLAN
PARK CITY 1884	3/2020	STREET SIGN DETAILS	293.2
	REV.		



NOT TO SCALE

	DATE		STD. PLAN
PARK CITY 1884	3/2020	MOUNTING DETAIL FOR SIGN ON LIGHT POLE	294
	REV.		



NOTE:

1. CASTINGS, CAST IRON PIPE, BRASS PLATE AND ANCHOR TO BE FURNISHED AND INSTALLED BY THE DEVELOPER UNDER CITY SUPERVISION.

	DATE		STD. PLAN
PARK CITY 1884	8/2020	STANDARD CITY STREET MONUMENT	295
	REV.		

296.01 Street Lighting Product Specifications

PART 1 GENERAL

1.1 SECTION INCLUDES

A. K828 Moderne Sr. – LED or approved equal product specifications.

PART 2 PRODUCTS

2.1 PRODUCT SPECIFICATIONS

A. LED ENGINE

1. Light engine shall include an array of 60 or 84 solid state Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high-performance heat sink which is vented to the outside ambient air to provide dynamic airflow for cooling the system.

B. OPTICS

1. External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.

C. LENS

1. Lens options include: sag glass lens, shallow glass lens, or rippled acrylic deep dish lens. The glass lens shall be made of #9000 clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 0.3". The deep dish globe shall be molded of rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.09". The lens is secured by means of a cast A319 aluminum holding ring that is sealed to provide an IP66 Ingress rating. Additionally, a continuous circular gasket rated for 270°F must hold the lens into place within the cast ring assembly and assist in sealing the fixture.

D. DECORATIVE BODY

1. The luminaire shall consist of a heavy Grade A319 cast aluminum housing that acts as the enclosure for the engine and is of adequate thickness to give structural rigidity. The engine must be affixed to the inside of the housing with stainless steel screws.
2. The bottom decorative portion of the fixture is comprised of a one- piece spun aluminum alloy with a minimum thickness of 0.09". The spinning is permanently affixed to the cast housing with the use of stainless steel hardware.

E. PLUMBIZER

1. Mounting options include the KPL10, KPL11, KPL20, KPL21, KPL30, KPL31, KPL40, or approved equals.

F. DRIVER

1. The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated aluminum bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.

G. PHOTOMETRICS

1. Fixtures are tested to IESNA LM79 specifications. These reports are typically available upon request.

H. CHROMATICITY
1. High output LED come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI.

I. LUMEN MAINTENANCE
1. Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

J. WIRING
1. All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation.
2. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2
3. No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

K. THERMALS
1. Fixtures tested to DOE sanctioned standards to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is typically available upon request.

L. FINISH
1. Housing is finished with a 13 step KingCoat™ SuperDurable poly- ester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest.

M. MISCELLANEOUS
1. All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

N. WARRANTY
1. Luminaire comes with a 7-year limited warranty

O. CERTIFICATION
1. CSA US Listed
2. Suitable for wet locations ISO 9001
3. IP66
4. ARRA Compliant
5. LM79 / LM80 Compliant

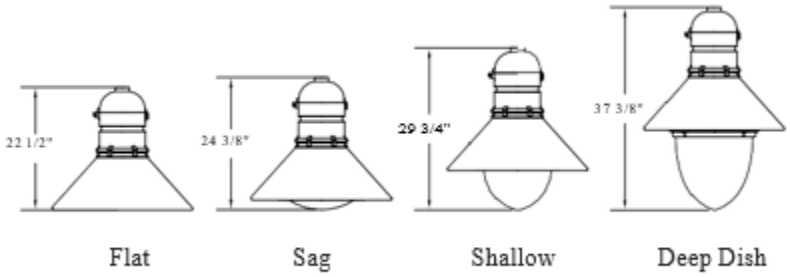
P. DRIVER INFO
1. >0.9 Power Factor
2. <20% Total Harmonic Distortion 120 - 277V & 347 - 480V
3. -40°C Min. Case Temperature 70°C Max. Case Temperature Surge Protection: ANSI C136.2 extreme level 20kV/10kA Dimming Capable: 1-10vdc

Q. EPA
1. Flat Lens: 0.97 sq. ft.
2. Sag Lens: 1.02 sq. ft.
3. Shallow Lens: 1.20 sq. ft.
4. Deep Dish Acrylic: 1.52 sq. ft.
5. Deep Dish Glass: 1.52 sq. ft.

R. FIXTURE WEIGHT
1. Flat Lens: 43 lbs
2. Sag Lens: 51 lbs
3. Shallow Lens: 53 lbs
4. Deep Dish Acrylic: 49 lbs
5. Deep Dish Glass: 49 lbs

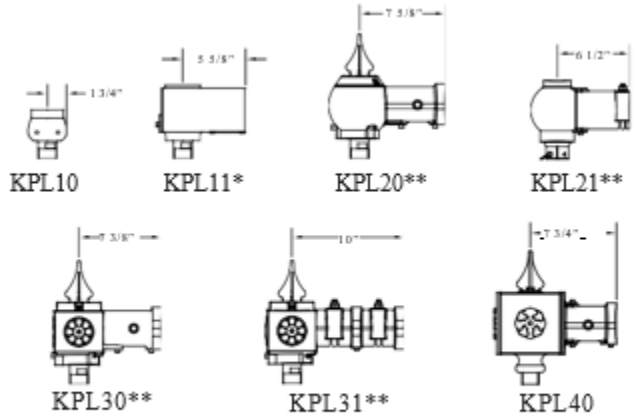
2.2 FIXTURE OPTIONS

A. LENS OPTIONS



1.

B. PLUMBIZER/ MOUNTINS OPTIONS

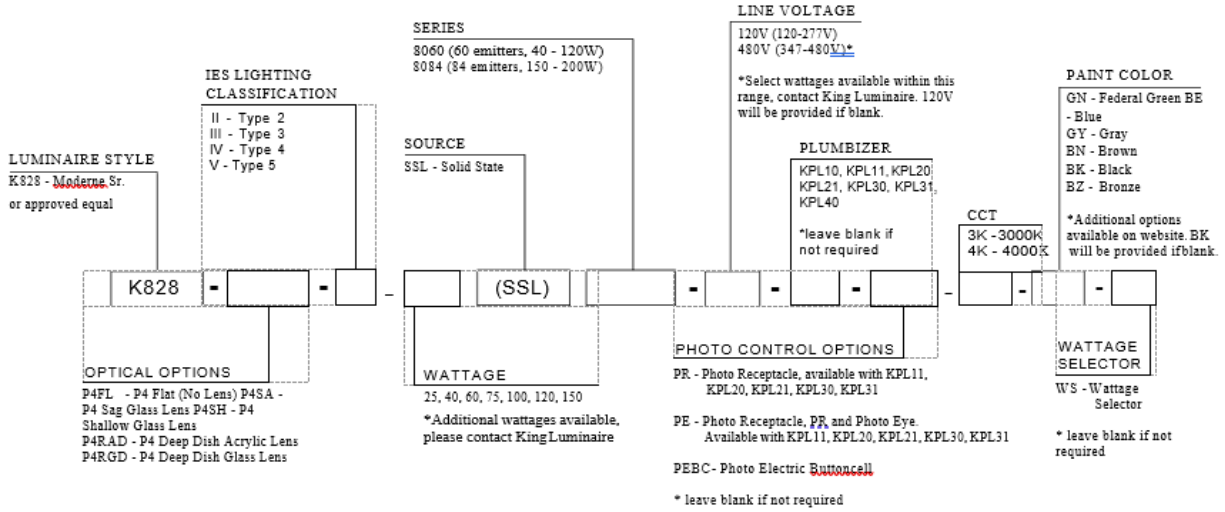


*Available with PR7
**Available with PR7 or finial

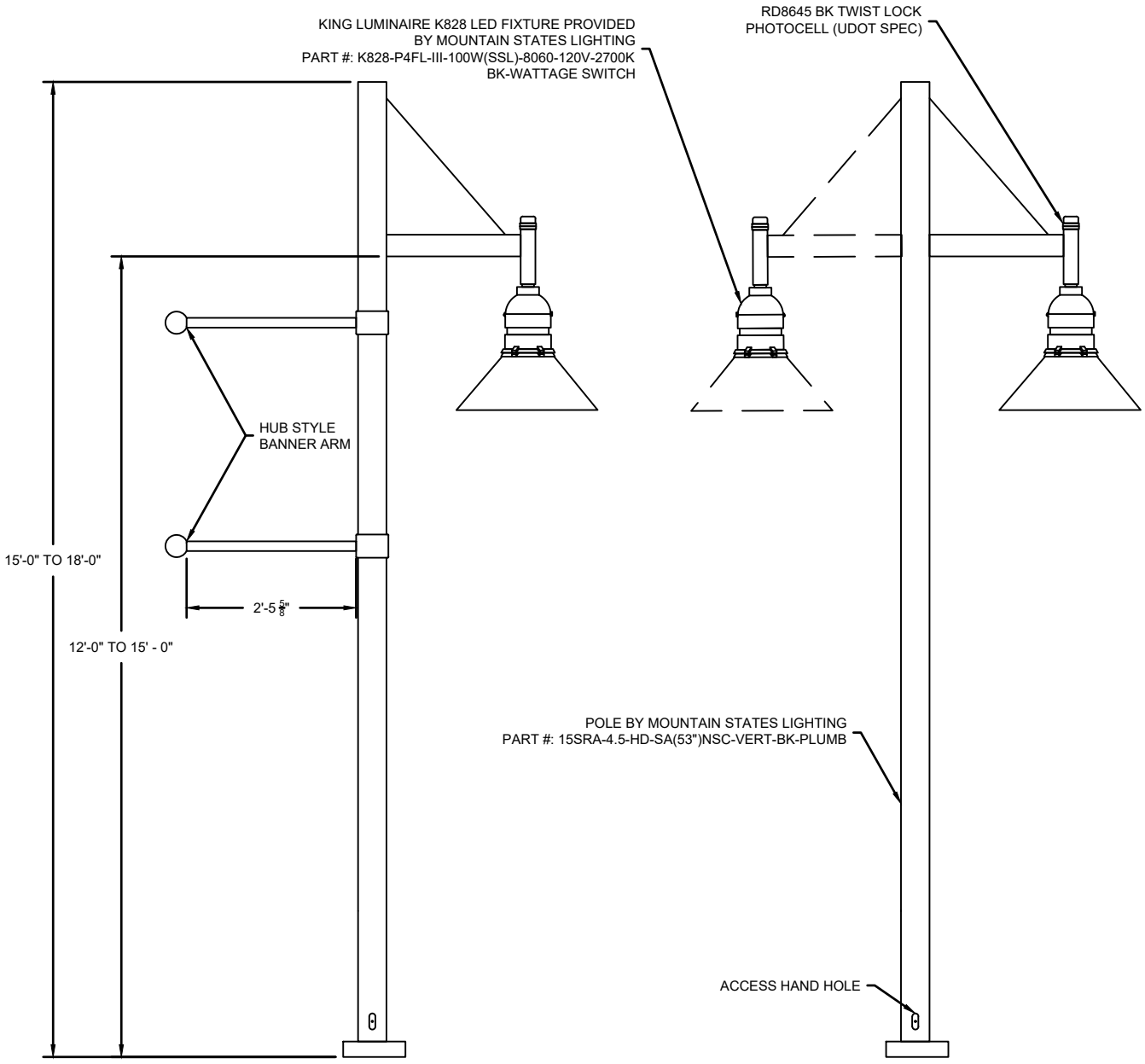
1.

PART 3 EXECUTION

3.1 HOW TO ORDER



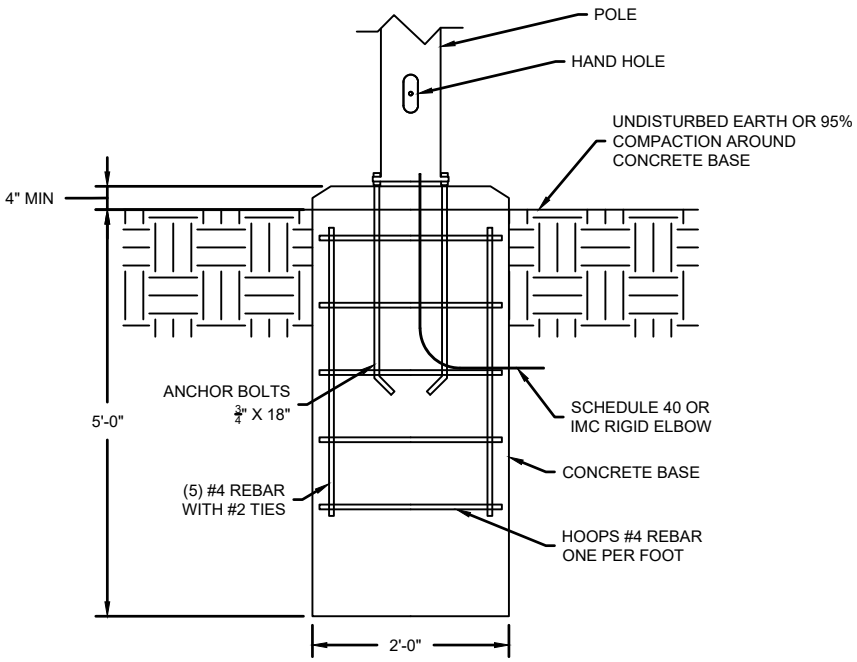
A.



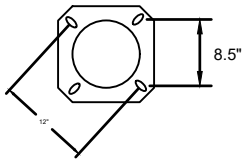
LIGHT POLE ELEVATION

NOT TO SCALE

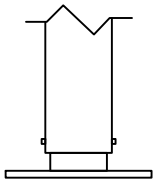
	DATE	STREET LIGHTING	STD. PLAN
PARK CITY 1884	11/2020		296.1
	REV.		



CONCRETE BASE DETAIL



ANCHOR BASE DETAIL
12" BOLT CIRCLE
ANCHOR BOLTS: ¾" X 18" GALV



POLE BASE DETAIL
ALUMINUM POLE IS COMPRESSION FIT OVER AN 18" GALVANIZED STEEL STUMP AND SECURED WITH FOUR FASTENERS

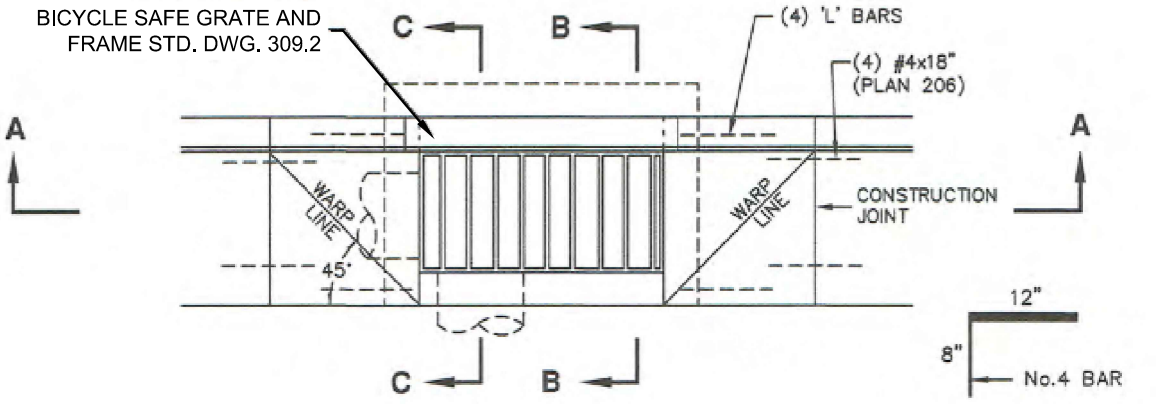
NOTES:
1. IF DEPTH CANNOT BE MET, MASS MUST BE EQUIVALENT TO MASS SHOWN.
2. HIGHWAY LIGHTING SYSTEM REQ'D.
3. CONTACT ROCKY MOUNTAIN POWER, MINIMUM OF 30 WORKING DAYS BEFORE POWER IS REQ'D, TO COORDINATE POWER SOURCE LOCATION AND CONNECTION.
4. PROVIDE MIN OF 3 FT OF CABLE SLACK IN EVERY JUNCTION BOX.
5. LIGHT POLES AND LIGHT FIXTURES SHALL CONFORM TO PARK CITY REQUIREMENTS AND BE APPROVED BY THE CITY ENGINEER.
6. EACH STREET LIGHT SHALL HAVE A JUNCTION BOX WITH FUSE.
7. MARK JUNCTION BOX COVERS WITH "STREET LIGHTING".
8. LIGHT POLES SHALL HAVE BASKET HANGERS.

NOT TO SCALE

PARK CITY 1884	DATE	STREET LIGHT BASE DETAILS	STD. PLAN
	11/2020		296.2
	REV.		

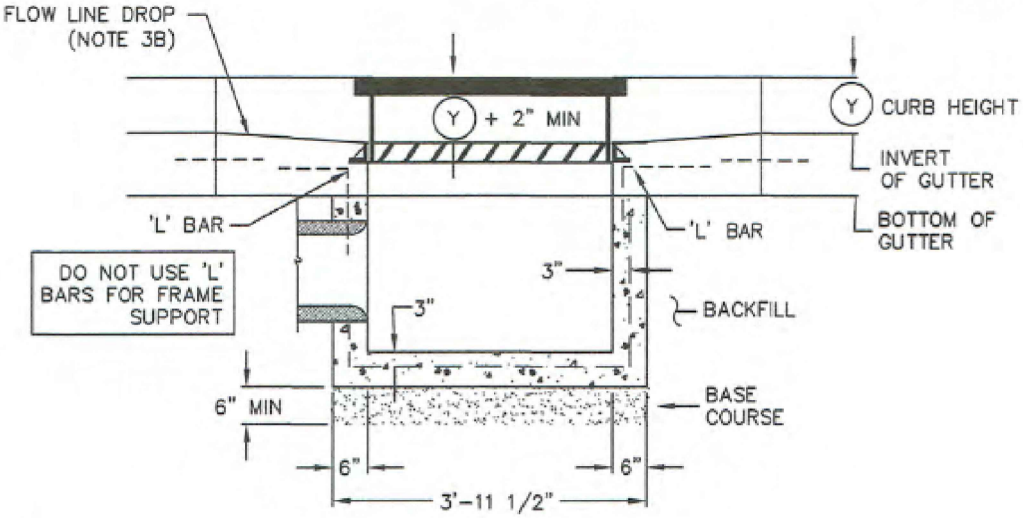
DIVISION 300 STORM DRAIN

SINGLE GRADE

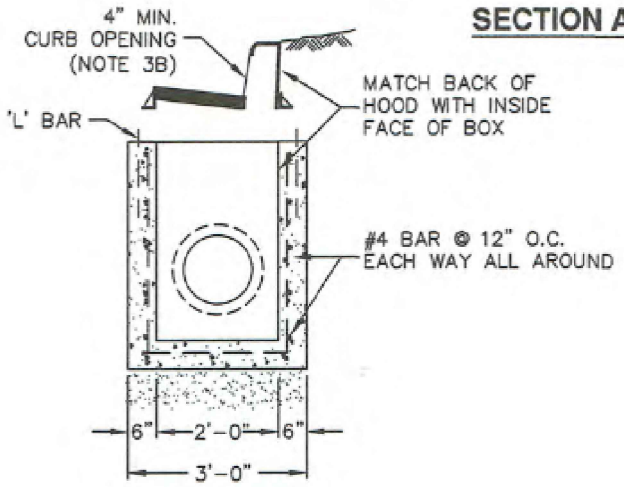


PLAN

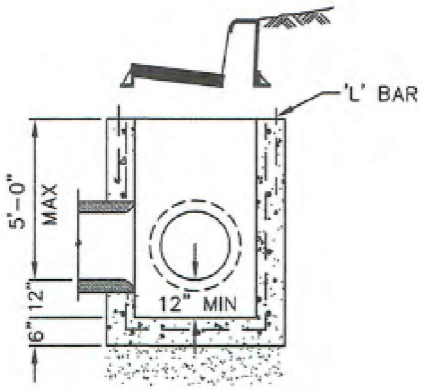
"L" BAR DETAIL



SECTION A-A



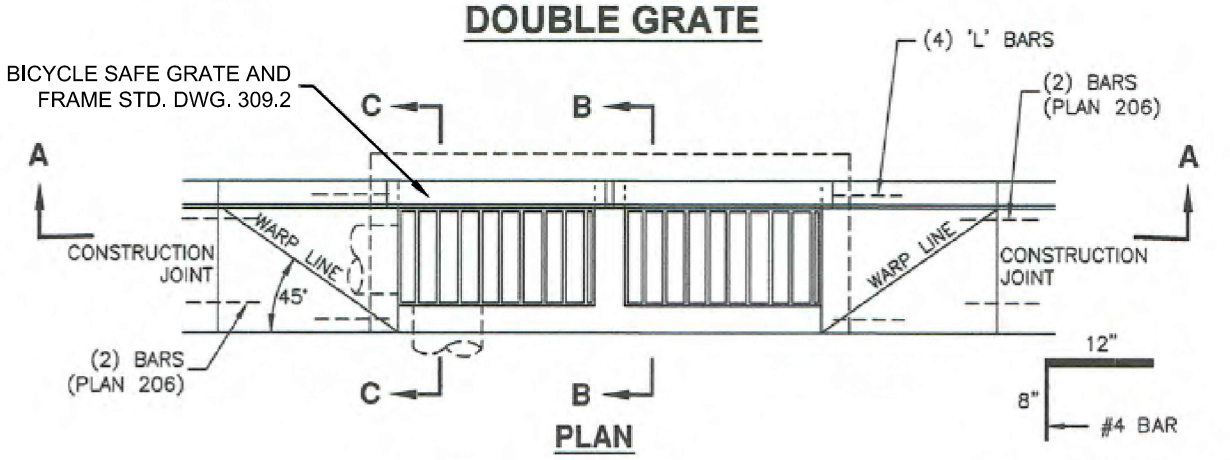
SECTION B-B



SECTION C-C

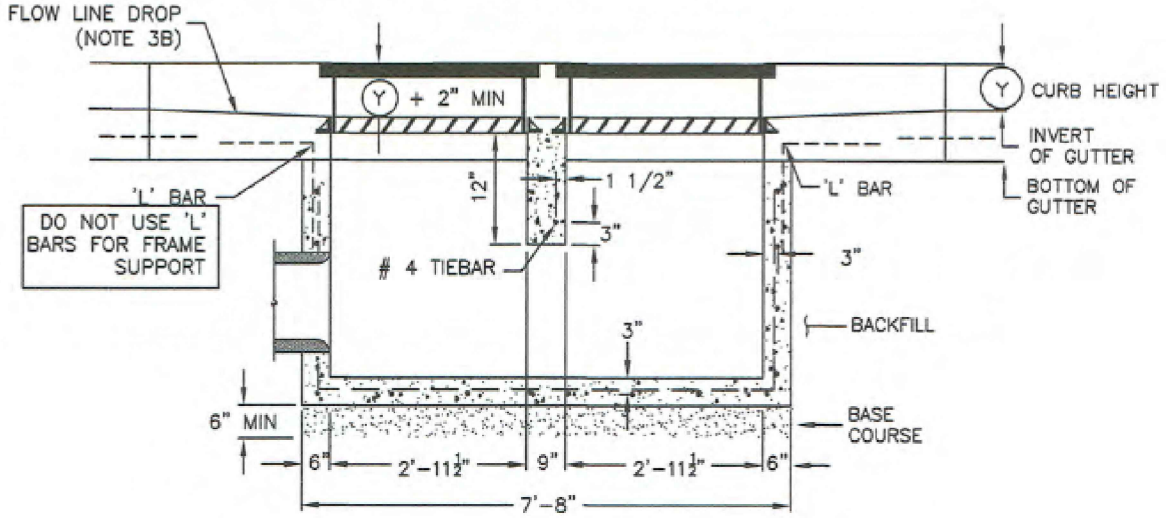
PARK CITY 1884	DATE	SINGLE GRADE CATCH BASIN	STD. PLAN
	3/2020		315.1
	REV.		

DOUBLE GRATE

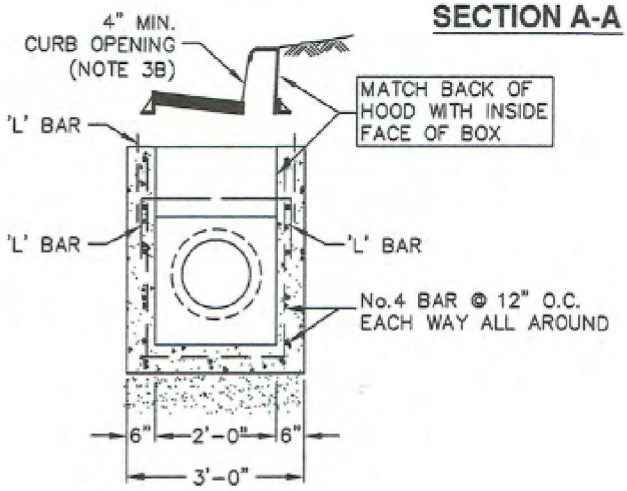


PLAN

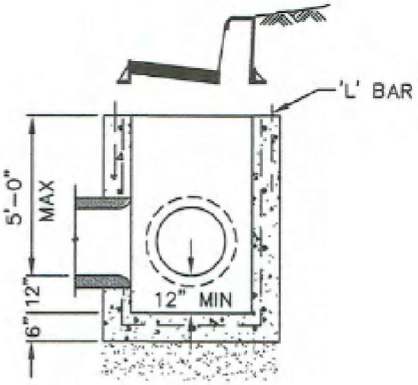
"L" BAR DETAIL



SECTION A-A



SECTION B-B



SECTION C-C

	DATE		STD. PLAN
PARK CITY 1884	3/2020	DOUBLE GRATE CATCH BASIN	315.2
	REV.		

Pipe zone backfill

1. GENERAL

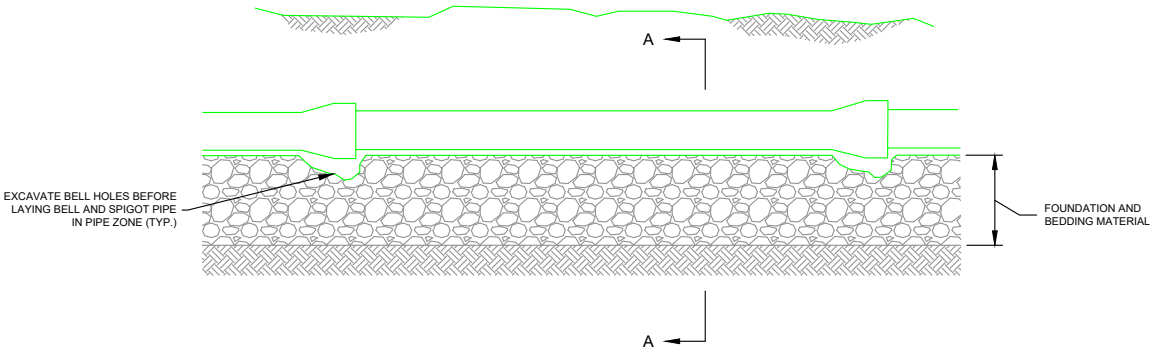
A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
C. Concrete: APWA Section 03 30 04.
D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. EXECUTION

A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
    1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
    2) Maximum lift thickness is 8-inches.
    3) Bedding immediately under the pipe should not be compacted, but loosely placed.
    4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
    5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
    1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
    2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
E. Flowable Fill (when required and if allowed by pipe manufacturer):
    1) Place the controlled low strength material, APWA Section 31 05 15 or UDOT Specification Section 03575.
    2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
    3) Reset pipe to line and grade if pipe "floats" out of position.



ELEVATION VIEW
N.T.S.

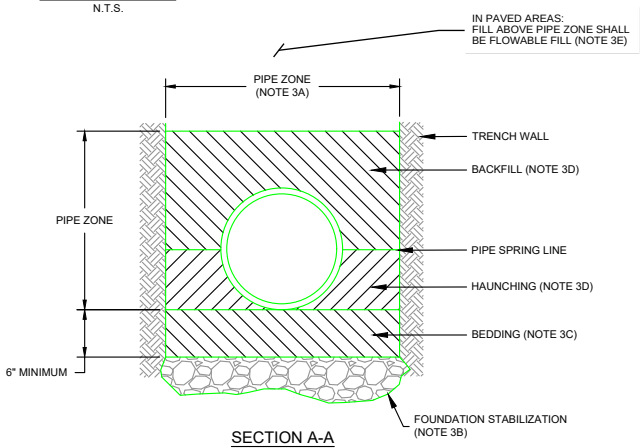
INSTALLATION:

CONCRETE PIPE: FOLLOW ASTM C 1479
* STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

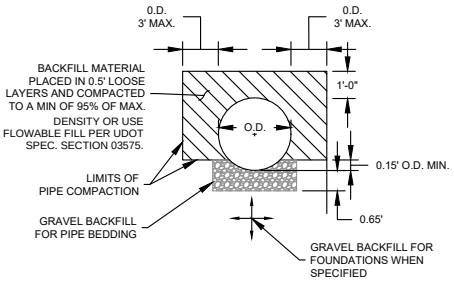
PLASTIC PIPE: FOLLOW ASTM D 2321
* STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.

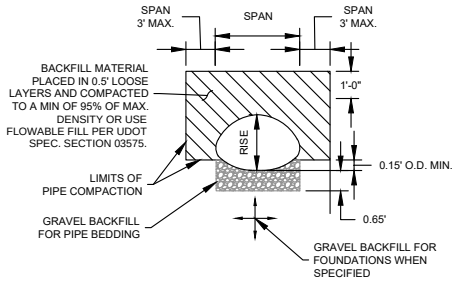
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
* STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12
* STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.



SECTION A-A
N.T.S.





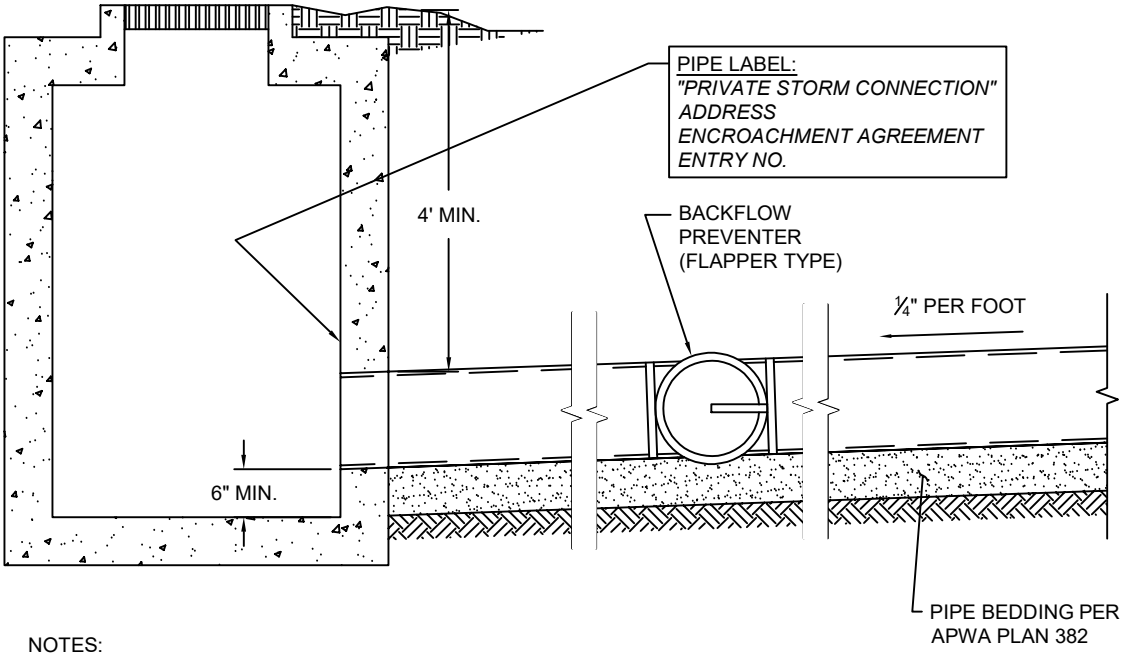
PIPE	SIZE (INCES)	MIN. DISTANCE BETWEEN BARRELS
CIRCULAR PIPE	12" TO 24"	12"*
CONCRETE AND METAL	30" TO 96"	DIAM. DIVIDED BY 2
(DIAMETER)	102" TO 180"	48"
PIPE-ARCH	18" TO 36"	12"
METAL ONLY	43" TO 142"	SPAN DIVIDED BY 3
(SPAN)	148" TO 199"	48"

NOTES:

1. PIPE COMPACTION LIMITS SHOWN ON THIS PLAN ARE FOR PIPE CONSTRUCTION IN AN EMBANKMENT. FOR PIPE CONSTRUCTION IN A TRENCH, THE HORIZONTAL LIMITS OF THE PIPE COMPACTION ZONE SHALL BE THE WALLS OF THE TRENCH.
2. O.D. IS EQUAL TO THE OUTSIDE DIAMETER OF A PIPE OR THE OUTSIDE SPAN OF A PIPE-ARCH. THE DIMENSIONS SHOWN AS O.D. WITH 3' AND 4' MAXIMUM SHALL BE O.D. UNTIL O.D. EQUALS 3' AND 4' AT WHICH POINT 3' AND 4' SHALL BE USED.

* 1'-0" FOR DIAMETERS 12" THROUGH 42" AND FOR SPANS THROUGH 50". 2'-0" FOR DIAMETERS GREATER THAN 42" AND FOR SPANS GREATER THAN 50".

	DATE	CULVERT COMPACTION AND BACKFILL	STD. PLAN
PARK CITY 1884	4/2024		382
	REV.		
	1		



NOTES:

1. THE CONNECTION TO THE STORM SYSTEM SHALL BE WITNESSED BY INSPECTOR.
2. THE SLOPE OF THE SERVICE SHOULD BE ¼" PER FOOT (IT SHALL BE NO LESS THAN ⅛").
3. THE LATERAL SHALL HAVE A MINIMUM OF 4' OF COVER TO THE FINISHED GRADE WHERE THE CONNECTION IS MADE TO THE STORM SYSTEM.
4. PIPE SHALL BE CORED AND GROUTED INTO THE CATCH BASIN WITH GROUT PER APWA SPEC. SECTION 03 61 00.
5. THE APPLICANT SHALL RECORD AN ENCROACHMENT AGREEMENT WITH THE CITY. THE CITY IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PRIVATE PROPERTY RESULTING FROM THIS CONNECTION TO THE STORM SYSTEM.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **ENGINEERING**	**DATE** **01/24/24** **REV.**	**PRIVATE CONNECTION TO PUBLIC STORM SYSTEM**	**STD. PLAN** **399**

DIVISION 400 UNUSED

DIVISION 500 WATER

WATER STANDARD PLANS

2025

PREFACE

These standard plans incorporate current Water regulations and City water system operation, maintenance, and asset management considerations.

The plan numbering structure of this document follows the same basic structure as the APWA Standard Plans, however, there are some differences. Following is an explanation of the structure of this document:

1. Part 5 – Water Systems. Standard Plan divisions for Water system related details are:
    - Preface, Updates, and Table of Contents
    - Water Notes
    - Fire Hydrants
    - Water Meters
    - Corrosion Protection Systems
    - Piping
    - Thrust Blocks
    - Valves
    - Trenching
    - General
    - Water System Field Observation Guidelines

2. Numbering – A plan number having a suffix of "S" identifies that the plan contains index, legend, detail specific notes, and acceptable manufacturer and parts numbers related to the standard plan.

This document is intended to be altered periodically to ensure that the most current Park City Standards are available for public use. This document will be revised and published on the City's web site as updates are approved and adopted.

THE FOLLOWING IS A SUMMARY OF CHANGES MADE TO DRAWINGS

2025

500: Updated backflow and booster pump information.
520: Updated water meter sizing calculations
523 S: Added double check backflow assembly. Updated approved manufacturers and models.
526 S: Updated approved manufacturers and models.
527, 527 S, 528, 528 S: Added double check backflow assembly.
547-B: Added DDW exception requirement. Removed looped water line.
573-A: Updated testing, startup and training information.
FIELD OBSERVATION GUIDELINES: Updated AWWA Standards.

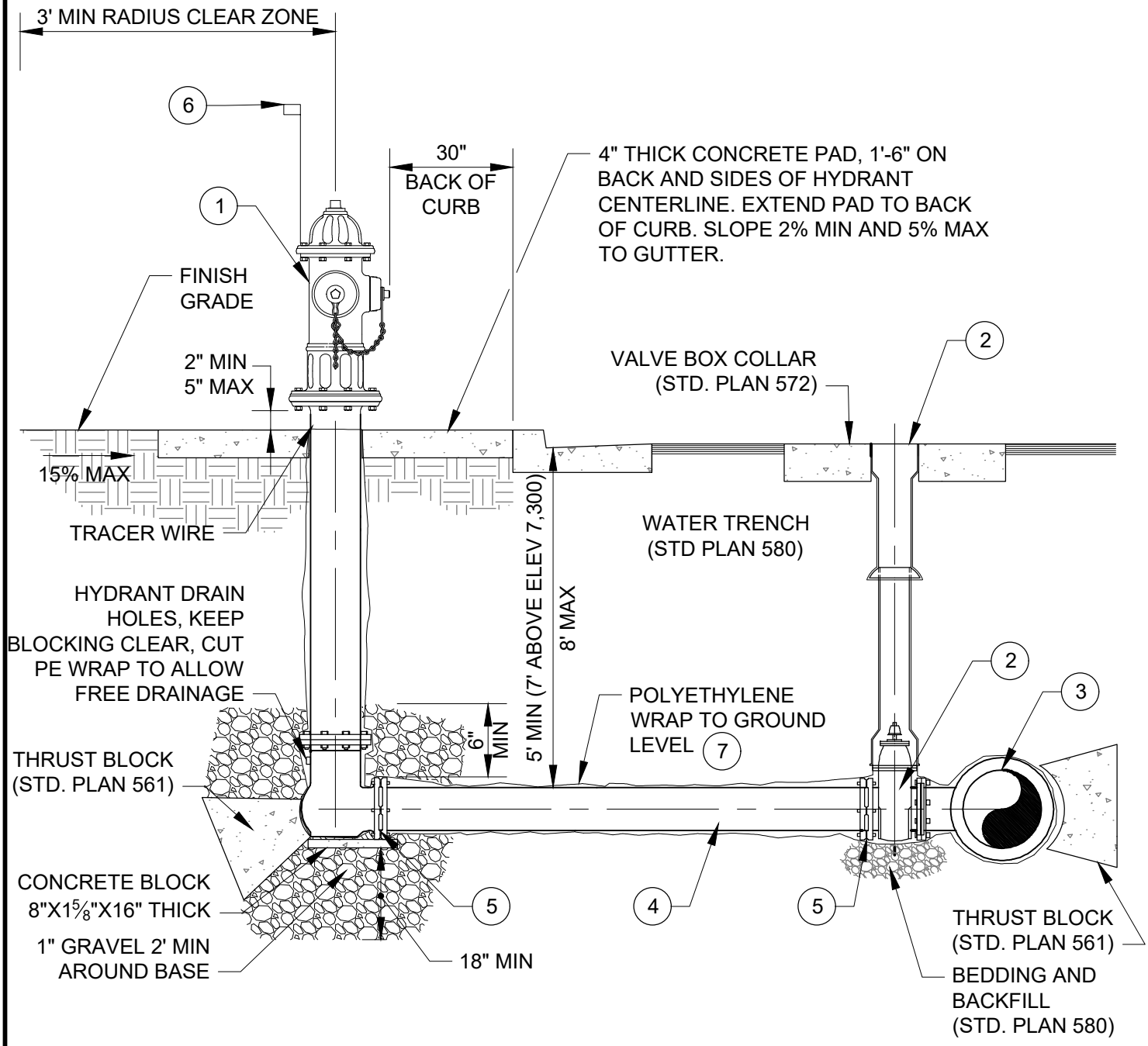
*All drawing updates are shown with updated date and revision in title block.

GENERAL WATER NOTES

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED INTO THESE CONTRACT DOCUMENTS BY REFERENCE:
   a. *PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DETAILS*
   b. AMERICAN WATER WORKS ASSOCIATION STANDARDS (AWWA)
   c. UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER (DDW), R309-550 FACILITY DESIGN AND OPERATION: TRANSMISSION AND DISTRIBUTION PIPELINES
   d. INTERNATIONAL PLUMBING CODE
2. ALL PIPE, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO ANSI/NSF STANDARD 61 AND APPLICABLE SECTIONS OF AWWA STANDARDS C104-08 THROUGH C550-05 AND C900-07 THROUGH C950-07. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371.
3. ALL PRODUCTS AND MATERIALS SHALL BE “MADE IN THE USA”, UNLESS SPECIFICALLY APPROVED BY THE PARK CITY WATER DIRECTOR. STEEL AND IRON MATERIAL PRODUCTS SUCH AS PIPE, FITTINGS, VALVES, MANHOLE, METER VAULT, AND VALVE BOX CASTINGS SHALL BE “MELTED & MANUFACTURED IN THE USA”. PARK CITY WATER ACKNOWLEDGES THAT CERTAIN SPECIALIZED WATER SYSTEM PRODUCTS INCLUDED IN THE ACCEPTABLE PRODUCTS LIST, SUCH AS HIGHER PRESSURE-RATED VALVES, MAY NOT MEET THE MADE IN USA REQUIREMENT AND ARE IN THE “QUALIFIED” MADE IN USA CATEGORY. THESE PRODUCTS HAVE BEEN PREVIOUSLY REVIEWED AND APPROVED.
4. UTAH DIVISION OF DRINKING WATER (DDW) APPROVALS:
   a. FOR PROJECTS WITH TRANSMISSION AND/OR DISTRIBUTION LINES OVER 16 INCHES IN DIAMETER AND/OR INCLUDING A WATER BOOSTER STATION OR PRESSURE REDUCING STATION, DDW APPROVALS OUTLINED IN R309-500 MUST BE OBTAINED IN CONJUNCTION WITH SUBMITTAL OF A WATER MASTER PLAN TO THE CITY. FOLLOWING DESIGN REVIEW BY THE CITY AND INCORPORATION OF CITY COMMENTS, THE DESIGN ENGINEER SHALL SUBMIT WATER CONSTRUCTION PLANS TO THE DDW TO OBTAIN APPROVALS. NO WATER CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED DDW APPROVALS HAVE BEEN OBTAINED.
   b. FOR PROJECTS WITH TRANSMISSION AND/OR DISTRIBUTION LINES OVER 16 INCHES IN DIAMETER AND/OR INCLUDING A WATER BOOSTER STATION OR PRESSURE REDUCING STATION A DDW FINAL OPERATING PERMIT IS REQUIRED PRIOR TO THE CITY OPERATING AND ACCEPTING THE WATER IMPROVEMENTS. FOLLOWING THE CITY’S WATER SYSTEM WALK-THROUGH AND THE CONTRACTOR’S SUBSEQUENT COMPLETION OF PUNCH-LIST ITEMS, THE CITY’S WATER DEPARTMENT WILL SUBMIT AN OPERATING PERMIT REQUEST TO THE DDW. THE FOLLOWING ITEMS ARE REQUIRED FROM THE DEVELOPER FOR THE CITY’S SUBMITTAL:
      i. FINAL RECORD DRAWINGS AND O&M MANUALS
      ii. HYDROSTATIC TESTING AND FLUSHING RECORDS (COMPLETED BY THE CITY’S INSPECTOR)
      iii. ACCEPTABLE BACTERIOLOGICAL TESTING RESULTS
      iv. CERTIFICATION BY THE (DEVELOPER’S) ENGINEER OF RECORD
5. THE CITY UTILIZES AN ADVANCED METERING INFRASTRUCTURE (AMI) SYSTEM. THE DEVELOPER MAY BE REQUIRED TO CONDUCT A PROPOGATION STUDY AND INSTALL RESULTING RECOMMENDED IMPROVEMENTS TO FACILITATE A CLEAR SIGNAL TO THE PROJECT. REFER TO STANDARD PLAN 520 FOR SPECIFIC METER TRANSMITTER UNIT (MXU) REQUIREMENTS.
6. REFER TO APPLICABLE STANDARD PLANS FOR WATER SYSTEM DETAILS AND REQUIREMENTS
7. EXTERNAL CORROSION PROTECTION SHALL BE INCLUDED ON ALL WATER SYSTEM IMPROVEMENTS, REFERENCE STANDARD PLAN 534 FOR REQUIREMENTS. A SOILS ANALYSIS MAY BE REQUIRED IN CONJUNCTION WITH THE DESIGN OF THE WATER SYSTEM TO DETERMINE THE EXTENT OF CORROSION PROTECTION REQUIRED.
8. REFER TO STANDARD PLAN 520 FOR GENERAL REQUIREMENTS FOR WATER METERS, METER VAULTS, AND WATER SERVICE LINES
9. CITY INSPECTION OF WATER SYSTEM IMPROVEMENTS WILL FOLLOW THE “*WATER SYSTEM FIELD OBSERVATION GUIDELINES*” AND ESTABLISHED CITY POLICIES. CONTRACTOR SHALL PROVIDE NECESSARY ASSISTANCE TO MEET THE GUIDELINE REQUIREMENTS.
10. NOTIFY CITY ENGINEER’S OFFICE AT LEAST 48 HOURS BEFORE PERFORMING ANY WATER RELATED WORK. ARRANGE A PRECONSTRUCTION CONFERENCE SPECIFIC TO WATER CONSTRUCTION WITH THE CITY ENGINEER AND WATER DEPARTMENT AT LEAST 48 HOURS BEFORE START OF WORK. FOR PROJECTS INVOLVING ONLY SERVICE LINE AND/OR METER VAULT INSTALLATION, AN ON-SITE MEETING WITH THE CITY ENGINEER 48 HOURS PRIOR TO CONSTRUCTION IS ACCEPTABLE.
11. FOR TEMPORARY USE OF EXISTING WATER SYSTEM AND FIRE HYDRANTS TO OBTAIN CONSTRUCTION WATER, REFER TO STANDARD PLAN 531.

12. ALL CONSTRUCTION OF WATER SYSTEM SHALL BE CLEARLY STAKING BY THE DEVELOPER'S OR CONTRACTOR'S SURVEYOR. STAKING SHALL INCLUDE ALL BENDS, VALVES, HYDRANTS, SERVICES, METER VAULTS, AND SPECIALS. A MINIMUM OF 50-FOOT STATIONING IS REQUIRED FOR PIPELINE.
13. CHANGES TO THE APPROVED WATER PLANS, INCLUDING PIPE ALIGNMENT, SIZE, AND DEPTH AS WELL AS FITTINGS, VALVES, SERVICES, AND METER VAULT LOCATIONS SHALL BE AUTHORIZED BY THE CITY ENGINEER AND THE PUBLIC UTILITIES ENGINEER OR PUBLIC UTILITIES DEPARTMENT PRIOR TO INSTALLATION.
14. WATER SERVICE INTERRUPTION. THE FOLLOWING SHALL BE MET WITH RESPECT TO THE INTERRUPTION OF SERVICE TO CUSTOMERS INCLUDING THE SHUTDOWN OF THE EXISTING WATER SYSTEM:
    a. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES
    b. SCHEDULE SERVICE WORK REQUIRING WATER SERVICE INTERRUPTIONS OR SHUTDOWN OF THE EXSTING WATER SYSTEM A MINIMUM OF 96 HOURS IN ADVANCE WITH THE WATER DEPARTMENT (48HR WATER DEPARTMENT REVIEW, AND 48HR NOTIFICATION PERIOD)
    c. LIMIT INTERRUPTIONS TO OCCUR AND BE COMPLETED ON MONDAY THRU THURSDAY, 9:00 AM TO 4:00 PM. NO INTERRUPTIONS SHALL OCCUR ON FRIDAYS, WEEKENDS, OR HOLIDAYS.
    d. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION TO AFFECTED CUSTOMERS. CONTACT THE WATER DEPARTMENT FOR NOTIFICATION REQUIREMENTS. BE ADVISED THAT ON OCCASION VALVES IN THE EXISTING WATER SYSTEM MAY BE INOPERABLE AND MAY REQUIRE NOTIFICATION OF A LARGER AREA. IF VALVE MAINTENANCE IS REQUIRED, A SHUTDOWN DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.
    e. FOR WATER SHUTDOWNS LONGER THAN 8 HOURS, CONTRACTOR SHALL SUBMIT A TEMPORARY WATER PLAN TO KEEP ALL CUSTOMERS IN SERVICE. ALL COSTS ASSOCIATED WITH MAINTAINING SERVICE TO AFFECTED CUSTOMERS SHALL BE BORNE BY THE CONTRACTOR
    f. CONTRACTOR SHALL HAVE ALL PERTINENT PARTS AND MATERIALS ON SITE PRIOR TO SHUTDOWN OF THE WATER SYSTEM BY THE WATER DEPARTMENT
    g. CONSTRUCTION EXCAVATION MUST BE PREPARED AND THE WATER MAIN EXPOSED PRIOR TO SHUTDOWN OF THE WATER SYSTEM
15. EXPOSE EXISTING WATER PIPES AND VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO INSTALLING NEW IMPROVEMENTS, POTHOLE ANY AND ALL UTILITIES TO ELIMINATE POTENTIAL CONFLICTS
16. THE HORIZONTAL DISTANCE BETWEEN WATER LINES AND SANITARY SEWER LINES SHALL BE AT LEAST 10 FEET. WHERE A WATER MAIN AND SEWER MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18 INCHES ABOVE THE SEWER LINE. SEPARATION DISTANCES SHALL BE MEASURED EDGE-TO-EDGE (I.E. FROM THE NEAREST EDGES OF THE FACILITIES)
17. IF THE BASIC SEPARATION STANDARDS CANNOT BE MET, AN EXCEPTION TO THE RULE CAN BE APPLIED WITH ADDITIONAL MITIGATION MEASURES TO PROTECT PUBLIC HEALTH, IN ACCORDANCE WITH UTAH ADMINISTRATIVE CODE R309-105-6(2)(B).
18. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF THE DAY'S WORK.
19. PROVIDE ACCESS TO EXISTING MAIN LINE VALVES THROUGHOUT CONSTRUCTION. ALL VALVES MUST BE ACCESSIBLE WITHIN 24 HOURS AFTER PAVING OR COLLAR ADJUSTMENTS.
20. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
21. WHERE JOINING EXISTING ASBESTOS CEMENT PIPE, CUT IN ACCORDANCE WITH OSHA REQUIREMENTS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS.
22. PROVIDE EXTENSIONS ON VALVE STEM TOPS HAVING OVER 5 FEET BURY. REFER TO STANDARD PLAN 570.
23. INSTALL AIR AND VACUUM VALVES PER STANDARD PLANS 574 AND 575 AT HIGH POINTS (8" DIAMETER PIPE OR LARGER) AS DEEMED NECESSARY BY THE DESIGN ENGINEER AND CITY.
24. THRUST BLOCKING IS REQUIRED ON ALL WATER MAIN AND FIRE LINES. REFER TO STANDARD PLANS 561 AND 562
25. REMOVE AND CORRECT DEFECTIVE WORK WITHIN 24 HOURS FOLLOWING WRITTEN NOTIFICATION BY THE CITY ENGINEER.
26. CONSTRUCT TEMPORARY FLUSHING VALVES/BLOW-OFF PIPING ON THE END OF NEW WATER MAINS AS REQUIRED TO MEET FLUSHING REQUIREMENTS. CONSULT WITH CITY INSPECTOR TO DETERMINE ACCEPTABLE LOCATIONS AND SIZING REQUIREMENTS. MINIMUM ACCEPTABLE FLUSHING VELOCITY FOR INITIAL FLUSH IS 5 FEET PER SECOND. DO NOT PERFORM INITIAL FLUSH THROUGH FIRE HYDRANTS WITHOUT APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL INTERNAL COMPONENTS OF FIRE HYDRANT TO BE REMOVED BY CONTRACTOR PRIOIR TO INTIAL FLUSHING. CONTRACTOR TO BE RESPONSIBLE FOR REINSTALLATION OF COMPONENTS AND RESPONSIBLE FOR ANY DAMAGES.
27. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600-10

28. ALL NEW WATER MAINS OR APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651-05 OR A METHOD APPROVED BY THE DIRECTOR. THE SPECIFICATIONS SHALL INCLUDE DETAILED PROCEDURES FOR THE ADEQUATE FLUSHING, DISINFECTION AND MICROBIOLOGICAL TESTING OF ALL WATER MAINS. ON ALL NEW AND EXTENSIVE DISTRIBUTION SYSTEM CONSTRUCTION, EVIDENCE OF SATISFACTORY DISINFECTION SHALL BE PROVIDED TO THE CITY INSPECTOR. SAMPLES FOR COLIFORM ANALYSES SHALL BE COLLECTED AFTER DISINFECTION IS COMPLETE AND THE SYSTEM IS REFILLED WITH DRINKING WATER. A STANDARD HETEROTROPHIC PLATE COUNT IS ADVISABLE. THE USE OF WATER FOR PUBLIC DRINKING WATER PURPOSES SHALL NOT COMMENCE UNTIL THE BACTERIOLOGICAL TESTS INDICATE THE WATER IS FREE FROM CONTAMINATION.
29. DISINFECTING, FLUSHING, AND HYDROSTATIC PLANS SHALL BE SUBMITTED TO THE CITY INSPECTOR A MINIMUM OF 5 WORKING DAYS PRIOR TO COMMENCEMENT OF ACTIVITY. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES.
30. BACKFLOW PREVENTION DEVICES MAY BE REQUIRED. IF REQUIRED, THE CITY MAY NOT SET A WATER METER UNTIL AN APPROVED AND TESTED BACKFLOW DEVICE IS INSTALLED AND INSPECTED
31. ALL BACKFLOW PREVENTERS HAVE TO BE TESTED ANNUALY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. A VISUAL CHECK OF AIR GAPS IS SUFFICIENT, BUT MECHANICAL BACKFLOW PREVENTERS HAVE TO BE TESTED BY A STATE CERTIFIED BACKFLOW SPECIALIST, WITH PROPERLY CALIBRATED GAUGE EQUIPMENT. TO OBTAIN A LIST OF STATE CERTIFIED TESTERS REFER TO THE UTAH DIVISION OF DRINKING WATER (DDW), CROSS CONNECTION CONTROL & BACKFLOW PREVENTION WEBSITE.
32. FIRE SPRINKLER SYSTEM BOOSTER PUMPS: FIRE SPRINKLER SYSTEM PUMPS, INTEGRAL TO THE FIRE SPRINKLER PIPING, TO MEET FIRE SPRINKLER PRESSURE DESIGN REQUIREMENTS ARE CONSIDERED OUTSIDE THE INTENT OF UTAH DDW REGULATION R309-550-11(3) AND DO NOT REQUIRE APPROVAL OF THE DDW IF THEIR INSTALLATION CONFORMS TO UTAH ADOPTED PLUMBING CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 D. PUMPS SHALL BE CONNECTED ON THE BUILDING SIDE OF THE WATER METER VAULT AND SHALL BE APPROVED BY THE CITY ENGINEER AND BUILDING DEPARTMENT. PUMP APPROVAL IS FOR FIRE SPRINKLER SYSTEMS ONLY AND NOT FOR DOMESTIC USE.



NOTES:

1. REFER TO STD. PLAN 511-S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 2	**FIRE HYDRANT**	STD. PLAN **511**

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	FIRE HYDRANT, DRY BARREL, AWWA C502	MUELLER	SUPER CENTURION 250 3-WAY A-423, 5-1/4 PUMPER NOZZLE, NATIONAL STD. OPERATING NUT (OPENS LEFT) OR EQUAL IF UNAVAILABLE
②	BURIED VALVE AND VALVE BOX (STD. PLAN 570), 6" GATE VALVE, NRS, FLG X MJ, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES 2360, SST BONNET BOLTS OR EQUAL
③	6" DUCTILE IRON FLANGE TEE (OR TAPPING SEE DETAIL 542), AWWA C110		
④	HYDRANT SERVICE LINE, 6" DIAMETER C900 PVC, DR14, RESTRAINED JOINTS (STD PLAN 540)		
⑤	MECHANICAL JOINT RESTRAINT OR SST TIE ROD / NUT RESTRAINTS	EBBA IRON	MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
⑥	HYDRANT MARKER, HEAVY DUTY FIBERGLASS WITH RED FLAG, TOP MOUNT, 5' LENGTH (STD.), 6' LENGTH (ABOVE 7300' ELEVATION)	POLLARD	REFLECTIVE HYDRANT MARKER MODEL P69161 (STD.) AND P69170 (ABOVE 7300') WITH FLAG MODEL P691801, OR APPROVED EQUAL
⑦	POLYETHYLENE ENCASEMENT, V-BIO ENHANCED POLYETHYLENE ENCASEMENT FILM, AWWA C105 & AWWA C703E METHOD A & C	US PIPE	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS AND VALVES

DETAIL NOTES

1. LOCATE HYDRANT AS SHOWN ON THE APPROVED PLANS
2. SET HYDRANT PLUMB WITH PUMPER NOZZLE FACING STREET
3. ADJUST TO GRADE WITH MAXIMUM OF ONE (1) HYDRANT BARREL EXTENSION (AWWA C502)
4. PROVIDE 316 STAINLESS STEEL BOLTS FOR ANY FLANGES THAT ARE BELOW GRADE INCLUDING BOLTS FOR HYDRANT RISERS. 304 STAINLESS STEEL BOLTS ARE ACCEPTABLE FOR EXPOSED/ABOVE GRADE FLANGES.
5. RECOAT DAMAGED OR MARRED HYDRANT COATING AFTER INSTALLATION (UV RESISTANT, HIGH GLOSS, POLYURETHANE ENAMEL COATING, FIRE HYDRANT RED)
6. REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
7. APPLY WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS AND ALL OTHER BURIED BOLTS, NUTS, CONNECTORS, AND COUPLINGS, AWWA C 217. (STD PLAN 534)
8. CATHODICALLY PROTECT PIPE AND OR FITTINGS, WHEN EXISTING SOIL CONDITIONS REQUIRE PER SOILS ANALYSIS (STD. PLAN 534)
9. HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	**DATE** 03/2024 **REV.** 3	**FIRE HYDRANT**	**STD. PLAN** **511 S**

GENERAL REQUIREMENTS –
WATER METER, METER VAULT, AND SERVICE LINE

REFER TO SPECIFICATIONS AND STANDARD PLANS FOR DETAILED WATER METER, METER VAULT, AND SERVICE LINE REQUIREMENTS

WATER METER & METER VAULT:

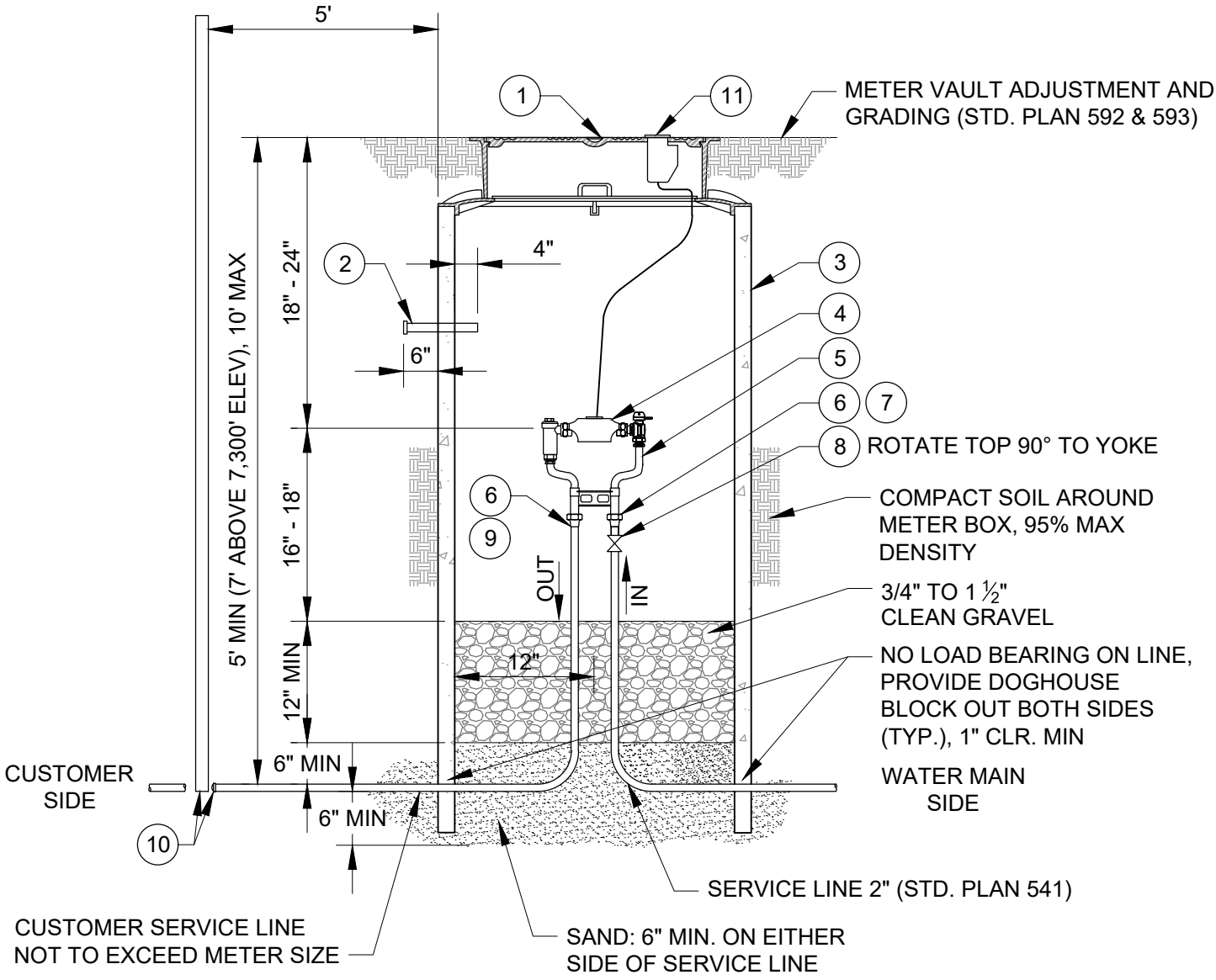
1. WATER METER AND RADIOREAD METER TRANSCEIVER UNIT (MXU) WILL BE PROVIDED BY THE CITY. ALL OTHER COMPONENTS SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER/BUILDER. PROVIDE 2 WEEKS ADVANCE NOTICE TO THE WATER DEPARTMENT FOR METER SET REQUESTS EXCEEDING FIVE METERS OR METER SIZES GREATER THAN 2 INCHES. APPROPRIATE METER APPLICATION AND PAYMENT OF FEES APPLY BEFORE THE CITY WILL SET A METER.
2. WATER METER SIZE SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION OF ANY SERVICE LINE, METER VAULT, OR WATER MAIN TAP. SEE STANDARD DETAIL 594 FOR SIZING REQUIREMENTS. A 2" MINIMUM WATER SERVICE SIZE IS REQUIRED FROM THE MAIN LINE.
3. INSTALLATION OF A WATER METER EXCEEDING 2-INCH WILL REQUIRE CITY ENGINEER APPROVAL. THE METER AND VAULT WILL REQUIRE A FLOWRATE AND DEMAND ANALYSIS BY THE DEVELOPER / BUILDER AND A SITE SPECIFIC DESIGN.
4. INSTALLATION OF A WATER SERVICE LINE SIZE FOR A 2" METER AND GREATER WILL REQUIRE CITY ENGINEER APPROVAL. THE SERVICE LINE REQUEST WILL REQUIRE SUBMITTAL OF A FLOWRATE AND DEMAND ANALYSIS BY THE DEVELOPER/BUILDER.
5. USE OF AN INSIDE WATER METER WILL REQUIRE CITY ENGINEER APPROVAL. INSIDE METERS SHALL BE USED ONLY FOR COMMERCIAL OR MULTI-UNIT BUILDINGS SUBJECT TO THE FOLLOWING CONDITIONS:
   A. UNRESTRICTED ACCESS IS AVAILABLE TO WATER DEPARTMENT PERSONNEL
   B. THE METER SHALL BE LOCATED IN A SEPARATE MECHANICAL ROOM
   C. THE METER SHALL BE ASSOCIATED WITH FIRE PROTECTION SPRINKLER SYSTEM (FIRE STACK) PLUMBING
   D. THE METER REQUIRES A SITE SPECIFIC DESIGN APPROVED BY THE FIRE MARSHAL, THE PARK CITY BUILDING DEPARTMENT, CITY ENGINEER, PUBLIC UTILITIES DEPARTMENT, AND THE PUBLIC UTILITIES WATER RESOURCE MANAGER. LAYOUT SHALL BE CONSISTENT WITH WATER STANDARD PLANS 523, 526, AND 528
   E. A REMOTE RADIOREAD METER TRANSCEIVER UNIT (MXU) DEVICE SHALL BE INSTALLED AT A LOCATION ACCEPTABLE TO THE WATER DEPARTMENT. REFER TO NOTE 11.
6. METER VAULT LOCATION SHALL BE APPROVED BY THE CITY ENGINEER AND WATER DEPARTMENT PRIOR TO INSTALLATION OF ANY SERVICE LINE OR WATER MAIN TAP. MINIMUM REQUIREMENTS AROUND METER VAULT MUST BE MET. NO POWER, IRRIGATION, COMMUNICATION, CABLING, ECT. WITHIN METER VAULT CLEARANCE AREA.
7. LOCATE METER VAULT, WHENEVER POSSIBLE, IN LANDSCAPE AREAS. PLACEMENT WITHIN A PAVED SURFACE, DRIVEWAY OR WALKWAY, REQUIRES WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE SERVICE LINE OR WATER MAIN TAP. THE METER VAULT SHALL BE PLACED AT THE PUBLIC RIGHT OF WAY LINE. IN THE ABSENCE OF A PUBLIC R-O-W LINE, THE METER VAULT SHALL BE LOCATED WITHIN A DEDICATED EASEMENT AND A MAXIMUM OF FIVE FEET BEHIND THE CURB AND GUTTER OR SIDEWALK AS APPLICABLE.
8. EXTEND THE SERVICE LINE STUB ON THE CUSTOMER SIDE TO 5 FEET BEYOND THE METER VAULT WITH METER VAULT CONSTRUCTION. INSTALL END CAP AND MARKER ON SERVICE LINE TERMINATION.
9. LOCATE METER VAULT TO PROVIDE CONVENIENT, SAFE, AND UNINHIBITED ACCESS FROM A PUBLIC ROW OR WATER EASEMENT. NO FENCES SHALL BE LOCATED BETWEEN THE ROW/EASEMENT LINE AND THE METER VAULT. NO OBSTRUCTIONS OR UTILITIES SHALL BE LOCATED WITHIN 3 FEET OF THE OUTSIDE WALL OF THE METER VAULT. NO BUSHES, SHRUBS, OR PLANTS SHALL BE WITHIN 2 FEET OF THE METER LID AND NO TREES SHALL BE PLANTED SUCH THAT THE DRIP LINE AT MATURITY WILL BE WITHIN 3 FEET OF THE METER LID.
10. SET METER VAULT SET FLUSH WITH THE FINAL LANDSCAPE OR PAVEMENT GRADE. IF THE GROUND IS NOT TO FINAL GRADE AT THE TIME OF THE METER INSTALLATION OR INSPECTION, ADJUST METER

VAULT WHEN FINAL GRADE IS ESTABLISHED AND ADJUST THE METER SETTER TO MEET REQUIRED VAULT DIMENSIONS. REFERENCE STANDARD PLANS 592 AND 593 FOR METER VAULT GRADING REQUIREMENTS.

11. IN MOST CASES THE METER TRANSCEIVER UNIT (MXU) DEVICE WILL MOUNT THROUGH THE METER VAULT LID. IF METER LOCATION DOES NOT PERMIT A CLEAR RELIABLE MXU DEVICE RADIO SIGNAL TO CITY FACILITIES, A REMOTE MXU DEVICE WILL BE REQUIRED. THE REMOTE MXU DEVICE WILL BE INSTALLED BY THE CITY, AT A LOCATION DETERMINED BY THE CITY, AT THE TIME OF THE METER INSPECTION. IN MOST CASES THE REMOTE MXU DEVICE WILL BE INSTALLED ON THE OUTSIDE OF THE BUILDING FACING A PUBLIC STREET. PROVIDE CONDUIT AND SIGNAL WIRE FROM METER VAULT TO REMOTE MXU DEVICE LOCATION, REFERENCE STANDARD PLAN 530. FOR DEVELOPMENT PROJECTS, A SIGNAL PROPAGATION STUDY AND INSTALLATION OF A NEW REPEATER STATION AT THE DEVELOPER'S EXPENSE MAY BE REQUIRED.
12. IF REPLACING METER VAULT, PROTECT EXISTING METER AND MXU DEVICE, TAG OR LEAVE IN VAULT. CONTACT PARK CITY WATER DEPARTMENT PRIOR TO REMOVING OR REPLACING METER.
13. PROTECT METER VAULT AND MXU DEVICE THROUGHOUT CONSTRUCTION.
14. A WATER METER WILL NOT BE SET BY THE CITY UNTIL THE METER VAULT AND SERVICE LINE ARE IN COMPLIANCE WITH THE MOST CURRENT VERSION OF THE ENGINEERING STANDARDS, STANDARD DRAWINGS, AND APPROVED PROJECT DRAWINGS, A METER INSPECTION HAS BEEN PERFORMED AND DEFICIENCIES CORRECTED, AND ALL APPLICABLE FEES PAID.
15. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371.
16. PROVIDE COMPRESSION STYLE FITTINGS AND VALVES. FLARED STYLE CONNECTIONS ARE NOT ALLOWED.

SERVICE LINE:

1. ROUTE SERVICE LINES AT A 90 DEGREE ANGLE TO THE FRONT PROPERTY/R-O-W/EASEMENT LINE FROM THE WATER MAIN. AVOID ROUTING SERVICE LINES UNDER DRIVEWAYS.
2. MAINTAIN 5 FEET OF HORIZONTAL SEPARATION BETWEEN TAP LOCATION AND UTILITY CROSSINGS.
3. DUCTILE IRON WATER MAIN: MAINTAIN 2 FEET SEPARATION BETWEEN SERVICE LINE TAP AND ALL MAIN LINE FITTINGS, VALVES, PIPE JOINTS, AND OTHER SERVICE TAPS.
4. PVC WATER MAIN: MAINTAIN 3 FEET SEPARATION BETWEEN SERVICE LINE TAP AND ALL MAIN LINE FITTINGS, VALVES, PIPE JOINTS, AND OTHER SERVICE TAPS.
5. WATER SERVICE LINE SHALL BE CONTINUOUS. NO BENDS, FITTINGS, COUPLERS, OR CONNECTIONS, ARE PERMITTED BETWEEN WATER MAIN CORPORATION STOP AND THE METER VAULT CURB VALVE.
6. PROVIDE COMPRESSION STYLE VALVES FITTINGS. FLARED STYLE CONNECTIONS ARE NOT ALLOWED.
7. METER VAULTS AND SERVICE LINES MUST BE INSPECTED BY THE CITY PRIOR TO BACKFILLING, UNLESS SPECIFIC PRIOR APPROVAL IS PROVIDED BY THE CITY.
8. TAPPING NEW CONSTRUCTION WATER MAIN: NOTIFY AND SECURE INSPECTION OF INSTALLATION BY CITY ENGINEER PRIOR TO TAPPING WATER MAIN. PROVIDE TAPPING "COUPON" TO CITY INSPECTOR
9. TAPPING EXISTING WATER MAIN: NOTIFY AND SECURE INSPECTION OF INSTALLATION BY WATER DEPARTMENT 48 HOURS PRIOR TO TAPPING WATER MAIN. PROVIDE TAPPING "COUPON" TO CITY INSPECTOR
10. SERVICES LINES LARGER THAN 2-INCH DIAMETER SHALL MEET WATER MAIN REQUIREMENTS.
11. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371
12. DISINFECT ALL NEW WATER SERVICES AND APPURTENANCES IN ACCORDANCE WITH AWWA STANDARD C651-05, THE SPECIAL REQUIREMENTS OF THE *PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DETAILS,* AND THE *PARK CITY WATER SYSTEM FIELD OBSERVATION GUIDELINES*. DISINFECTING, FLUSHING, AND HYDROSTATIC PLANS SHALL BE SUBMITTED TO THE CITY INSPECTOR A MINIMUM OF 5 WORKING DAYS PRIOR TO COMMENCEMENT OF ACTIVITY. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES.
13. TRACER WIRE IS REQUIRED FROM WATER MAIN TO METER VAULT.
14. ALL BURIED FITTINGS SHALL BE WAXED TAPED (CORPORATION STOPS, SADDLES, ECT.)
15. NO IRRIGATION CONNECTIONS ARE ALLOWED WITHIN METER VAULT



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 521 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 2	**3/4" AND 1" SINGLE METER OUTSIDE SETTING**	STD. PLAN **521**

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	METER VAULT FRAME AND COVER (STD. PLAN 529)		
②	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 530)		
③	24" DIAMETER METER VAULT PAVED AREAS: REINF. CONCRETE PIPE LANDSCAPE AREAS: CORRUGATED DUAL-WALL HDPE PIPE	HDPE PIPE: ADS	HDPE: MEGA GREEN N-12, OR APPROVED EQUAL
④	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	iPERL
⑤	3/4" METER YOKE	MUELLER	5/8"x3/4"x9" B2410N-6AN
		FORD	5/8"x3/4" VBHC72-9W-11-33-NL
	1" METER YOKE	MUELLER	1"x12" B2410N-6AN
		FORD	1" VBHC74-12W-11-33-NL
⑥	3/4" OR 1" METER YOKE END CONNECTION	MUELLER	MULTI X M.I.P, H-14223N
		FORD	3/4" OR 1" CLOSE BRASS NIPPLE
⑦	2" X 3/4" OR 1" BRONZE BUSHING		
⑧	2" CURB VALVE, F.I.P. X CTS (INLET)	MUELLER	B-25172N
		FORD	B41-66Q
⑨	CONNECTION, F.I.P. X CTS (OUTLET) SIZE NOT TO EXCEED METER SIZE	MUELLER	
		FORD	
⑩	END CAP AND MARKER, CTS X F.I.P. (OUTLET)	MUELLER	H-15451N AND H-10035N
⑪	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		

DETAIL NOTES

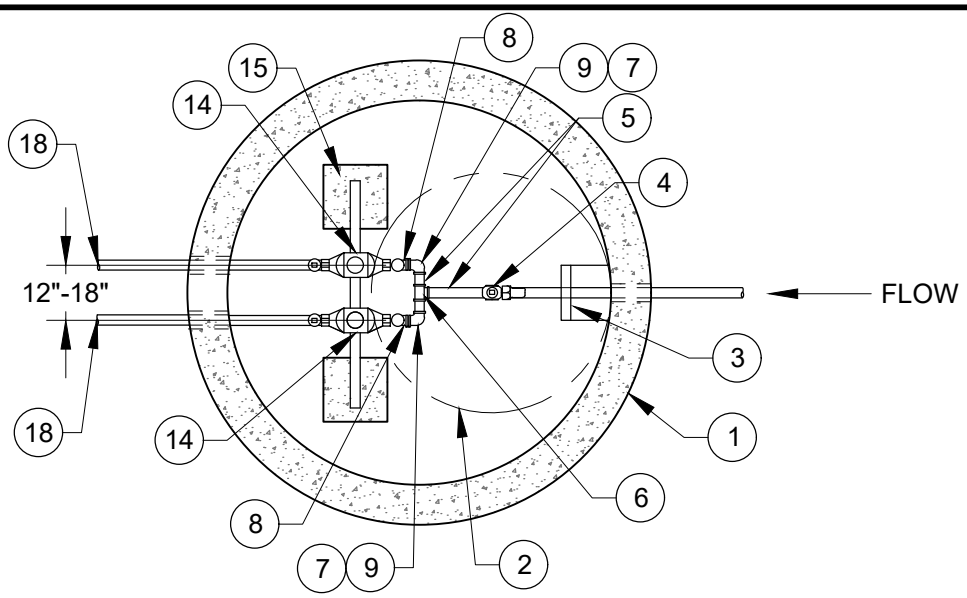
1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS
3. WAX TAPE ALL BURIED FITTINGS (CORP STOP, SADDLE, ECT.)
4. TRACER WIRE FROM WATER MAIN TO METER VAULT

PARK CITY 1884

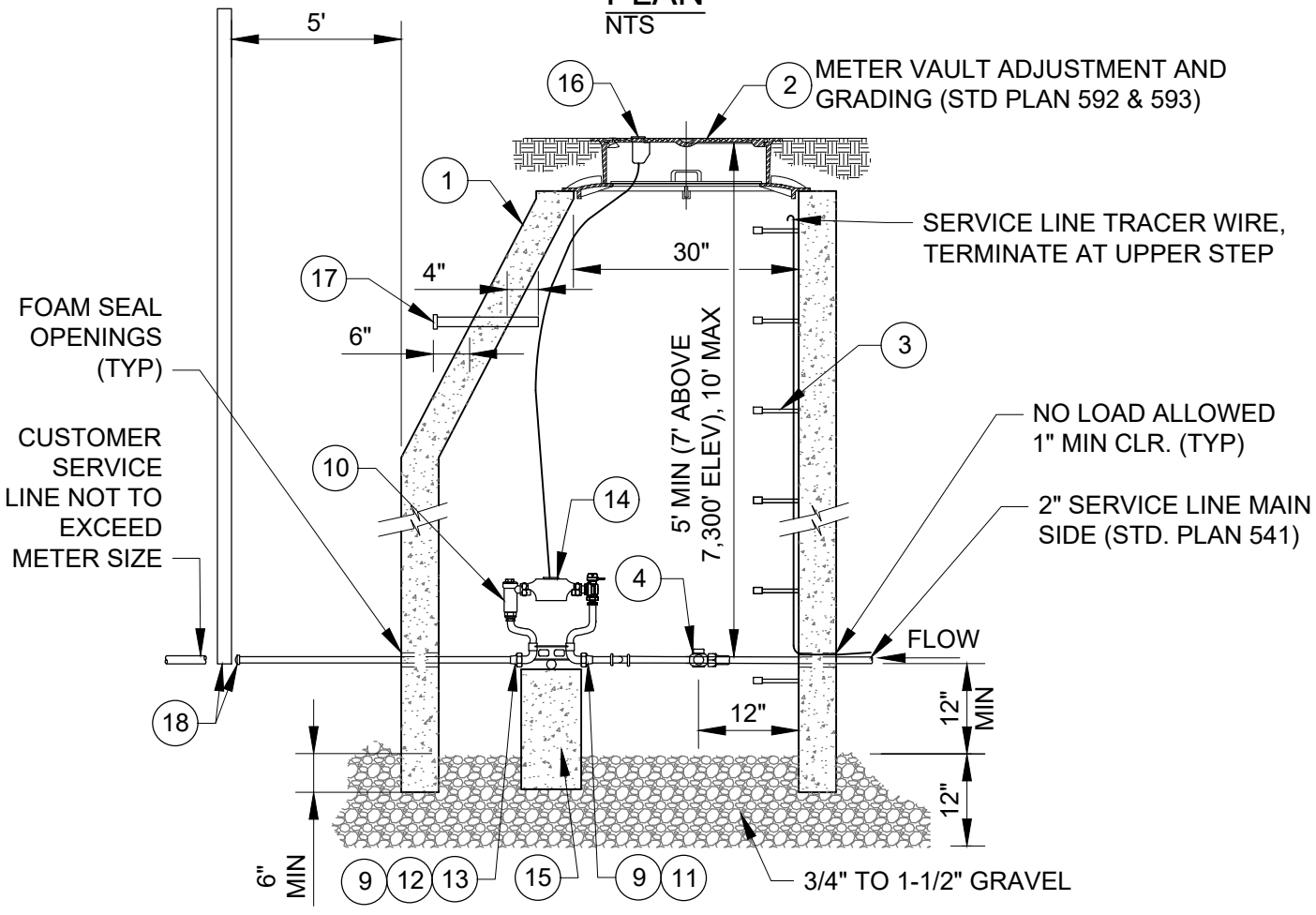
PARK CITY MUNICIPAL CORPORATION
WATER

DATE	STD. PLAN
3/2024	**521 S**
REV.	
2	

3/4" AND 1" SINGLE METER OUTSIDE SETTING



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 522 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 2	**3/4" AND 1" DUAL METERS OUTSIDE SETTING**	STD. PLAN **522**

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'D EQUAL	PS2-PFDF
④	2" CURB VALVE	MUELLER	B-25172N
		FORD	B41-666Q
⑤	2" DIA. BRASS NIPPLE X 6" LENGTH, M.I.P.		
⑥	2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	2" BRONZE 90^0 ELBOW, F.I.P., THREADED (2 EA)		
⑧	2" BRASS NIPPLE X 4" LENGTH, M.I.P. (2 EA)		
⑨	BRONZE BELL REDUCER REQ'D (2 EA) 3/4" YOKE: 2" X 3/4" 1" YOKE: 2" X 1" DIA.		
⑩	3/4" METER YOKE (2 EA)	MUELLER	5/8"x3/4"x18" B-2404-6AN
		FORD	5/8"x3/4" VBHC72-18W-11-33-NL
	1" METER YOKE (2 EA)	MUELLER	1"x18" B-2404-6AN
		FORD	1" VBHC74-18W-11-44-NL
⑪	3/4" OR 1" METER YOKE END CONNECTIONS (2 EA)	MUELLER	MULTI X M.I.P., H-14223N
		FORD	3/4" OR 1" CLOSE BRASS NIPPLE
⑫	2" x 3/4" OR 1" BRONZE BUSHING (OUTLET) (2 EA)		
⑬	2" CONNECTION, F.I.P. X CTS (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑭	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	iPERL
⑮	PIPE SUPPORTS, GALVANIZED PIPE SUPPORT ROD AND (2) 16"x8"x8" CMU BLOCK		
⑯	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑰	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑱	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)	MUELLER	H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTION
3. USE PIPE DOPE OR TEFLON TAPE ON THREADED FITTINGS
4. WAX TAPE ALL BURIED FITTINGS. TRACER WIRE REQUIRED FROM WATER MAIN TO METER

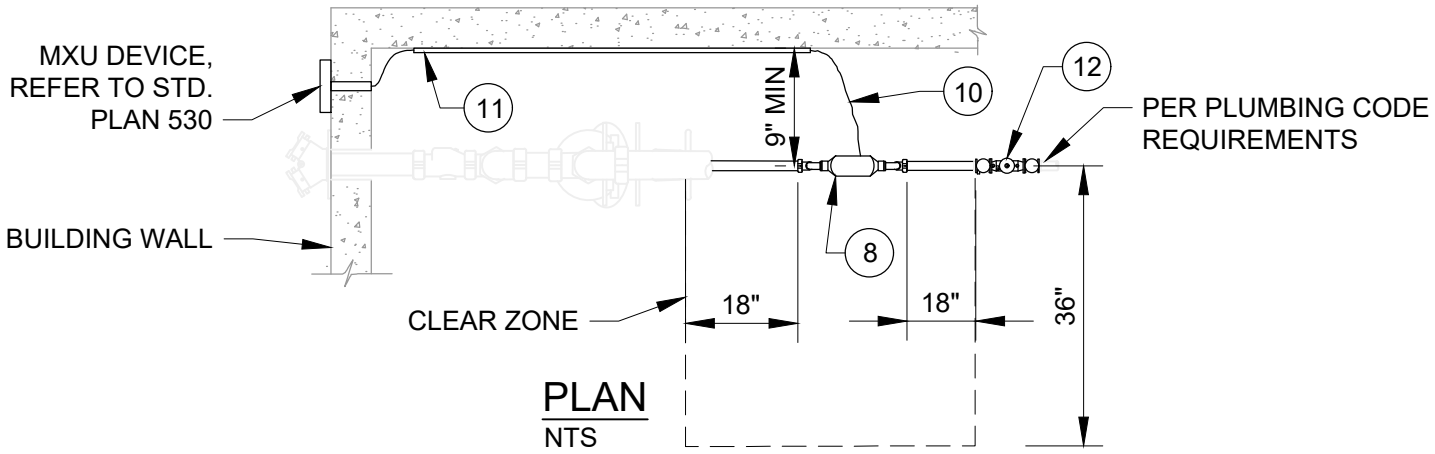
PARK CITY 1884
PARK CITY MUNICIPAL CORPORATION
WATER

DATE	3/2024
REV.	2

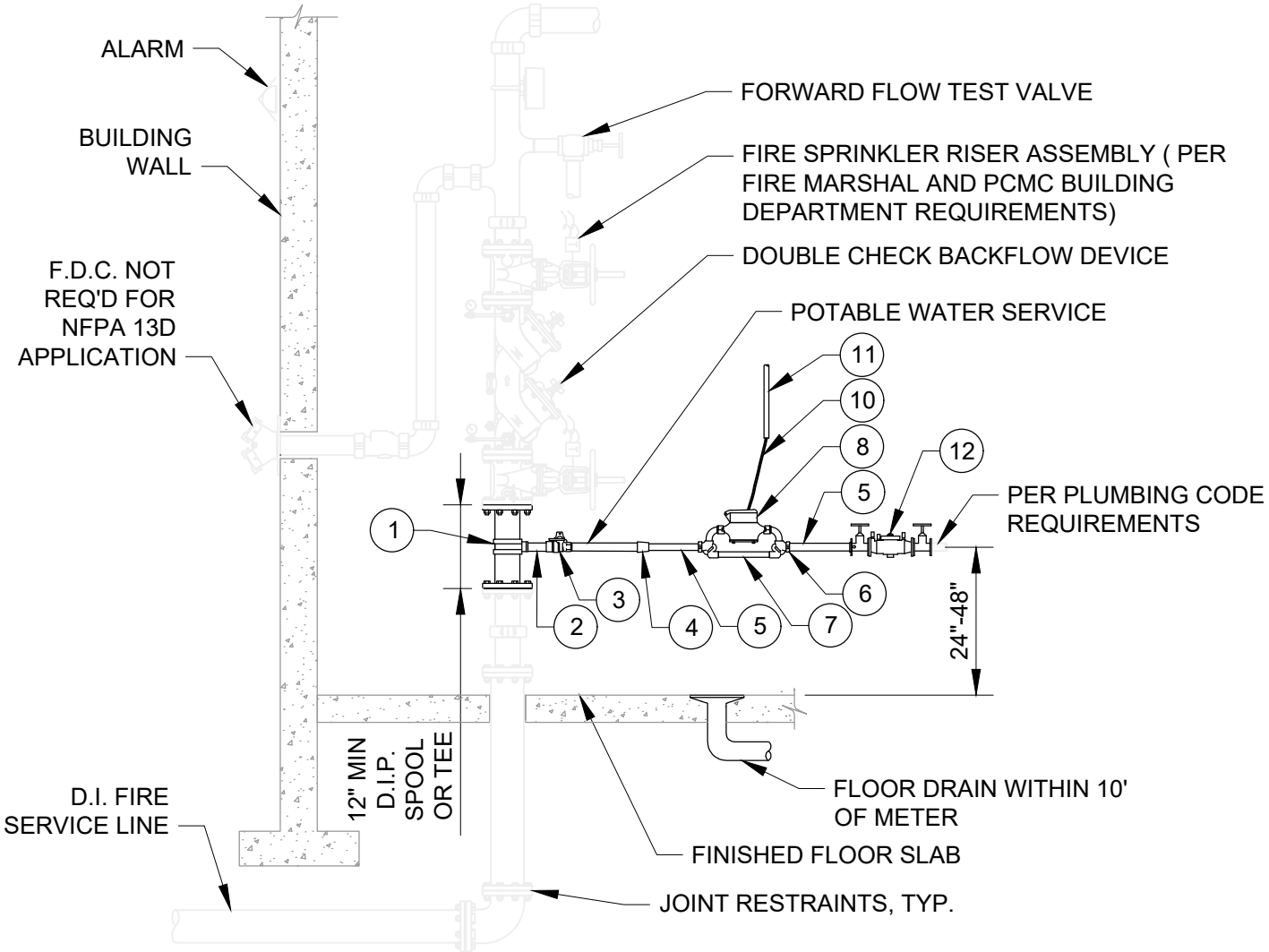
3/4" AND 1" DUAL METERS OUTSIDE SETTING

STD. PLAN

522 S



PLAN
NTS



SECTION
NTS

NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 523 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**3/4" AND 1" METER INSIDE SETTING**	STD. PLAN **523**

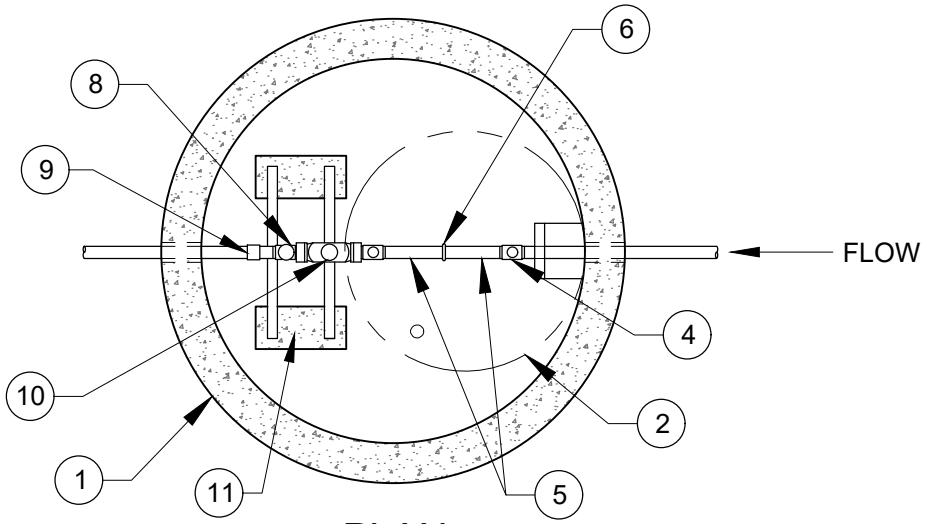
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	1” BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, CC THREADS
		FORD	STYLE 202B, CC THREADS
②	1” DIA. BRASS NIPPLE x 2” LENGTH, M.I.P.		
③	1” CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
④	1” DIA. BRASS NIPPLE x 2” LENGTH, M.I.P. AND BRONZE BELL REDUCER, 1” X 3/4” DIA. (REQ’D FOR 3/4” METER YOKE ONLY)		
⑤	3/4” OR 1” DIA. COPPER PIPING AND FITTINGS, AS REQ’D PER SITE SPECIFIC LAYOUT		
⑥	3/4” OR 1” METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P, H-14222N
⑦	3/4” METER YOKE (HORIZONTAL LINE INLET AND OUTLET)	MUELLER	5/8”x3/4” B-2518-2AN
		FORD	5/8”x3/4” LSVBHHCR11-233W-NL
	3/4” METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	5/8”x3/4” B-2448-2AN
		FORD	5/8”X3/4” KHVBHCr-2-NL
	1” METER YOKE (HORIZONTAL LINE INLET AND OUTLET)	MUELLER	1” B-2518-2AN
		FORD	1” LSVBHH11-444W-NL
	1” METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	1” B-2448-2AN
		FORD	1” KHVBHCR-4-NL
⑧	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	iPEARL
⑨	PIPE SIZE BRASS NIPPLE AND CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
⑩	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑪	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		
⑫	DOUBLE CHECK BACKFLOW ASSEMBLY		

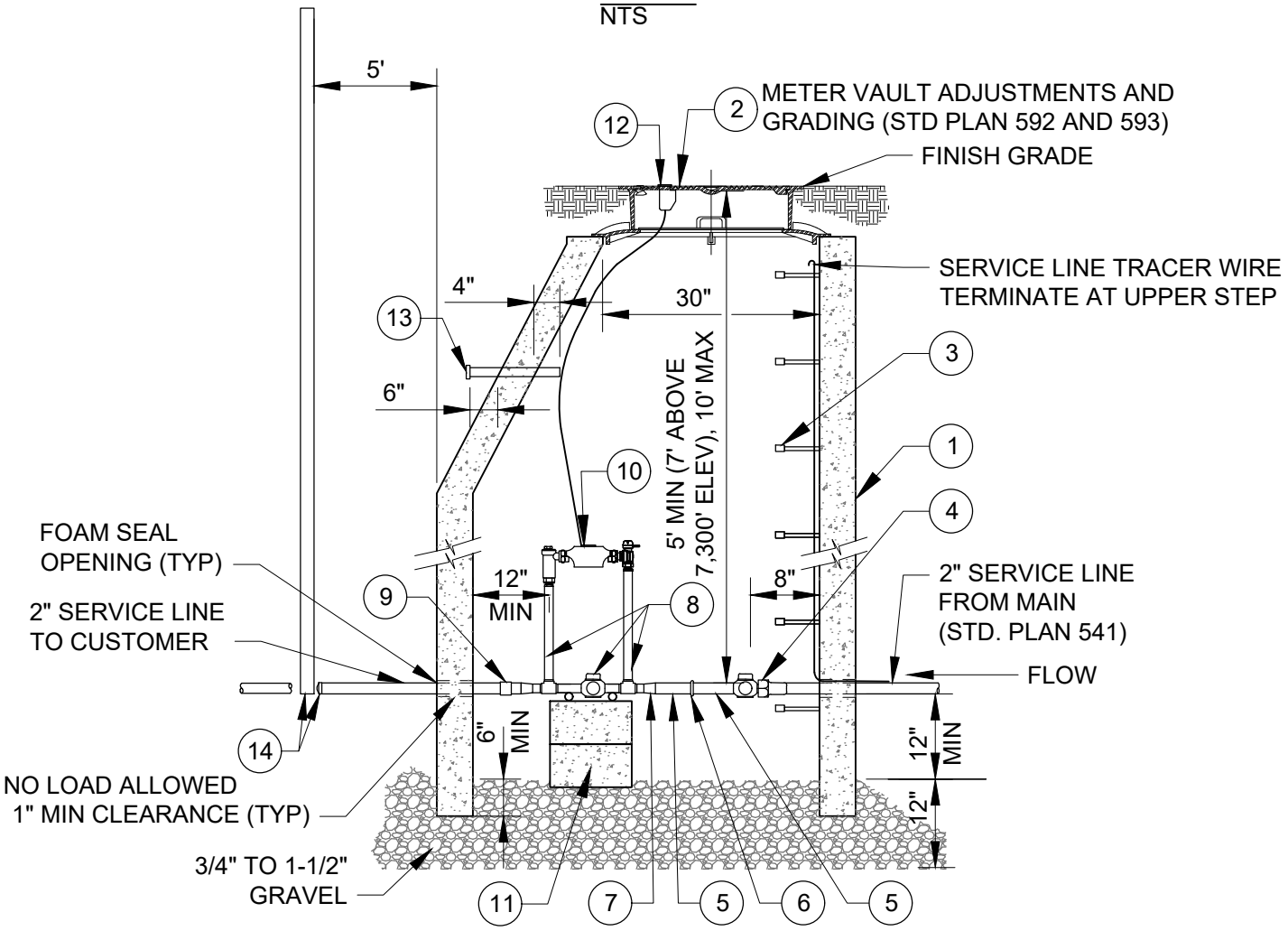
DETAIL NOTES

1. USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.
2. FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
4. CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.
5. CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9" MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING
   18" CLEAR ON EACH SIDE OF METER ASSEBLY
   36" CLEAR IN FRONT OF METER ASSEMBLY
6. LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.
7. PROVIDE ISOLATION (CURB) VALVES AT METER INLET AND OUTLET
8. FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN CURB VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL CURB VALVES LOCATED PRIOR TO AND AFTER METERS.
9. PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.
10. PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS "POTABLE WATER".
11. PROVIDE PIPE ANCHORAGE TO SUPPORT METER YOKE AND ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.
12. PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFERENCE WATER STANDARD PLANS 520 AND 530.
13. PROVIDE 1/2" EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET
14. INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION
15. REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS

PARK CITY MUNICIPAL CORPORATION **WATER**	**DATE** 03/2024 **REV.** 2	**3/4" AND 1" METER INSIDE SETTING**	**STD. PLAN** **523 S.2**



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 524 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 05/2014 REV. 0	**1-1/2" AND 2" SINGLE METER OUTSIDE SETTING**	STD. PLAN **524**

LEGEND AND APPROVED PARTS LIST

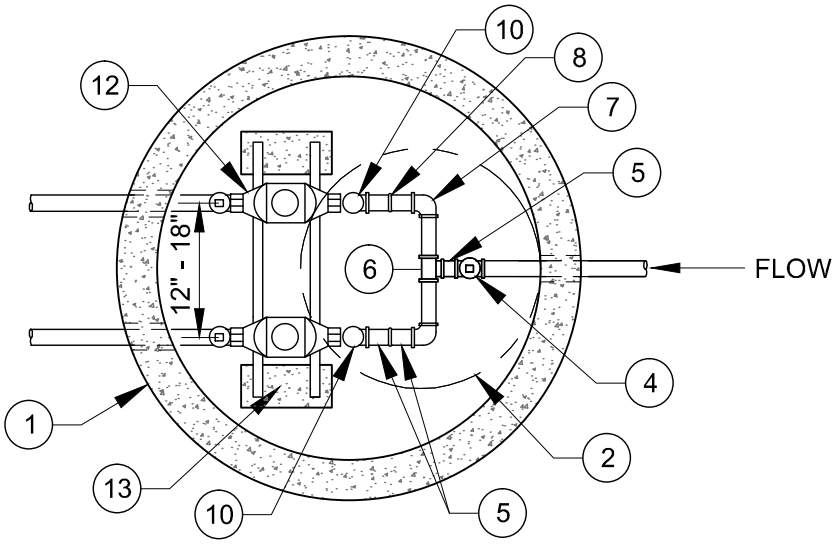
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
⑥	2" BRONZE UNION, F.I.P., THREADED		
⑦	1-1/2" METER YOKE 2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE 2" METER YOKE 2" BRASS NIPPLE x 4" LENGTH		
⑧	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS **METER LAY LENGTH – 13 INCHES**	MUELLER	1-1/2"x18" B-1423-2-01N (WITH BYPASS) 1-1/2"x18" B-2422-2N (W/O BYPASS)
		FORD	1-1/2" VBHC76-18B-11-66-NL (WITH BYPASS) 1-1/2" VBHC76-18-11-66-NL (W/O BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS **METER LAY LENGTH – 17 INCHES**	MUELLER	2"x18" B-1423-2-01N (WITH BYPASS) 2"x18" B-2422-2N (W/O BYPASS)
		FORD	2" VBHC77-18B-11-77-NL (WITH BYPASS) 2" VBHC77-18-11-77-NL (W/O BYPASS)
⑨	1-1/2" METER YOKE F.I.P x CTS AND 2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE 2" METER YOKE F.I.P x CTS AND 2" BRASS NIPPLE x 4" LENGTH	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑪	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑭	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

DETAIL NOTES

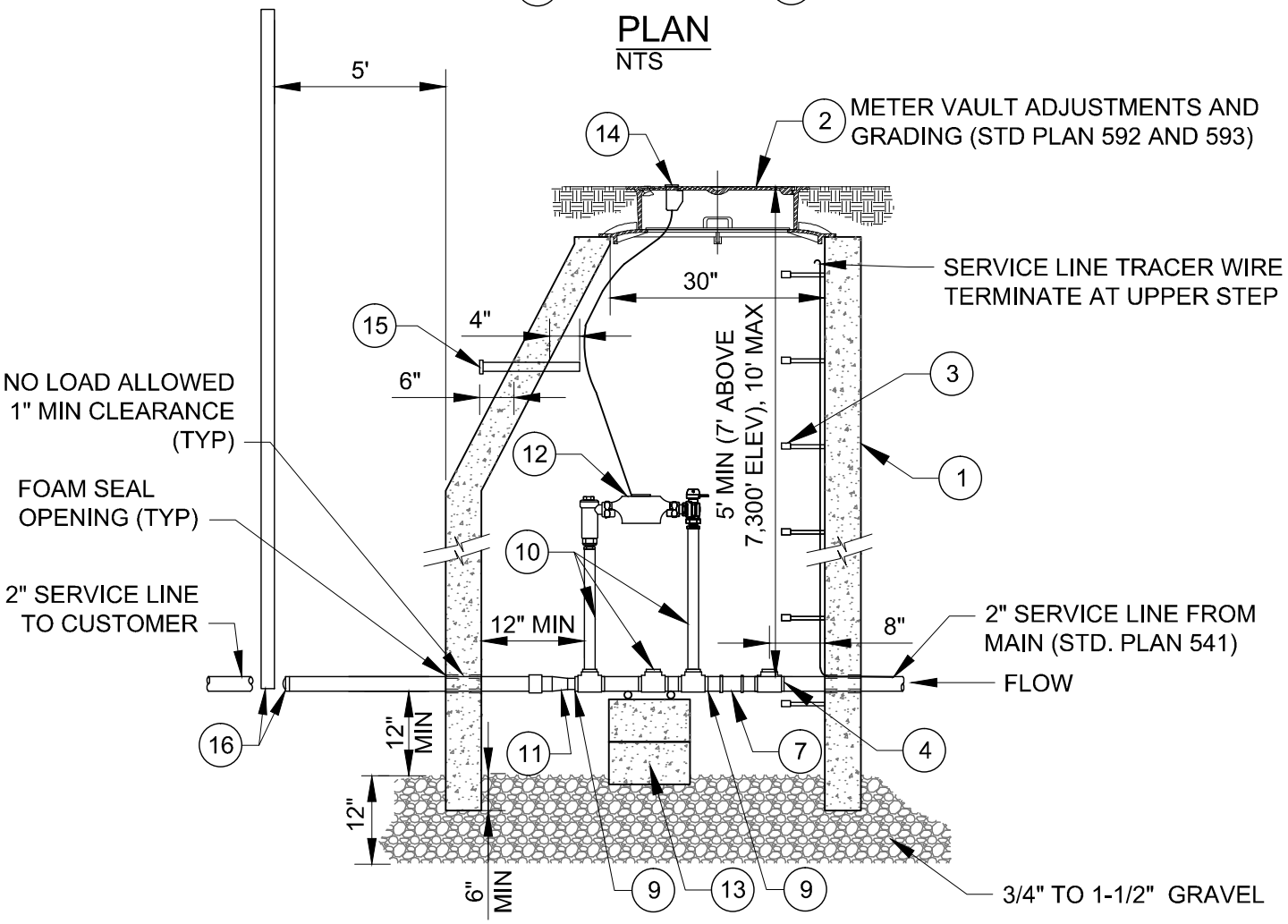
1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	1-1/2" AND 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
03/2024		524 S
REV.		
2		



PLAN
NTS



SECTION
NTS

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

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 05/2014 REV. 0	**1-1/2" DUAL METERS OUTSIDE SETTING**	STD. PLAN **525**

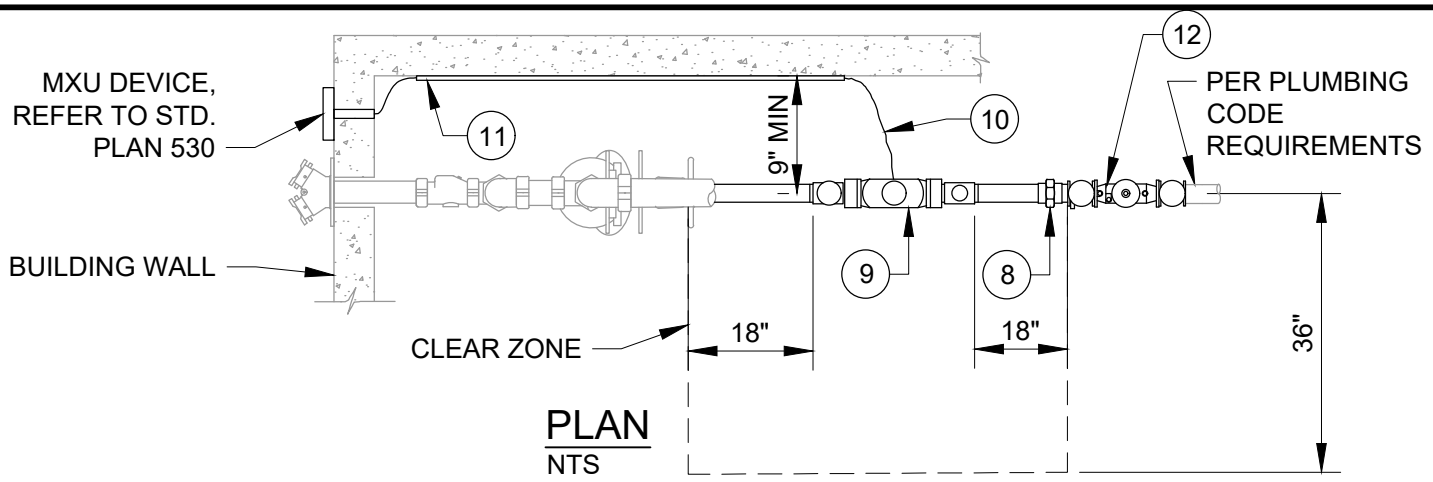
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 3" LENGTH, M.I.P. (5 EA)		
⑥	2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	2" BRONZE 90^0 ELBOW, F.I.P., THREADED (2 EA)		
⑧	2" BRONZE UNION, F.I.P., THREADED (2 EA)		
⑨	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (2 EA)		
⑩	1-1/2" METER YOKE (2 EA) COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS **METER LAY LENGTH – 13 INCHES**	MUELLER	1-1/2"x18" B-1423-2-01N (WITH BYPASS) 1-1/2"x18" B-2422N (WITHOUT BYPASS)
		FORD	1-1/2" VBHC76-18B-11-66-NL (WITH BYPASS) 1-1/2" VBHC76-18-11-66-NL (WITHOUT BYPASS)
⑪	2" CONNECTION, F.I.P. x CTS; 2" BRASS NIPPLE x 4" LENGTH; 2"x1-1/2" BRONZE BELL REDUCER; AND 1-1/2" CLOSE BRASS NIPPLE (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑫	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	OMNI
⑬	PIPE SUPPORTS (4) 16"X8"X8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑭	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑮	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑯	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)		H-15451N AND H-10035N

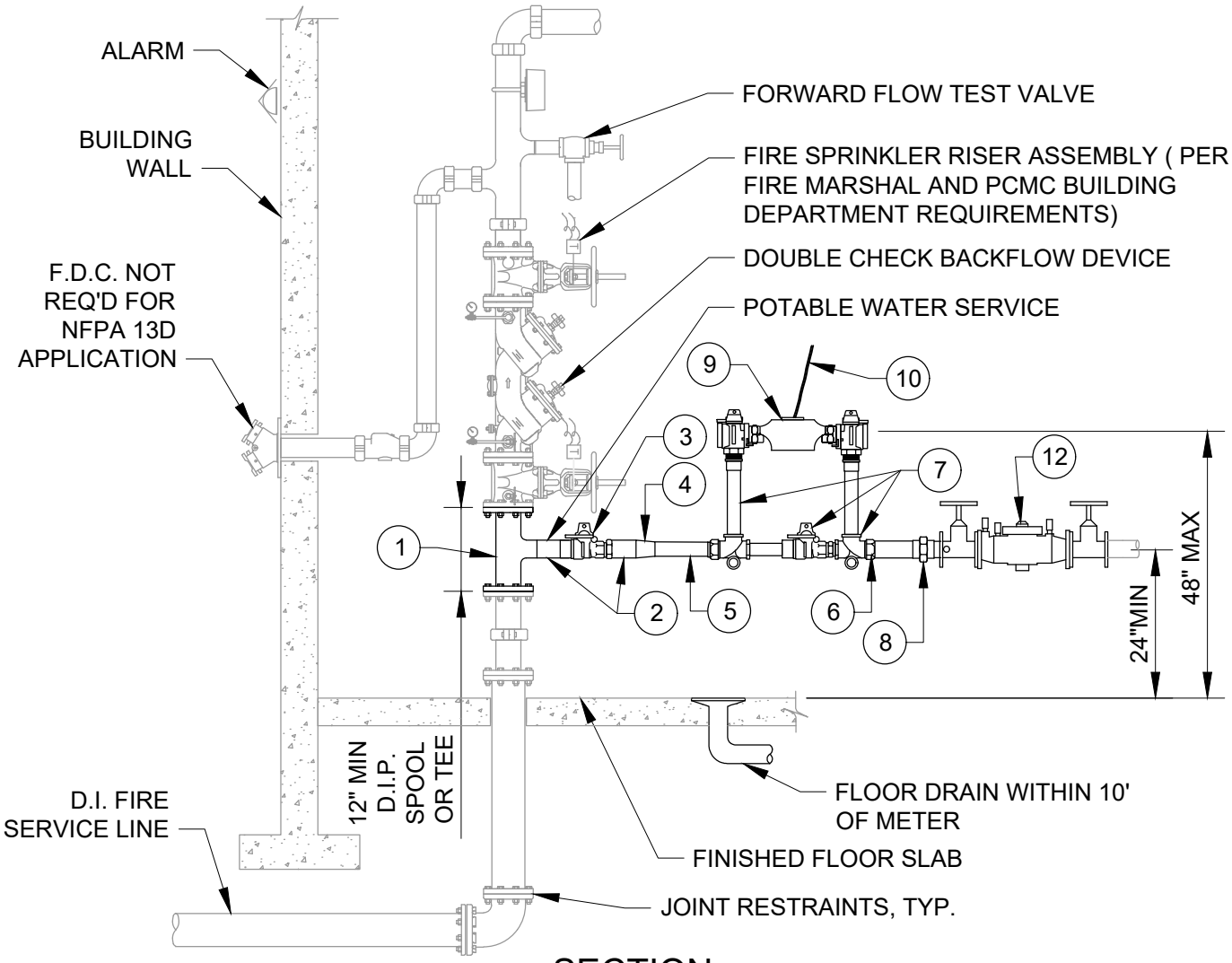
DETAIL NOTES

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

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	**DATE** 03/2024 **REV.** 2	**1-1/2" DUAL METERS OUTSIDE SETTING**	**STD. PLAN** **525 S**



PLAN
NTS



SECTION
NTS

NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 526 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**1-1/2" AND 2" METER INSIDE SETTING**	STD. PLAN **526**

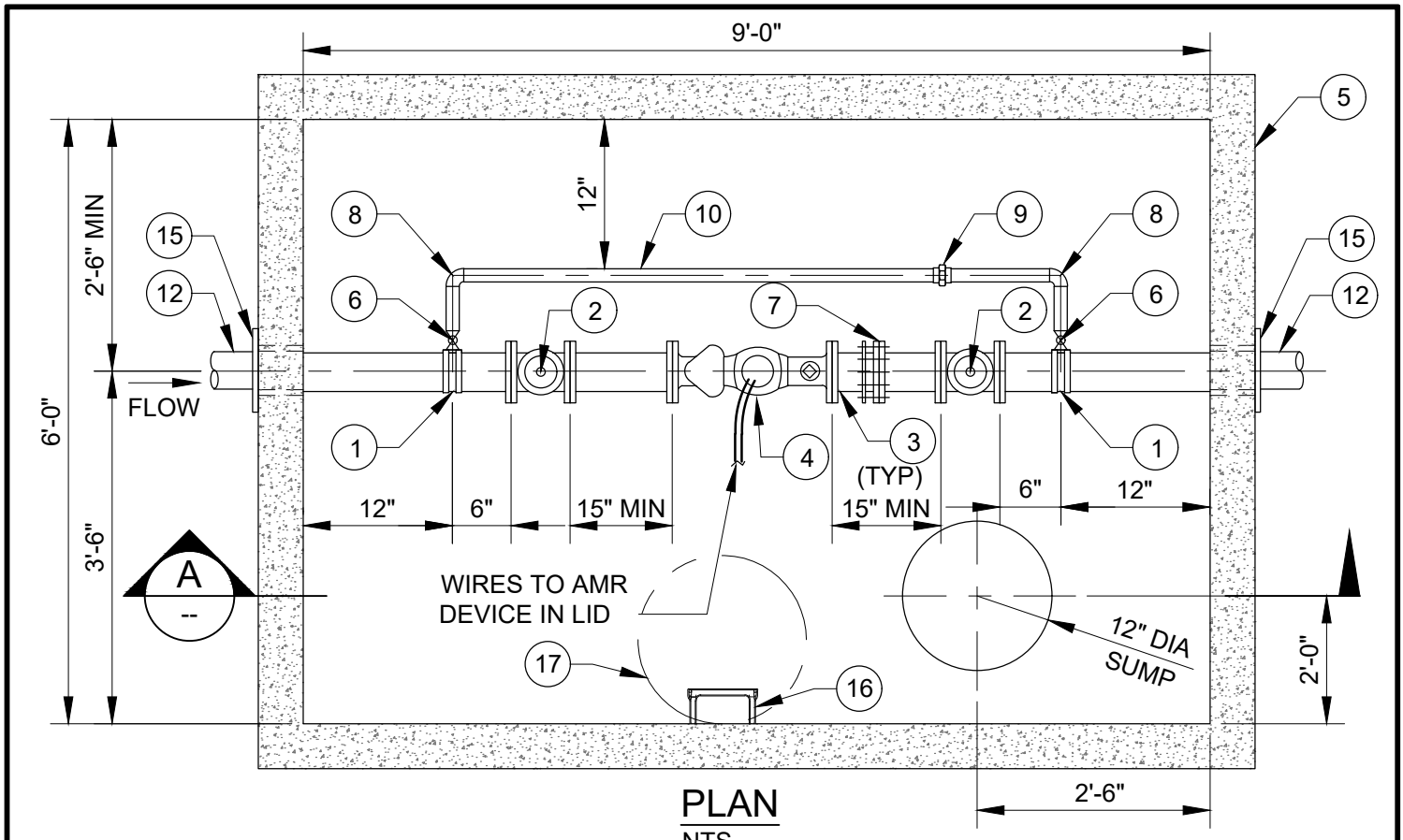
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON TEE OR 2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, FIP THDS
		FORD	STYLE 202B, FIP THDS
②	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P.		
③	2" CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
		FORD	B11-777Q
④	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P. AND BRONZE BELL REDUCER, 2" X 1-1/2" DIA. (REQ'D FOR 1-1/2" YOKE ONLY)		
⑤	1-1/2" OR 2" DIA. BRASS NIPPLES AND BRASS FITTINGS OR COPPER PIPING AND FITTINGS, AS REQ'D PER SITE SPECIFIC LAYOUT		
⑥	1-1/2" OR 2" METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P, H-14222N
⑦	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS **METER LAY LENGTH – 13 INCHES**	MUELLER	1-1/2"x12" B-2423N (WITH BYPASS) 1-1/2"x12" B-2422-00N (WITHOUT BYPASS)
		FORD	1-1/2" VBB76-12B-11-66-NL (WITH BYPASS) 1-1/2" VBB76-12-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS **METER LAY LENGTH – 17 INCHES**	MUELLER	2"x12" B-2423N (WITH BYPASS) 2"x12" B-2422-00N (WITHOUT BYPASS)
		FORD	2" VBB77-12B-11-77-NL (WITH BYPASS) 2" VBB77-12-11-77-NL (WITHOUT BYPASS)
⑧	PIPE SIZE BRASS NIPPLE AND BRONZE UNION, F.I.P., THREADED		
⑨	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑩	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑪	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		
⑫	DOUBLE CHECK BACKFLOW ASSEMBLY		

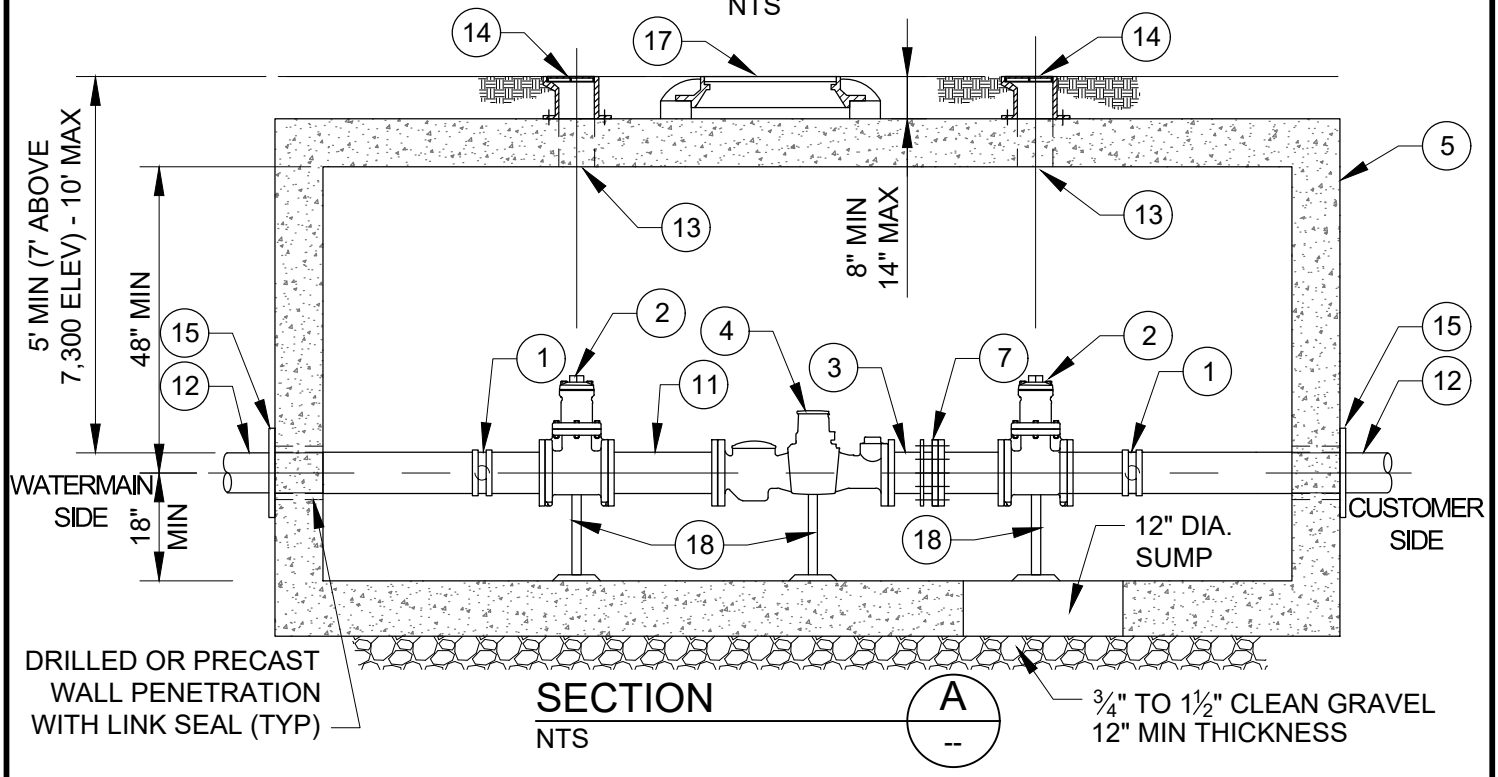
DETAIL NOTES

1. USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.
2. FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
4. CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.
5. CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9” MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING
   18” CLEAR ON EACH SIDE OF METER ASSEBLY
   36” CLEAR IN FRONT OF METER ASSEMBLY
6. LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.
7. PROVIDE ISOLATION (CURB) VALVES AT METER INLET AND OUTLET
8. FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN CURB VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL CURB VALVES LOCATED PRIOR TO AND AFTER METERS.
9. PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.
10. PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS “POTABLE WATER”.
11. PROVIDE PIPE ANCHORAGE TO SUPPORT METER YOKE AND ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.
12. PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFER TO WATER STANDARD PLANS 520 AND 530.
13. PROVIDE 1/2” EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET.
14. INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION
15. REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	**DATE** 03/2024 **REV.** 2	**1-1/2” AND 2” METER INSIDE SETTING**	**STD. PLAN** **526 S.2**



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 527 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**3" AND LARGER METER OUTSIDE SETTING**	STD. PLAN **527**

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, F.I.P. THREADS
		FORD	202B SERIES, F.I.P. THREADS
②	GATE VALVE, PIPE SIZE, NRS, FLANGED, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES A-2360
		CLOW	MODEL 2639
③	DUCTILE IRON PIPE SPOOL (2), FLG X PE 15"		
④	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑤	PRECAST CONCRETE VAULT, HS20 RATED		
⑥	2" BRONZE BALL VALVE WITH LOCKING HANDLE, F.I.P., THREADED, 300 PSI RATED	FORD	B11-777Q
⑦	DISMANTLING JOINT	ROMAC	DJ400 OR APPV'D EQUAL
⑧	2" DIA. COPPER 90^0 ELBOW, SOLDERED, OR BRONZE, F.I.P., THREADED		
⑨	2" DIA. BRONZE UNION, F.I.P., THREADED		
⑩	2" COPPER PIPE, TYPE K, OR BRASS NIPPLE		
⑪	DUCTILE IRON PIPE SPOOL, 15" LENGTH, FLG X FLG		
⑫	DUCTILE IRON PIPE SPOOL, FLG X PE		
⑬	AFTER PIPING INSTALLATION CORE DRILL 6" DIA. HOLE IN VAULT LID DIRECTLY ABOVE GATE VALVES		
⑭	VALVE BOX, FASTEN VALVE BOX TO VAULT WITH TWO EPOXIED ALL-THREAD ROD/NUT OR SST EXP ANCHOR	D & L SUPPLY HILTI	M-8065 AND M-8048 TO M-8053 3/8" DIA. ROD SST 316, OR KWIK BOLT 3 3/8"x3" SS316
⑮	THRUST RESTRAINTS	EBBA IRON	MEGALUG SERIES 1100
⑯	POLYPROPYLENE ENCASED GRADE 60 STL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQUAL	PS2-PFDF
⑰	METER VAULT FRAME AND COVER (STD. PLAN 529)		
⑱	PIPE SUPPORTS, 5 REQ'D (STD. PLAN 533)		
⑲	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		

DETAIL NOTES

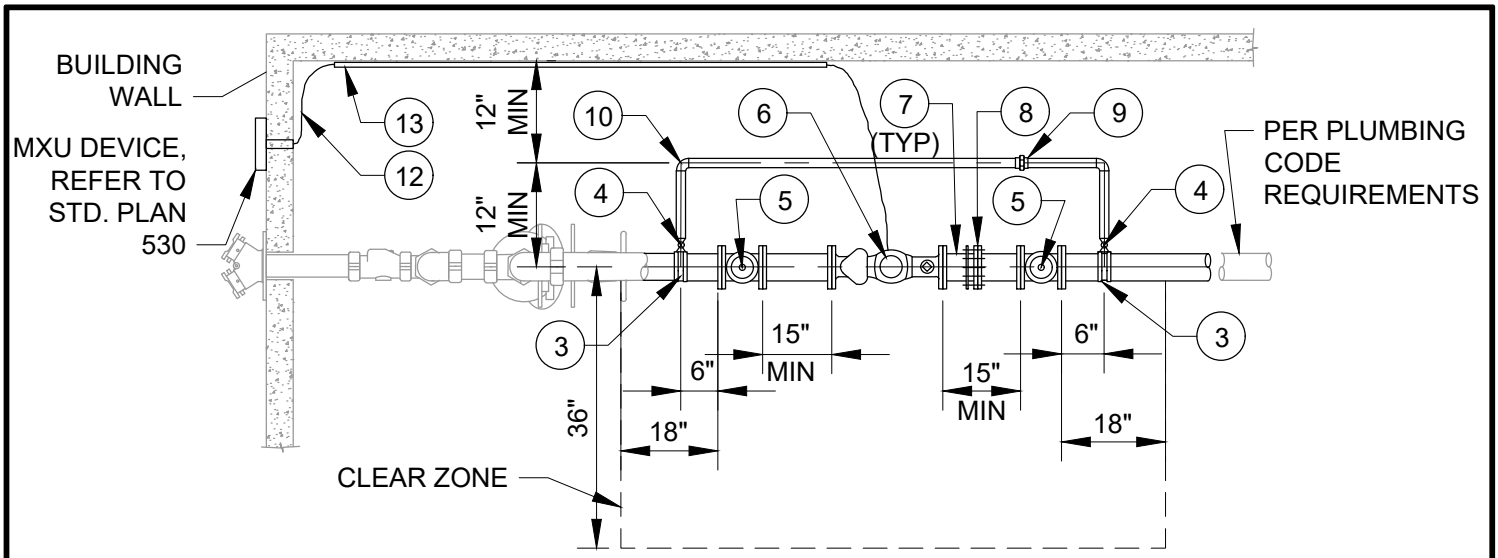
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS – METER, METER VAULT, AND SERVICE LINE
2. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
3. SST FASTENERS REQUIRED ON ALL FITTINGS
4. NO BYPASS ALLOWED FOR IRRIGATION METERS
5. NO SERVICE LINE REDUCERS OR BENDS WITHIN 5' OF VAULT
6. COORDINATE METER SIZE AND LENGTH WITH CITY PRIOR TO ORDERING MATERIALS
7. REFER TO STD. PLANS 592 AND 593 FOR MANHOLE ADJUSTMENT AND GRADING REQUIREMENTS
8. FOR 3" METERS A MINIMUM OF 4" PIPE SHALL BE USED AND REDUCED AT METER, ALL OTHER PIPE SIZE SHOULD MATCH METER SIZE.

PARK CITY 1884

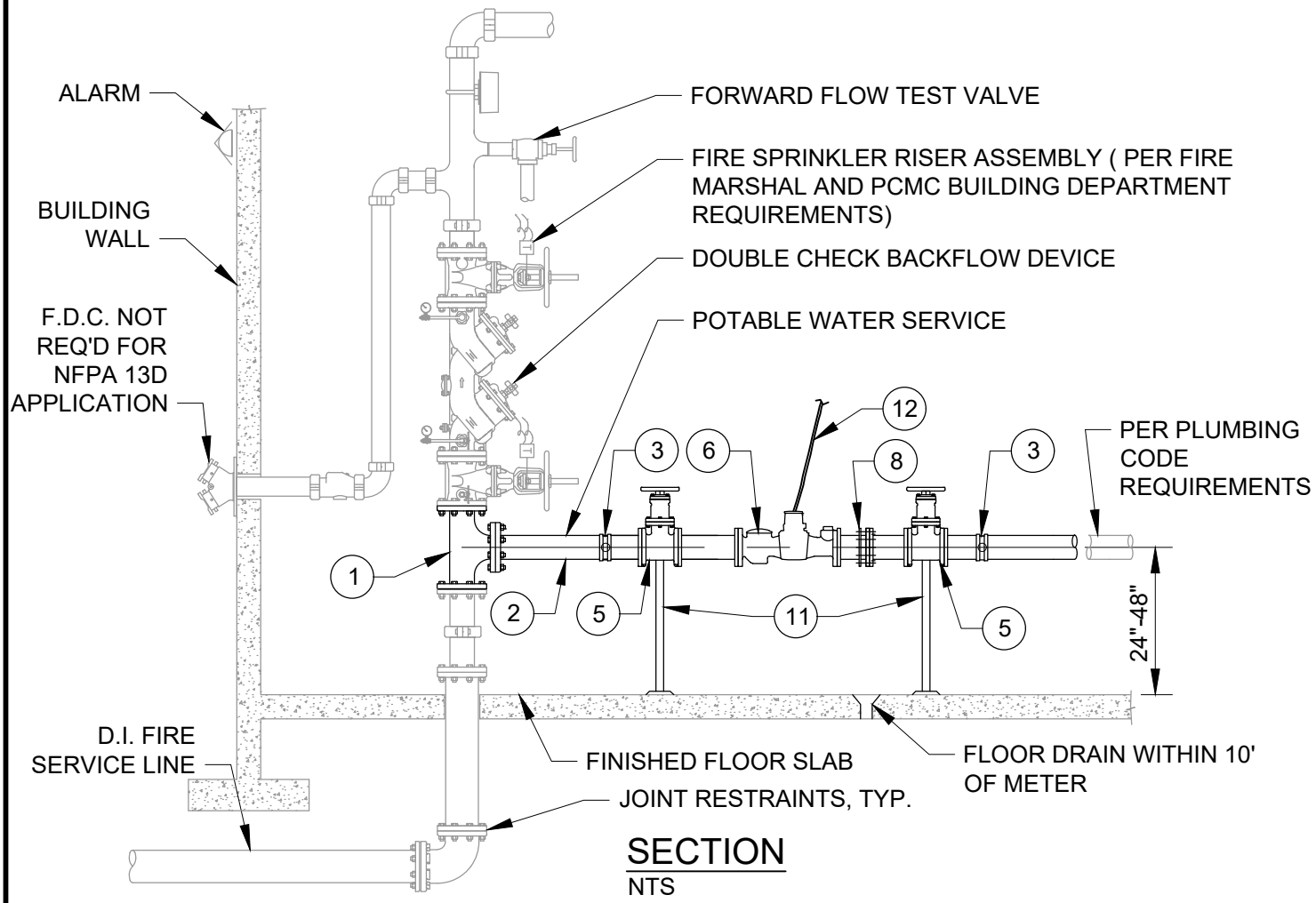
PARK CITY MUNICIPAL CORPORATION

WATER

DATE	3" AND LARGER METER OUTSIDE SETTING	STD. PLAN
02/2024		527 S
REV.		
2		



PLAN
NTS



SECTION
NTS

NOTES:
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 528 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**3" AND LARGER METER INSIDE SETTING**	STD. PLAN **528**

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON TEE, FLG., PRESSURE CLASS 350, CEMENT-MORTAR LINED, ASPHALTIC INTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE PACIFIC STATES	
		U.S. PIPE PACIFIC STATES	
②	DUCTILE IRON PIPE SPOOL, FLG. X FLG., 3" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT-MORTAR LINED, ASPHALTIC INTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE PACIFIC STATES	
③	2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, FIP THDS
		FORD	STYLE 202B, FIP THDS
④	2" BRONZE BALL VALVE WITH LOCKING HANDLE, F.I.P., THREADED, 300 PSI RATED, LEAD FREE	FORD	B11-777Q
⑤	GATE VALVE, PIPE SIZE, NRS WITH HANDWHEEL, FLANGED, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES A-2360
		CLOW	MODEL 2639
⑥	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑦	DUCTILE IRON PIPE SPOOL (2), FLG X PE		
⑧	DISMANTLING JOINT, WITH RESTRAINING BOLTS	ROMAC	DJ400 OR APPV'D EQUAL
⑨	2" BRONZE UNION, F.I.P., THREADED, LEAD FREE		
⑩	2" COPPER PIPE, TYPE K, WITH COPPER 90^0 ELBOW, SOLDERED, OR BRASS NIPPLE BRONZE, F.I.P., WITH THREADED 90^0 ELBOW (NO GALVANIZED MATERIALS)		
⑪	PIPE SUPPORTS, 2 REQ'D ON MAIN SERVICE LINE AND 2 REQ'D ON BYPASS SERVICE		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	1/2" EMT CONDUIT FOR MXU WIRING, AS REQUIRED		

PARK CITY 1884

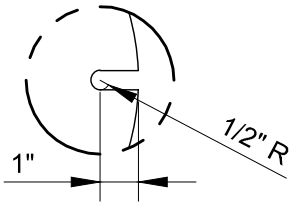
PARK CITY MUNICIPAL CORPORATION
WATER

DATE	3" AND LARGER METER INSIDE SETTING	STD. PLAN
10/2020		528 S.1
REV.		
1		

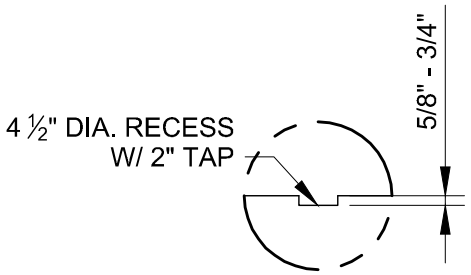
DETAIL NOTES

1. USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.
2. FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
4. CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.
5. CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9” MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING
   18” CLEAR ON EACH SIDE OF METER ASSEBLY
   36” CLEAR IN FRONT OF METER ASSEMBLY
6. LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.
7. VERIFY METER LAY LENGTH WITH WATER DEPARTMENT PRIOR TO INSTALLING PIPING
8. PROVIDE ISOLATION VALVES AT METER INLET AND OUTLET
9. FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL VALVES LOCATED PRIOR TO AND AFTER METERS.
10. PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.
11. PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS “POTABLE WATER”.
12. PROVIDE PIPE ANCHORAGE TO SUPPORT METER ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.
13. PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFERENCE WATER STANDARD PLANS 520 AND 530.
14. PROVIDE 1/2” EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET.
15. INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION.
16. REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
17. BUILDING OWNER IS RESPONSIBLE TO HAVE THE BACKFLOW PREVENTER FLOW TESTED AND INSPECTED INTERNALLY AT LEAST ONCE PER YEAR, OR MORE AS CONDITIONS WARRANT, IN ACCORDANCE WITH NFPA 13 AND NFPA 25 AND A REPORT SUBMITTED TO THE PARK CITY BUILDING DEPARTMENT

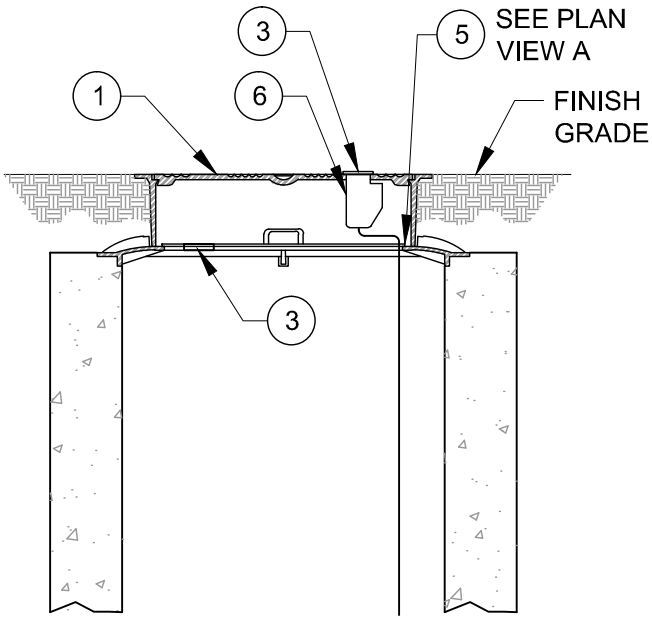
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	**DATE** 10/2020 **REV.** 1	**3” AND LARGER METER INSIDE SETTING**	**STD. PLAN** **528 S.2**



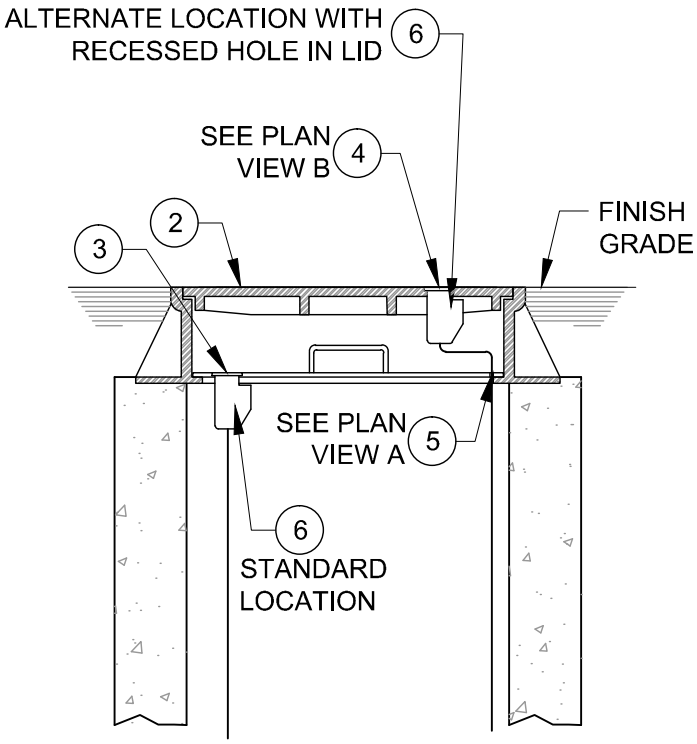
PLAN VIEW A



PLAN VIEW B



LANDSCAPE AREA



PAVEMENT AREA

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2014 REV. 0	**METER VAULT FRAME AND COVER / MXU DEVICE LOCATION**	STD. PLAN **529**

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	METER VAULT FRAME AND COVER, MARKED “WATER”	D&L SUPPLY	L-2320, OR APPROVED EQUAL
②	METER VAULT FRAME AND COVER, TRAFFIC RATED, MARKED “WATER”	D&L SUPPLY	A-1019, OR APPROVED EQUAL
③	2” TAP AND PLUG, REQUIRED	FORD OR APPROVED EQUAL	PLUG: PTP-3-25
④	2” TAP WITH RECESSED PLUG, REQUIRED (PLAN VIEW ‘B’)		
⑤	NOTCH INNER FROST FREE LID FOR SIGNAL WIRE (PLAN VIEW ‘A’)		
⑥	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑦	METER VAULT, MATERIALS VARY		

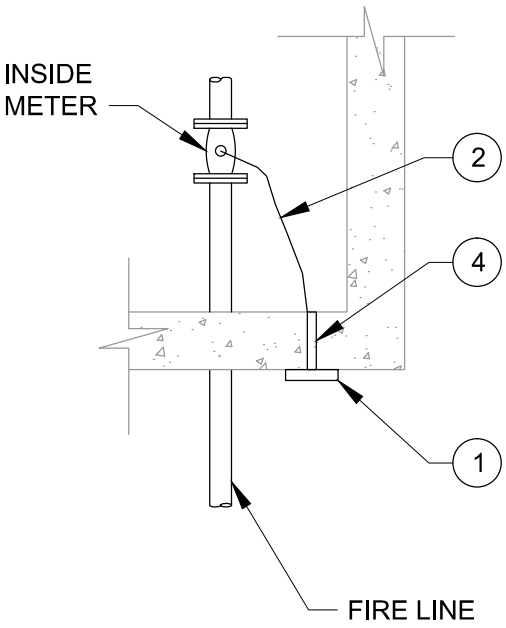
DETAIL NOTES

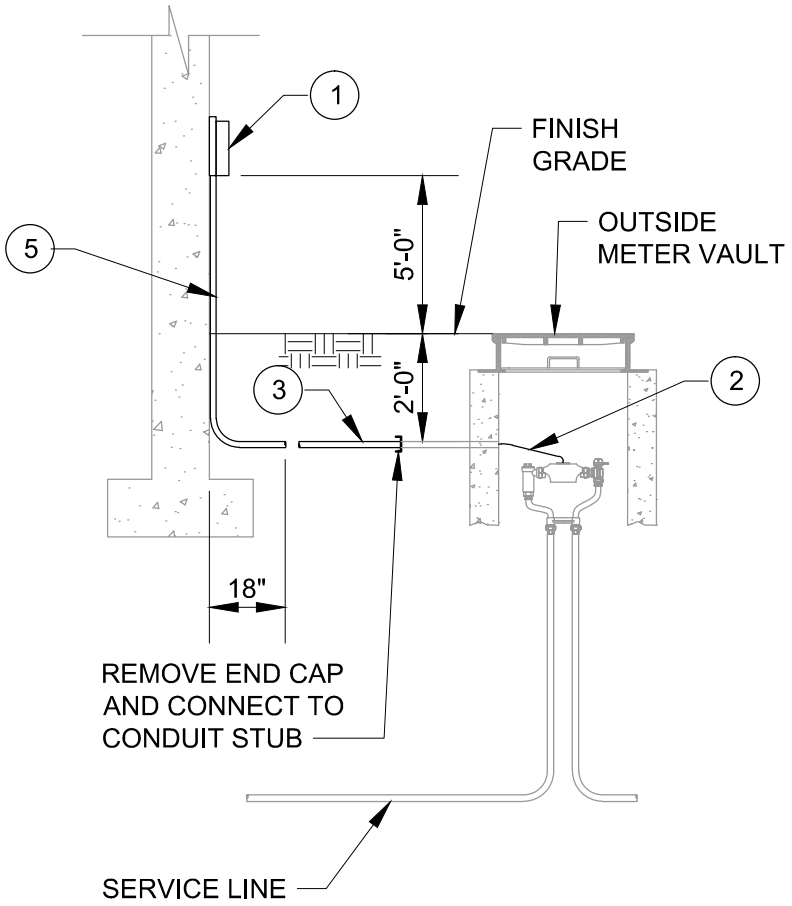
1. REFER TO STD. PLAN 592 AND 593 FOR METER VAULT ADJUSTMENT AND GRADING REQUIREMENTS
2. PROVIDE TAPS FOR STANDARD AND ALTERNATE MXU LOCATIONS
3. PROVIDE PLUGS FOR ALL OPENINGS
4. REMOVE ALL BURRS FROM TAPS AND NOTCHES
5. REFER TO STD PLAN 530 FOR REMOTE MXU REQUIREMENTS

PARK CITY 1884

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	METER VAULT FRAME AND COVER / MXU DEVICE LOCATION	STD. PLAN
10/2020		529 S
REV.		
1		





INSIDE METER

OUTSIDE METER

LEGEND	
ITEM	DESCRIPTION
1	REMOTE RADIO READ MXU, 6"X6", DEVICE SURFACE MOUNT, BY PCMC
2	MXU SIGNAL WIRE, SUPPLIED AND INSTALLED BY PCMC
3	3/4" PVC NEMA TC-2 CONDUIT BY CUSTOMER
4	WALL PENETRATION, BY CUSTOMER
5	3/4" GALVANIZED RIGID STEEL CONDUIT, BY CUSTOMER

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	STD. PLAN
03/2014	
REV.	
0	

REMOTE MXU DEVICE

530

DETAIL NOTES:

1. USE OF A PCMC FIRE HYDRANT FOR OBTAINING CONSTRUCTION WATER REQUIRES A VALID CUSTOMER WATER SERVICE AGREEMENT. THE AGREEMENT CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT. A DEPOSIT FEE IS REQUIRED.

2. CONTRACTOR (CUSTOMER) IS RESPONSIBLE TO PICK UP THE PCMC PROVIDED HYDRANT METER ASSEMBLY FROM THE PUBLIC WORKS DEPARTMENT. COORDINATE PICK UP 24 HOURS PRIOR TO ARRIVAL.

3. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND NOTIFY THE PARK CITY FIRE SERVICE DISTRICT OFFICE OF THE HYDRANT CONNECTION.

4. FULLY OPEN THE FIRE HYDRANT VALVE PRIOR TO OPERATION. DO NOT USE THE FIRE HYDRANT VALVE FOR THROTTLING, USE THE BACKFLOW ASSEMBLY VALVE. DO NOT CLOSE VALVES ON THE ASSEMBLY OR THE DISCHARGE LINE QUICKLY.

5. CONTRACTOR SHALL PROTECT THE HYDRANT METER ASSEMBLY FROM DAMAGE, THEFT, AND MISUSE.

6. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL WATER CONSUMPTION.

7. CONTRACTOR SHALL NOTIFY PCMC WATER DEPARTMENT AND REMOVE AND RETURN THE HYDRANT METER ASSEMBLY WHEN HYDRANT USE IS COMPLETE. RELOCATION OF THE HYDRANT METER ASSEMBLY REQUIRES PRIOR NOTIFICATION TO THE WATER DEPARTMENT AND A MODIFICATION TO THE CUSTOMER SERVICE AGREEMENT.

8. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO METER AND HYDRANT WHILE IN USE.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2023 REV. 2	**TEMPORARY HYDRANT METER ASSEMBLY**	STD. PLAN **531**

PCMC WATER SYSTEM – CORROSION PROTECTION REQUIREMENTS:

PCMC HAS EXPERIENCED EXTERNAL CORROSION OF WATER DISTRIBUTION MATERIALS IN VARYING DEGREES THROUGHOUT THE CITY. TO MAXIMIZE THE LIFE CYCLE OF WATER SYSTEM IMPROVEMENTS, AS IMPACTED BY THE IMMEDIATE SITE CONDITIONS AND THE SELECTION OF MATERIALS, THE CITY HAS IDENTIFIED KEY DESIGN AND CONSTRUCTION REQUIREMENTS.

1. **FOR PROJECTS WITH LESS THAN 300 FEET OF NEW WATER PIPE** AND APPURTENANCES, CORROSION PROTECTION SHALL BE ADDRESSED IN THE FOLLOWING MANNER:
   a. IN ADDITION TO THE REQUIRED POLYETHYLENE WRAP, APPLY A WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS,SADDLES, CORP STOPS, STAINLESS REPAIR CLAMPS AND ALL OTHER BURIED BOLTS, NUTS, CONNECTORS, RESTAINER GLAND BOLTS, AND COUPLING HARDWARE, AWWA C217. COATING SYSTEM TO INCLUDE A 4-MIL MINIMUM WAX TAPE PRIMER, FILLER MATERIAL, 45-MIL MINIMUM WAX TAPE AND PROTECTIVE OUTER WRAP. WHEN WAX TAPING A STAINLESS CLAMP THE ENTIRE CLAM SHOULD BE WRAPPED NOT JUST BOLTS.
   b. WAX TAPE COATING MATERIALS:
      i. DENSO NORTH AMERICA DENSO PRIMER, DENSYL TAPE AND/OR MASTIC, DENSO FIBER-WRAP
      ii. TRENTON PRIMER, #1 WAX-TAPE, AND GUARD-WRAP
      iii. OR APPROVED EQUAL (SUBMITTAL TO CITY AND WRITTEN APPROVAL REQUIRED PRIOR TO INSTALLATION)

2. **FOR PROJECTS EXCEEDING 300 FEET OF NEW WATER PIPE** AND APPURTENANCES, CORROSION PROTECTION SHALL BE ADDRESSED IN THE FOLLOWING MANNER:

   a. THE DEVELOPER AND ITS' DESIGN ENGINEER, GEOTECHNICAL ENGINEER, AND CORROSION CONSULTANT SHALL PROVIDE A SITE SPECIFIC "CORROSION STUDY REPORT". THE REPORT SHALL INCORPORATE PROJECT SPECIFIC FINDINGS INTO CORROSION PROTECTION RECOMMENDATIONS FOR THE PROPOSED WATER SYSTEM IMPROVEMENTS. THE REPORT SHALL INCLUDE AT A MINIMUM THE FOLLOWING ITEMS:

      i. DETAILED INFORMATION ON EXISTING CONDITIONS, SOIL TYPES, CLASSIFICATION, ETC.
      ii. IDENTIFICATION OF STRAY CURRENT SOURCES AND ANY EXISTING CORROSION PROTECTION SYSTEMS IN THE IMMEDIATE AREA
      iii. IDENTIFICATION OF ANY POTENTIAL FOR HOT SPOTS OR VARYING SOIL CONDITIONS THAT MAY WARRANT CHANGES TO THE CORROSION PROTECTION PLAN DURING CONSTRUCTION.
      iv. FIELD SAMPLING AND TESTING RESULTS WITHIN THE PROPOSED PIPE ZONE BASED ON REPRESENTATIVE SAMPLING OF THE DEVELOPMENT AREA CONDITIONS
      v. SOIL RESISTIVITY TESTING RESULTS IDENTIFYING CORROSIVE SOIL CONDITIONS AND LOCATIONS (WENNER 4-PIN SOIL RESISTIVITY TESTS AND SOIL BOX RESISTIVITY TESTS) AT REPRESENTATIVE PIPE INSTALL DEPTHS
      vi. LABORATORY ANALYSIS OF SOIL SAMPLES FOR PH, CHLORIDES, SULFATES, TOTAL SALTS, AND CONDUCTIVITY
      vii. DETERMINATION OF THE NEED FOR CORROSION PROTECTION BASED ON SOIL CORROSIVITY CLASSIFICATION/SOIL RESISTIVITY AND RECOMMENDATION OF SUITABLE PIPE, CONSTRUCTION MATERIALS, PIPE PROTECTION METHOD, PIPE EXTERIOR COATINGS, ETC., BASED ON SITE CORROSIVITY. SEE TABLE BELOW.
      viii. SPECIFY IF THE INVESTIGATION INCLUDES ONLY THE INITIAL PHASE OR ALL FUTURE PHASES

b. FOLLOWING PCMC'S RECEIPT AND REVIEW OF THE CORROSION STUDY REPORT, THE DEVELOPER WILL BE NOTIFIED OF THE CITY'S DETERMINATION AS TO REQUIRED PROTECTION OR THE DESIGN TEAM WILL BE REQUESTED TO MEET AND REVIEW THE FINDINGS AND ESTABLISH THE FINAL WATER SYSTEM DESIGN CRITERIA. THE CITY'S REVIEW WILL BE BASED ON THE FOLLOWING TABLE 1:

TABLE 1 - SOIL CORROSIVITY CLASSIFICATION VERSUS SOIL RESISTIVITY

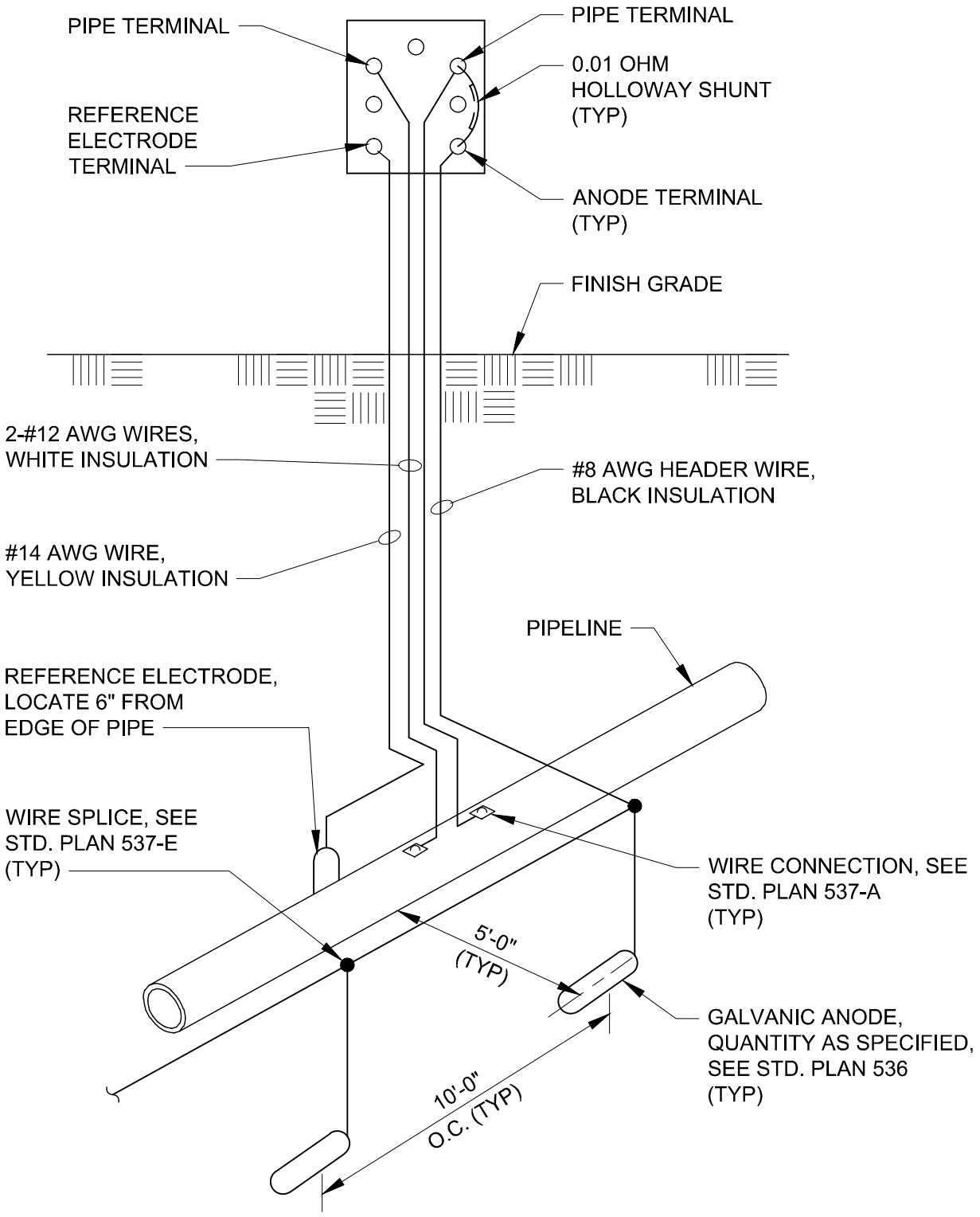
CORROSIVITY	RESISTIVITY, OHM-CM	TREATMENT
EXTREMELY CORROSIVE	LESS THAN 1,000	SITE SPECIFIC DESIGN REQUIRED
VERY CORROSIVE	1,000 TO 3,000	SITE SPECIFIC DESIGN REQUIRED
CORROSIVE	3,000 TO 6,000	NON-METALLIC PIPE – WAX TAPE COATING SYSTEM ON BOLTS & NUTS, ANODE PROTECTED FITTINGS AND VALVES
MODERATELY CORROSIVE	6,000 TO 10,000	NON-METALLIC PIPE - WAX TAPE COATING SYSTEM ON BOLTS AND NUTS ON PIPE, FITTINGS, AND VALVES
MILDLY CORROSIVE	MORE THAN 10,000	WAX TAPE COATING SYSTEM ON BOLTS AND NUTS ON PIPE, FITTINGS, AND VALVES *ALWAYS REQUIRED UNLESS SOILS TESTING IS PROVIDED

c. REFER TO PERTINENT PCMC WATER STANDARD PLANS OR PROVIDE CONSTRUCTION DRAWING DETAILS ASSOCIATED WITH CORROSION STUDY RECOMMENDATIONS AND THE PCMC FINAL APPROVED WATER SYSTEM

WAX TAPE INSTALLATION PROCEDURES

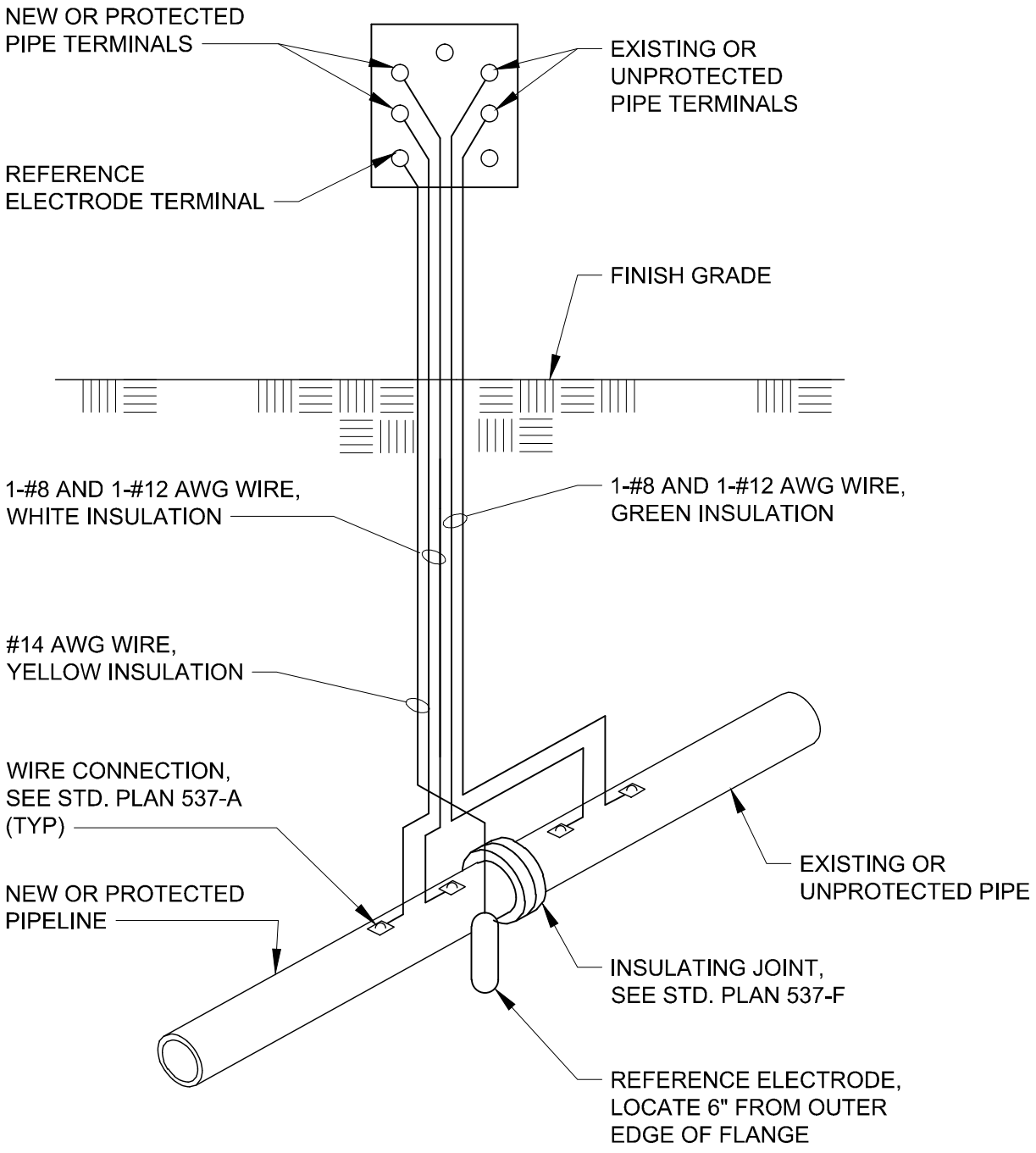
WIRE BRUSH AND SCRAPE THE SURFACE CLEAN OF DIRT, LOOSE COATING AND LOOSE RUST. APPLY A THIN FILM OF WAX-TAPE® PRIMER. IF THE SURFACE IS WET, COLD OR RUSTY, RUB AND PRESS ON PRIMER TO DISPLACE MOISTURE AND ENSURE ADHESION. THEN WRAP WAX-TAPE WRAP USING A 1″ OVERLAP. ON STRAIGHT PIPE APPLY SLIGHT TENSION TO ENSURE CONTACT WITH SURFACE. ON IRREGULAR SURFACES ALLOW SLACK SO THE WRAP CAN BE MOLDED INTO CONFORMITY. IN EITHER CASE, PRESS AND FORM THE WRAP SO THERE ARE NO AIR POCKETS OR VOIDS UNDER THE WRAP. ALSO, PRESS AND SMOOTH OUT THE LAP SEAMS TO ENSURE THEY ARE SEALED AND APPLY OUTERWRAP. THE WRAP DOES NOT REQUIRE CURING OR DRYING TIME SO IT CAN BE BACKFILLED IMMEDIATELY.

TERMINAL BOARD WIRING DIAGRAM



PARK CITY MUNICIPAL CORPORATION WATER	DATE	TYPE A TEST STATION	STD. PLAN
	12/2013		535-A
	REV.		
	0		

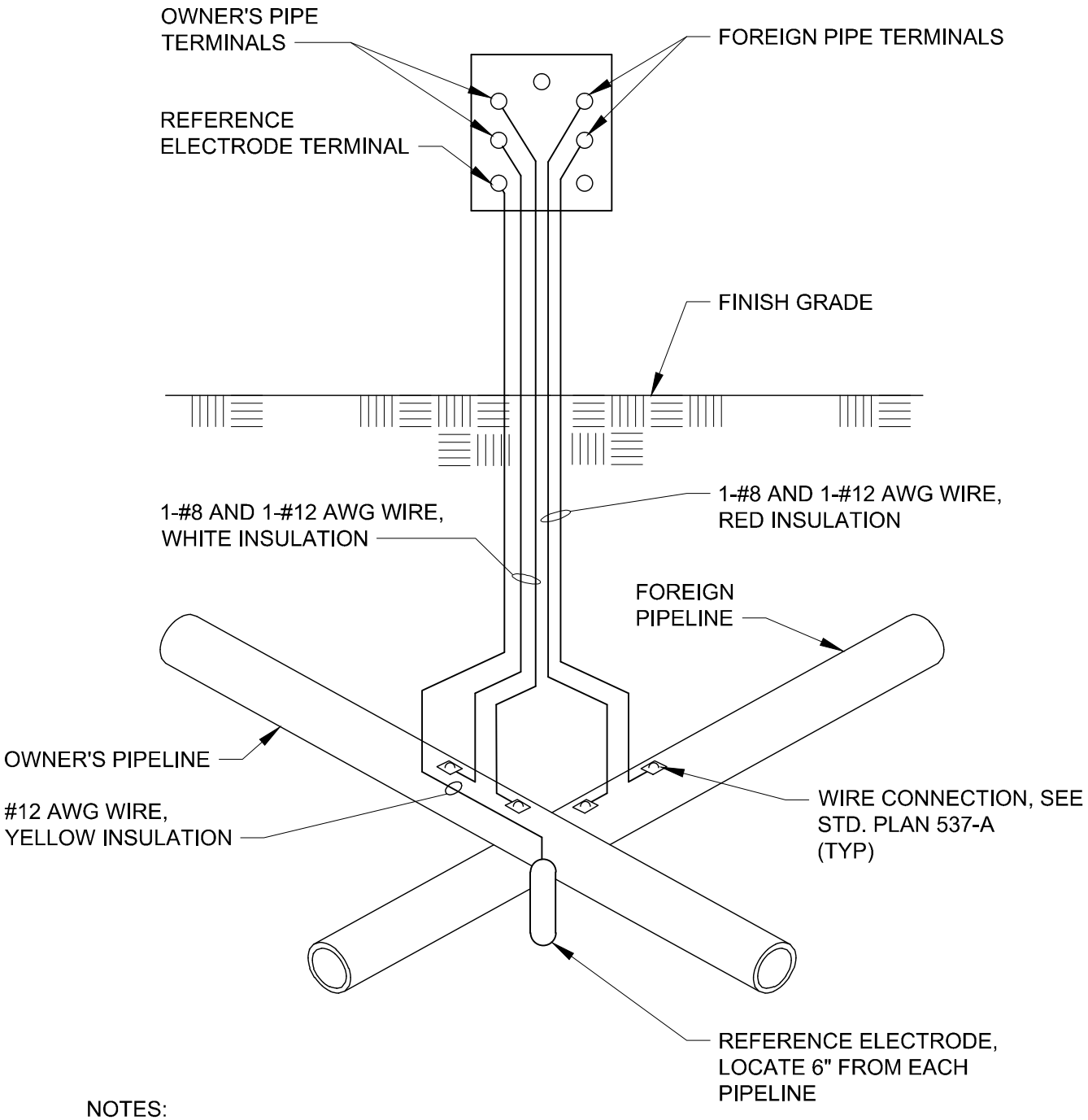
TERMINAL BOARD WIRING DIAGRAM



NOTE:
SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 12/2013 REV. 0	**TYPE I TEST STATION**	STD. PLAN **535-B**

TERMINAL BOARD WIRING DIAGRAM

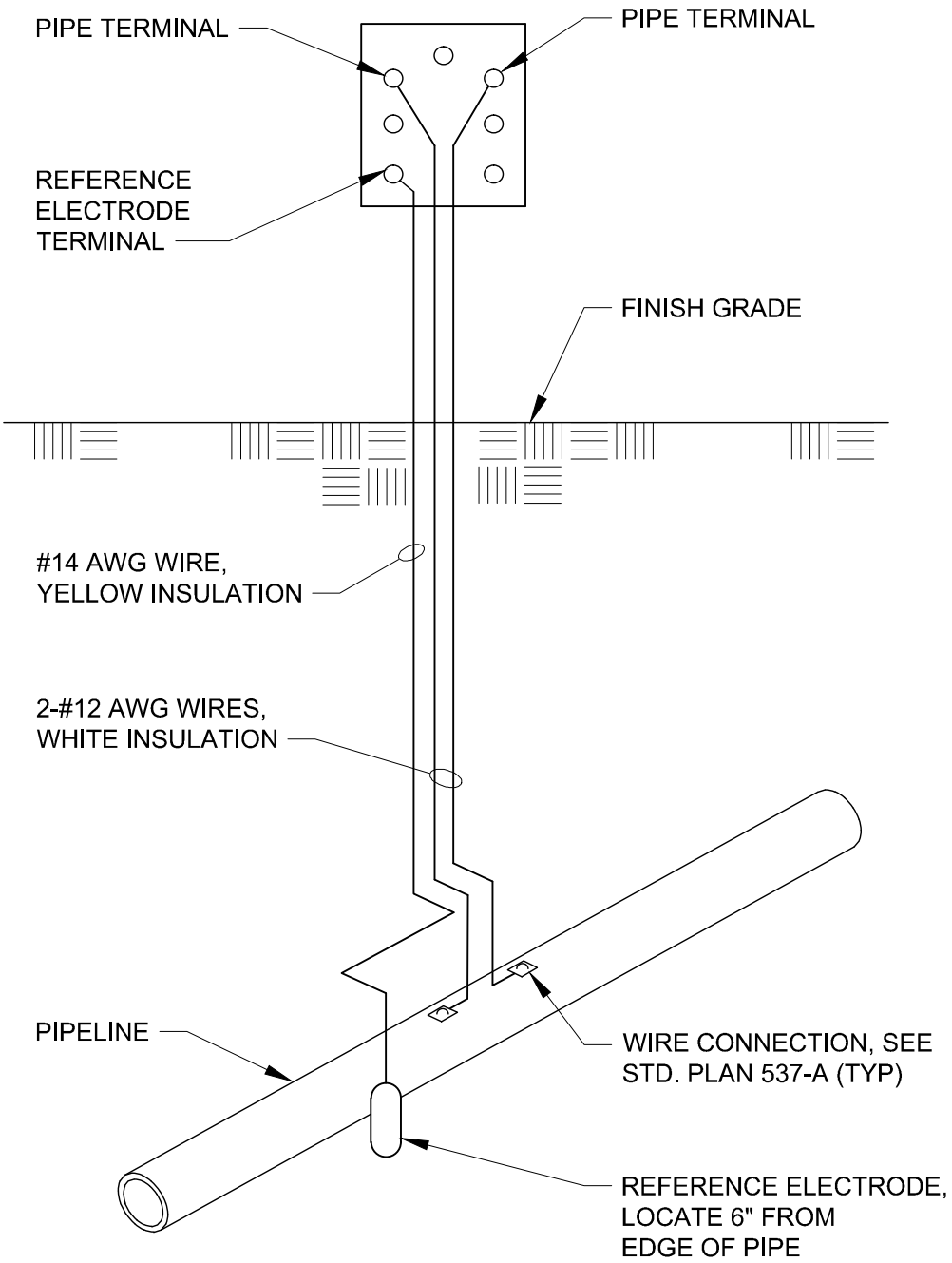


NOTES:

1. PRIOR TO MAKING WIRE CONNECTIONS CONTACT FOREIGN PIPELINE OWNER FOR APPROVAL.
2. SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.

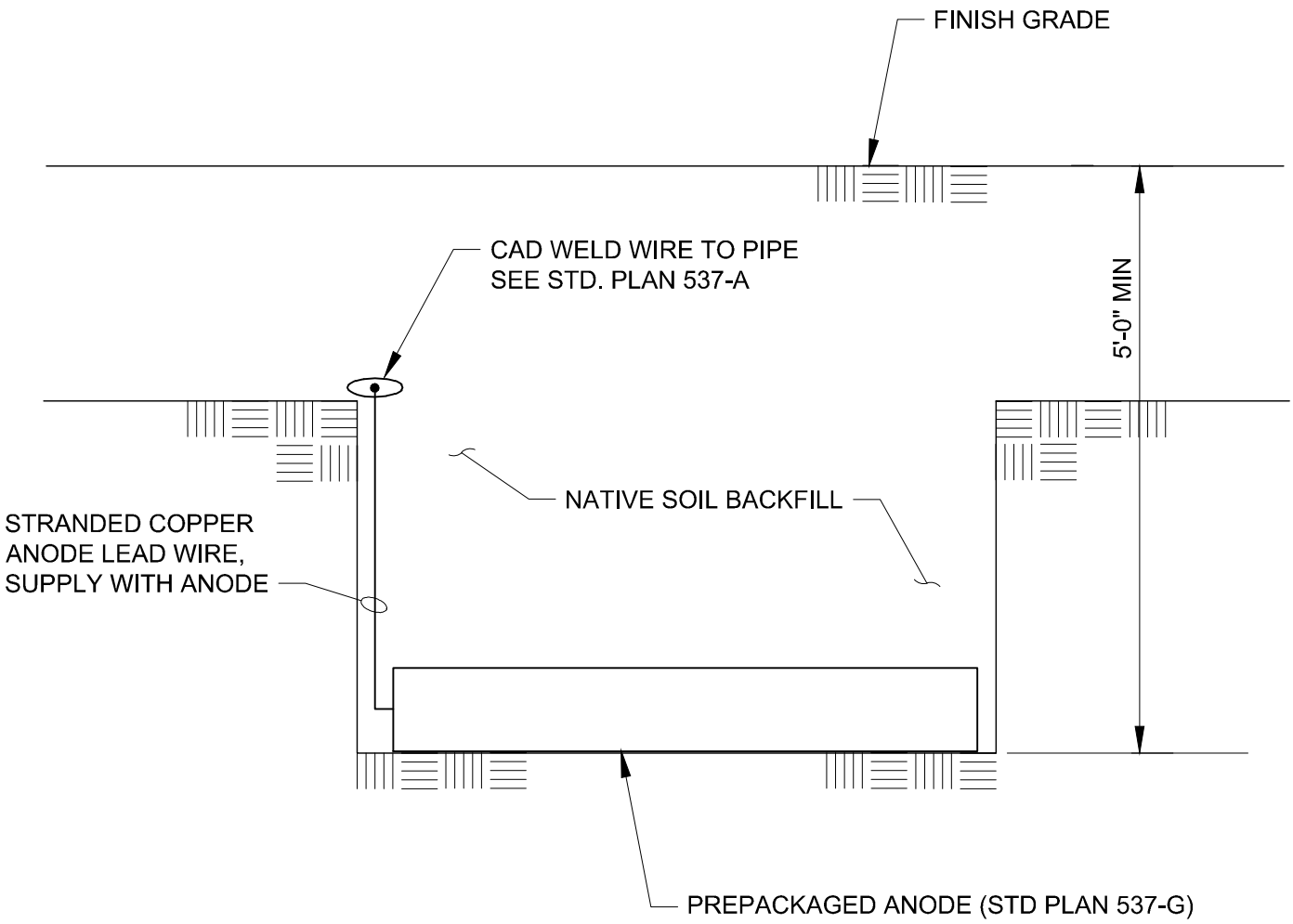
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 12/2013 REV. 0	**TYPE F TEST STATION**	STD. PLAN **535-C**

TERMINAL BOARD WIRING DIAGRAM

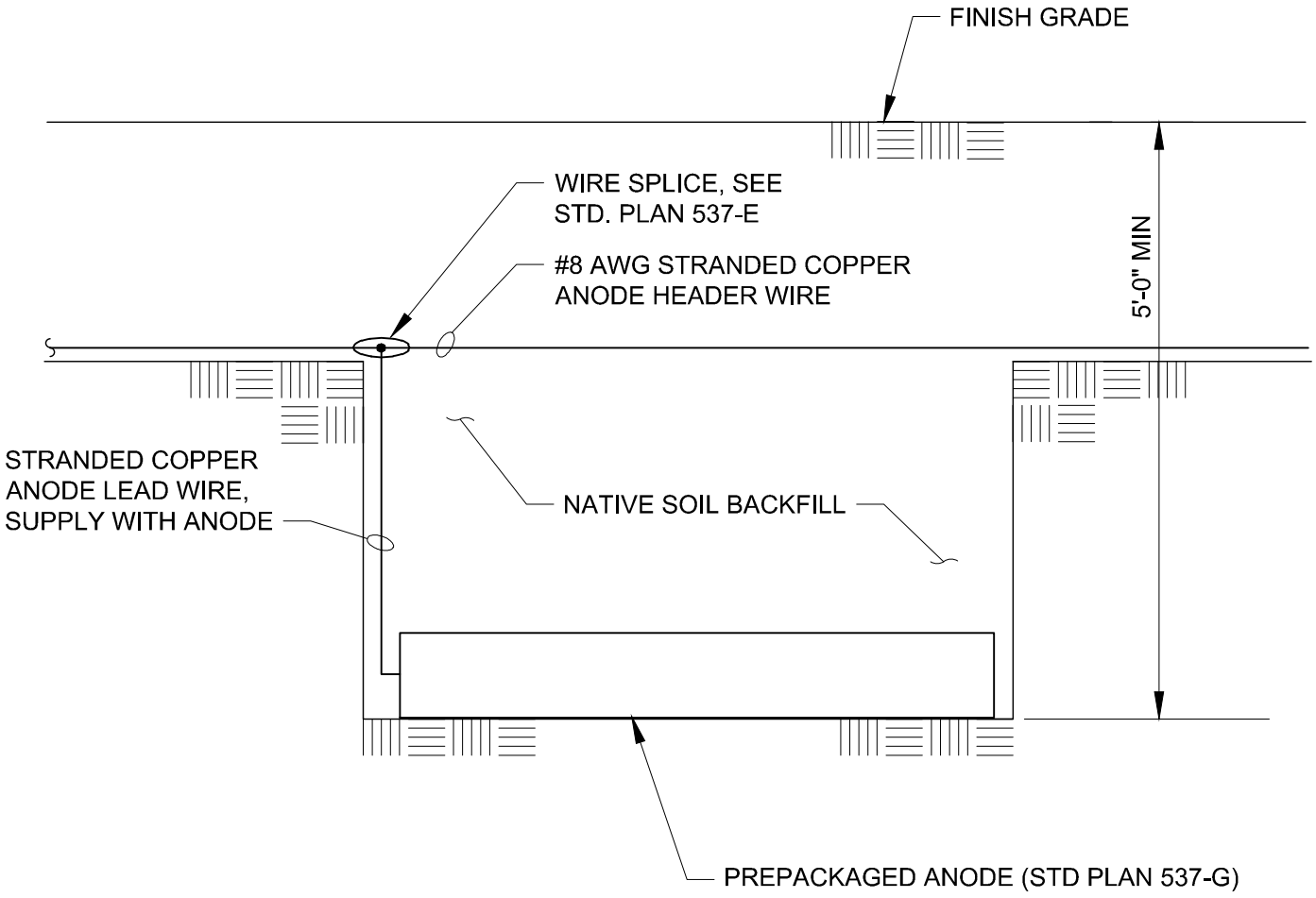


NOTE:
SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.

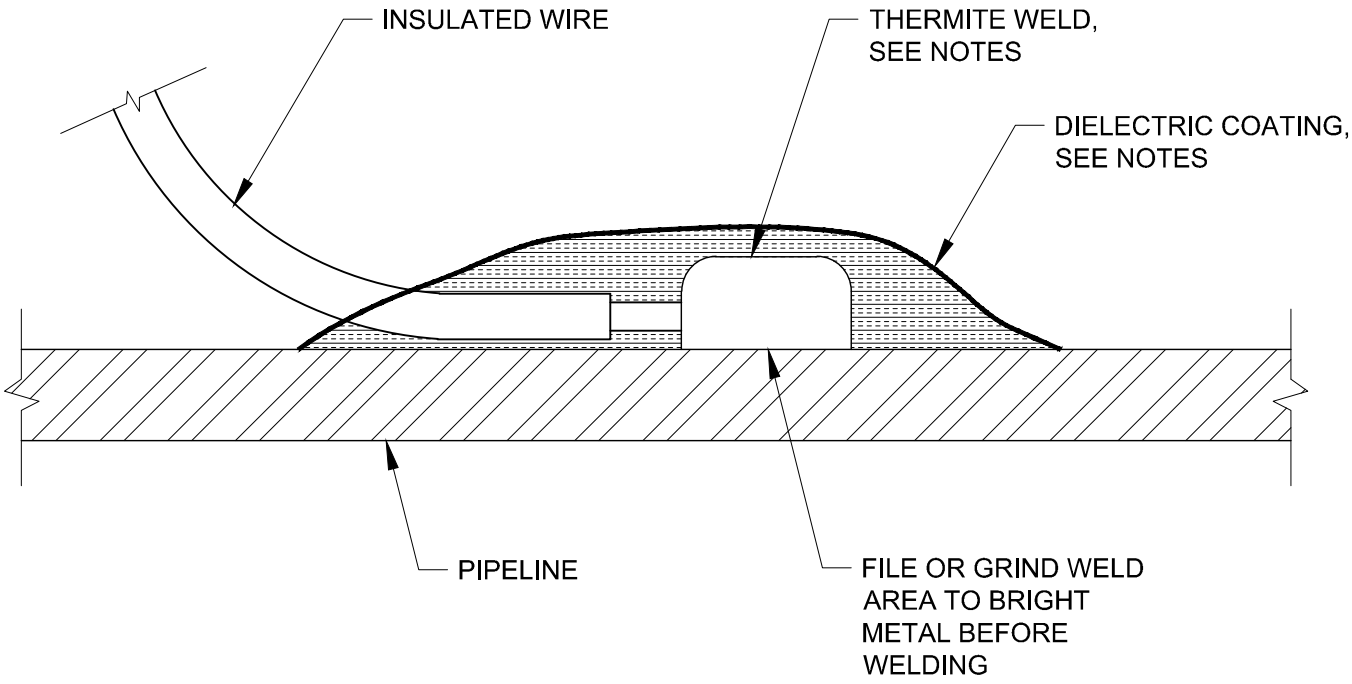
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 12/2013 REV. 0	**TYPE T TEST STATION**	STD. PLAN **535-D**



PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 04/2014 REV. 0	**HORIZONTAL GALVANIC ANODE INSTALLATION WITHOUT TEST STATION**	STD. PLAN **536-A**



PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2014 REV. 0	**HORIZONTAL GALVANIC ANODE INSTALLATION**	STD. PLAN **536-B**



NOTES:

1. MAKE WIRE CONNECTION TO PIPE AT FIELD JOINT WHERE HOLDBACK OCCURS ON PIPELINE COATING.

2. MAINTAIN SEPARATION BETWEEN MULTIPLE TEST WIRE CONNECTIONS OF ONE PIPE DIA OR 24", WHICHEVER IS LESS.

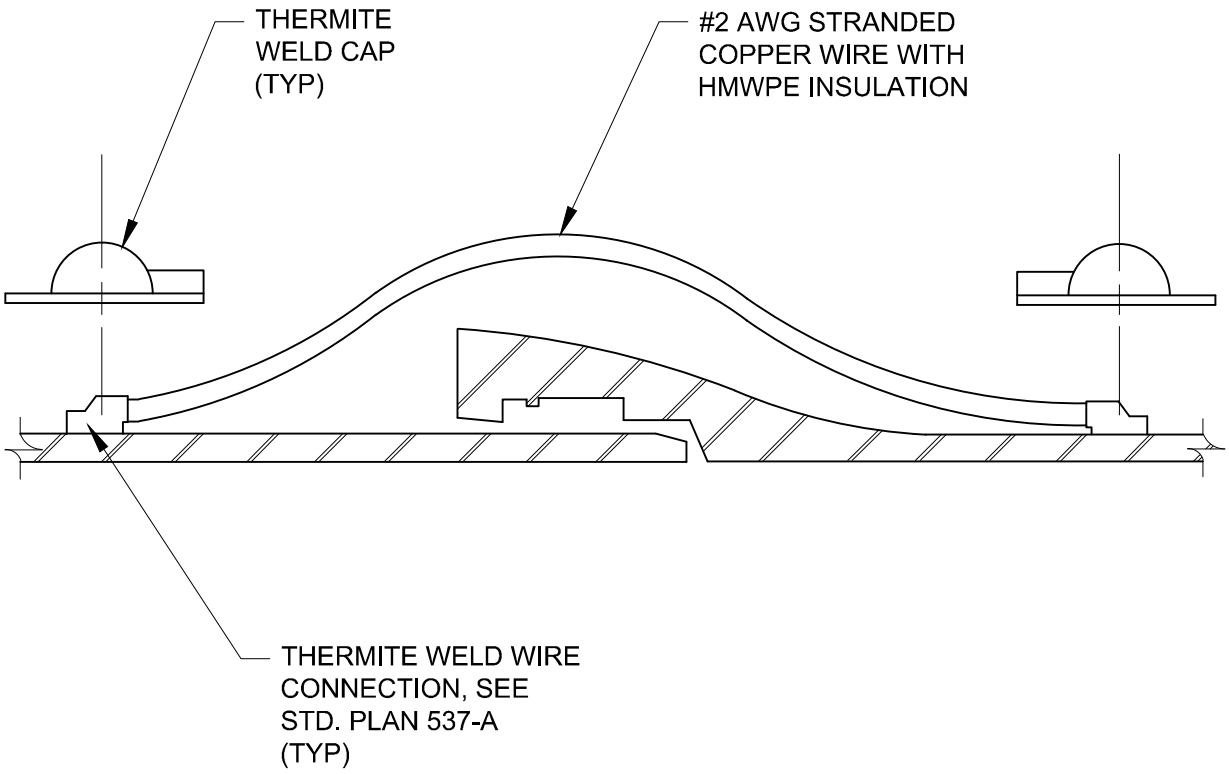
3. COPPER SLEEVE REQUIRED FOR #2 AWG JOINT BONDS OR FOR #12 AWG OR SMALLER TEST WIRES.

4. WELDER AND CARTRIDGE SIZE VARIES ACCORDING TO PIPE SIZE AND PIPE MATERIAL, CONSULT WELDER MANUFACTURER FOR RECOMMENDED WELDER AND CARTRIDGE.

5. COAT COMPLETED CONNECTIONS, SEE STD PLAN 537-G.

6. PIPELINE JOINT COATING NOT SHOWN FOR CLARITY.

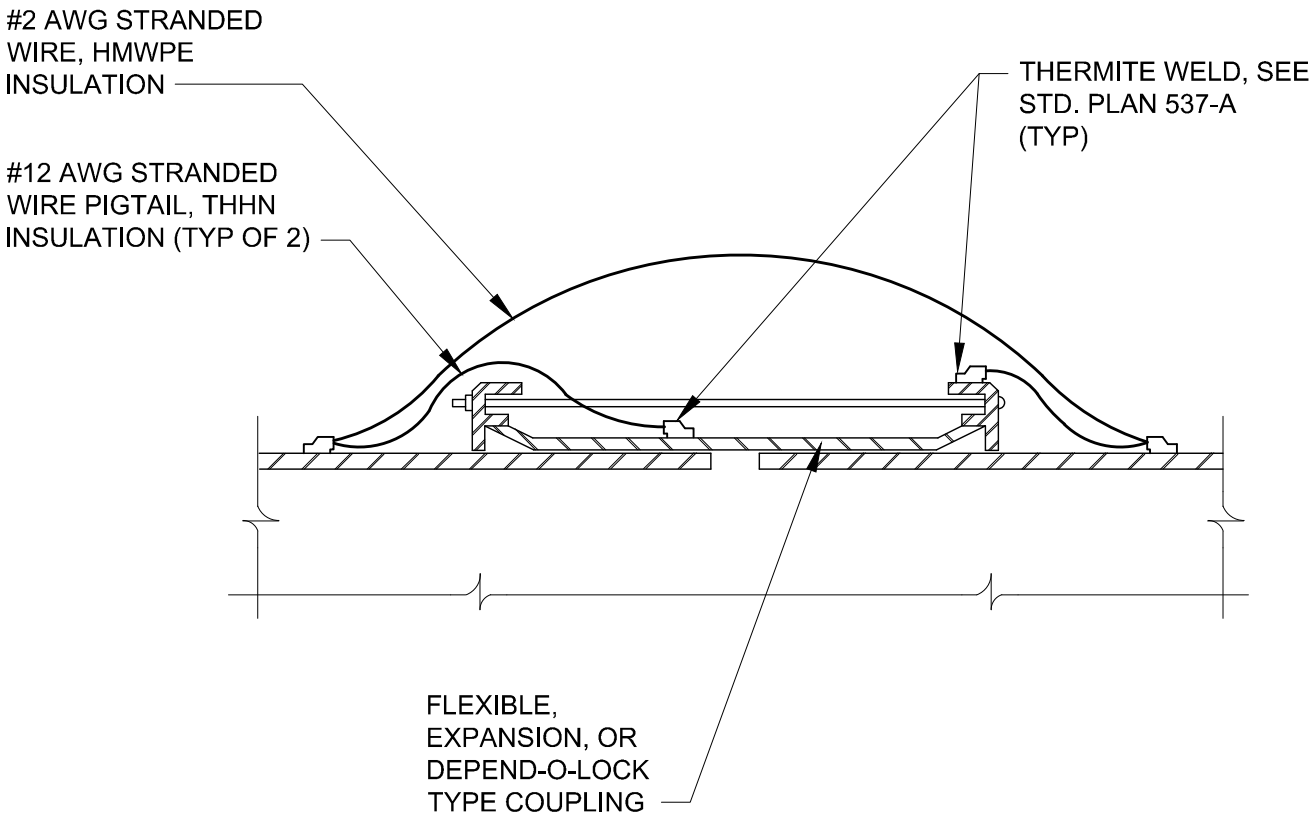
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 04/2014 REV. 0	**STEEL AND DUCTILE IRON PIPE WIRE CONNECTION**	STD. PLAN **537-A**



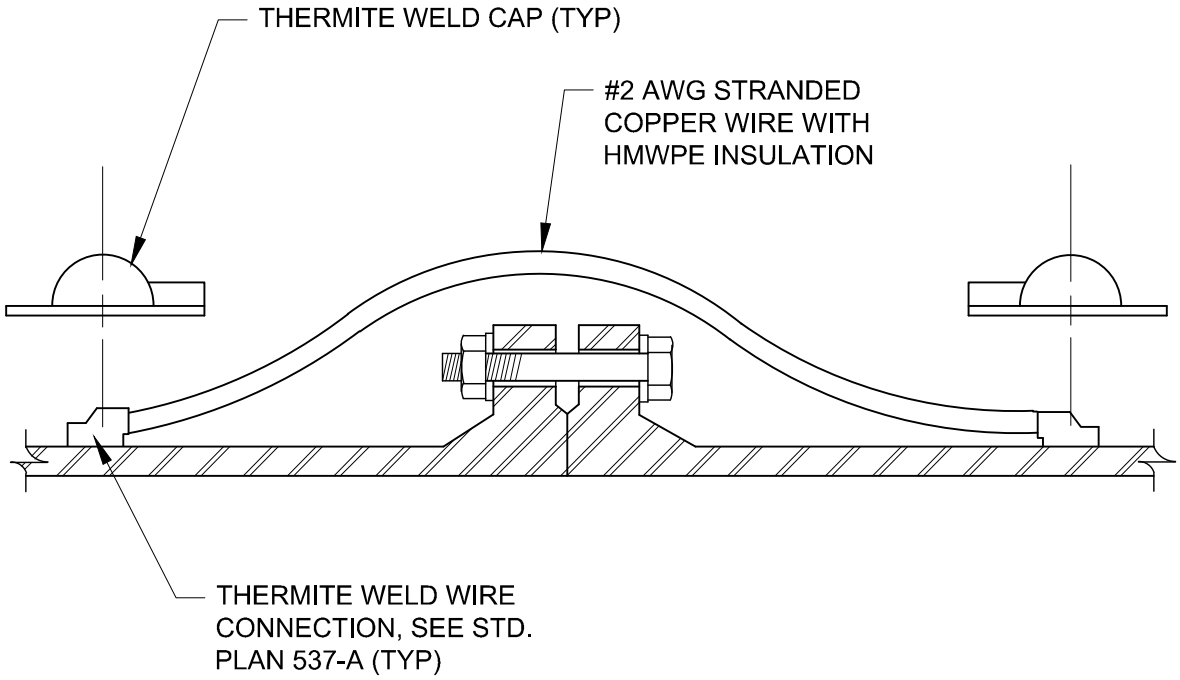
NOTES:

1. PUSH ON DUCTILE IRON BOND SHOWN, SIMILAR FOR DUCTILE MECHANICAL AND RESTRAINED JOINTS, AND STEEL CARNEGIE JOINTS.
2. INSTALL 2 BOND WIRES AT EACH PIPE JOINT, UNLESS SPECIFIED OTHERWISE.
3. COAT THERMITE WELDS WITH THERMITE WELD CAP OR FAST CURE EPOXY AT CONTRACTOR'S OPTION.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 12/2013 REV. 0	**DUCTILE IRON PIPE JOINT BOND**	STD. PLAN **537-B**

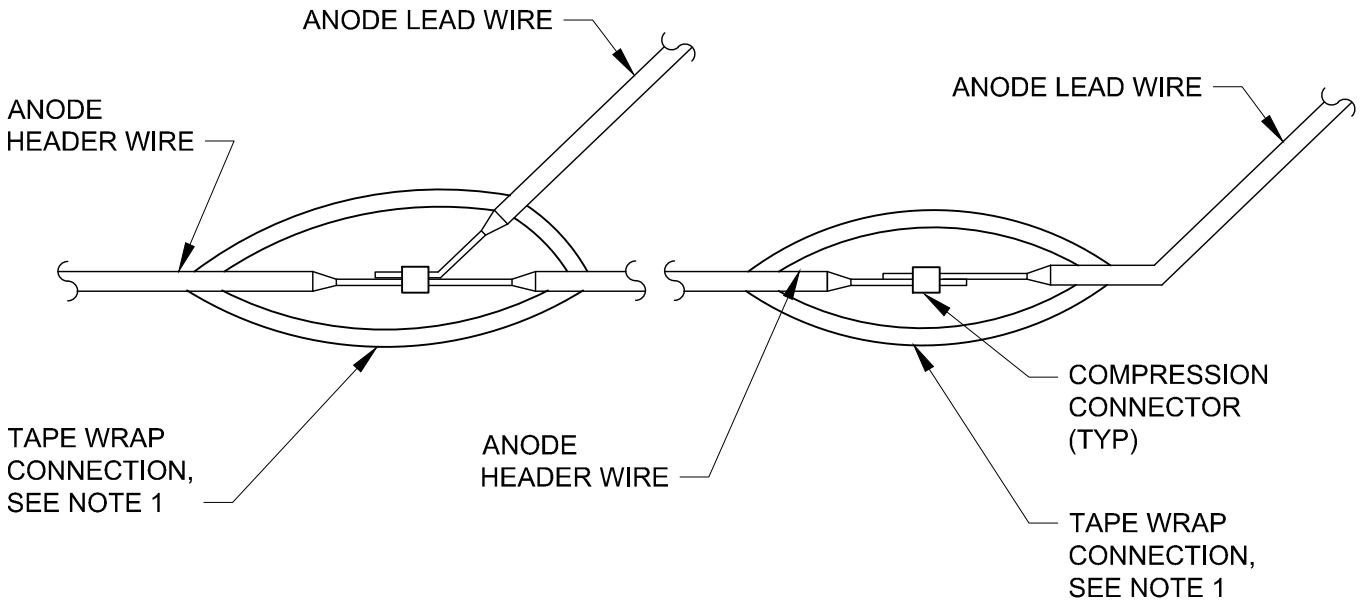


PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 12/2013 REV. 0	**FLEXIBLE JOINT BOND**	STD. PLAN **537-C**



NOTE:
INSTALL TWO BOND WIRES AT EACH PIPE JOINT.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 12/2013 REV. 0	**FLANGED AND MECHANICAL JOINT BOND**	STD. PLAN **537-D**

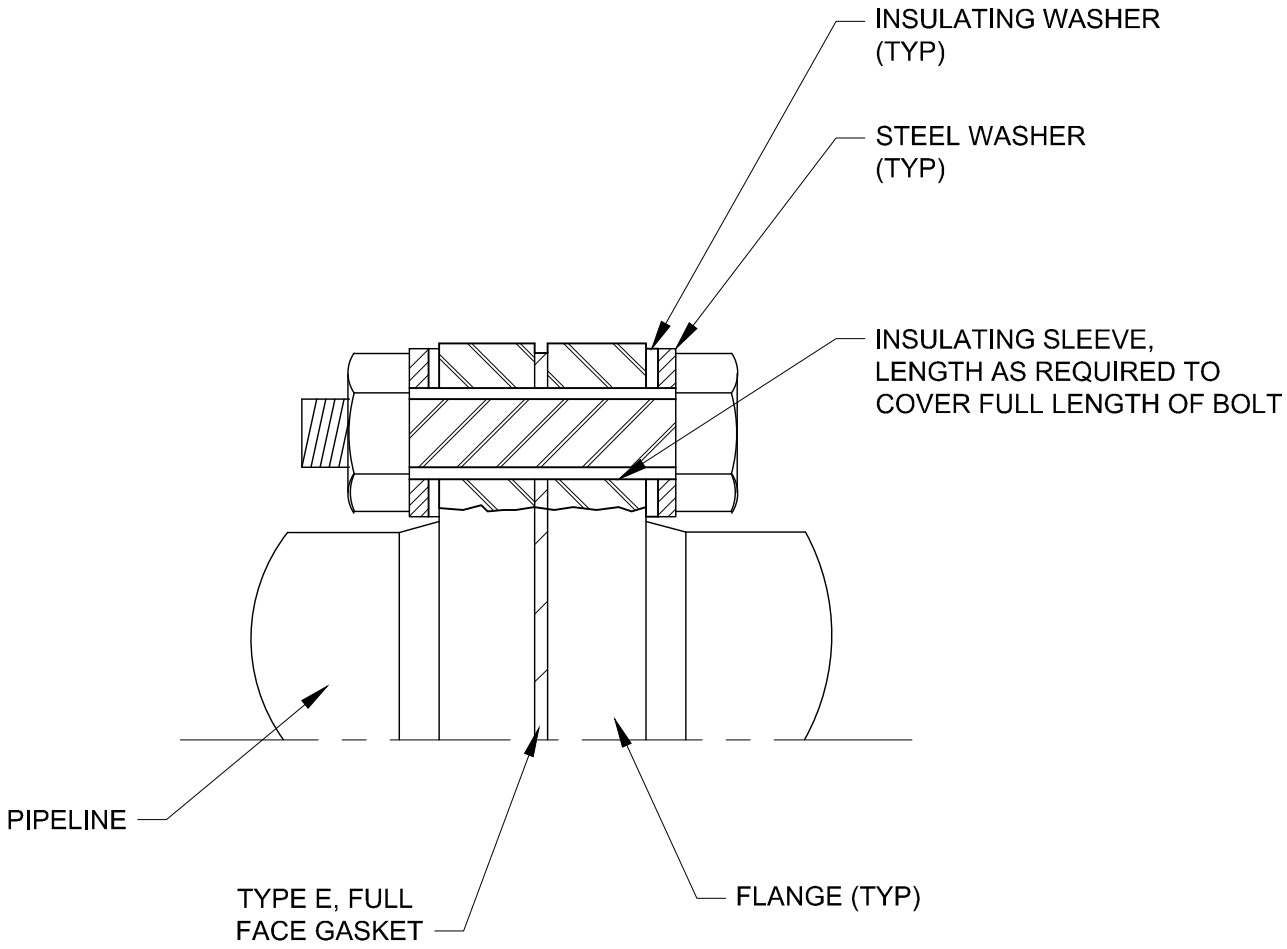


NOTES:

1. FILL VOIDS AND IRREGULARITIES WITH INSULATING PUTTY, WRAP CONNECTION WITH TWO LAYERS OF SCOTCH 130C SELF VULCANIZING RUBBER TAPE AND TWO LAYERS OF SCOTCH 88 VINYL ELECTRICAL TAPE.

2. DETAIL SIMILAR FOR ANODE HEADER WIRE SPLICES, SIZE COMPRESSION CONNECTORS AS REQUIRED.

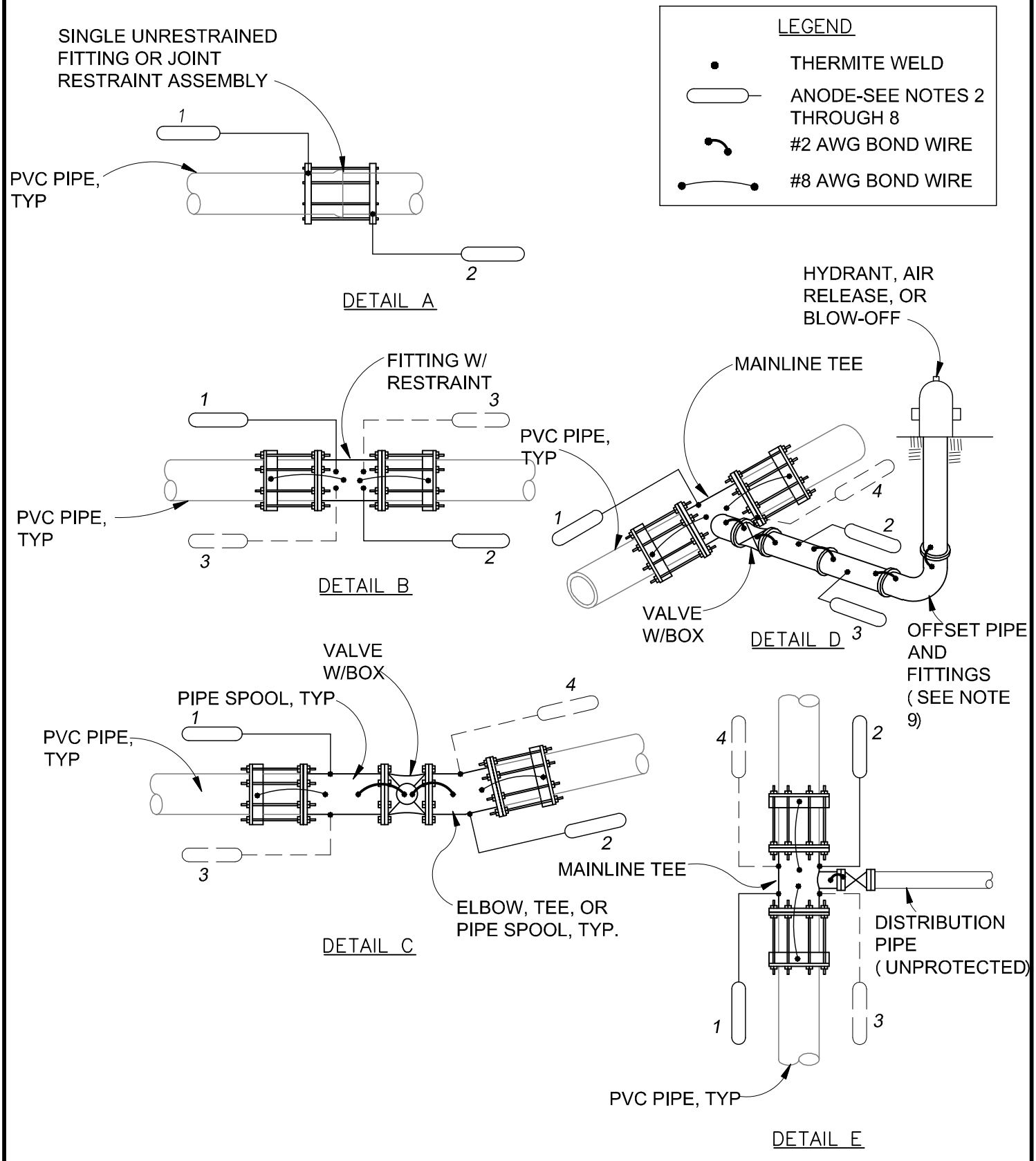
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 12/2013 REV. 0	**GALVANIC ANODE WIRE SPLICE**	STD. PLAN **537-E**



NOTES:

1. DOUBLE INSULATING WASHERS SHOWN FOR NON-BURIED INSULATING FLANGE INSTALLATIONS.
2. FOR BURIED OR SUBMERGED INSULATING FLANGE INSTALLATION USE SINGLE INSULATING WASHER ON UNPROTECTED SIDE OF INSULATING FLANGE.
3. COAT INTERIOR OF MORTAR LINED PIPE FOR TWO PIPE DIAMETERS WITH NSF APPROVED EPOXY AT 20 MILS DFT.
4. COAT BURIED OR IMMERSED INSULATING FLANGES WITH SPECIFIED PIPELINE DIELECTRIC JOINT COATING OR HEAT SHRINK SLEEVE WITH MORTAR OVERCOAT ON MLC STEEL PIPE.
5. TEST COMPLETED JOINT FOR ELECTRICAL ISOLATION AND REPAIR AS REQUIRED.

PARK CITY MUNICIPAL CORPORATION WATER	DATE 12/2013 REV. 0	INSULATING FLANGE	STD. PLAN 537-F



PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 4/2014 REV. 0	**METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION**	STD. PLAN **537-G.1**

NOTES:

1. APPLY DIELECTRIC COATING TO ALL METALLIC FITTINGS, VALVES, PIPE, AND VALVE BOXES UNLESS SPECIFIED OTHERWISE.

2. GALVANIC ANODES SHALL BE H1 ALLOY MAGNESIUM ANODES AT THE BARE WEIGHT LISTED IN THE SCHEDULE, SUPPLY PREPACKAGED IN A CLOTH BAG AT 2.5 TIMES BARE WEIGHT IN 75% GYPSUM, 20% BENTONITE, AND 5% SODIUM SULFATE BACKFILL WITH MANUFACTURER'S STANDARD 10-FOOT LONG, NO. 12 AWG LEAD WIRE.

3. INSTALL ANODES IN PIPE TRENCH APPROXIMATELY 2 FEET FROM THE FITTING WHERE POSSIBLE, BUT NOT CLOSER THAN 12-INCHES FROM THE METALLIC FITTING.

4. ANODE PLACEMENT IS INDICATED BY NUMBER NEXT TO EACH ANODE SHOWN IN DETAILS, FIRST ANODE IS PLACED AT ONE, SECOND AT TWO, ETC.

5. LOCATE MULTIPLE ANODES AT EQUAL SPACING ALONG PIPE FITTING ASSEMBLY AND ON OPPOSITE SIDES OF PIPE WHEN MORE THAN FOUR ANODES ARE REQUIRED.

6. 32-LB GALVANIC ANODES MAY BE SUBSTITUTED FOR 17-LB ANODES AT THE CONTRACTOR'S OPTION, BUT THE TOTAL QUANTITY OF ANODES REQUIRED WILL NOT CHANGE.

7. ANODE QUANTITY AND BARE WEIGHT REQUIRED FOR SOME PIPE AND FITTING COMBINATIONS ARE LISTED IN THE SCHEDULE.

8. ADDITIONAL ANODES ARE REQUIRED ON METALLIC PIPE ASSEMBLIES THAT EXCEED THE MAXIMUM COMBINED LENGTH LISTED IN THE SCHEDULE FOR ALL FITTINGS, VALVES, PIPE SPOOLS, AND OTHER METALLIC APPURTENANCES IN THE ASSEMBLY, EXCLUDING THRUST RESTRAINT, ADD ONE ANODE FOR EACH EXTRA PIPE LENGTH AND ONE ANODE FOR FRACTIONAL EXTRA PIPE LENGTH TO THE LISTED QUANTITY OF ANODES.

9. PIPE ASSEMBLIES FOR BLOW-OFFS, AIR RELEASE, AND FIRE HYDRANTS ARE BASED ON STANDARD CONSTRUCTION DETAILS AND INCLUDES ONE RESTRAINED MAINLINE TEE FITTING AND ALL OFFSET PIPE, FITTINGS, AND RISERS AS SHOWN ON THE APPLICABLE CONSTRUCTION DETAILS, ADDITIONAL ANODES ARE REQUIRED FOR - 1) OFFSET PIPE LENGTH IN EXCESS OF THE MAXIMUM COMBINED LENGTH FOR THE OFFSET PIPE DIAMETER, AND 2) ADDITIONAL ANODES REQUIRED FOR EXTRA MAINLINE PIPE FITTINGS.

10. BOND ALL ADJACENT FITTING JOINTS WHERE MULTIPLE METALLIC FITTINGS ARE INSTALLED TOGETHER WITH JOINT BONDS AS SHOWN IN DETAIL 711-L,M,N.

11. BOND WIRES SHALL BE STRANDED COPPER WIRE WITH THHN INSULATION, USE NO. 2 AWG WIRE FOR BONDING OF PIPE OR FITTING JOINTS, USE NO. 8 AWG WIRE FOR BONDING FOLLOWER RINGS AND RESTRAINED JOINT RINGS TO FITTING AS SHOWN.

12. COAT ALL THERMITE WELDS, PIPE, AND EXPOSED COPPER WIRE WITH SCOTCHKOTE 206P THERMOPLASTIC PATCH MELT STICK COATING, THERMITE WELD CAP, OR COATING SYSTEM AS SPECIFIED.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 4/2014 REV. 0	**METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION**	STD. PLAN **537-G.2**

13. COATING MATERIAL FOR METALLIC PIPE AND FITTINGS

A. GENERAL:

1. ALL METALLIC FITTINGS AND METALLIC HARDWARE ASSOCIATED WITH NON-METALLIC PIPE CONSTRUCTION SHALL BE DIELECTRICALLY COATED WITH A BONDED COATING.

2. PREPARE SURFACE OF ITEMS TO BE COATED IN ACCORDANCE WITH COATING MANUFACTURER'S REQUIREMENTS.

B. DIELECTRIC COATING SYSTEMS FOR METALLIC PIPE, FITTINGS, AND APPURTENANCES

1. WAX TAPE COATING SYSTEM

a. METALLIC PIPING, FITTINGS, AND APPURTENANCES SHALL BE COATED IN ACCORDANCE WITH AWWA C217.

b. APPLY COATING SYSTEM TO ALL BURIED METALLIC PIPE APPURTENANCES, INCLUDING JOINTS, FITTINGS, BOLTS, AND IRREGULARLY SHAPED SURFACES.

c. FILLER MATERIAL:

(1) SHALL BE COMPRISED OF SATURATED PETROLEUM HYDROCARBONS (PETROLATUM) INERT FILLERS, REINFORCING FIBERS AND THERMAL EXTENDERS. VARIATIONS MAY CONTAIN BEADS OF CELLULAR POLYMER AND FLOW CONTROL ADDITIVES.

(2) WAX SHALL BE COLD APPLIED SELF SUPPORTING MASTICS FOR MOLDING AROUND IRREGULAR SHAPED FITTINGS TO PROVIDE A SUITABLE PROFILE FOR APPLYING ANTI-CORROSION TAPES.

d. TAPE COATING

(1) COMPOSED OF A NON-WOVEN SYNTHETIC FABRIC CARRIER, FULLY IMPREGNATED WITH A NEUTRAL COMPOUND BASED ON SATURATED PETROLEUM COMPOSED OF INERT SILICEOUS FILLERS. APPLY COATING IN ACCORDANCE WITH AWWA C217, EXCEPT AS MODIFIED HEREIN.

e. PROTECTIVE OUTER WRAP

(1) PROVIDE FIBER MESH FABRIC OUTER WRAP OVER WAX TAPE RESIN COATED, WOVEN FIBER-MESH FABRIC THAT IS .005 INCHES.

f. ALL COMPONENTS OF THE WAX TAPE COATING SYSTEM SHALL BE FROM A SINGLE MANUFACTURER AS MANUFACTURED BY DENSO NORTH AMERICAN, TRENTON, OR EQUAL.

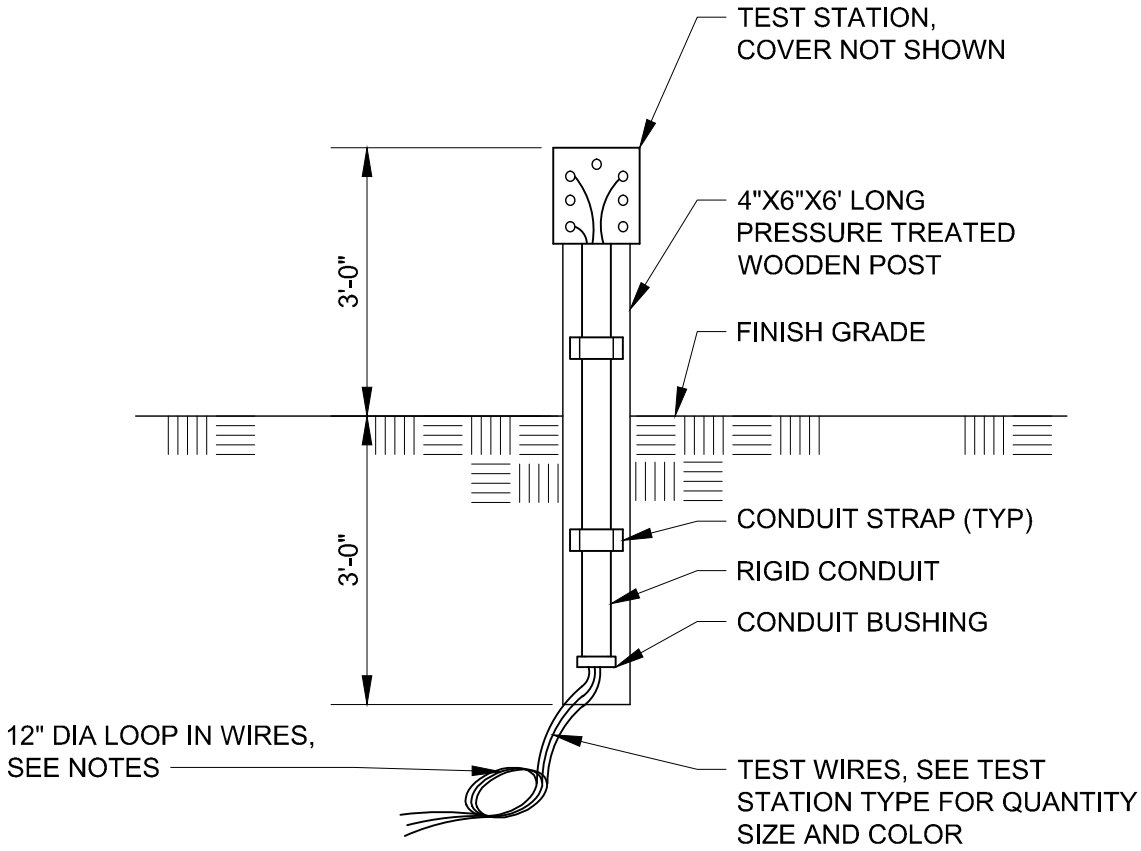
SCHEDULE OF ANODE QUANTITIES AND BARE WEIGHT

PIPE AND FITTINGS DESCRIPTIONS	MAX. COMBINED LENGTH	PIPELINE DIAMETER			REFERENCE DETAIL
		6"-10"	12"-18"	20"-24"	
ONE JOINT RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
ONE FITTING W/0 RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
ONE FITTING W/ RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	B
ONE FLEXIBLE COUPLING	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
3"-6" AIR RELEASE ASSEMBLY	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
6" BLOW-OFF PIPE ASSEMBLY	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
6" OR 8" FIRE HYDRANT	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
BURIED MAINLINE VALVE	10'	1 @ 17#	1 @ 17#	2 @ 17#	C
MULTIPLE FITTINGS	10'	1 @ 17#	2 @ 17#	2 @ 17#	C
VALVED TURNOUT	0'	1 @ 17#	2 @ 17#	2 @ 17#	E
EXTRA PIPE LENGTH:					
1-17 LB ANODE FOR		30 FT	15 FT	10 FT	
EXTRA FITTING LENGTH:					
2-17 LB ANODES FOR		20 FT	12 FT	8 FT	

PARK CITY 1884

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	**METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION**	STD. PLAN
4/2014		**537-G.4**
REV.		
0		



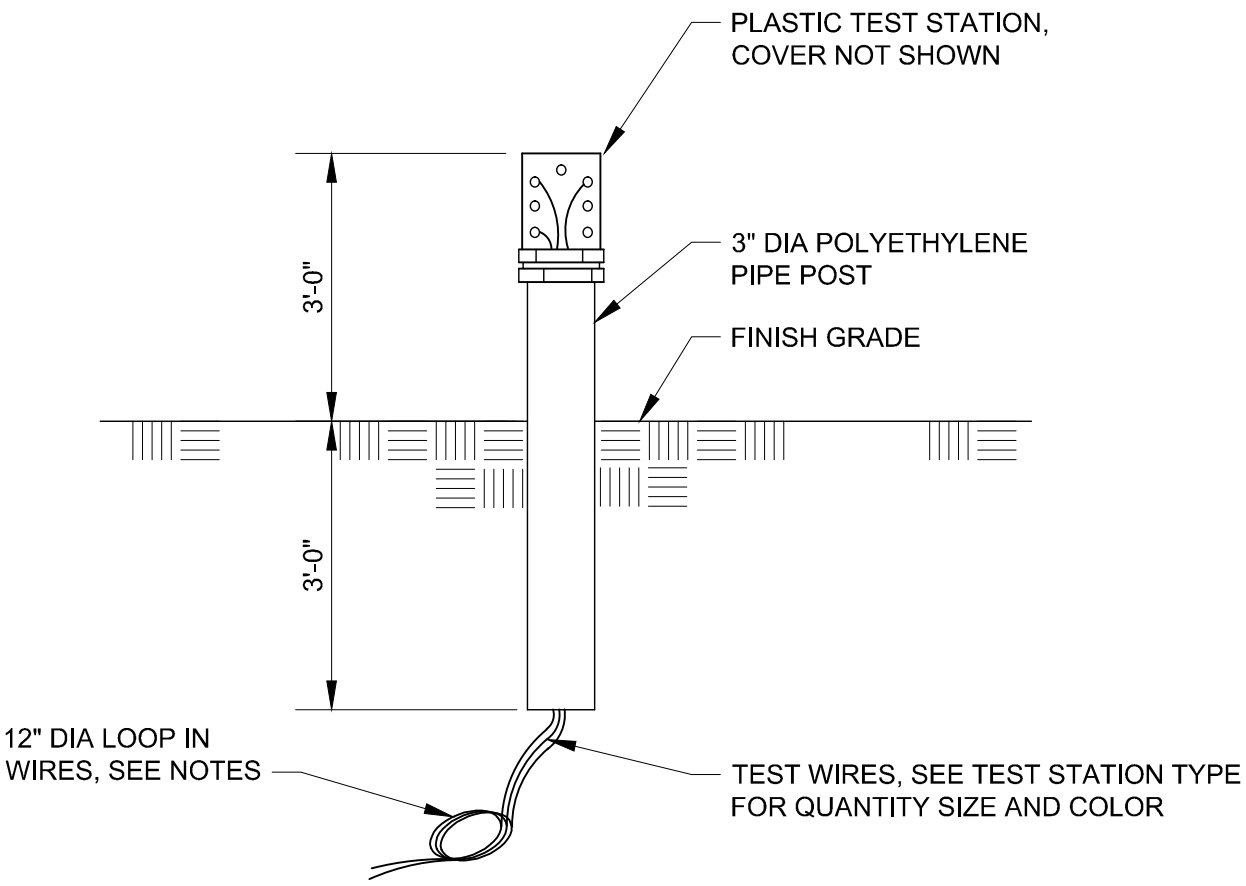
NOTES:

1. TEST STATION TO BE ALUMINUM BODY AND LID WITH THREADED CONNECTION FOR CONDUIT.

2. QUANTITY OF TERMINALS AND WIRING CONNECTIONS VARIES, SEE APPLICABLE TEST STATION DETAILS FOR TYPE OF TEST STATION.

3. PROVIDE WIRE LOP AT BASE OF POST MOUNTED TEST STATION TO MINIMIZE SETTLEMENT STRESSES ON WIRE.

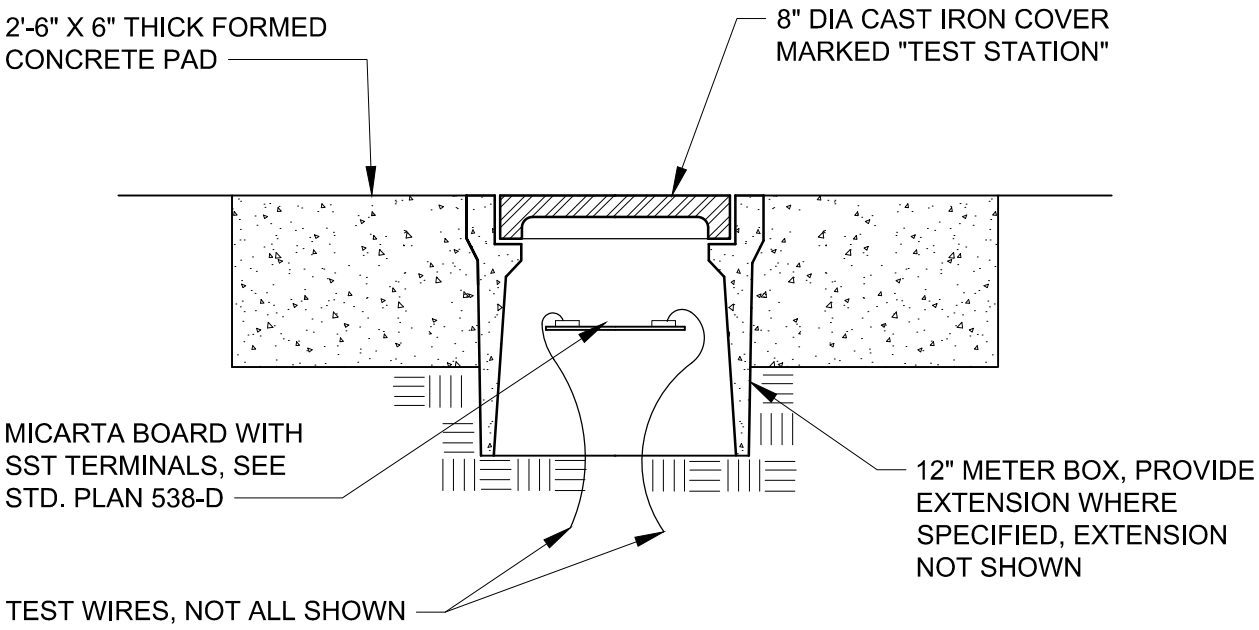
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2014 REV. 0	**POST STYLE TEST STATION WOOD**	STD. PLAN **538-A**



NOTES:

1. COLOR OR TEST STATION AND POST AS SPECIFIED.
2. QUANTITY OF TERMINALS AND WIRING CONNECTIONS VARIES, SEE APPLICABLE TEST STATION DETAILS FOR TYPE OF TEST STATION.
3. PROVIDE WIRE LOP AT BASE OF POST MOUNTED TEST STATION TO MINIMIZE SETTLEMENT STRESSES ON WIRE

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2014 REV. 0	**POST STYLE TEST STATION PLASTIC**	STD. PLAN **538-B**



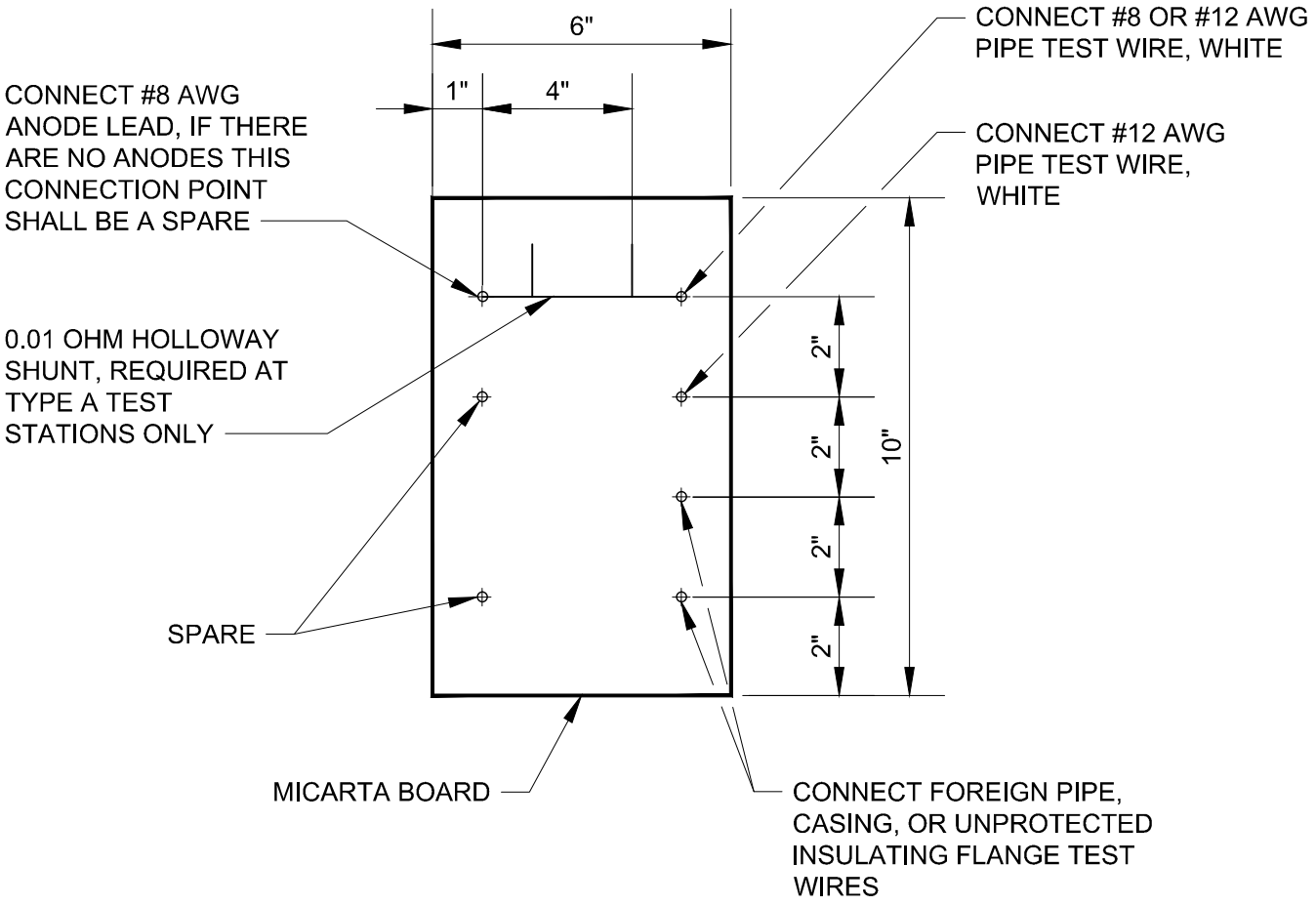
NOTES:

1. COLOR CODE WIRE INSULATION AS SHOWN IN APPLICABLE TEST STATION DETAILS, CONNECT EACH TEST WIRE TO SEPARATE TERMINAL.

2. WIRE CONFIGURATION FOR FLUSH MOUNTED TEST STATIONS SIMILAR TO POST MOUNTED TEST STATIONS.

3. PROVIDE 18 INCHES SLACK IN TEST WIRES, MINIMUM.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2014 REV. 0	**FLUSH STYLE TEST STATION BOX**	STD. PLAN **538-C**



NOTES:

1. TERMINALS SHALL BE 1/4" STAINLESS STEEL WITH LOCKING WASHER, TWO FLAT WASHERS, AND DOUBLE NUTS.

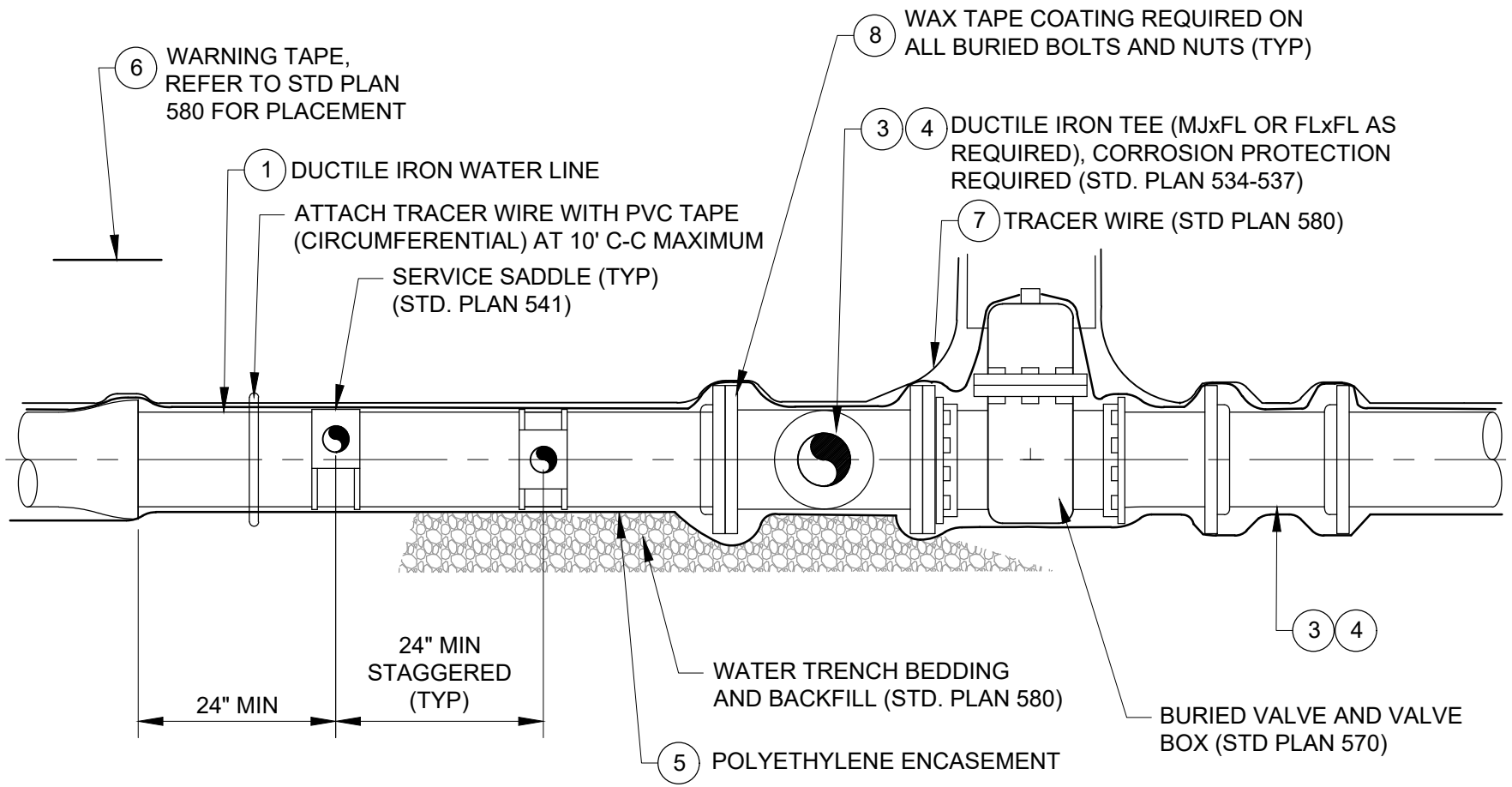
2. ALL WIRE CONNECTIONS TO BE WITH RING TONGUE COMPRESSION TERMINALS.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 02/2014 REV. 0	**FLUSH STYLE TEST STATION TERMINAL BOARD**	STD. PLAN **538-D**

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	REV.	STD. PLAN
03/2024	2	**540-A**

WATER MAIN
DUCTILE IRON PIPE
4" TO 12" DIAMETER



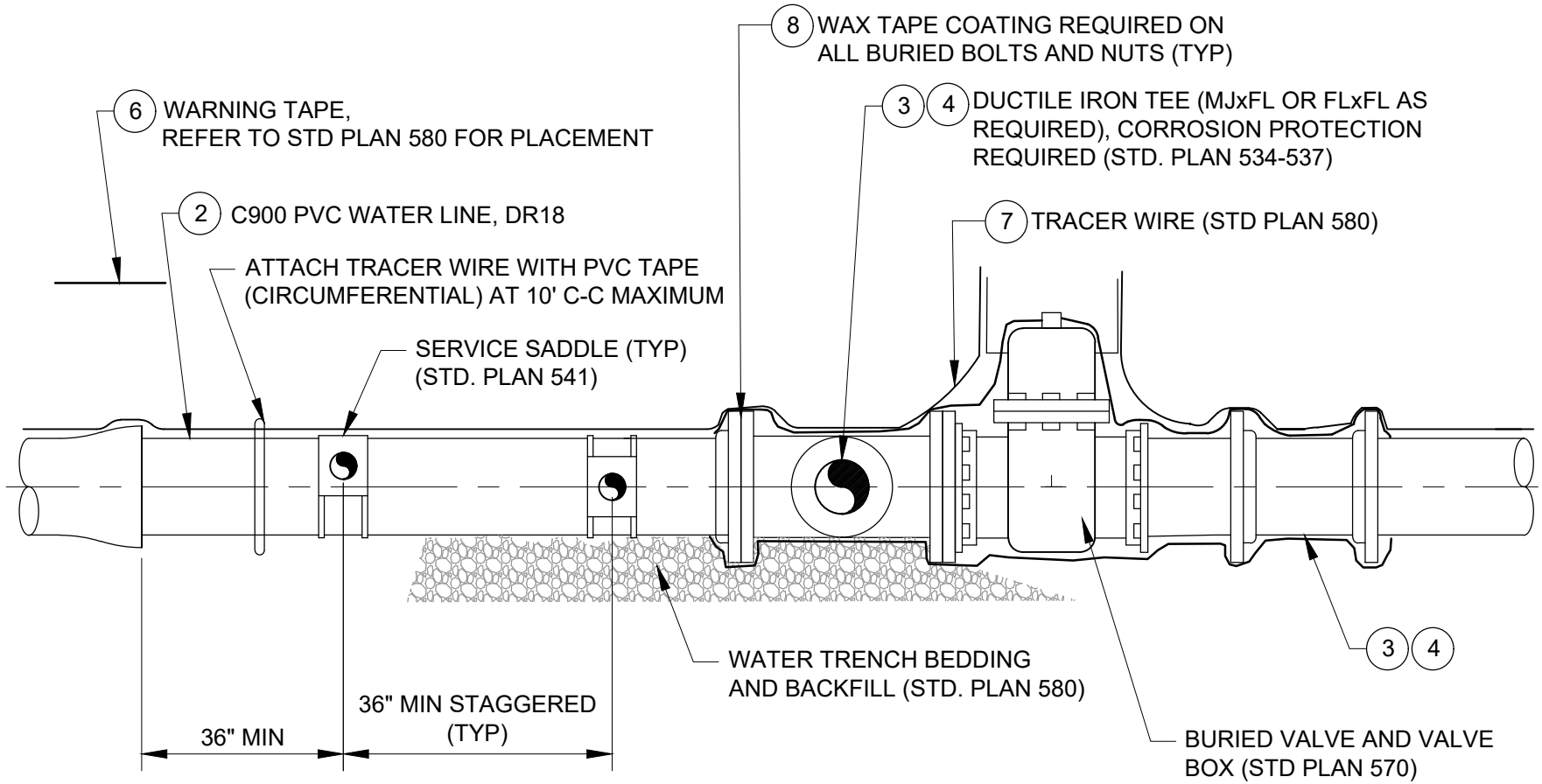
NOTES:

1. PROVIDE A 24" MINIMUM DUCTILE IRON PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, AND COUPLINGS
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 24” C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION AS REQUIRED. REFER TO STANDARD PLAN 534.
5. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	REV.	STD. PLAN
03/2024	2	**540-B**

WATER MAIN - PVC PIPE
4" TO 12" DIAMETER



NOTES:

1. MINIMUM PVC PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, BELLS, AND COUPLINGS: NO DR-18 C-900 PVC SHORTER THAN 6' MAY BE USED. NO DR-14 C-900 PVC SHORTER THAN 3' MAY BE USED. DUCTILE IRON MUST BE USED FOR SHORTER LENGTHS.
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 36” C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION ON ALL METALLIC FITTINGS, VALVES, COUPLERS, ETC., AS REQUIRED. REFER TO STANDARD PLAN 534.
5. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.
6. PVC PIPE USED AS FIRE HYDRANT OR FIRE LINES LATERALS MUST BE DR-14 C-900 PVC

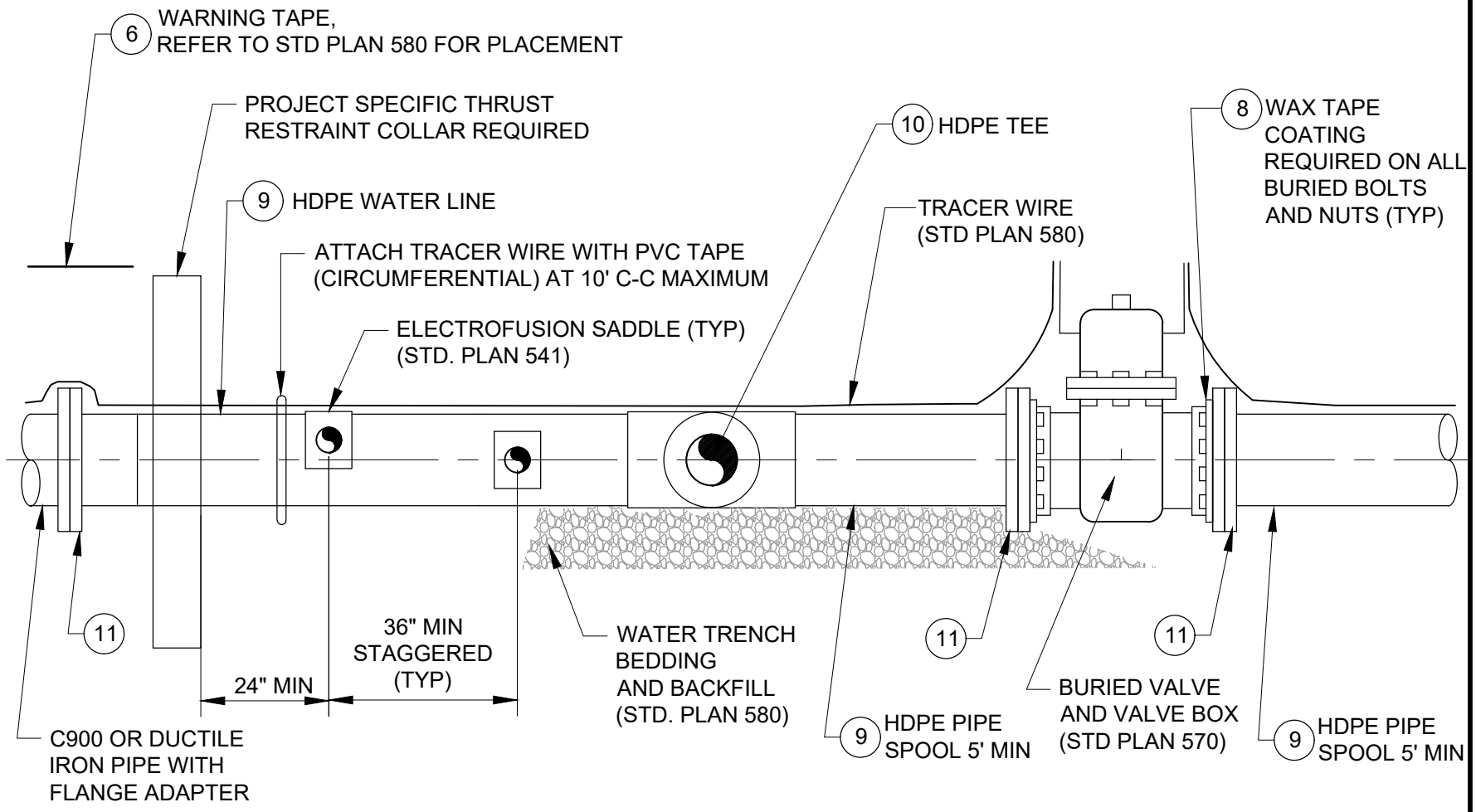
PARK CITY MUNICIPAL CORPORATION
WATER

DATE	REV.	
03/2024	0	

WATER MAIN - HDPE PIPE
4" TO 16" DIAMETER

540-C

STD. PLAN



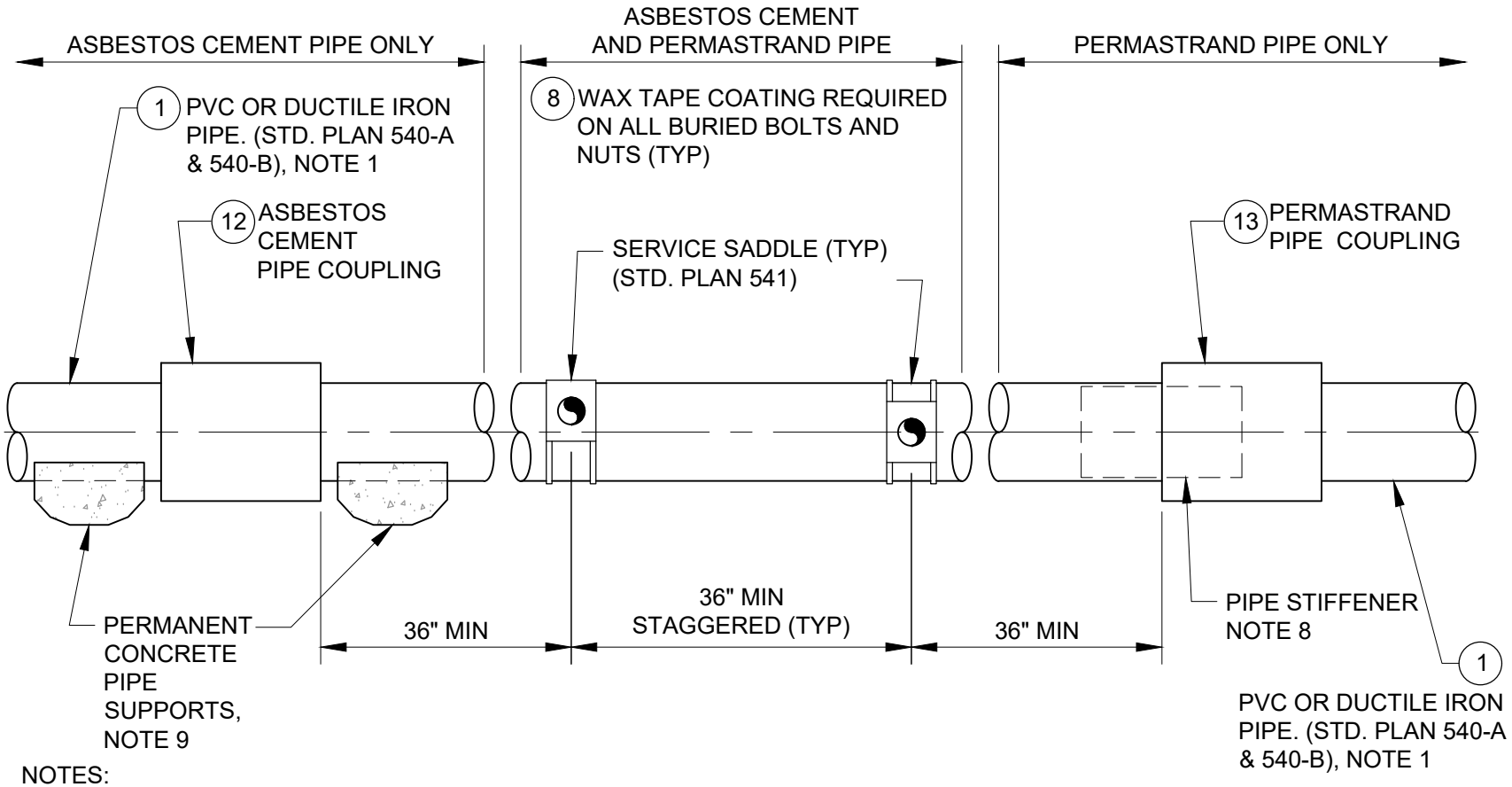
NOTES:

1. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
2. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 36" C-C MINIMUM SEPARATION
3. PROVIDE CORROSION PROTECTION ON ALL METALLIC FITTINGS, VALVES, COUPLERS, ETC., AS REQUIRED. REFER TO STANDARD PLAN 534.
4. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION
5. ALL PIPE WELDS TO BE PERFORMED BY CERTIFIED PERSONNEL
6. USE OF HDPE FLANGE GASKETS TO BE DETERMINED BY PARK CITY PUBLIC UTILITIES ENGINEER

PARK CITY MUNICIPAL CORPORATION
WATER

CONNECTION TO EXISTING WATER MAIN - ASBESTOS CEMENT & PERMASTRAND PIPE 4" TO 12" DIAMETER

DATE	REV.	STD. PLAN
03/2024	0	**540-D**



NOTES:

1. MINIMUM PVC PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, COUPLINGS, AND BELLS: NO DR-18 C-900 PVC SHORTER THAN 6' MAY BE USED. NO DR-14 C-900 PVC SHORTER THAN 3' MAY BE USED. DUCTILE IRON MUST BE USED FOR SHORTER LENGTHS.
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 36” C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION ON ALL METALLIC FITTINGS, VALVES, COUPLERS, ETC., AS REQUIRED. REFER TO STANDARD PLAN 534.
5. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION
8. STIFFENERS FOR PERMASTRAND PIPE TO BE PROVIDED BY PARK CITY PUBLIC UTILITIES.
9. PERMANENT POURED CONCRETE PIPE SUPPORTS TO BE APPROVED AND INSPECTED BY PARK CITY PUBLIC UTILITIES ENGINEER.

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON PIPE, 4" TO 12" DIAMETER, PRESSURE CLASS 350, CEMENT-MORTAR LINING, ASPHALTIC INTERIOR/EXTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE (1) PACIFIC STATES	STANDARD JOINT PIPE: PUSH ON TYTON JOINT
		U.S. PIPE (1) PACIFIC STATES	RESTRAINED JOINT PIPE: THRUST-LOCK TR FLEX
②	POLYVINYL CHLORIDE (PVC) PIPE, C.I.O.D., C900, DR 18, INTEGRAL BELL JOINT (ALLOWABLE SIZE 8" – 12")	JM EAGLE (1)	STANDARD JOINT PIPE: BLUE BRUTE
③	DUCTILE IRON FITTINGS, 4" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT MORTAR LINED, ASPHALTIC EXTERIOR COATING, AWWA C153 / C104 FLANGES: AWWA C110 / C115, CLASS 125 FLANGE WITH FULL FACE OR RING FLANGE-TYTE GASKETS	U.S. PIPE (1) PACIFIC STATES	PUSH ON STYLE FITTING: TYTON JOINT FLANGED FITTING:
		U.S. PIPE (1) PACIFIC STATES	RESTRAINED JOINT PIPE: THRUST-LOCK TR FLEX
④	FITTINGS – DUCTILE IRON MECHANICAL JOINT PIPE WITH RETAINER GLANDS OR SST TIE ROD / NUT RESTRAINTS, AWWA C110 / C111 / C104	EBBA IRON (1)	FITTINGS: MECHANICAL JOINT RETAINER GLANDS: MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
⑤	V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AWWA C105 & AWWA C703E METHODS A & C	MCWANE (1)	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS, AND VALVES
⑥	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING, BLUE BACKGROUND, 6" WIDE	SETON (1)	85525
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	CONNECTORS: IDEAL INDUSTRIES (1)	TWISTER DB PLUS OR APP'D EQUAL
⑧	WAX TAPE COATING SYSTEM, APPLY TO ALL BURIED BOLTS AND NUTS INCLUDING MECHANICAL JOINT RESTRAINT SYSTEMS, AWWA C 217. REFER TO STD. PLAN 534.		
⑨	HDPE 4710 PIPE, 150 PSI MIN WORKING PRESSURE	JM EAGLE (1)	INTEGRAL DOUBLE STRIPE CULINARY: BLUE IRRIGATION: PURPLE
⑩	HDPE 4710 PIPE FITTINGS, 150 PSI MIN WORKING PRESSURE	JM EAGLE (1)	
⑪	HDPE WELD ON FLANGE ADAPTER WITH 316 SST BACKER RING	JM EAGLE (1)	
⑫	AC PIPE COUPLING	HYMAX	2 WIDE-RANGE COUPLING
⑬	PERMASTRAND PIPE COUPLING	ROMAC	MACRO HP COUPLING

PARK CITY 1884

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	WATER MAIN AND FIRE LINES	STD. PLAN
03/2024		540 S.1
REV.		
1		

DETAIL NOTES

1. COORDINATE PIPE SIZE WITH APPROVED PLANS PRIOR TO ORDERING MATERIALS
2. LOCATE MAIN, FITTINGS, VALVES, AND FIRE LINES PER APPROVED PLANS
3. DUCTILE IRON PIPE IS REQUIRED WHEN WATER SYSTEM DESIGN PRESSURE EXCEEDS 200 PRESSURE RATING
4. PROVIDE “DOMESTIC” DUCTILE IRON FITTINGS
5. PROVIDE 316 STAINLESS STEEL BOLTS AND NUTS WITH ANTI-SEIZE LUBRICATION ON ALL FLANGED CONNECTIONS
6. REFER TO STANDARD PLAN 534 FOR SUPPLEMENTAL EXTERNAL CORROSION PROTECTION REQUIREMENTS. WHEN CATHODIC PROTECTION IS REQUIRED REFER TO STD. PLANS 534-538.
7. REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
8. (1) DENOTES “OR APPROVED EQUAL” MANUFACTURER AND MODEL. SUBMIT IN ACCORDANCE WITH CITY STANDARDS

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	**DATE** 03/2024 **REV.** 1	**WATER MAIN AND FIRE LINES**	**STD. PLAN** **540 S.2**

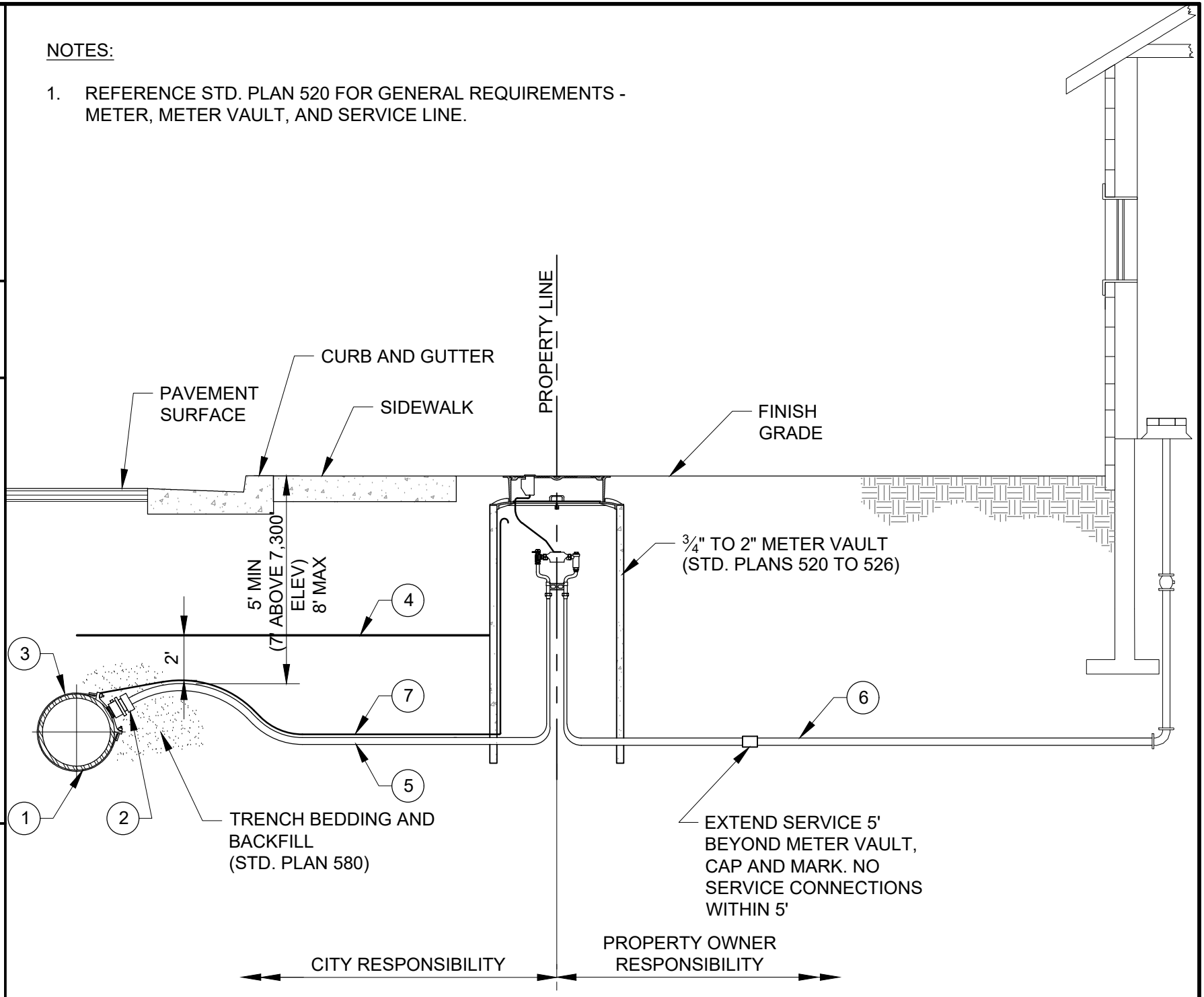
PARK CITY MUNICIPAL CORPORATION
WATER

DATE	REV.	STD. PLAN
03/2024	2	**541**

WATER SERVICE LINE
3/4" TO 2" METERS

NOTES:

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



LEGEND AND APPROVED PARTS LIST

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

DETAIL NOTES

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

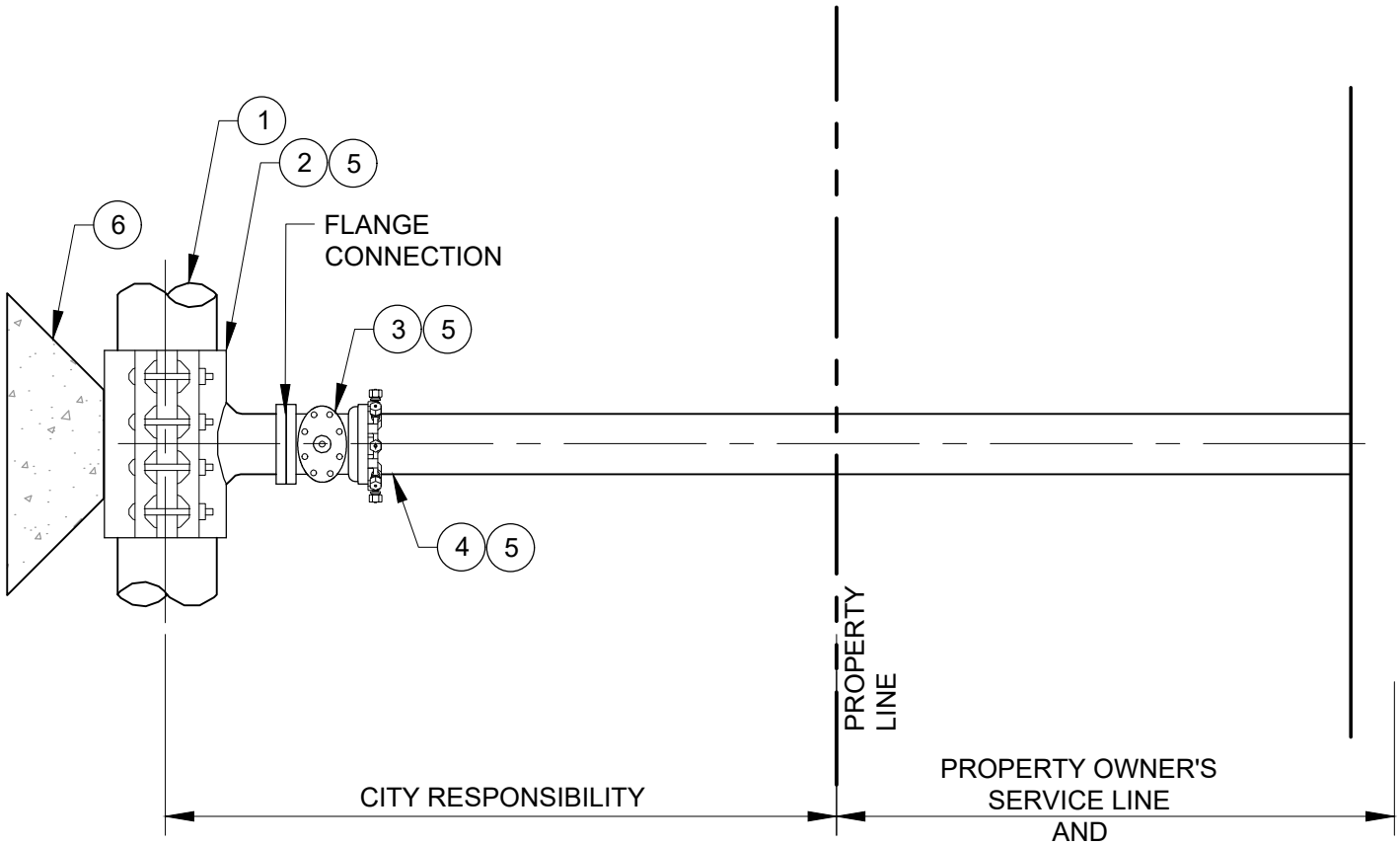
PARK CITY 1884

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	STD. PLAN
03/2024	
REV.	
2	

WATER SERVICE LINE 3/4" TO 2" METERS

541 S



4" AND LARGER

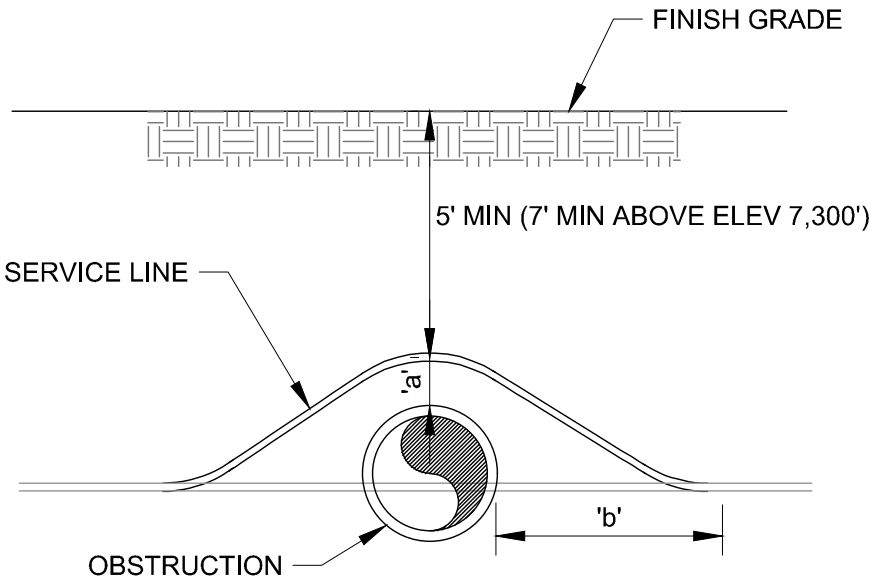
LEGEND	
ITEM	DESCRIPTION
1	EXISTING MAIN
2	STAINLESS STEEL TAPPING SLEEVE (NOT ALLOWED IN NEW CONSTRUCTION)
3	TAPPING VALVE OR FLG X MJ GATE VALVE (STD PLAN 570 AND 572)
4	POLYVINYL CHLORIDE (PVC) PIPE, C.I.O.D., C900, DR 14, INTEGRAL BELL JOINT
5	POLYETHYLENE WRAPPED (STD. PLAN 540-A)
6	THRUST BLOCK (STD. PLAN 561)

NOTES:

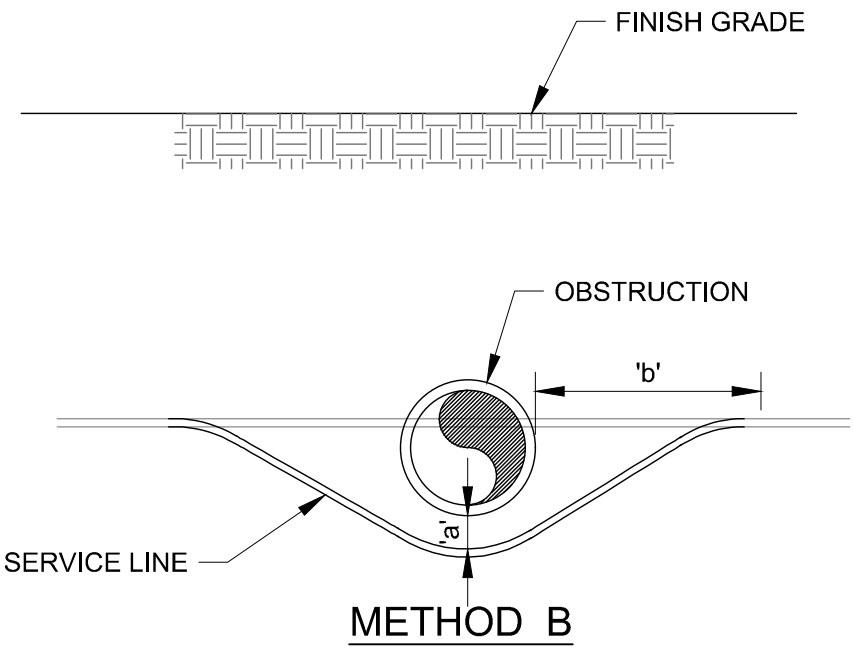
1. FOR FIRE SERVICE LINES A DOUBLE CHECK VALVE OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY TO BE DETERMINED BY BUILDING AND WATER DEPARTMENTS BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM USE.
2. ENTIRE STAINLESS STEEL TAPPING TEE IS TO BE WAX TAPED AS WELL AS THE FLANGE, BOLTS, AND THE VALVE BONET BOLTS (STD. PLAN 534.2)
3. NO TAPPING OF SIMILAR SIZED PIPE, TAP MUST BE AT LEAST ONE STANDARD SIZE SMALLER THAN THE WATER MAIN BEING TAPPED
4. HOT TAPS MAY BE DENIED FOR ANY REASON SEEN FIT BY PARK CITY WHICH INCLUDE BUT ARE NOT LIMITED TO: PIPE MATERIAL, PIPE CONDITION, AND LOCATION OF PROPOSED HOT TAP
5. A HOT TAP REQUEST FORM MUST BE SUBMITTED FOUR BUSINESS DAYS BEFORE THE APPROVED TAP IS TO BE PERFORMED

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	HOT TAPS 4" AND LARGER	STD. PLAN
03/2024		542
REV.		
2		



METHOD A



METHOD B

TABLE OF DIMENSIONS

	OBSTRUCTION		
	SEWER MAIN	STORM DRAIN OR CULVERT	OTHER
'a'	18"	SEE STD. PLAN 546	12" MIN
'b'	5'-0"		3'-0" MIN

NOTES:

1. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	WATER SERVICE LINE LOOP	STD. PLAN
6/2019		543
REV.		
1		

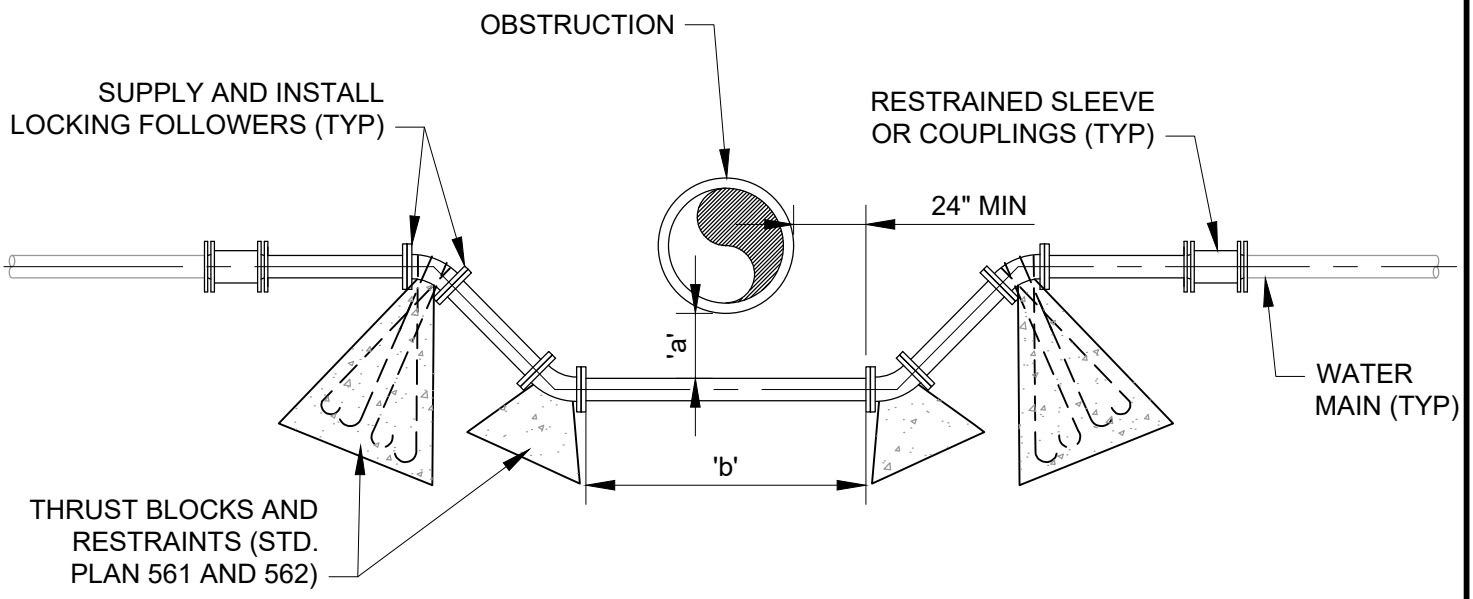


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

METHOD A

NOTES:

1. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.
2. RESTRAINED JOINT PIPE REQUIRED
3. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 2	**WATER MAIN LOOP**	STD. PLAN **544-A**

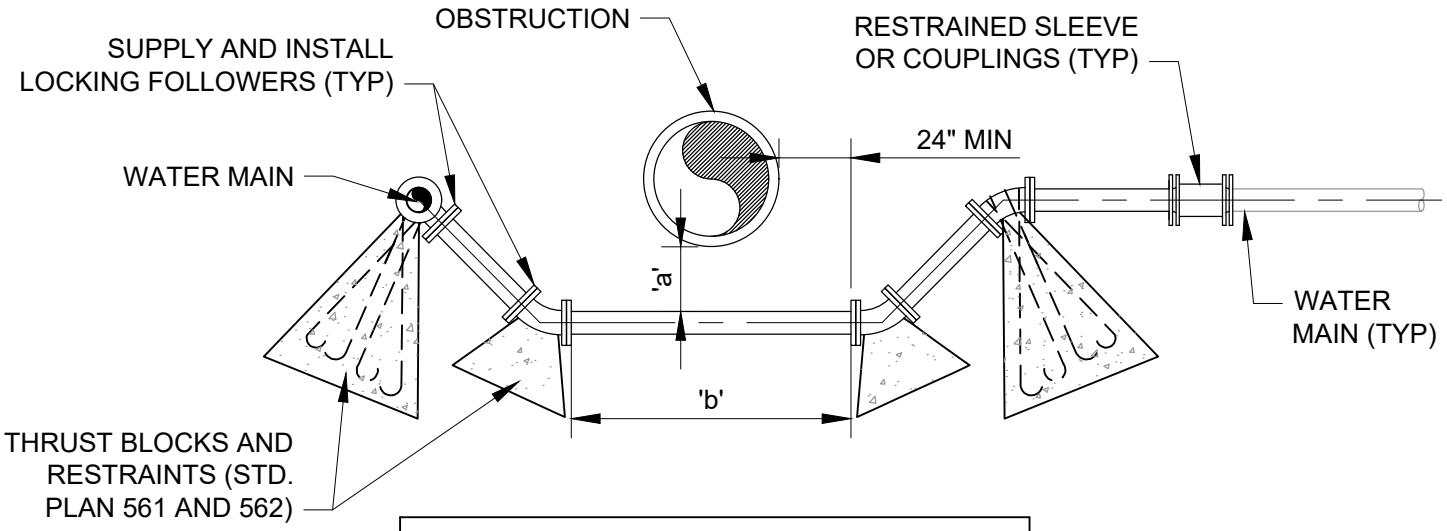
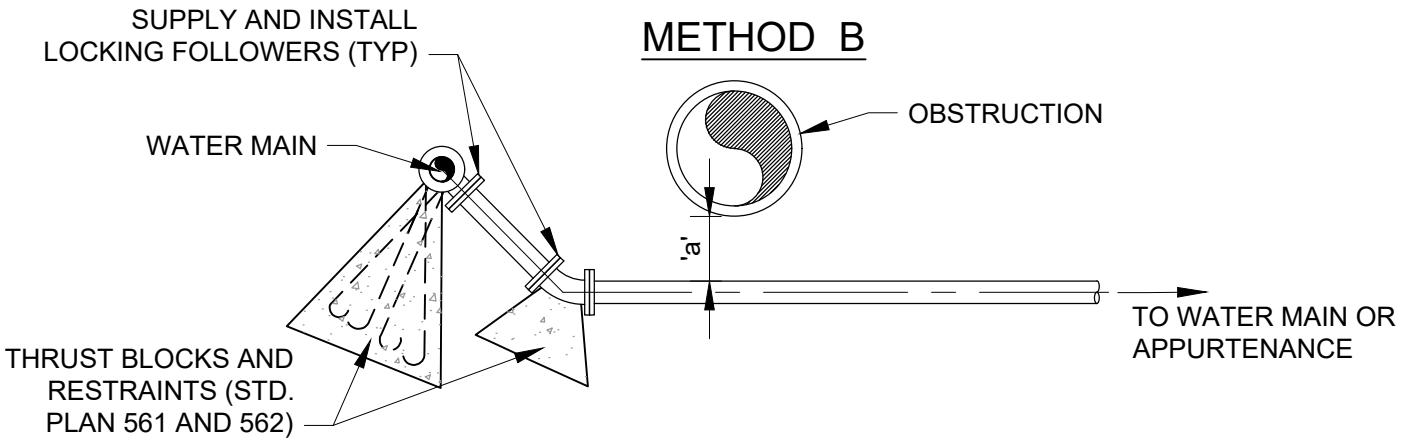


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

METHOD B



NOTES:

1. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.
2. RESTRAINED JOINT PIPE REQUIRED
3. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

TABLE OF DIMENSIONS	
OBSTRUCTION	'a'
SEWER	18" MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546
OTHER	12" MIN

METHOD C

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	
03/2024	
REV.	
2	

WATER MAIN LOOP

STD. PLAN

544-B

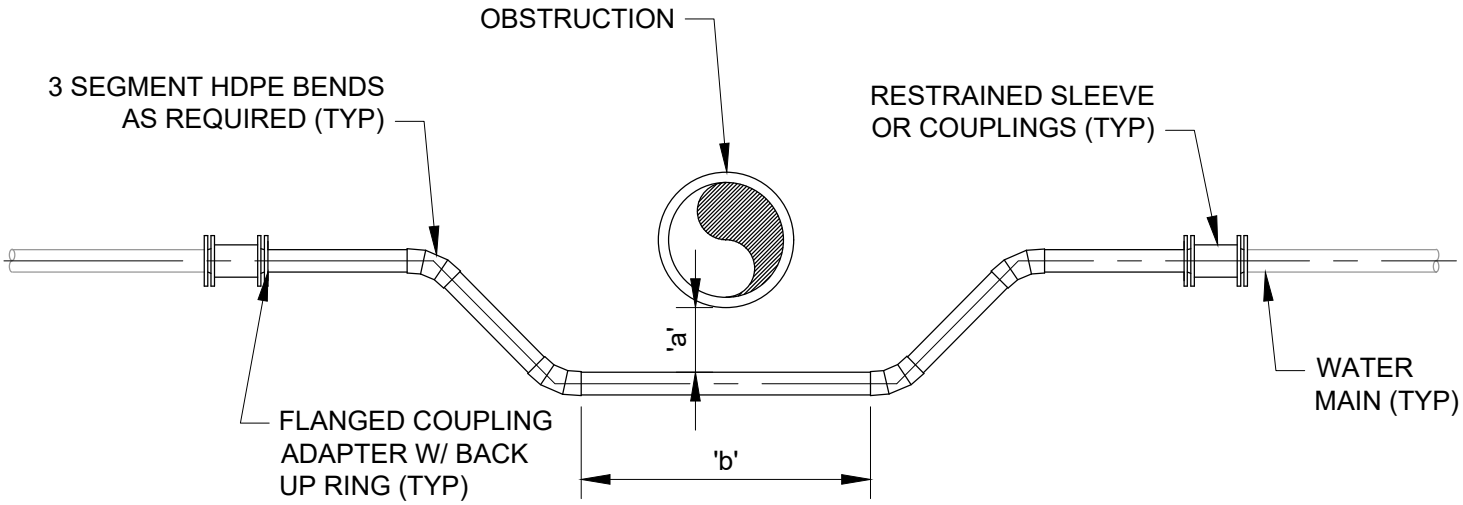


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

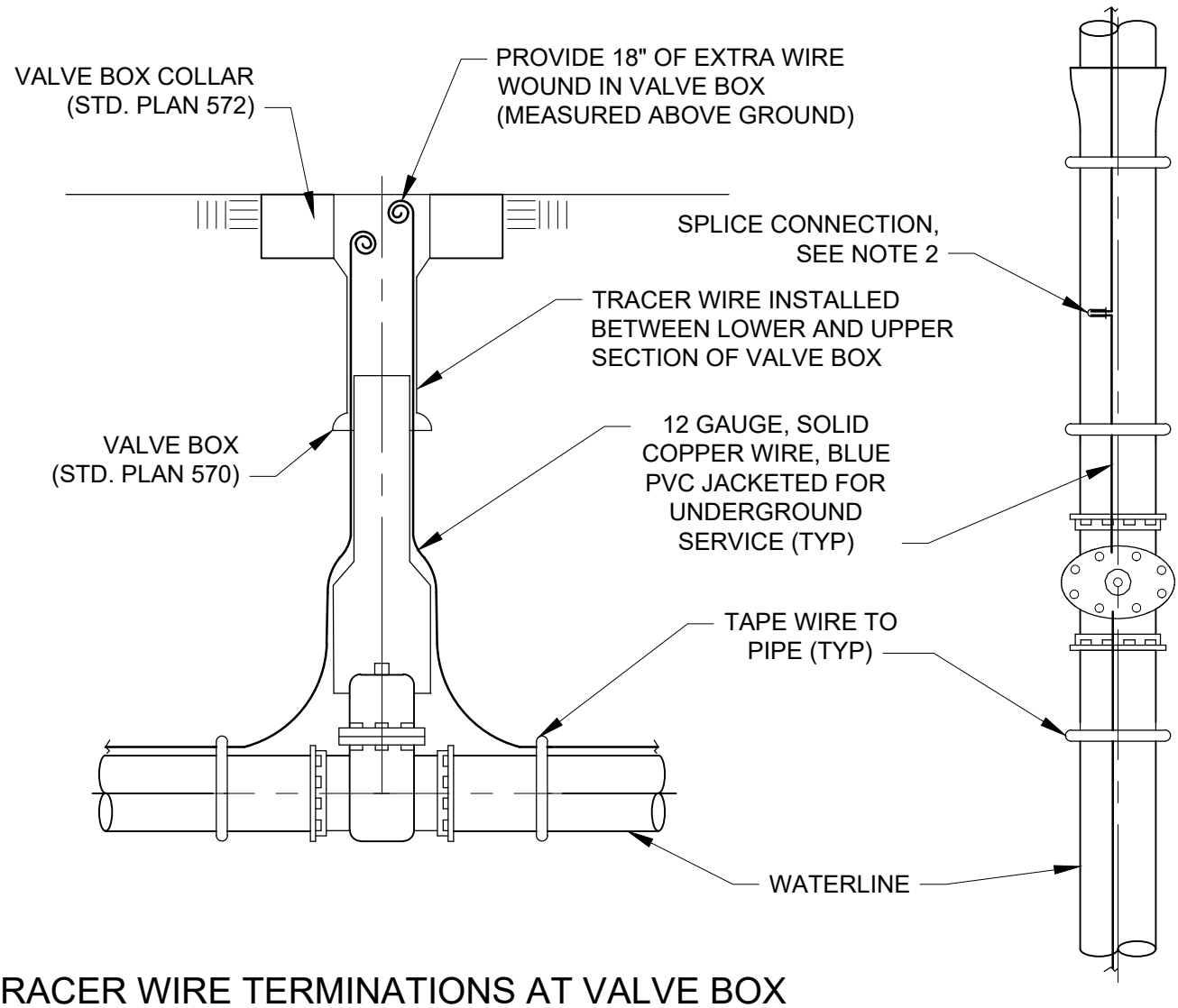
HDPE METHOD

NOTES:

HDPE PIPE WATERLINE LOOP MINIMUM REQUIREMENTS:

1. NO LOOPS TO BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM PARK CITY PUBLIC UTILITIES ENGINEER. ALL EFFORTS TO AVOID LOOPS SHOULD BE EXHAUSTED AND ONLY USED AS LAST ALTERNATIVE. LOOPS WILL NOT BE APPROVED ON NEW CONSTRUCTION.
2. GENERAL: PIPE SHALL BE HDPE 4710 DR11 WITH AN INSIDE DIAMETER EQUAL TO OR GREATER THAN THE CONNECTING PIPE ON BOTH ENDS.
3. PIPE SHALL BE FUSION WELDED ALONG LENGTH AND FULLY RESTRAINED AT TRANSITIONS TO DIFFERING PIPE MATERIALS WITH FLANGES OR OTHER CITY APPROVED METHOD.
4. FITTINGS ALONG THE LOOP LENGTH SHALL BE HDPE UNLESS OTHERWISE APPROVED BY OWNER.
5. BENDING RADIUS NOT TO EXCEED PIPE MANUFACTURES RECOMMENDATIONS.
6. REDUCERS AND TRANSITION COUPLINGS SHALL BE PROVIDED ON BOTH ENDS AS REQUIRED AND SHALL BE HDPE OR DUCTILE IRON. CATHODIC PROTECTION REQUIRED ON FERROUS COMPONENTS PER STD. PLAN 534
7. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

	DATE		STD. PLAN
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	03/2024	**WATER MAIN LOOP**	**544-C**
	REV.		
	2		

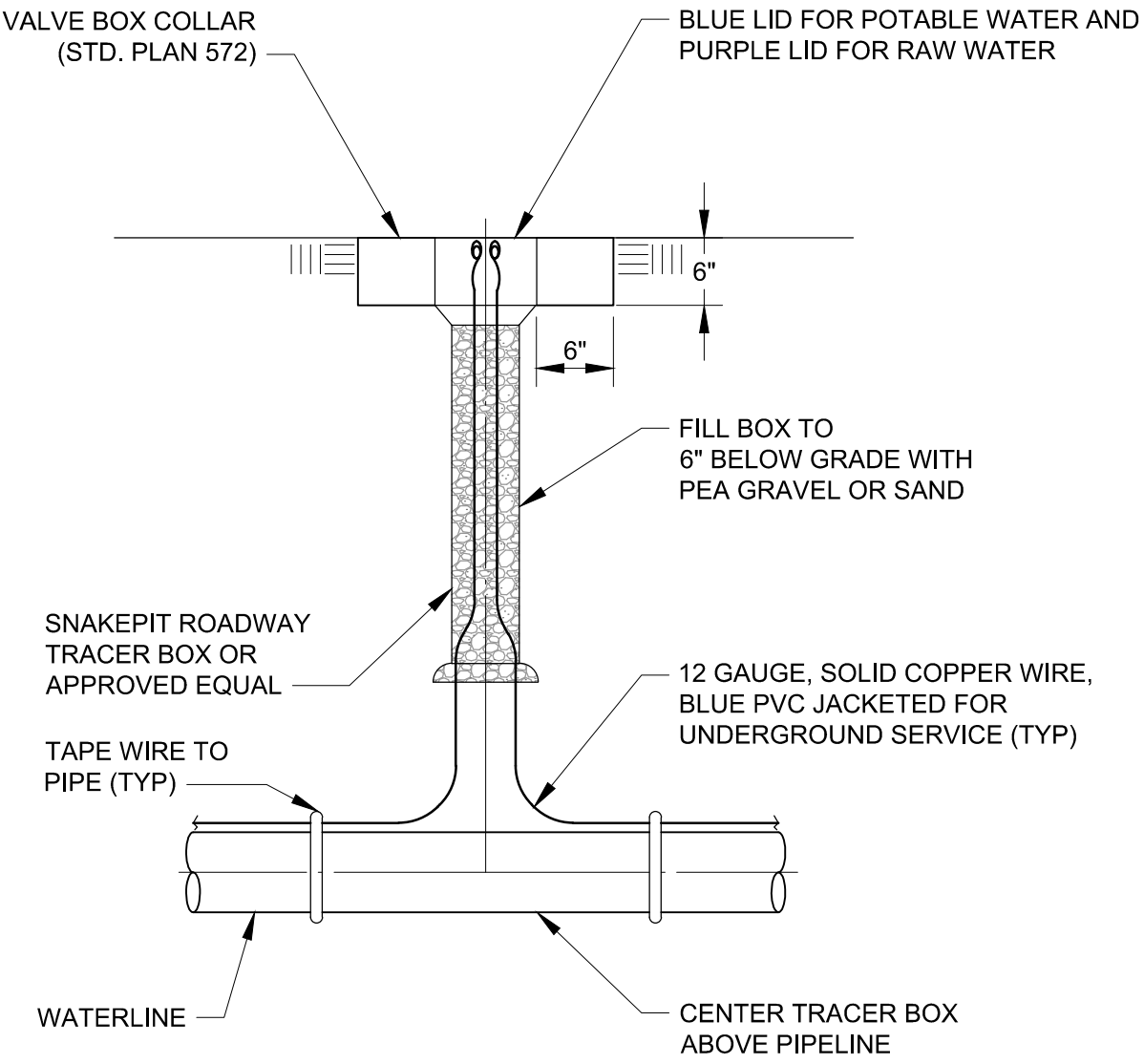


TRACER WIRE TERMINATIONS AT VALVE BOX

NOTES:

1. INSTALL TRACER WIRE ON ALL CONSTRUCTED (METALLIC AND NON-METALLIC) PIPE.
2. ALL SPLICES SHALL BE SILICONE FILLED WIRE CONNECTORS.
3. PROVIDE TRACER WIRE CONNECTIONS AT ALL VALVE BOXES AND PER STD. PLAN 545-B TO MAINTAIN A MAXIMUM DISTANCE BETWEEN CONNECTIONS OF NO GREATER THAN 500 FEET.
4. AT VAULT AND MANHOLE LOCATIONS COIL WIRE INSIDE.

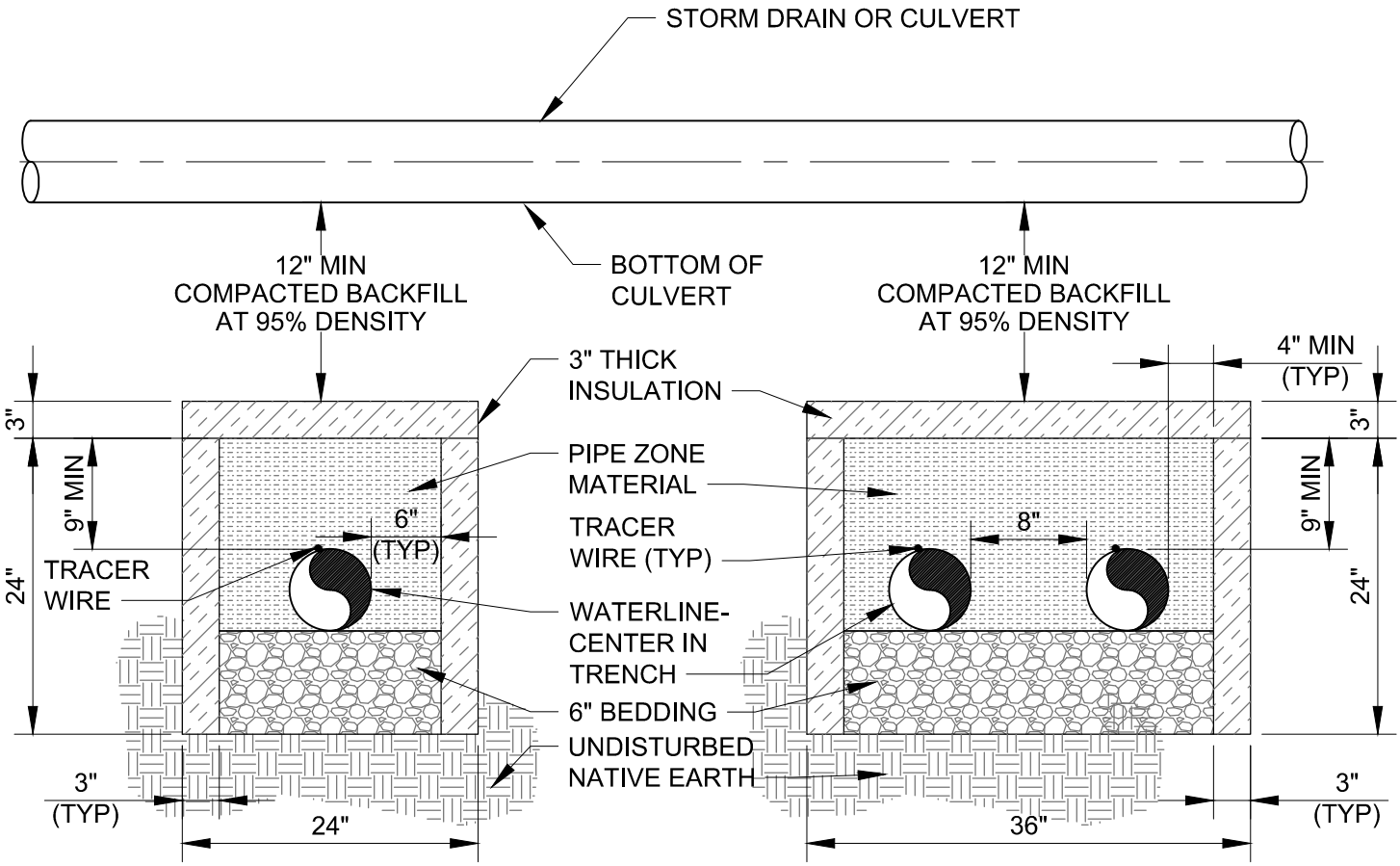
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2023 REV. 2	**TRACER WIRE VALVE BOX TERMINATIONS**	STD. PLAN **545-A**



NOTES:

1. INSTALL LOCATOR WIRE ON ALL CONSTRUCTED (METALLIC AND NON-METALLIC) PIPE.
2. ALL SPLICES SHALL BE WITH SILICONE FILLED WIRE CONNECTORS.
3. PROVIDE LOCATOR WIRE CONNECTIONS PER THIS DETAIL AS REQUIRED TO MAINTAIN A MAXIMUM DISTANCE BETWEEN CONNECTIONS OF NO GREATER THAN 500 FEET. CONTRACTOR SHALL COORDINATE EACH LOCATION WITH OWNER.
4. LOCATOR WIRE AND WARNING TAPE NOT REQUIRED WHERE DIRECTIONAL DRILLING WILL TAKE PLACE.
5. AT VAULT LOCATIONS COIL WIRE INSIDE OF VAULT.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**TRACER WIRE ACCESS BOX TERMINATIONS**	STD. PLAN **545-B**



ONE LINE IN TRENCH

TWO LINES IN TRENCH

NOTES:

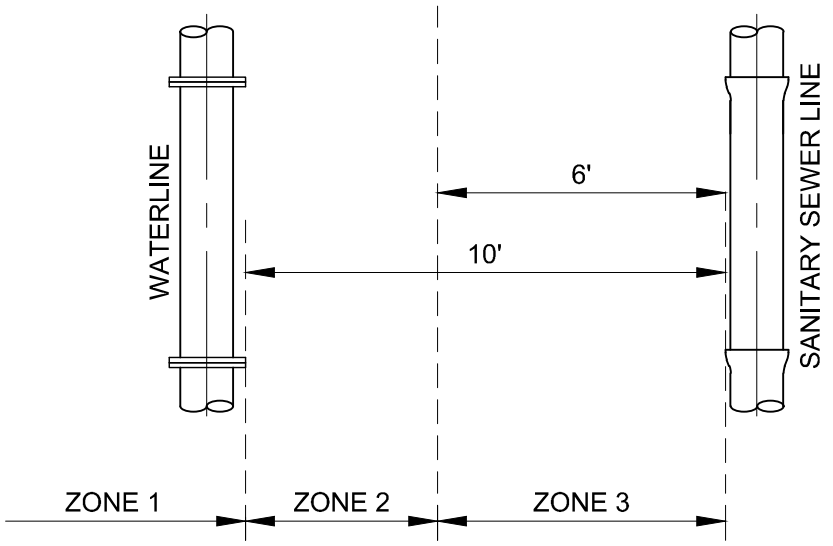
1. WHERE WATERLINES INTERSECT STORM DRAINS OR CULVERTS, INSTALL WATERLINE WITH FROST SHIELD. EXTEND FROST SHIELD A MINIMUM OF 3-FEET ON BOTH SIDES STORM DRAIN OR CULVERT.

2. INSULATION SHALL BE 3-INCH THICK INSULATION BOARD (DOW STYROFOAM HIGHLOAD - 60 INSULATION OR APPROVED EQUAL).

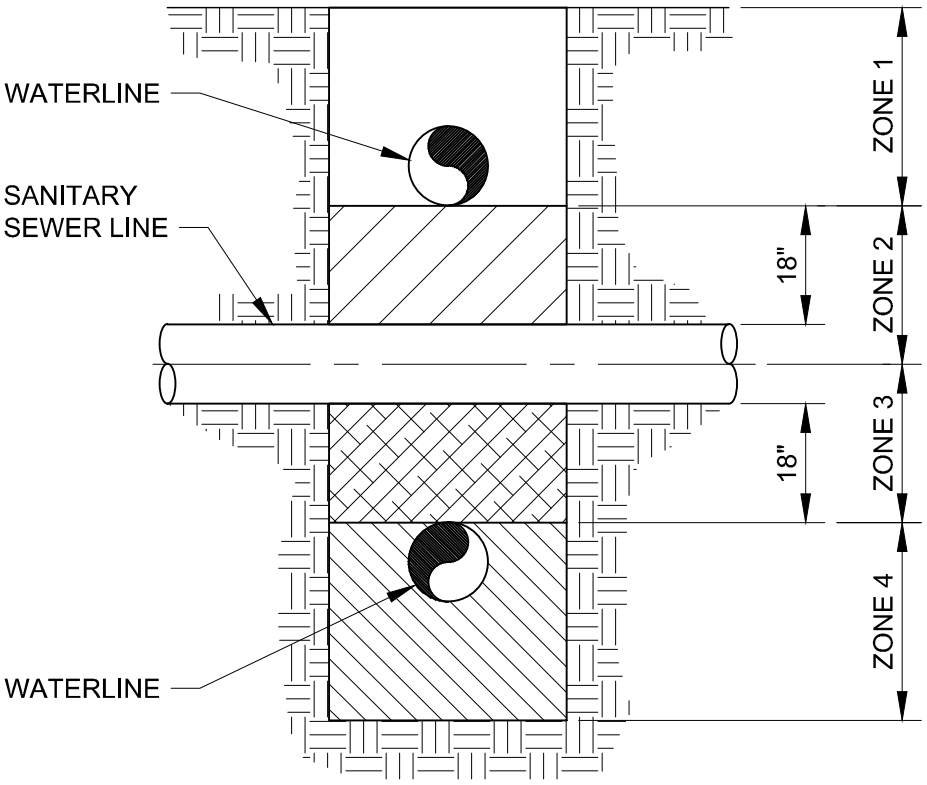
3. ALL BACKFILL MATERIAL, INCLUDING SPECIAL BEDDING AND PIPE ZONE MATERIAL, SHALL BE COMPACTED TO AT LEAST 95% DENSITY TO PROVIDE AN ADEQUATE FOUNDATION FOR THE CULVERT AND ROADWAY.

4. INSTALL TRACER WIRES AS REQUIRED (STD. PLAN 540, 541 AND 545)

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**PIPE INSULATION AT STORM DRAIN CROSSINGS**	STD. PLAN **546**



HORIZONTAL SEPARATION REQUIREMENTS



VERTICAL SEPARATION REQUIREMENTS

NOTES:

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

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 6/2019 REV. 1	**WATER - SANITARY SEWER SEPARATION**	STD. PLAN **547-A**

HORIZONTAL SEPARATION

NOTES:

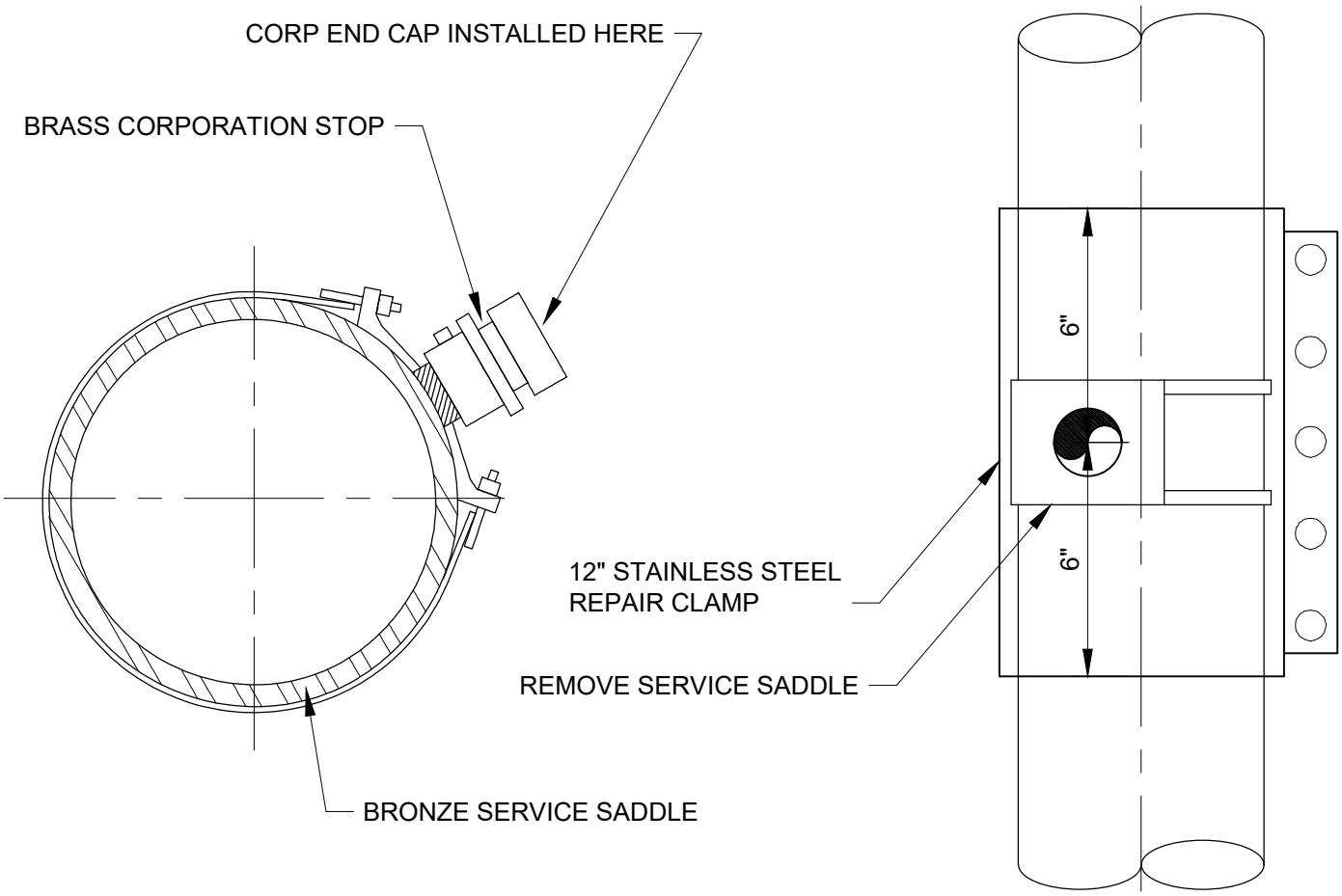
1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS
   ZONE 2: A) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS
   AND
   B) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE
   AND
   C) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE
   AND
   SITE SPECIFIC REQUIREMENTS APPROVED BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
   ZONE 3: WATER LINE AND SEWER LINE SEPARATION LESS THAN 6 FEET - NOT ALLOWED
2. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2.
3. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
5. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION

NOTES:

1. ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER - NO SPECIAL REQUIREMENTS
   ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAT 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), “FLOWABLE FILL”, 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), “FLOWABLE FILL”, 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
   ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UNCUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), “FLOWABLE FILL”, 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS
5. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 6/2019 REV. 1	**WATER - SANITARY SEWER SEPARATION**	STD. PLAN **547-B**



SERVICEABLE SADDLE

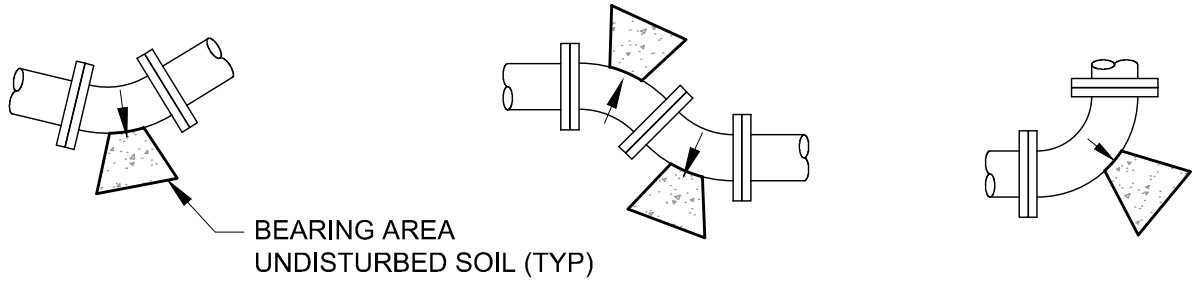
NONSERVICEABLE SADDLE

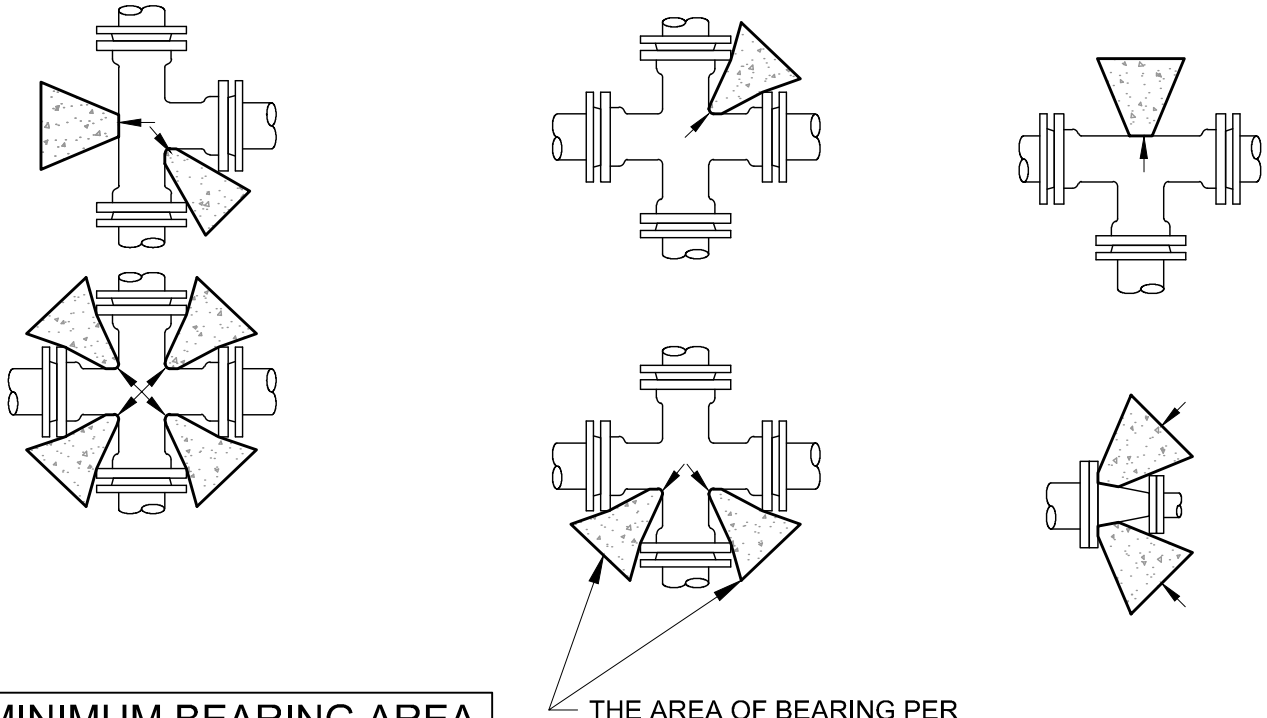
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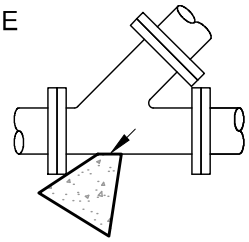
1. IF BOTH THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION:
   - A. THE CORPORATION IS TO BE SHUT OFF, DISCONNECTED FROM THE SERVICE LATERAL, AND INSPECTED FOR LEAKS
   - B. IF THE BRONZE SADDLE AND CORPORATION STOP ARE IN GOOD CONDITION AND DO NOT LEAK A BRASS END CAP IS TO BE INSTALLED ON THE CORPORATION STOP (¾" FORD CAP-24-3-NL, 1" FORD CAP-2-4-NL, OR FORD CAP 4-4-NL, 1 ½"-FORD CAP-2-6-NL OR FORD CAP-4-6-Q-NL) OR APPROVED EQUIVALENTS
   - C. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND CORPORATION STOP (STD. PLAN 534.2)

2. A WATER SHUTDOWN AND INSTALLATION OF A STAINLESS-STEEL REPAIR CLAMP WILL BE MANDATORY IF, BUT NOT LIMITED TO:
   - A. THE SADDLE IS NOT BRONZE, IS IN POOR CONDITION, OR LEAKS
   - B. THE CORPORATION STOP LEAKS OR IS TAPPED DIRECTLY INTO THE WATER MAIN
   - C. THE SURFACE AREA OF THE WATER MAIN SURROUNDING THE TAP IS IN POOR CONDITION
   - D. APPLY WAX TAPE COATING SYSTEM TO THE ENTIRE STAINLESS STEEL REPAIR CLAMP, THE BAND, BOLTS, AND NUTS (STD. PLAN 534.2)

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 0	**¾" TO 2" SERVICE LINE ABANDONMENT**	STD. PLAN **548**







MINIMUM BEARING AREA IN SQ. FT.

SIZE OF PIPE	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22 ½° BENDS	11 ¼° BENDS
4"	3.5	5	3	1.5	1
6"	7	10	5.5	3	1.5
8"	12.5	17	9.5	5	2.5
10"	18.5	26	14	7.5	3.8
12"	26	37	20	10	5
14"	35	49	26.5	13.5	7
16"	45	63	34	17.5	9

NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. PLACE PE WRAP PRIOR TO INSTALLING BLOCKING.

PARK CITY 1884
PARK CITY MUNICIPAL CORPORATION
WATER

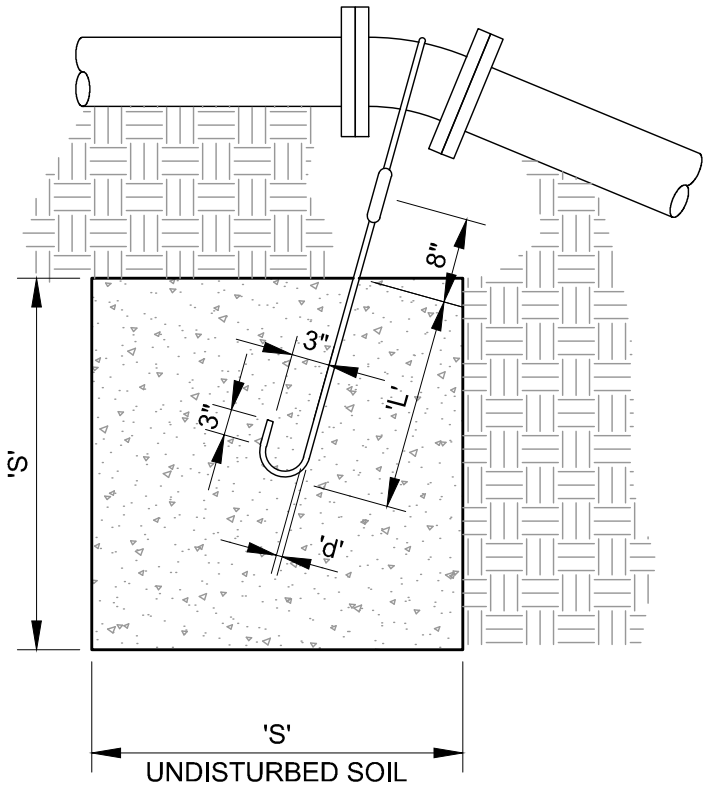
DATE	STD. PLAN
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0	

DIRECT BEARING THRUST BLOCK

561

TABLE OF DIMENSIONS

SIZE OF PIPE (NOMINAL DIAMETER)	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	'S' SIDE OF CUBE - FEET	'd' DIAMETER OF SHANK OR REBAR RODS - INCH	'L' DEPTH OF ROD IN CONCRETE - FEET
4"	11 1/4	9.5	2.2	5/8"	1.5
	22 1/2	19.0	2.7	5/8"	2.0
6"	11 1/4	20	2.7	5/8"	2.0
	22 1/2	40	3.4	5/8"	2.0
8"	11 1/4	34	3.3	5/8"	2.0
	22 1/2	68	4.1	5/8"	2.0
10"	11 1/4	51	3.8	5/8"	2.0
	22 1/2	102	4.7	3/4"	3.0
12"	11 1/4	72	4.2	5/8"	2.0
	22 1/2	143	5.3	3/4"	3.0
14"	11 1/4	97	4.6	7/8"	3.0
	22 1/2	193	5.8	7/8"	3.0
16"	11 1/4	125	5.0	7/8"	3.0
	22 1/2	249	6.3	7/8"	4.0



TYPE A RESTRAINT

FOR 11 ¼° - 22 ½° VERTICAL BENDS

NOTE:

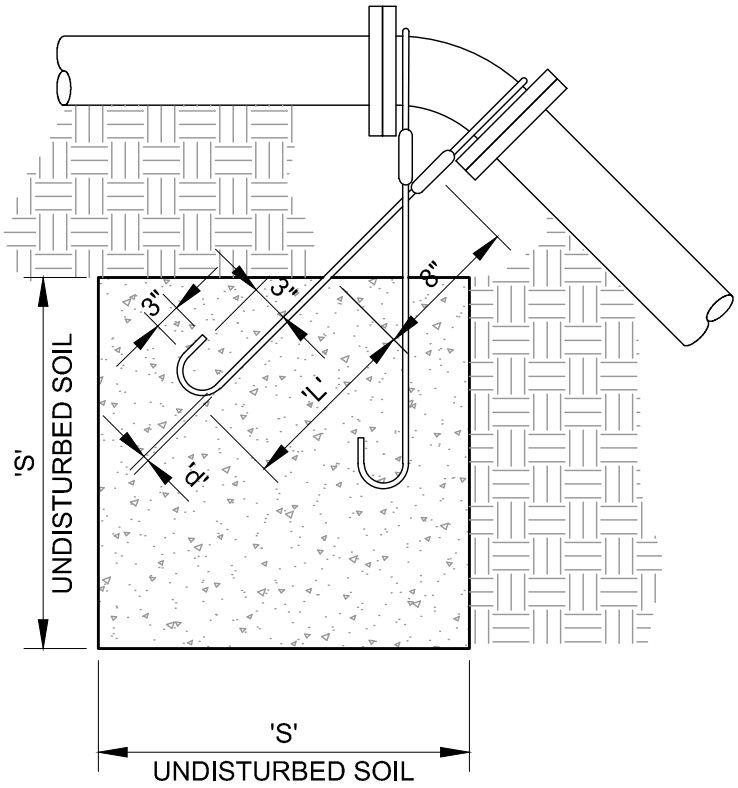
1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. APPLY WAX TAP COATING SYSTEM TO EXPOSED SHANK AND REBAR RODS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTER WRAP. DENSO N.A., TRENTON, OR APPROVED EQUAL.
7. SHANK AND REBAR MATERIALS SHALL BE EPOXY COATED AT LEAST 15 MILS THICK.
8. REINFORCEMENT SHALL BE DEFORMED STEEL, ASTM A 615. MINIMUM STRESS YIELD STRENGTH OF STEEL TIE-DOWN BARS IS 70,000 KSI.

PARK CITY 1884
PARK CITY MUNICIPAL CORPORATION
WATER

DATE	STD. PLAN
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0	

TIE-DOWN THRUST RESTRAINTS

562-A



TYPE B RESTRAINT

FOR 45° VERTICAL BENDS

TABLE OF DIMENSIONS					
			'S'	'd'	'L'
SIZE OF PIPE (NOMINAL DIAMETER)	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC YARDS	SIDE OF CUBE - FEET	DIAMETER OF SHANK OR REBAR RODS - INCH	DEPTH OF ROD IN CONCRETE - FEET
4"	45	1.4	3.4	5/8" 5/8"	2.0
6"	45	2.8	4.3	5/8" 5/8"	2.5
8"	45	4.9	5.1	5/8" 5/8"	3.0
10"	45	7.3	5.9	5/8" 5/8"	4.0
12"	45	10.4	6.8	3/4" 3/4"	4.0
14"	45	14.0	7.3	3/4" 3/4"	4.0
16"	45	18.1	7.9	3/4" 3/4"	4.0

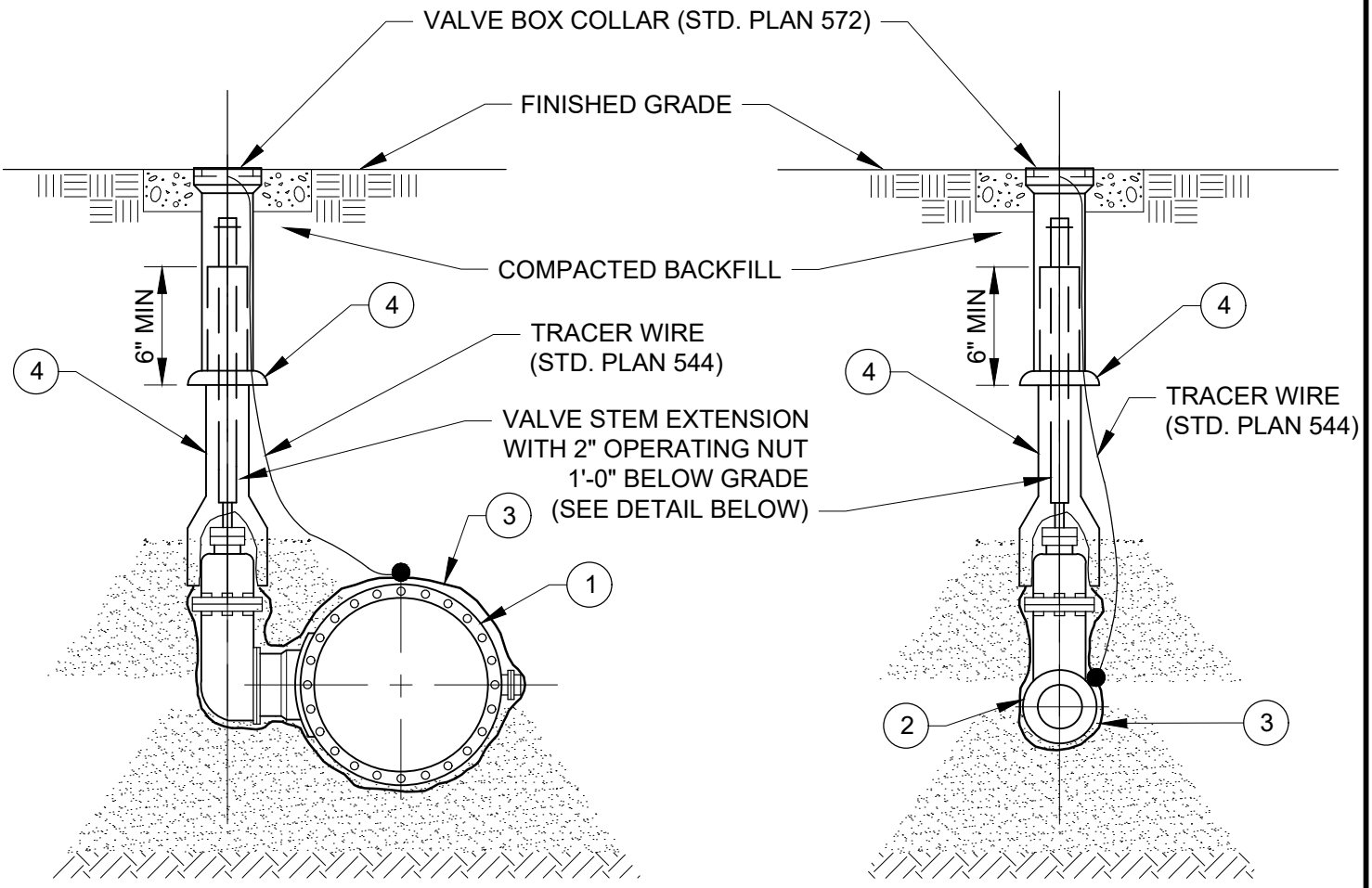
NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. APPLY WAX TAP COATING SYSTEM TO EXPOSED SHANK AND REBAR RODS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTER WRAP. DENSO N.A., TRENTON, OR APPROVED EQUAL.
7. SHANK AND REBAR MATERIALS SHALL BE EPOXY COATED AT LEAST 15 MILS THICK.
8. REINFORCEMENT SHALL BE DEFORMED STEEL, ASTM A 615. MINIMUM STRESS YIELD STRENGTH OF STEEL TIE-DOWN BARS IS 70,000 KSI.

PARK CITY 1884

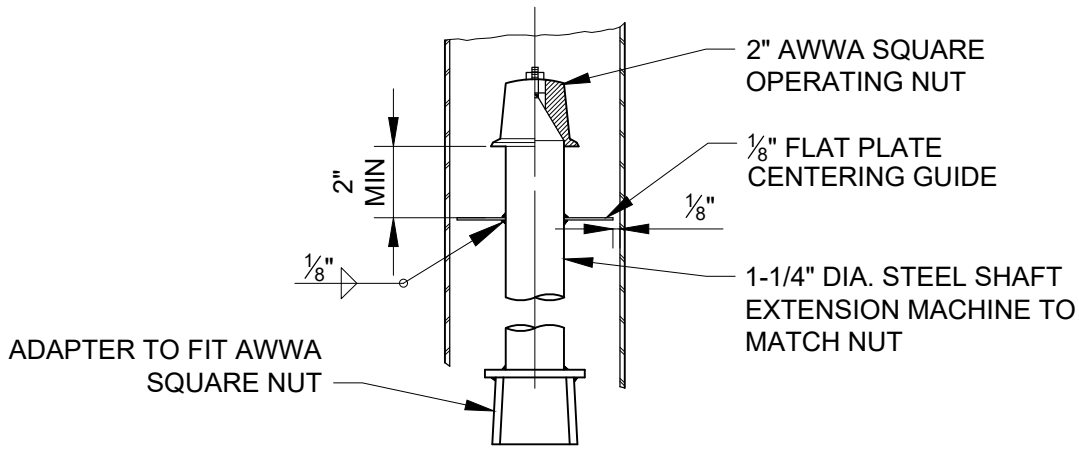
PARK CITY MUNICIPAL CORPORATION
WATER

DATE	TIE-DOWN THRUST RESTRAINTS	STD. PLAN
3/2014		562-B
REV.		
0		



BUTTERFLY VALVE

GATE VALVE



VALVE STEM EXTENSION

NOTES:

1. VALVE STEM EXTENSIONS ARE ONLY TO BE USED WHEN THE VALVE IS GREATER THAN 8' DEEP
2. REFER TO STD. PLAN 570 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**BURIED VALVE AND VALVE BOX**	STD. PLAN **570**

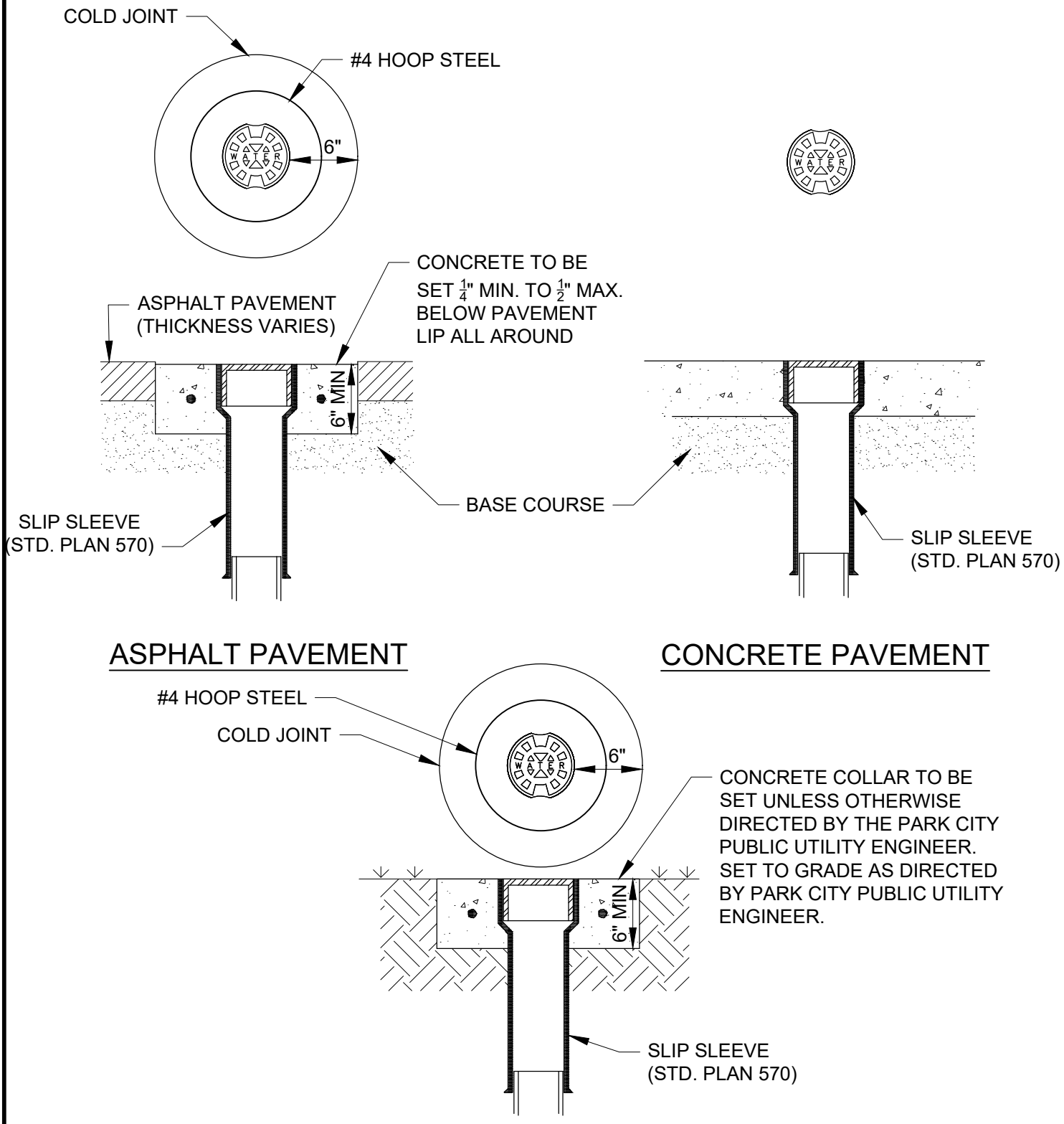
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BUTTERFLY VALVE, NRS, AWWA C504 CLASS 250B, 250 PSI, SST BONNET BOLTS, FLANGED END CONNECTIONS	MUELLER	LINESEAL XPII, 5227 SERIES OR APPROVED EQUAL
②	GATE VALVE, NRS, AWWA C509, 250 PSI, SST BONNET BOLTS, END CONNECTIONS PER FOLLOWING: ON TEES: FLG x FLG IN-LINE VALVES: MJ x MJ OTHERS: MJ x MJ, OR PER DESIGN	MUELLER	SERIES 2360 OR APPROVED EQUAL
③	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	VALVE BOX, CAST IRON, TWO PIECE, SLIP TYPE WITH CAST IRON DROP-IN COVER MARKED AS FOLLOWS: ISOLATION VALVE: "WATER" BUTTERFLY VALVE: "BFV" IRRIGATION: "IRRIG" FIRE LINE VALVE: "FIRE" VALVE BOX RISER: LIMIT ONE PER VALVE BOX	D&L SUPPLY OR APPV'D EQUAL	BOX AND LID: M-8042 RISER: M-8049 THRU M-8055 EXTENSION: M-8070

DETAIL NOTES

1. VALVES TO BE RATED FOR WORKING AND TEST PRESSURE OF WATER MAIN
2. PROVIDE FUSION BONDED EPOXY COATING ON GATE VALVE AND BUTTERFLY VALVE INTERIOR AND EXTERIOR
3. PROVIDE 316 SST BOLTS AND NUTS WITH ANTI-SEIZE LUBRICANT ON FLANGED CONNECTIONS
4. DO NOT LOCATE VALVE AND VALVE BOX WITHIN CURB OR GUTTER
5. CENTER VALVE BOX ON VALVE OPERATING NUT
6. SET VALVE BOX PLUMB WITHOUT DEFLECTIONS IN VALVE BOX JOINTS
7. PROVIDE ADDITIONAL SLIP BASE FOR VALVE BOX ON 7' BURY WATER MAIN
8. APPLY WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS AND ALL OTHER BURIED BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

	DATE		STD. PLAN
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	02/2024	**BURIED VALVE AND VALVE BOX**	**570 S**
	REV.		
	1		



PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2024 REV. 1	**VALVE BOX COLLAR**	STD. PLAN **572**

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DRAWINGS.

2. SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. INCLUDE MECHANICAL, STRUCTURAL, ELECTRICAL AND INSTRUMENT DRAWINGS IDENTIFYING CONDUIT, CONDUCTOR, CABLE, SIZE AND ROUTINGS FOR POWER, GROUNDING, INSTRUMENTATION, AND CONTROLS, OPENINGS, PIPE, VALVES, HATCH, AND ALL VAULT COMPONENTS.

3. VAULT BACKFILL: STRUCTURAL FILL MATERIAL COMPACTED TO 95% MINIMUM OF MODIFIED PROCTOR DENSITY.

4. DUCTILE IRON PIPE, FITTINGS, COUPLERS, FLANGES, ETC. SHALL BE IN ACCORDANCE WITH AWWA C153, C111, AND C110 AND RATED FOR A MINIMUM 250 PSI WORKING PRESSURE.

5. FLANGED JOINTS: 125 LB FLANGES, ANSI/AWWA C115/A21.15. "FULL FACE FLANGE-TYTE" GASKET OR "RING FLANGE-TYTE" GASKET (OR PRE-APPROVED EQUAL). GASKETS TO BE HIGH-PERFORMANCE TYPE, 1/8" THICK, AND HAVE AT LEAST (3) BULB TYPE RINGS MOLDED INTO BOTH GASKET FACES, ANSI/AWWA C110/A21.11.

6. FITTINGS: FULL BODY AWWA C110. NO COMPACT FITTINGS. DOMESTIC "MADE IN USA".

7. DUCTILE IRON PIPE AND FITTINGS: UNCOATED. PRIME AND PAINT WITH NSF APPROVED HIGH SOLIDS EPOXY PAINT, TNEMEC POTA-POX N140 OR PRE-APPROVED EQUAL. HIGH PRESSURE SIDE, LIGHT BLUE. LOW PRESSURE SIDE, OFF WHITE.

8. ALL VALVES INSIDE VAULT SHALL BE RATED FOR 250 PSI WORKING PRESSURE, OR HIGHER IF REQUIRED FOR PROJECT.

9. VAULT SHALL BE PRECAST CONCRETE. APPROVAL MUST BE GIVEN TO USE CAST IN PLACE CONCRETE. VAULT SHALL BE DESIGNED FOR HS-20 LOADING. THE LOCATION OF THE PRECAST JOINTS MUST BE APPROVED. SITE SPECIFIC APPROVAL REQUIRED.

10. SEAL ALL JOINTS WITH PREFORMED FLEXIBLE SEALANT CONFORMING TO ASTM C990, AND WRAP WITH EXTERNAL JOINT SEALANT MEETING ASTM C877. FILL JOINTS INSIDE VAULT WITH CAULK OR GROUT.

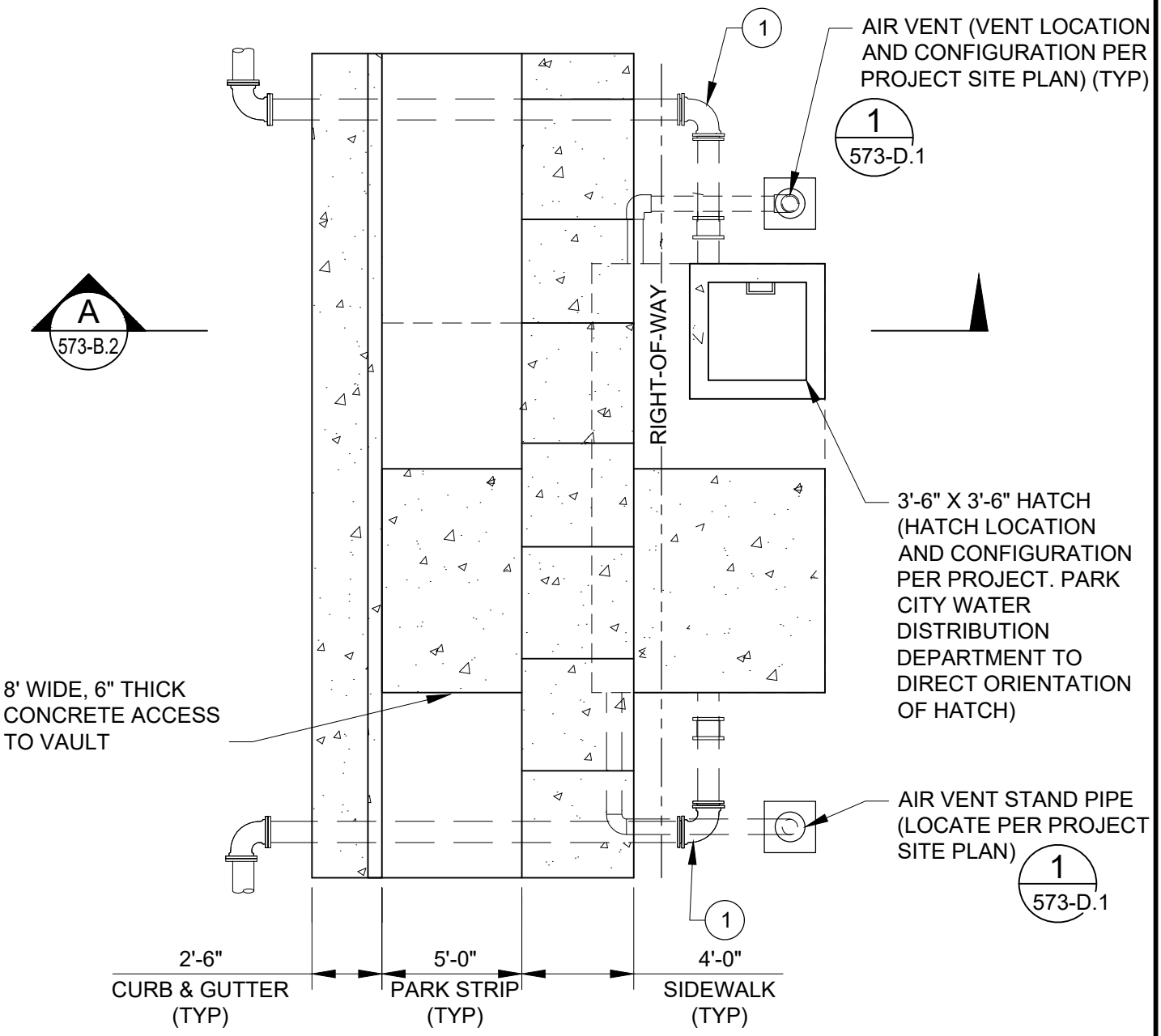
11. PROVIDE (2) 8 HR DAYS FOR TESTING, STARTUP, AND TRAINING FOR PRV VALVES WITH MANUFACTURER REPRESENTATIVE.

12. SEAL ALL VAULT PENETRATIONS WITH HYDROPHILIC NON-SHRINK GROUT.

13. 36" MINIMUM LANDSCAPE CLEARANCE AROUND HATCH REQUIRED.

14. 24" CLEAR, CONVENIENT AND UNINHIBITED ACCESS PATH REQUIRED TO HATCH.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 10/2020 REV. 1	**PRESSURE REDUCING VALVE VAULT**	STD. PLAN **573-A**



VAULT LOCATION PLAN

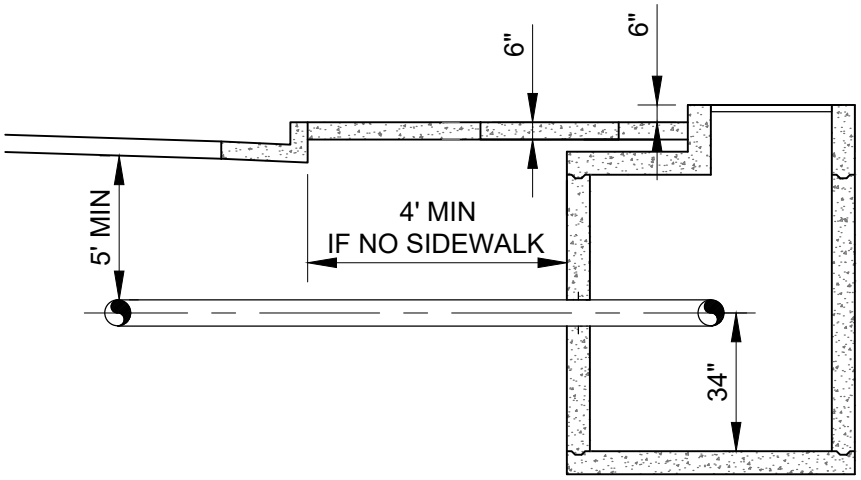
NTS

NOTES:

1. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4.

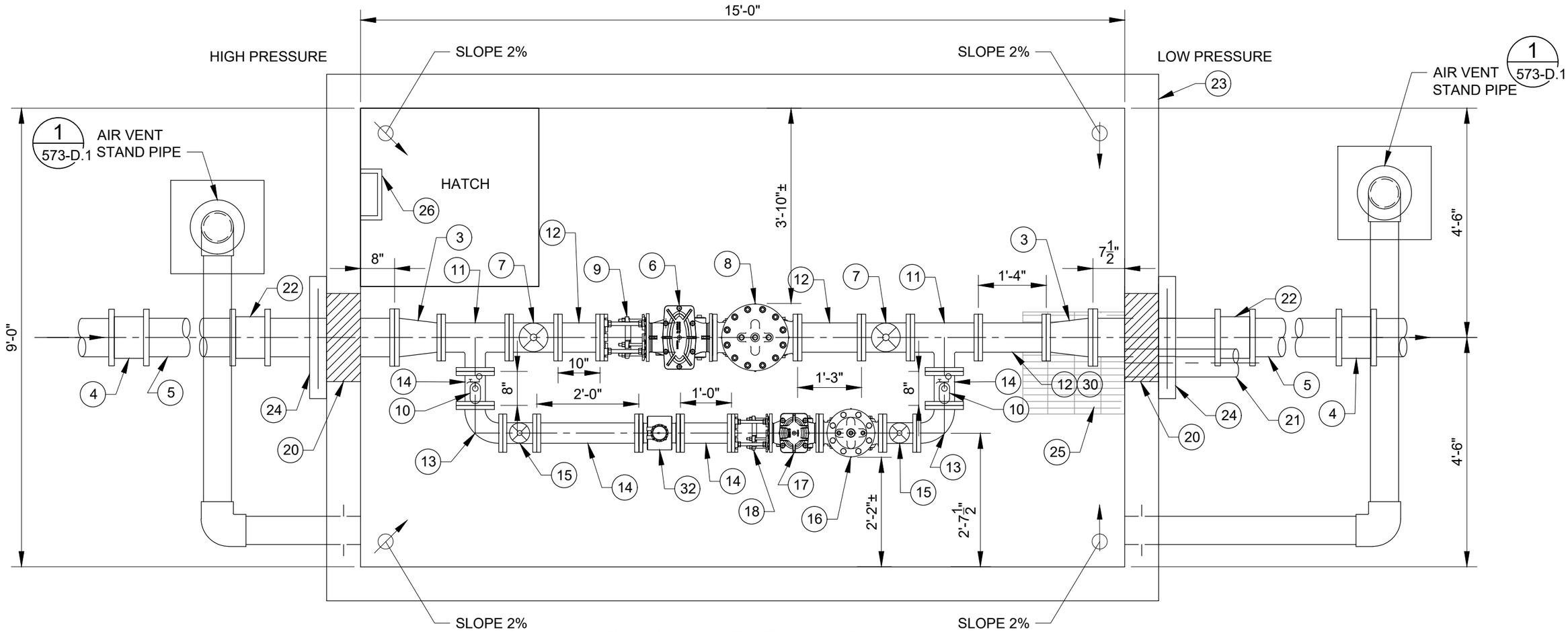
2. SITE SPECIFIC APPROVAL REQUIRED. NEW EASEMENTS WILL BE REQUIRED IF VAULT IS LOCATED OUTSIDE OF PROPERTY LINE.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**PRESSURE REDUCING VALVE VAULT**	STD. PLAN **573-B.1**



VAULT SECTION A
NTS 573-B.1

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**PRESSURE REDUCING VALVE VAULT**	STD. PLAN **573-B.2**



BASIC VAULT - PLAN VIEW

SCALE: 1/2" = 1'-0"

1 0 2 4

SCALE IN FEET

NOTE:

1. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STANDARD PLAN 573-C.3 AND C.4.
2. SEE PROJECT SITE PLAN FOR ACTUAL LOCATION OF VENT STAND PIPES, HATCH, SUMP, AND HIGH/LOW PRESSURE SIDES.

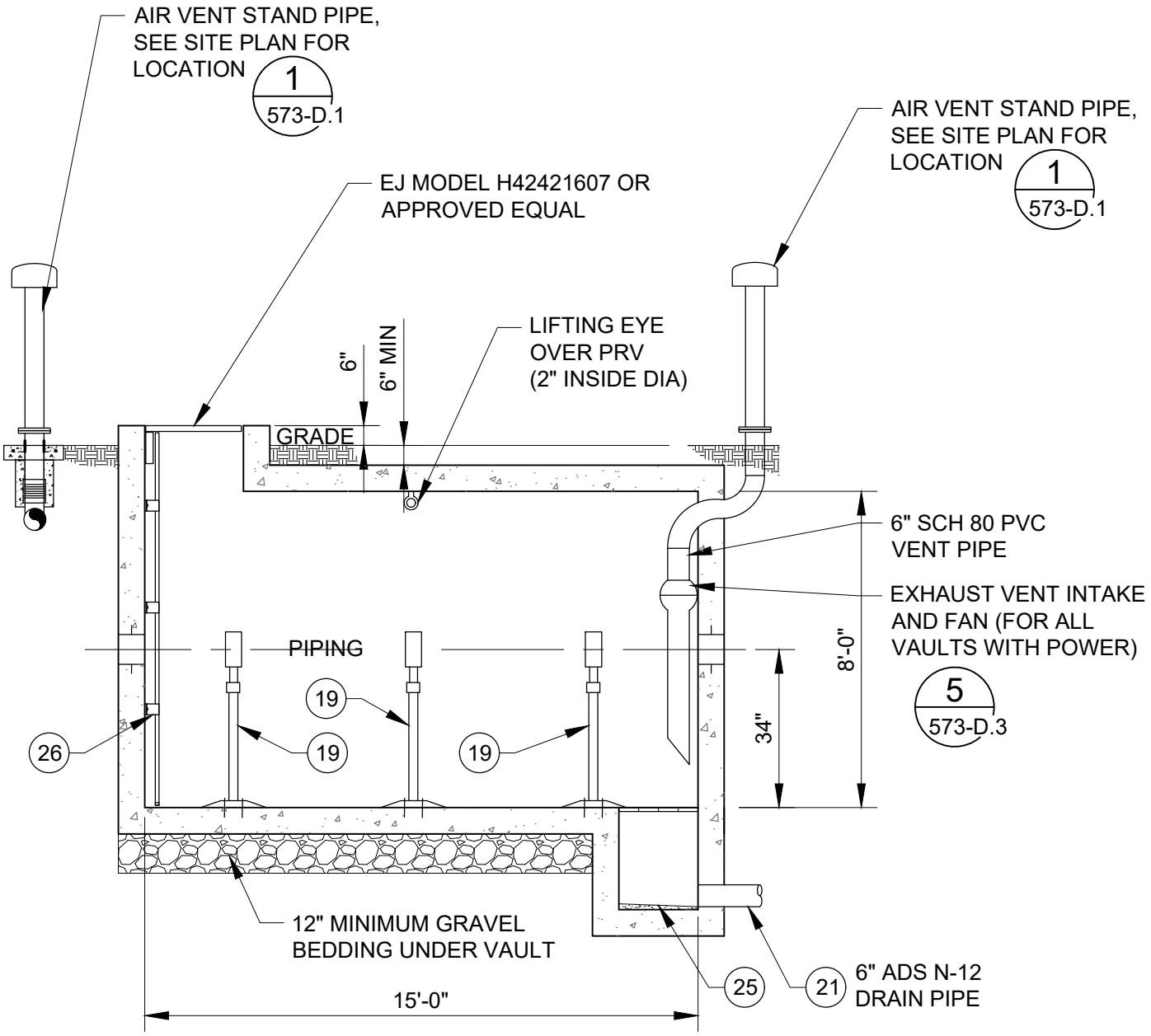
PARK CITY MUNICIPAL CORPORATION
WATER

DATE
03/2024
REV.
2

PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-C.1



VAULT SECTION B
NTS
573-C.1

NOTES:
1. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**PRESSURE REDUCING VALVE VAULT**	STD. PLAN **573-C.2**

MATERIAL LIST

ITEM	PRESSURE REDUCING VALVE VAULT
1	INSTALL WATER MAIN WITH DI BENDS AS REQUIRED WITH RETAINER GLANDS AND THRUST BLOCKS
2	INSTALL RESILIENT SEAT VALVE, FL X MJ, W/ TEE AND RETAINER GLANDS AND TRUST BLOCKS ON EXISTING WATER MAIN, SEE STD PLAN 570
3	8"x6" DI REDUCER FL X FL
4	DI WATER MAIN, USE FLEXIBLE OR DUCTILE IRON MJ SLEEVES (POWERSEAL MODEL 3506 POWERMAX OR EQUAL) AS NECESSARY TO LEVEL EXISTING LINES
5	DUCTILE IRON PIPE (EXISTING PIPE SIZE)
6	6" CLA-VAL X 43 H (H STYLE STRAINER), FLANGED ENDS, 10 MESH SCREEN, CAGE SUPPORT, AND O-RING
7	6" RESILIENT WEDGE GATE VALVE, FL X FL WITH HAND WHEEL
8	6" PRESSURE REDUCING VALVE, CLA-VAL MODEL 92-01, FLANGE X FLANGE WITH MICRO-SWITCH (PRESSURE SUSTAINING VALVE IS REQUIRED UNLESS NOTED OTHERWISE) ALL BALL VALVES, WYE STRAINERS, PILOT CONTROLS, TRIM, SPEED CONTROLS AND ALL METALLIC INTERNAL COMPONENTS ARE TO BE STAINLESS STEEL. STAINLESS STEEL ANTI-CAVITATION MAY BE REQUIRED DEPENDING ON PRESSURE DIFFERENTIAL
9	6" DISMANTLING JOINT, ROMAC DJ 400, OR EQUAL
10	1" AIR VALVE AND PRESSURE TREE. SEE STD PLAN 573-D.1.
11	6"x6"x4" FL DI TEE
12	6" DI FL SPOOL
13	4" DI FL 90° BEND
14	4" DI FL SPOOL
15	4" RESILIENT WEDGE GATE VALVE, FLxFL WITH HAND WHEEL
16	4" PRESSURE REDUCING VALVE, CLA-VAL MODEL 92-01, FLANGE X FLANGE, (PRESSURE SUSTAINING VALVE IS REQUIRED UNLESS NOTED OTHERWISE) ALL BALL VALVES, WYE STRAINERS, PILOT CONTROLS, TRIM, SPEED CONTROLS AND ALL METALLIC INTERNAL COMPONENTS ARE TO BE STAINLESS STEEL. STAINLESS STEEL ANTI-CAVITATION TRIM MAY BE REQUIRED DEPENDING ON PRESSURE DIFFERENTIAL
17	4" CLA-VAL X 43H (H STYLE STRAINER), FLANGED ENDS, 10 MESH SST SCREEN, CAGE SUPPORT, AND O-RING
18	4" DISMANTLING JOINT, ROMAC DJ 400, OR EQUAL

PARK CITY 1884

PARK CITY MUNICIPAL CORPORATION
WATER

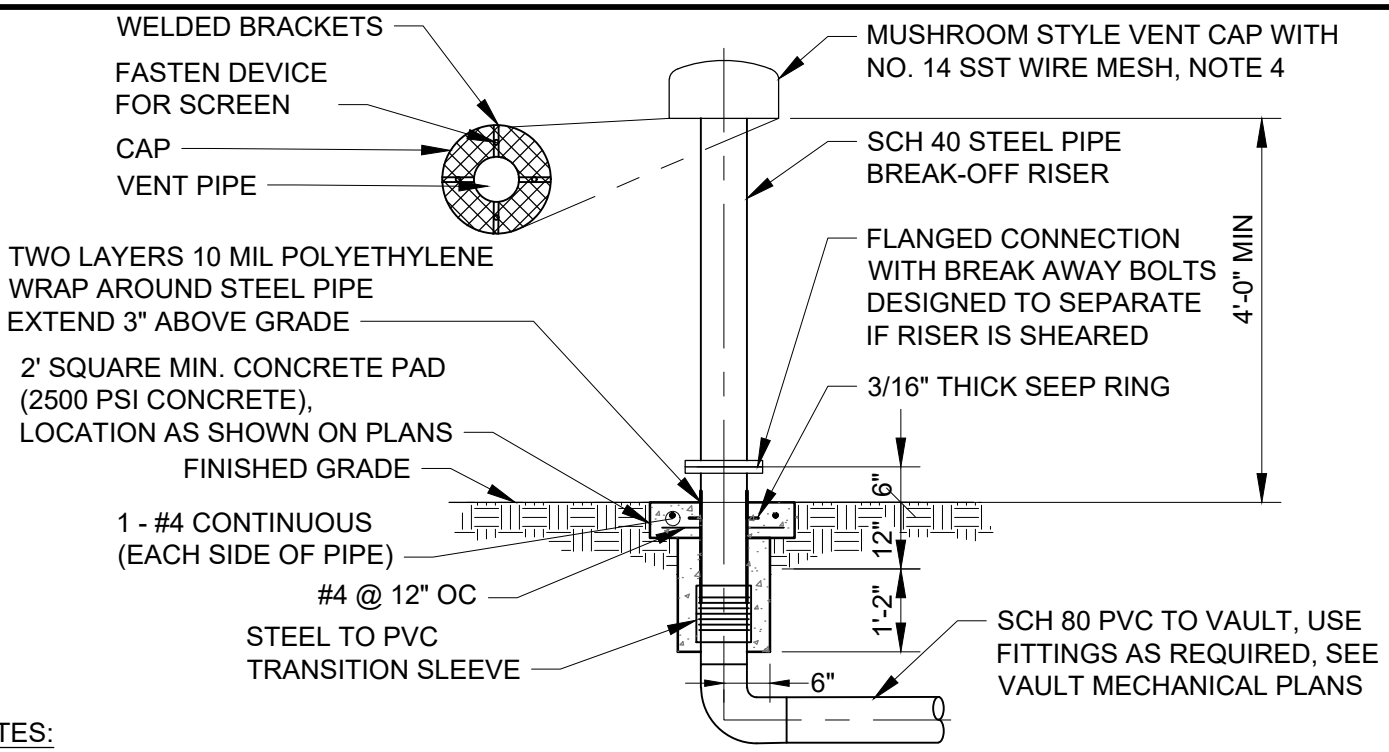
DATE	STD. PLAN
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PRESSURE REDUCING VALVE VAULT

573-C.3

MATERIAL LIST (CON'T)

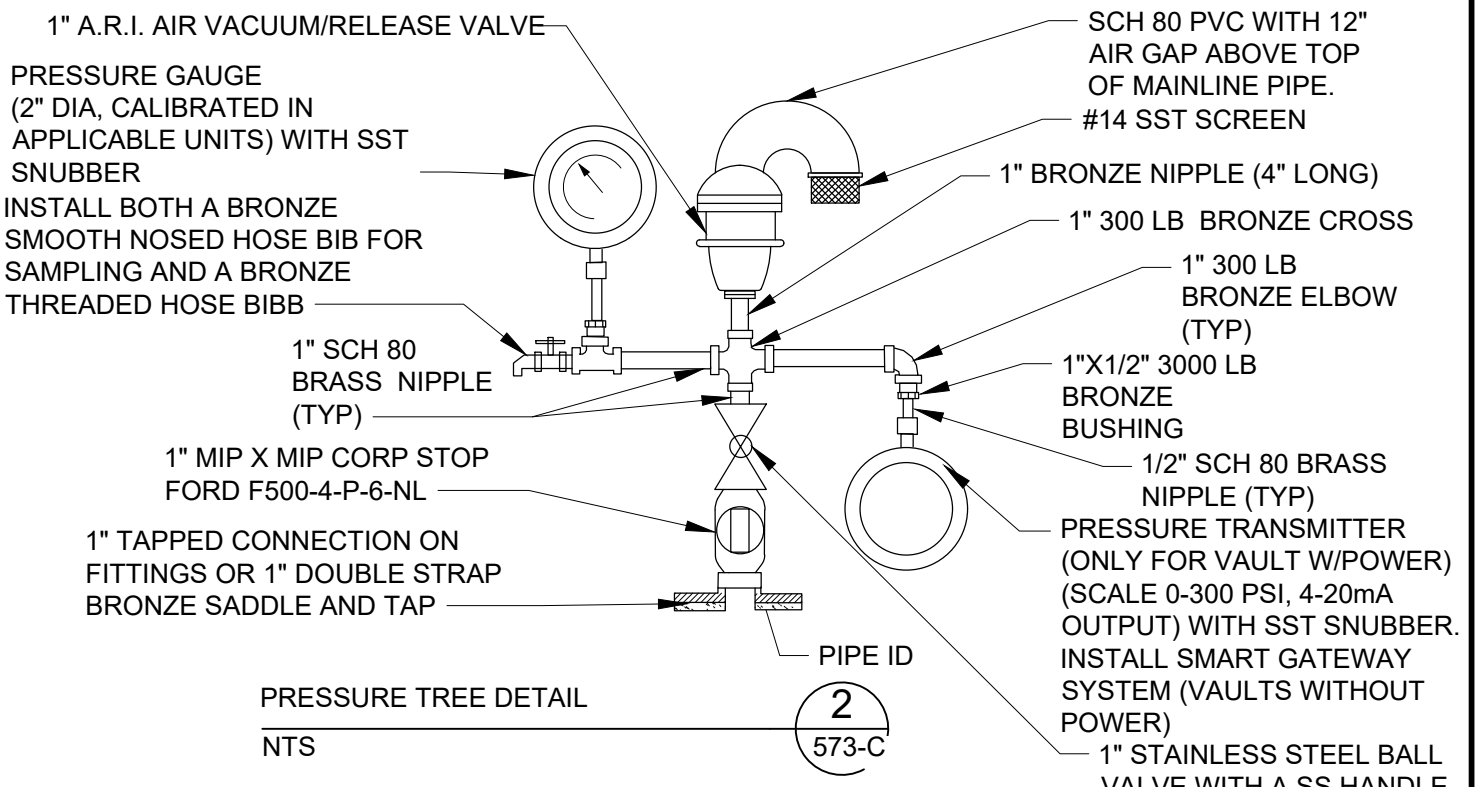
ITEM	PRESSURE REDUCING VALVE VAULT
19	2" STEEL PIPE SUPPORT STAND, ADJUSTABLE (3 REQUIRED ON 6" PIPE SYSTEM, 3 REQUIRED ON 4" PIPE SYSTEM), SEE STD. PLAN 578
20	CORE DRILL OPENING WITH LINK-SEAL PIPE-TO-WALL SEAL. TYPICAL ON ALL OPENING. FILL OUTSIDE OPENINGS WITH NON-SHRINK GROUT AND CAULK
21	DRAIN SUMP, PIPE TO DAYLIGHT WITH DRAIN PIPE AND #4 SST RODENT PROTECTION SCREEN ON END OF PIPE. ROUTE AS SHOWN ON SITE PLAN. IF NO PIPE-TO-DAYLIGHT OPTION IS AVAILABLE, INSTALL A SUMP PUMP. CITY APPROVAL IS REQUIRED FOR A SUMP PUMP. SEE STD. PLAN 573-D.2
22	8" MJ SOLID SLEEVE, MEGA-LUG RESTRAINTS WITH CORE-TEN BOLTS
23	VAULT IN ACCORDANCE WITH 573-A AND 573-B A. PRECAST CONCRETE VAULT RATED FOR HS-20 LOADING. MAY BE CAST IN PLACE PER CITY APPROVAL. PROVIDE STAMPED STRUCTURAL DRAWINGS B. WATERPROOF OUTSIDE WALLS AND TOP SLAB PER IBC CODE FOR BURIED FOUNDATIONS
24	MECHANICAL JOINT DUCTILE IRON RETAINER GLAND WITH CONCRETE THRUST BLOCK, REINFORCE CONCRETE WITH (4) #4 EACH SIDE OF PIPE.
25	30"x30"x30" SUMP. FRP GRATING, 1-1/2" THICK MIN. AND RATED FOR 300 LB/FT PEDESTRIAN TRAFFIC.
26	VAULT LADDER, SEE DETAIL 7 ON 573-D.4
27	3" PRESSURE RELIEF VALVE, CLA-VAL MODEL 50A-01 BKCX WITH MOUNTED LIMIT SWITCH OR MICRO SWITCH WITH SCADA CONNECT FOR "OPEN" ALARM CONDITION, SEE STD. PLAN 573-D.2
28	IN-LINE GAUGE PRESSURE TRANSMITTER, ROSEMOUNT MODEL 3051TG 800 PSI ASSEMBLED TO INTEGRAL, 2-VALVE, ROSEMOUNT 306 MANIFOLD. SEE STD. PLAN 573-D.1. 4-20 MA ANALOG
29	6"x6"x3" DI TEE FLANGE X FLANGE X FLANGE
30	6" DI PIPE. IF VAULT HAS POWER, THIS ITEM SHALL BE REPLACED WITH ITEMS 29 AND 27.
31	SUMP PUMP: 2" SUMP PUMP, TSURUMI MODEL HSZ2.4S-62 OR EQUAL. SUMP PUMP REQUIRED IF DRAIN TO DAYLIGHT NOT AVAILABLE, SEE STD. PLAN 573-D.2
32	4" SIEMENS MAGNETIC FLOW METER, 5100 W



NOTES:

1. WELD ALL STEEL FITTINGS EXCEPT MATCHING BOLT ON FLANGE.
2. ALL ABOVE GRADE STEEL PIPING SHALL BE CORE-TEN BARE STEEL.
3. VENT CAP SHALL BE 12" DIA FOR 6" VENT PIPE. OTHER SIZES SHALL BE PROJECT SPECIFIC.
4. STEEL WALL PIPE WITH SEEP RING SHALL BE CAST IN VAULT FOR VENT PIPES INSTALLED ON TOP OF VAULTS.

AIR VENT STAND PIPE — 1
NTS — 573-B, 573-C



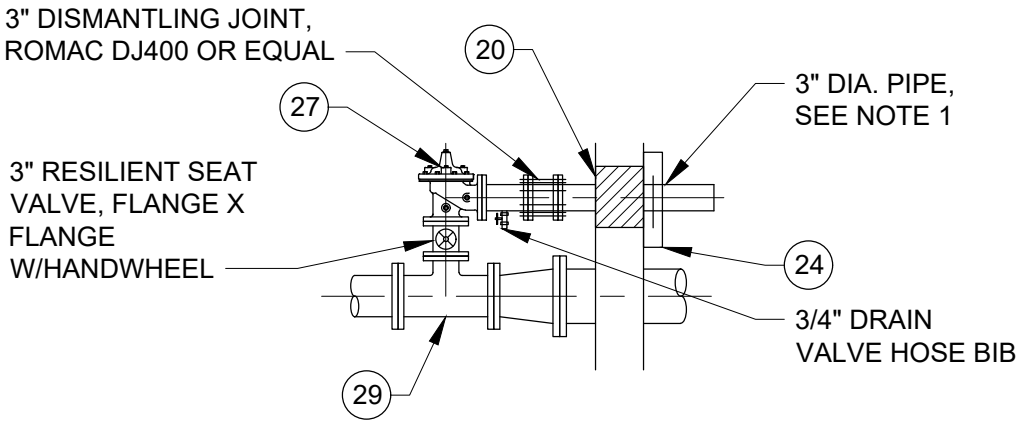
PRESSURE TREE DETAIL — 2
NTS — 573-C

PARK CITY MUNICIPAL CORPORATION
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PRESSURE REDUCING VALVE VAULT

573-D.1



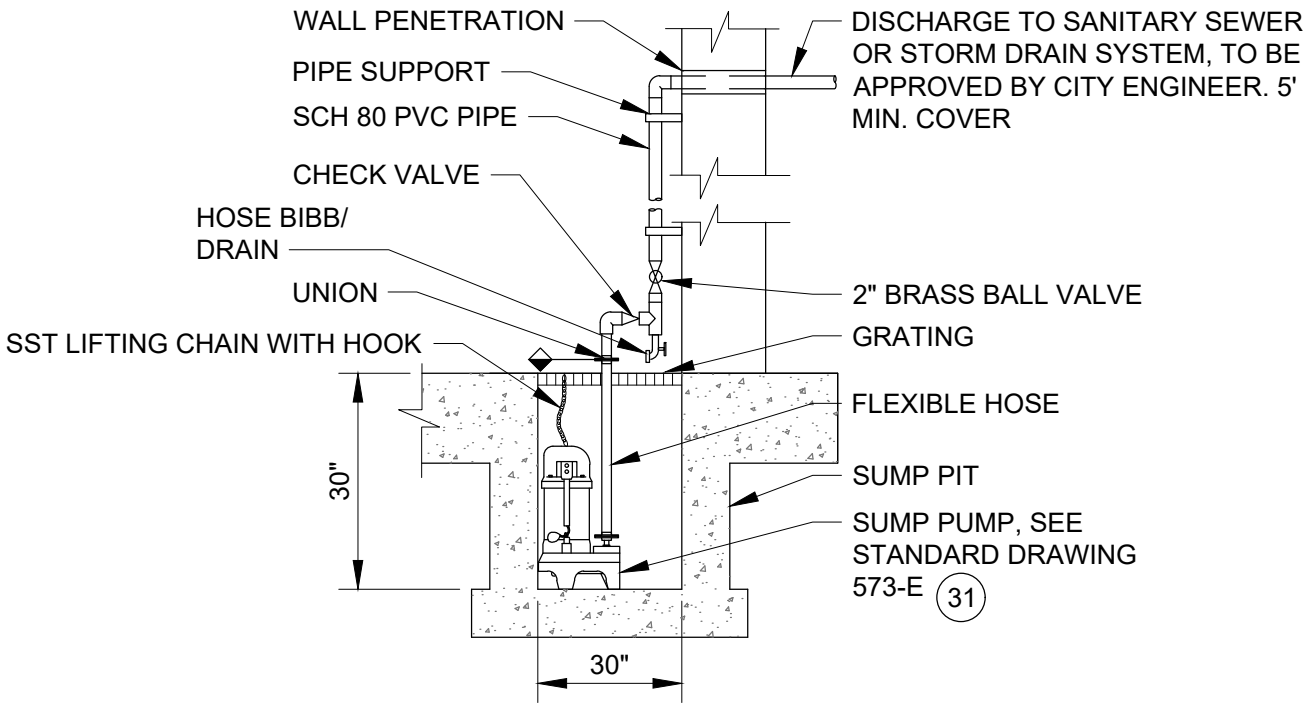
NOTES:

1. ROUTE TO NEAREST APPROVED DISCHARGE LOCATION WITH 12" AIR GAP AND #4 SST MESH SCREEN BETWEEN FLANGES AND EROSION CONTROL. ALL FITTINGS MUST BE FLANGED OR RESTRAINED. 5' MIN COVER.

2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4

3" PRESSURE RELIEF VALVE DETAIL — 3 / 573-C

NTS



NOTES:

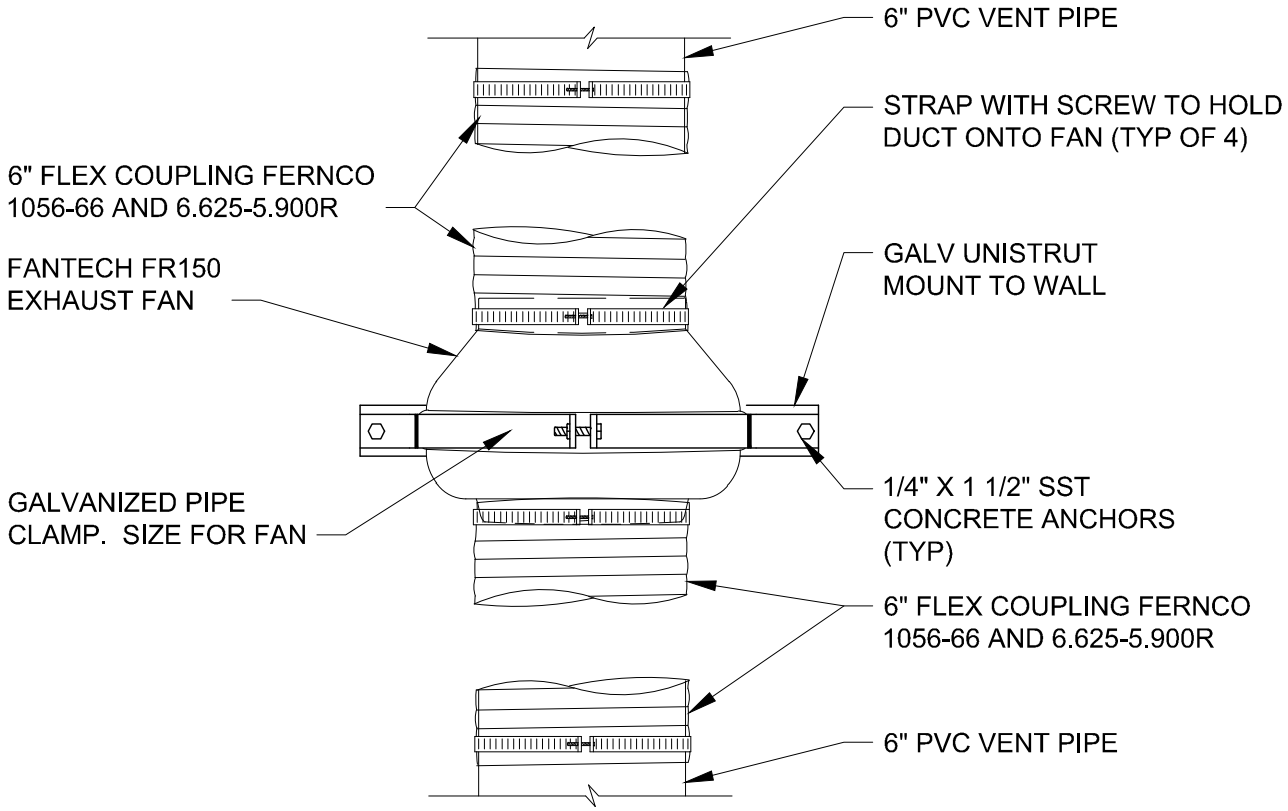
1. SUMP PUMP AND DISCHARGE PIPING SHALL NOT BE USED UNLESS SPECIFICALLY APPROVED BY THE CITY. SUMP SHALL DRAW TO DAYLIGHT UNLESS OTHERWISE APPROVED.

2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4

TYPICAL SUMP SECTION DETAIL — 4 / 573-C

NTS

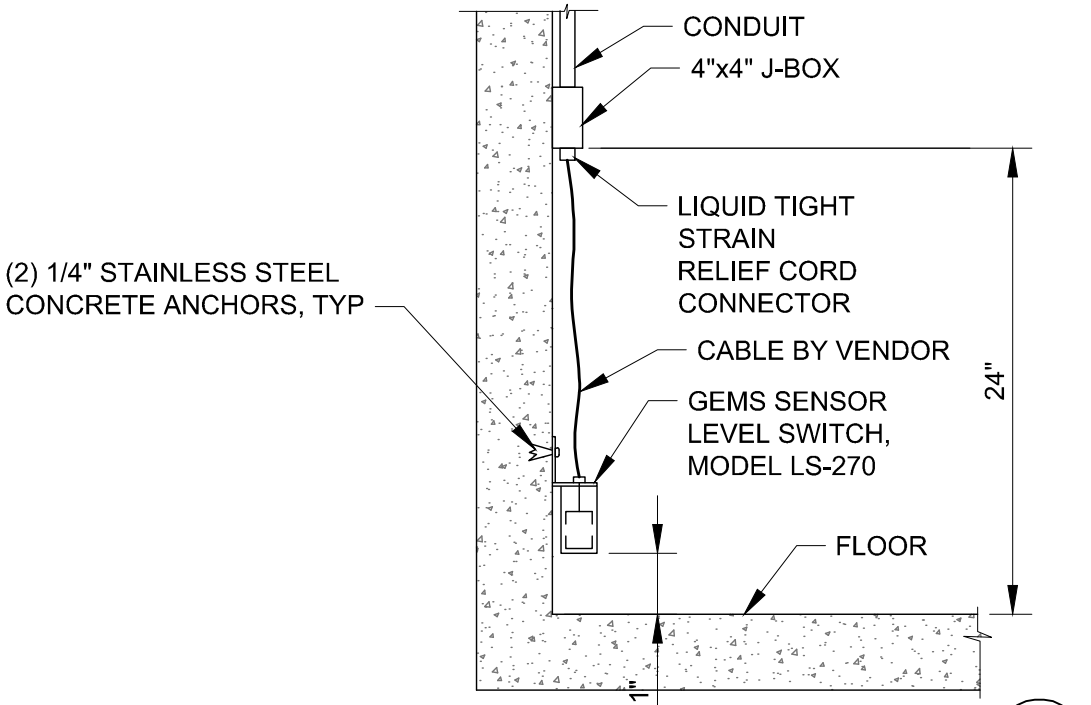
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**PRESSURE REDUCING VALVE VAULT**	STD. PLAN **573-D.2**



IN-LINE EXHAUST FAN DETAIL 5

NTS

573-C, 573-E

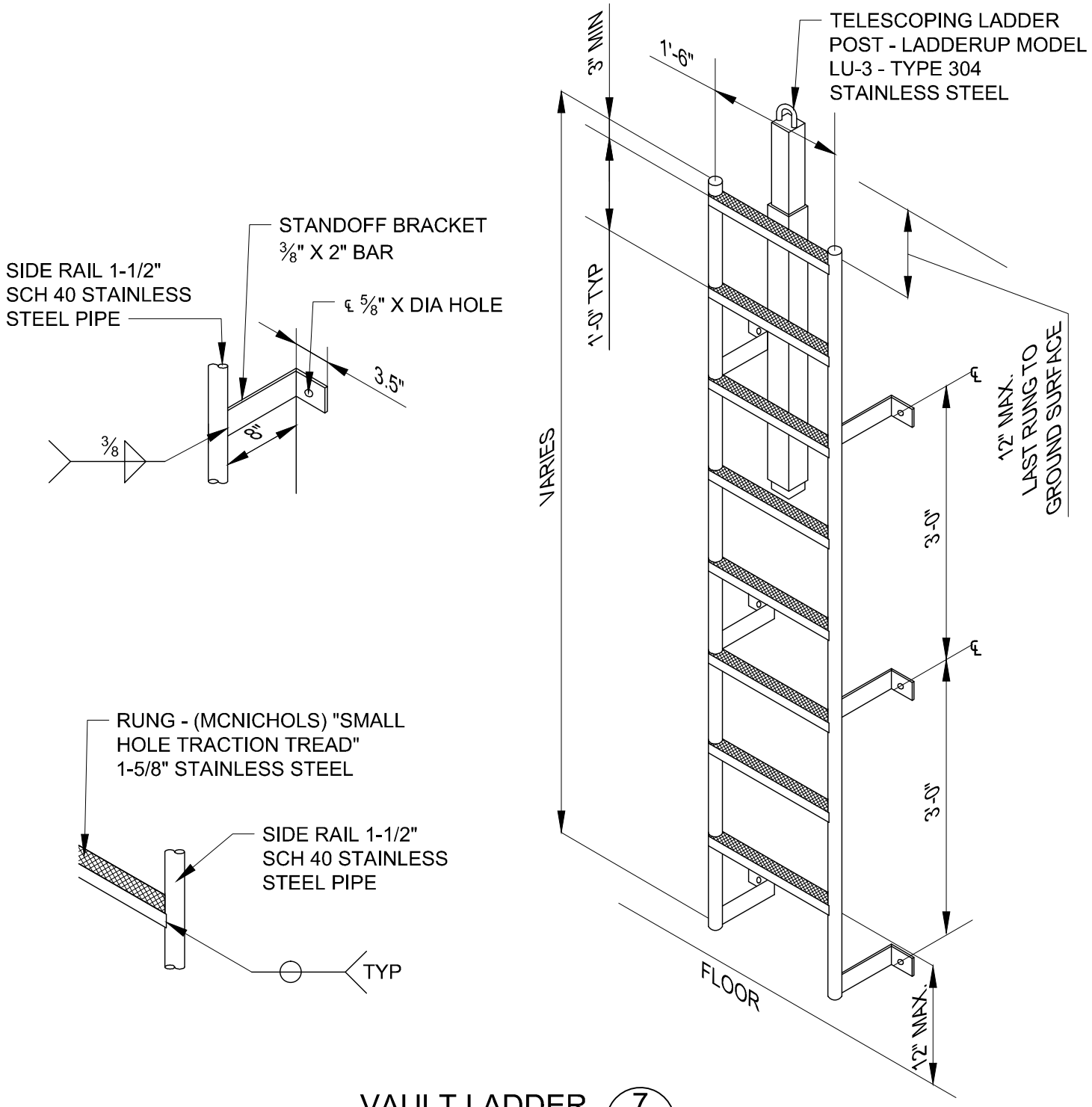


FLOOD SWITCH INSTALLATION DETAIL 6

NTS

573-E

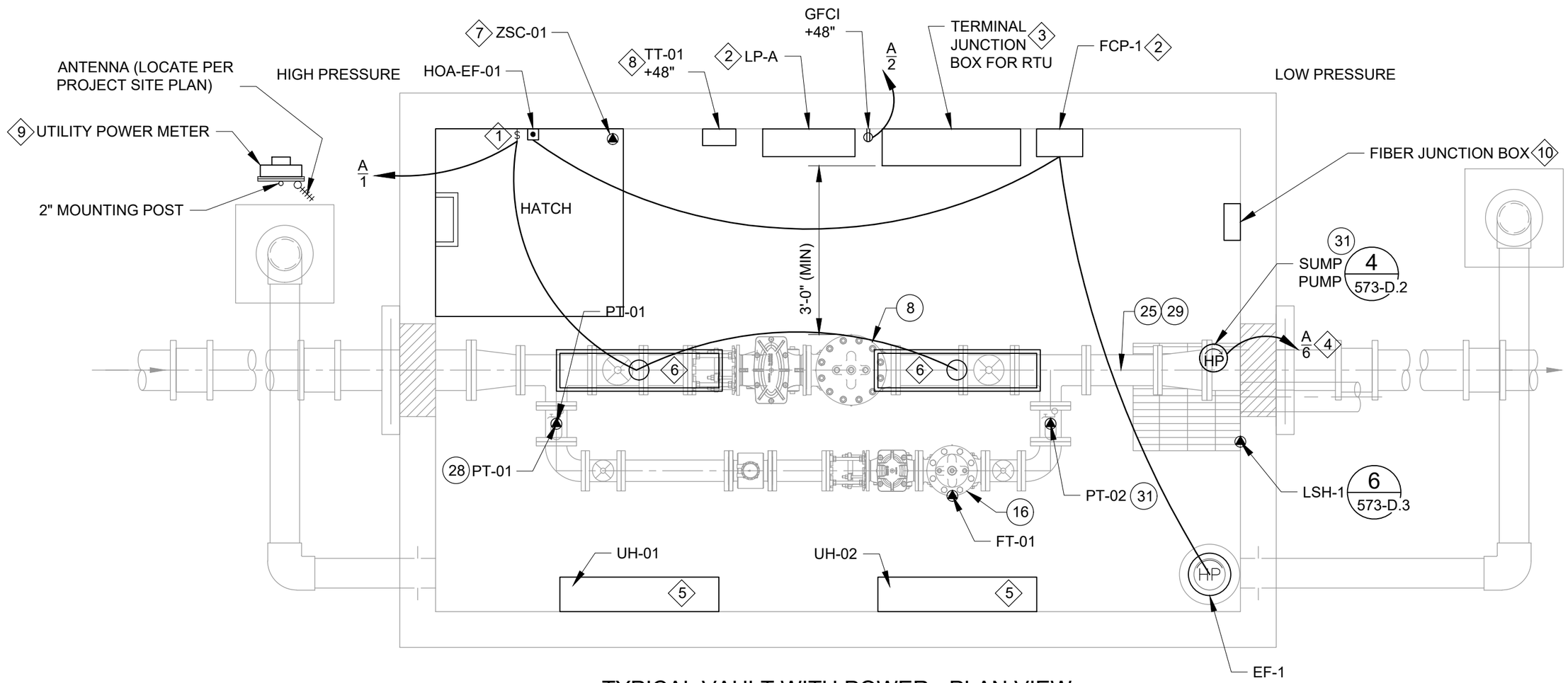
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 4/2014 REV. 0	**PRESSURE REDUCING VALVE VAULT**	STD. PLAN **573-D.3**



VAULT LADDER 7
NTS 573-C

NOTE:
1. LADDER, ANCHORS, AND BOLTS TO BE STAINLESS STEEL

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 4/2014 REV. 0	**PRESSURE REDUCING VALVE VAULT**	STD. PLAN **573-D.4**



TYPICAL VAULT WITH POWER - PLAN VIEW

SCALE: 1/2" = 1'-0"

1 0 2 4

SCALE IN FEET

NOTES:

1. SEE STD. PLAN 573-E.3 FOR (#) KEYED ITEMS.
2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4
3. SEE STD. PLAN 573-E.2 FOR PANEL SCHEDULE.
4. SEE STD. PLANS 573-E.4 AND 573-E.5 FOR ONE LINE DIAGRAMS.

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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.1

PANEL SCHEDULE LP-A

LOCATION: IN VAULT	MFGR: CULTER HAMMER OR EQUAL	100 AMPS	VOLTS: 120/240
DIMENSIONS: SIZE BY CONTRACTOR	TYPE: PANELBOARD	M.L.O.	PHASE: 1
MOUNTING: SURFACE	NEMA: 3R	50 M.C.B.	WIRES: 3
FEED: TOP		10000 A.I.C.	

					PHASE LOADS							
BRKR		DESCRIPTION	CONT. WATTS	N-CONT. WATTS	NO	A		B		NO	N-CONT. WATTS	CONT. WATTS	DESCRIPTION	BRKR	
A	P					CONT.	N-CONT.	CONT.	N-CONT.					A	P
20	1	LIGHTS		148	1	0	328			2	180		OUTLETS	15	1
20	1	RTU		500	3			0	1246	4	746		SUMP PUMP OUTLET	20	1
20	2	UNIT HEATER (UH-1)	1000		5	500	0	500	0	6	560		FAN CONTROL PANEL	20	1
20	2	UNIT HEATER (UH-2)	1000		7	500	0	500	0	8			SPARE	20	1
20	1	SPARE			9	0	0			10			SPARE	20	1
20	1	SPARE			11			0	0	12			SPACE		
		SPACE			13	0	0			14			SPACE		
		SPACE			15			0	0	16			SPACE		
		SPACE			17					18			SPACE		
TOTAL WATTS:			2000	648		1,000	328	1,000	1246		1,486	0			

CONTINUOUS LOAD:	2000
CONTINUOUS LOAD *125%:	2,500
NON-CONTINUOUS LOAD:	2,134
DESIGN WATTS:	4,634
MIN. RATING (AMPS):	13

PARK CITY MUNICIPAL CORPORATION
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PRESSURE REDUCING VALVE VAULT

573-E.2

PANEL NOTE:

1. INSTALL WEATHERPROOF LIGHT SWITCH AND NEMA 4X HOA CONTROL BOX IN HATCH OPENING ABOUT 8" FROM TOP OF CONCRETE.

2. MAINTAIN NATIONAL ELECTRICAL CODE REQUIRED CLEARANCE AND WORKING SPACE AROUND PANELS.

3. COORDINATE WITH PCMC FOR RTU PANEL, ANTENNA, AND CABLE REQUIREMENTS. CONTRACTOR TO FURNISH AND INSTALL RTU PANEL, ANTENNA, ANTENNA MAST, CONDUIT, CONDUCTOR, AND CABLE WITH WIRING TERMINATIONS INSIDE THE RTU PANEL. CONTRACTOR TO SIZE RTU RELATED EQUIPMENT FOR 11 I/O POINTS INCLUDING 3 SPARES. (1 FLOW METER, 2 PRESSURE TRANSDUCERS, 1 TEMPERATURE SENSOR, 1 FLOOD ALARM, 1 ENTRY SECURITY ALARM, 1 PRESSURE RELIEF OPEN ALARM, 2 SPARE DIGITAL INPUTS AND 2 SPARE ANALOG INPUTS). PCMC WILL PROVIDE AND INSTALL A PRE-ASSEMBLED AND PRE-WIRED BACKPANEL IN RTU PANEL AND PROVIDE SCADA PROGRAMMING.

4. SUMP PUMP TO BE HARDWIRED TO PANEL LP-A.

5. INSTALL 4-FOOT BASEBOARD HEATER AT 2-FEET ABOVE FINISHED FLOOR OF VAULT. HEATER SHALL BE 240 V WITH 3,400 BTUH, INTEGRAL DIAL THERMOSTAT.

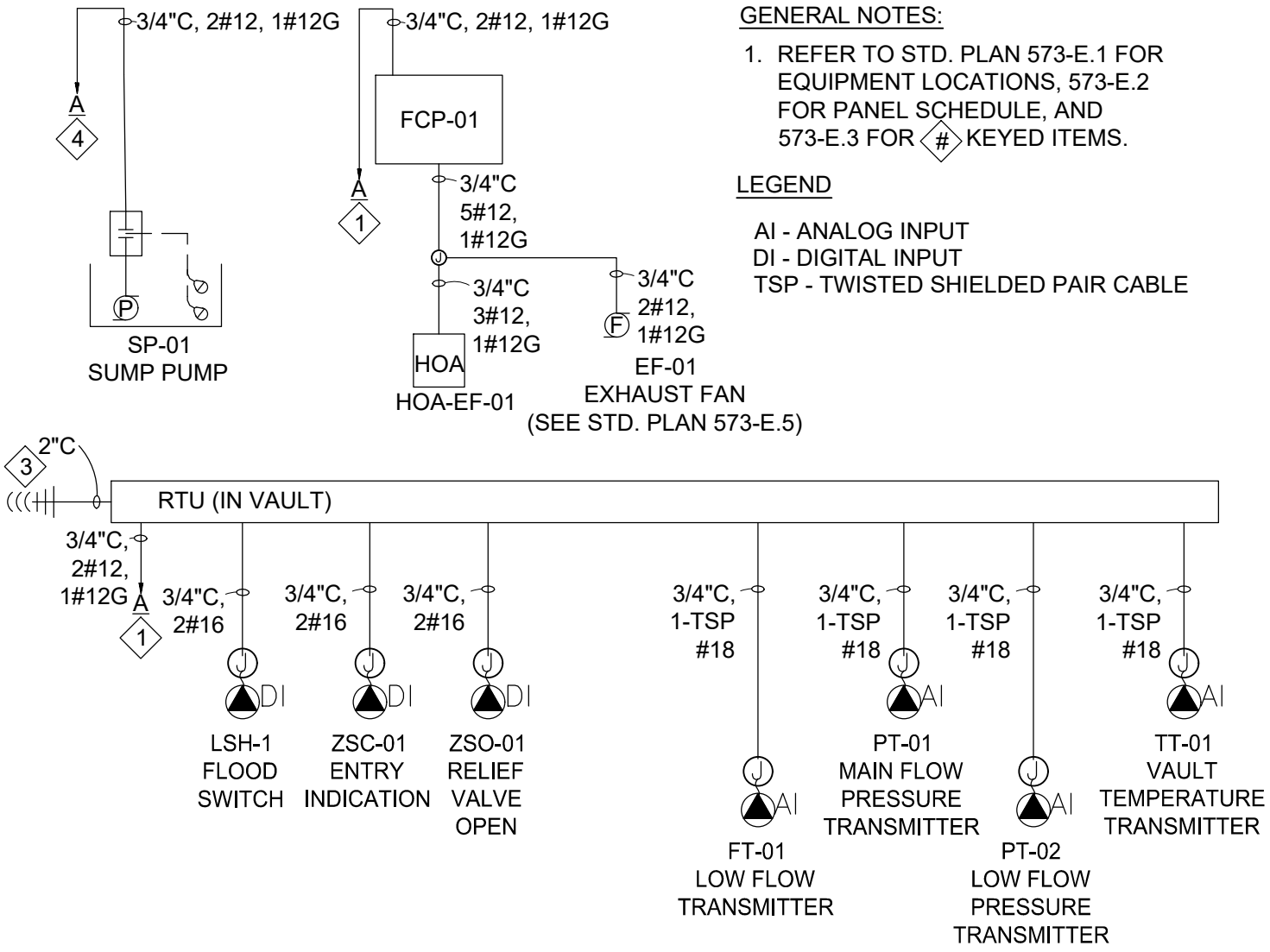
6. GASKETED AND ENCLOSED INDUSTRIAL FIXTURE, FIBERGLASS HOUSING, WET LOCATION TWO LAMP FLUORESCENT, 120 VOLT, INSTANT START ELECTRONIC BALLAST METALUX VT3-232DR-120V-EB81-WL-U OR EQUAL. MOUNT FIXTURE ON WALL AT ABOUT 7 FEET ABOVE FINISHED FLOOR.

7. NEMA 4 HEAVY-DUTY LIMIT SWITCH WITH 1NO 1NC CONTACT 5A 120 VAC. SQUARE D COMPANY, CLASS 9007 OR EQUAL.

8. ROOM TEMPERATURE DISPLAY AND 4-20 mA TRANSMITTER WITH 100 OHM PLATINUM RTD. DEVAR MODEL D-RTTI-0024.

9. INSTALL UTILITY POWER METER WITH 50 AMP BREAKER ON BACK TO BACK UNISTRUT TO 2" GALVANIZED STEEL POLE ACCORDING TO UTILITY COMPANY STANDARDS.

10. IF FIBER IS AVAILABLE, INSTALL JUNCTION BOX FOR FIBER CONNECTION. COORDINATE SIZE OF BOX WITH PROVIDER.



GENERAL NOTES:

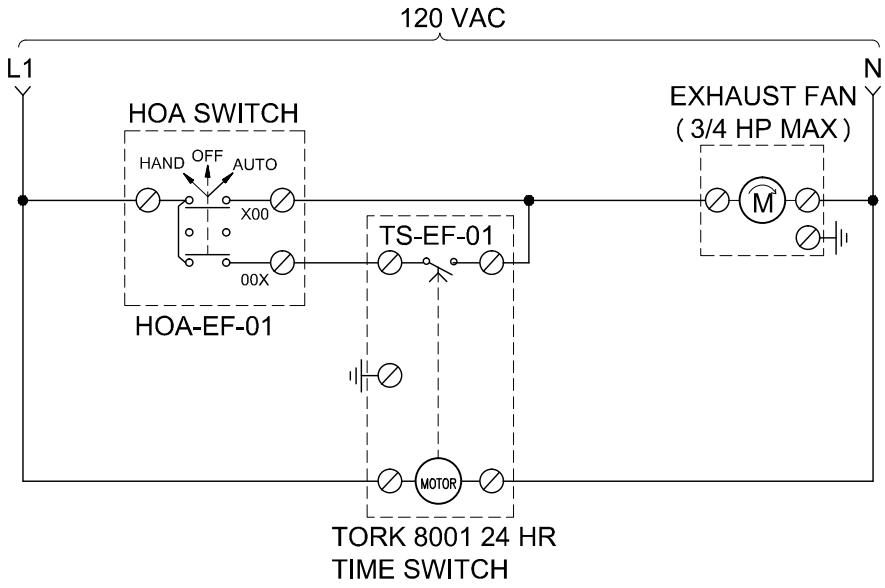
1. REFER TO STD. PLAN 573-E.1 FOR EQUIPMENT LOCATIONS, 573-E.2 FOR PANEL SCHEDULE, AND 573-E.3 FOR # KEYED ITEMS.

LEGEND

AI - ANALOG INPUT
DI - DIGITAL INPUT
TSP - TWISTED SHIELDED PAIR CABLE

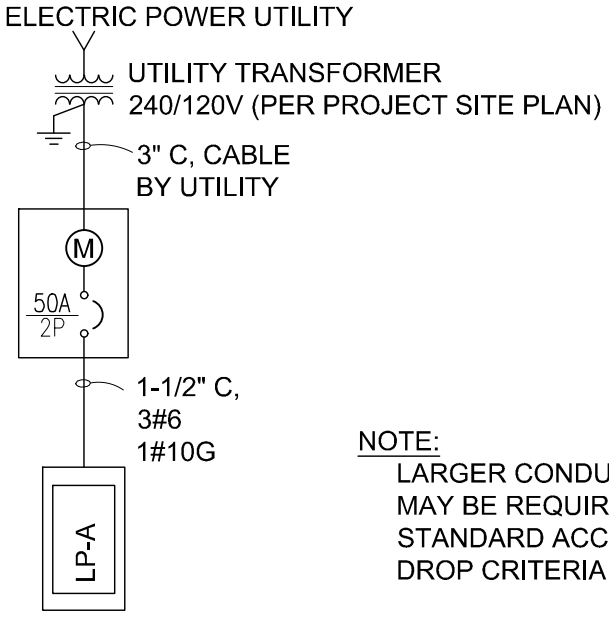
CONTROL ONE-LINE DIAGRAM

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**PRESSURE REDUCING VALVE VAULT**	STD. PLAN **573-E.4**



TYPICAL VAULT EXHAUST FAN CONTROL SCHEMATIC

NTS

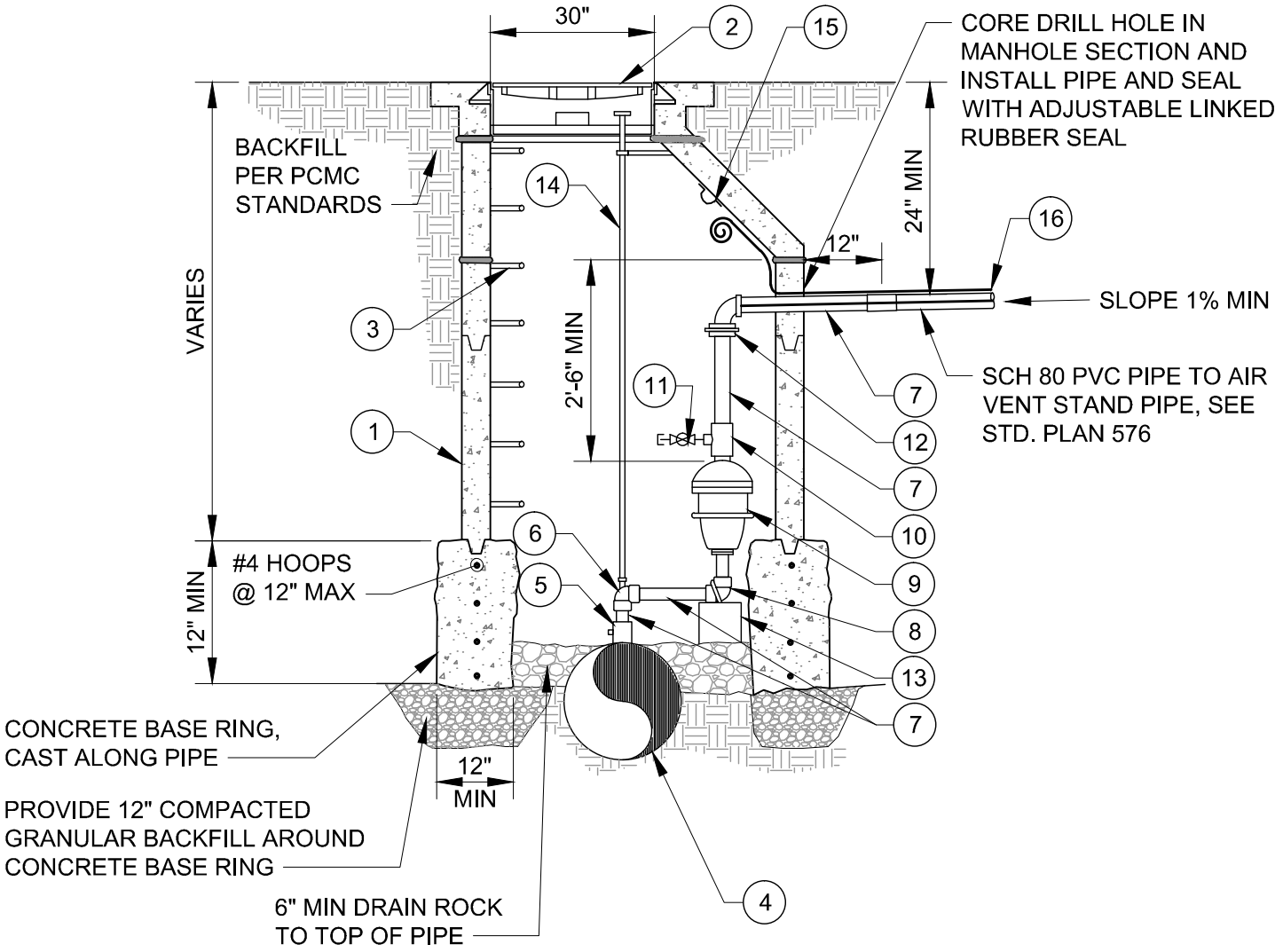


NOTE:
LARGER CONDUITS AND CONDUCTORS MAY BE REQUIRED TO MEET INDUSTRY STANDARD ACCEPTABLE VOLTAGE DROP CRITERIA.

POWER ONE-LINE

NTS

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 4/2014 REV. 0	**PRESSURE REDUCING VALVE VAULT**	STD. PLAN **573-E.5**



PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**AIR RELEASE / CAV VALVE MANHOLE**	STD. PLAN **574**

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	MANHOLE FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'D EQUAL	PS2-PFDF
④	VALVE LARGER THAN 2": DUCTILE IRON FLANGED TEE WITH 4" BLIND FLANGE BRONZE AND NPT SERVICE TAP VALVE 2" AND SMALLER: BRONZE SERVICE SADDLE DI MAIN; DOUBLE STRAP PVC MAIN; TWO-PIECE BOLTED	MUELLER	DI PIPE SADDLE: BR2B SERIES, I.P. THDS; PVC PIPE SADDLE: H-13000 SERIES, I.P. THDS
		FORD	DI PIPE SADDLE: STYLE 202B I.P. THDS; PVC PIPE SADDLE: STYLE S92, I.P. THDS
⑤	BRASS CORPORATION STOP, INLET I.P. THREAD, OUTLET F.I.P. THREAD (VALVE INLET SIZE)	MUELLER	B-20046N
		FORD	FB1100-(SERVICE SIZE)-Q-NL
⑥	BRONZE ANGLE VALVE, 300 PSI (VALVE INLET DIAMETER)		
⑦	BRASS NIPPLES X LENGTH AS REQUIRED, M.I.P., (VALVE INLET DIAMETER)		
⑧	BRASS 90^0 ELBOW, F.I.P. (VALVE INLET/OUTLET DIAMETER)		
⑨	COMBINATION AIR VACUUM / RELEASE VALVE, NPT, SIZE PER ENGINEER DESIGN AND APPROVED PLANS		
⑩	BRONZE TEE, F.I.P., THREADED, (VALVE OUTLET DIAMETER X 3/4" DIA.)		
⑪	DRAIN ASSEMBLY: 3/4" DIA. BRASS CLOSE NIPPLE, M.I.P.; 3/4" BRONZE BALL VALVE; 3/4" BRONZE PLUG	MUELLER	SERIES 300 VALVE; H-10035
⑫	BRONZE UNION, (VALVE OUTLET DIAMETER)		
⑬	CAV ASSEMBLY SUPPORT, (1) 16"X8"X8" CMU BLOCK		
⑭	5/8" DIAMETER GALVANIZED STEEL ROD WITH 3" DIAMETER HAND WHEEL TO FORM EXTENSION, TOGETHER WITH A GALVANIZED EYELET STANDOFF		
⑮	LIFTING EYE ABOVE AIR VALVE, GALVANIZED		
⑯	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

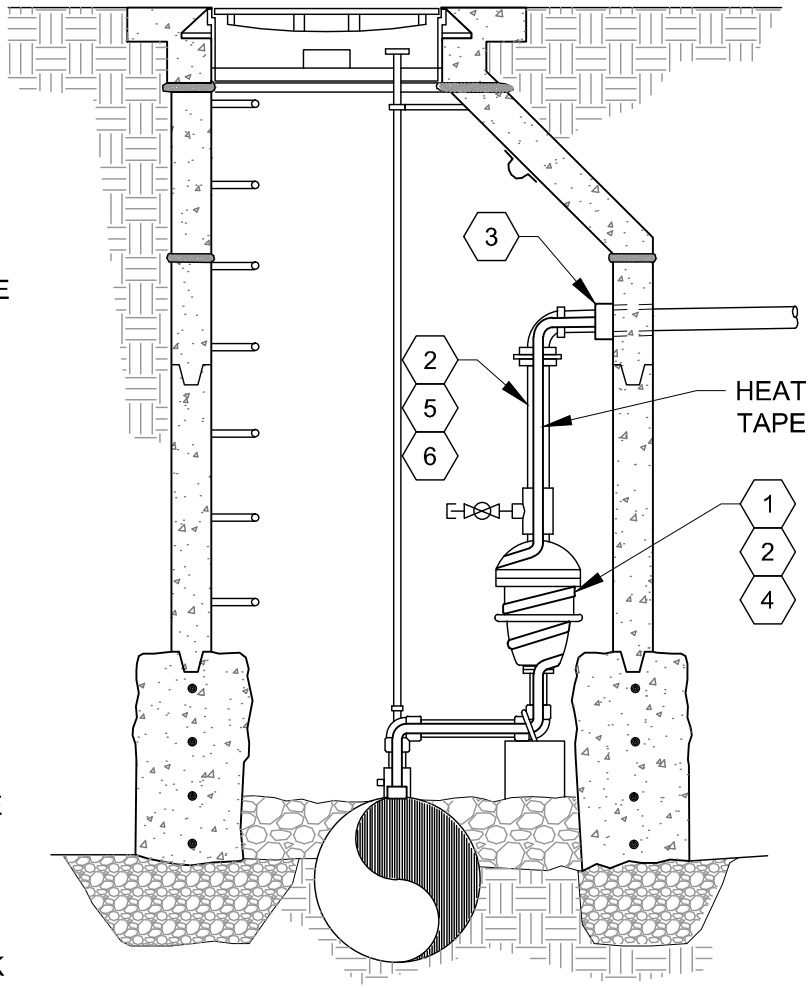
1. ALL VALVES AND FITTINGS SHALL BE RATED FOR THE SAME WORKING AND TEST PRESSURES AS THE CONNECTED WATERLINE
2. LOCATE VALVE, VAULT, AND AIR VENT PER APPROVED PLANS AND SET VAULT PLUMB
3. REFER TO STD. PLAN 575 FOR HEAT TRACE REQUIREMENTS

PARK CITY 1884
PARK CITY MUNICIPAL CORPORATION
WATER

DATE	AIR RELEASE / CAV VALVE MANHOLE	STD. PLAN
10/2020		574 S
REV.		
1		

KEY NOTES:

1. WRAP HEAT TAPE AROUND THE AIR/VAC VALVE. USE MANUFACTURER'S RECOMMENDATIONS FOR THE NUMBER OF WRAPS.
2. SECURE THE HEATING CABLE IN PLACE WITH CHROMALOX FT-3 FIBERGLASS TAPE.
3. END KIT WITH INDICATING LIGHT.
4. INSULATE THE ISOLATION VALVE AND THE COMBINATION AIR VACUUM RELEASE VALVE WITH A REMOVABLE AND REUSABLE INSULATING BLANKET. ENERGY-WRAP INSULATION SYSTEM AS MANUFACTURED BY THERMAL ENERGY PRODUCTS.
5. INSTALL CHROMALOX AT-1 ALUMINUM TAPE NEXT TO PVC PIPE BEFORE INSTALLING HEAT TAPE AND THEN THE HEAT TAPE WILL CONTINUE FROM THE AIR/VAC VALVE AND LAY ALONG THE ALUMINUM TAPE.
6. INSULATE THE PIPE WITH 2 INCH THICK FIBERGLASS PIPE INSULATION.



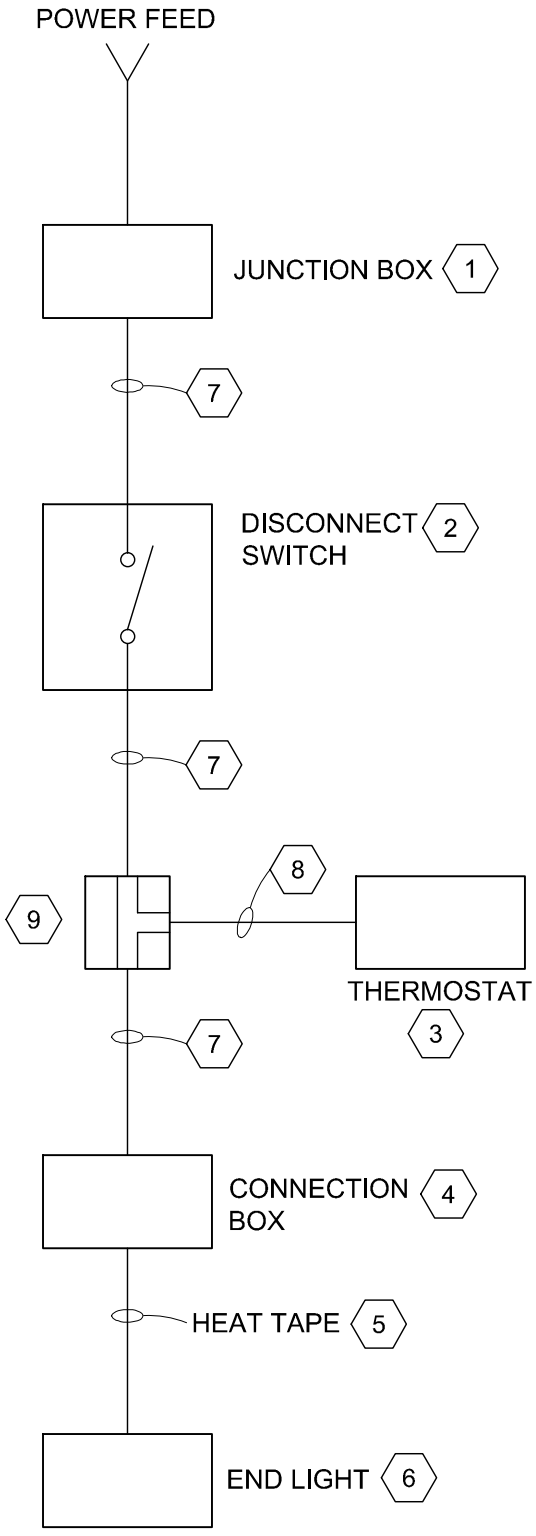
NOTES:

1. INSTALL HEAT TAPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. REFER TO STD. PLAN 575-B FOR POWER ONE-LINE DETAIL.
3. SEE AIR RELEASE / CAV VALVE MANHOLE, STD. PLAN 574

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**HEAT TAPE INSTALLATION FOR AIR RELEASE / CAV VALVE**	STD. PLAN **575-A**

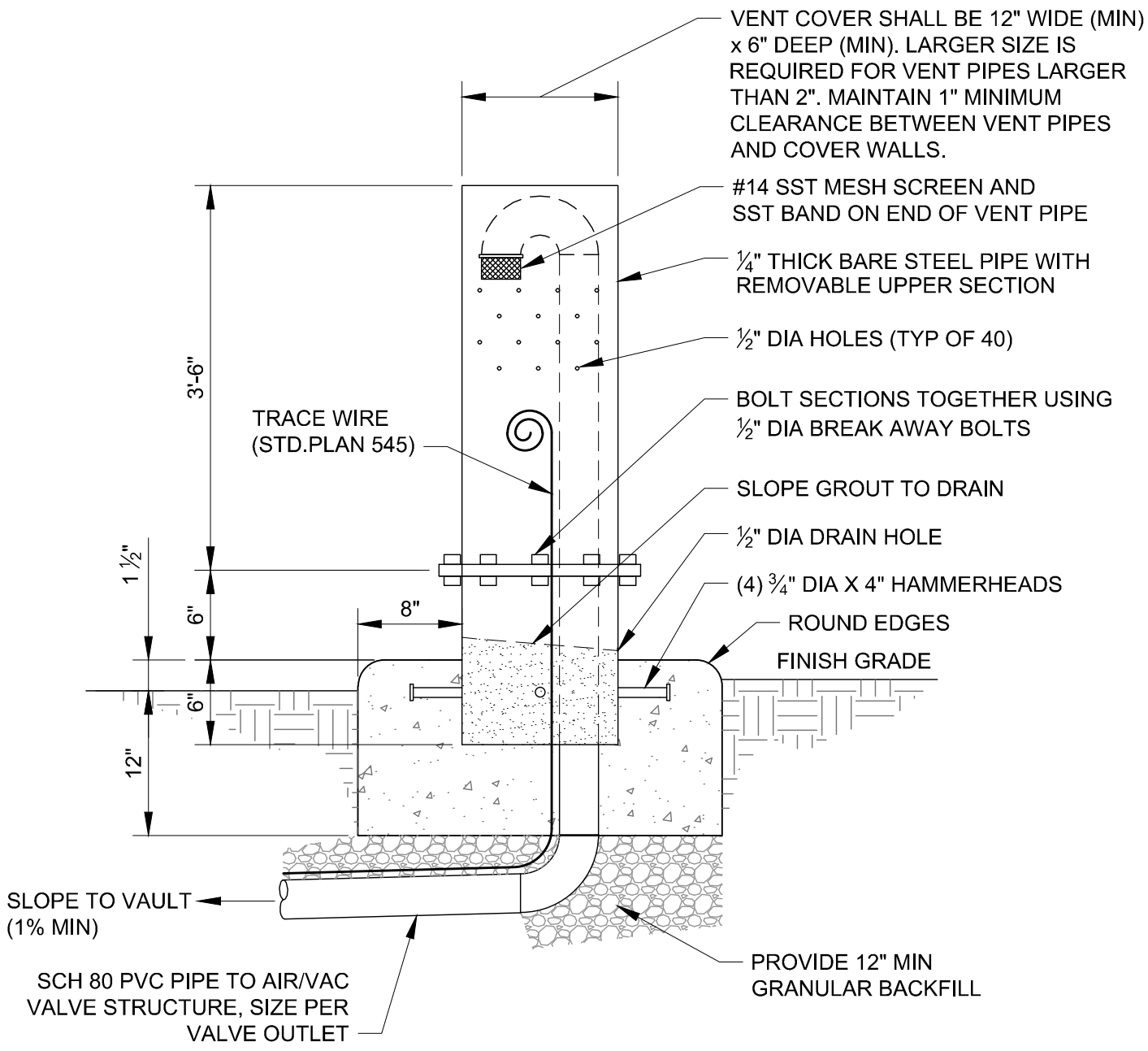
KEY NOTES:

1. TYPE 4X NONMETALLIC J-BOX FOR WIRE CONNECTIONS AS NEEDED.
2. CROUSE HINDS FS BOX, WITH 20 AMP SINGLE POLE SWITCH, AND A CROUSE HINDS P/N DS185 COVER.
3. CHROMALOX NON INDICATING TEMPERATURE CONTROL, 0 TO 150 DEGREES F, P/N PIT-15.
4. CHROMALOX PIPE MOUNTED POWER CONNECTION BOX NEMA 4X, P/N RTPC.
5. HEAT TAPE 120 VOLT, 5 WATTS PER FOOT, SELF-REGULATING, TINNED COPPER BRAID, WITH A FLUOROPOLYMER OVERJACKET. CONNECT GROUNDING CONDUCTOR TO COPPER BRAID. CHROMALOX P/N SRL 5-1CT HEATING CABLE.
6. END KIT WITH INDICATING LIGHT 120 VOLT, CHROMALOX P/N RTPC-SL1.
7. 3/4" RIGID CONDUIT GALVANIZED WITH TWO #12 CONDUCTORS AND ONE #12 GROUND.
8. 1/2" RIGID CONDUIT GALVANIZED WITH TWO #12 CONDUCTORS AND ONE #12 GROUND.
9. 3/4" RIGID T CONDUIT GALVANIZED BODY WITH ONE REDUCER FOR 1/2" CONDUIT.



HEAT TRACE POWER ONE-LINE DETAIL

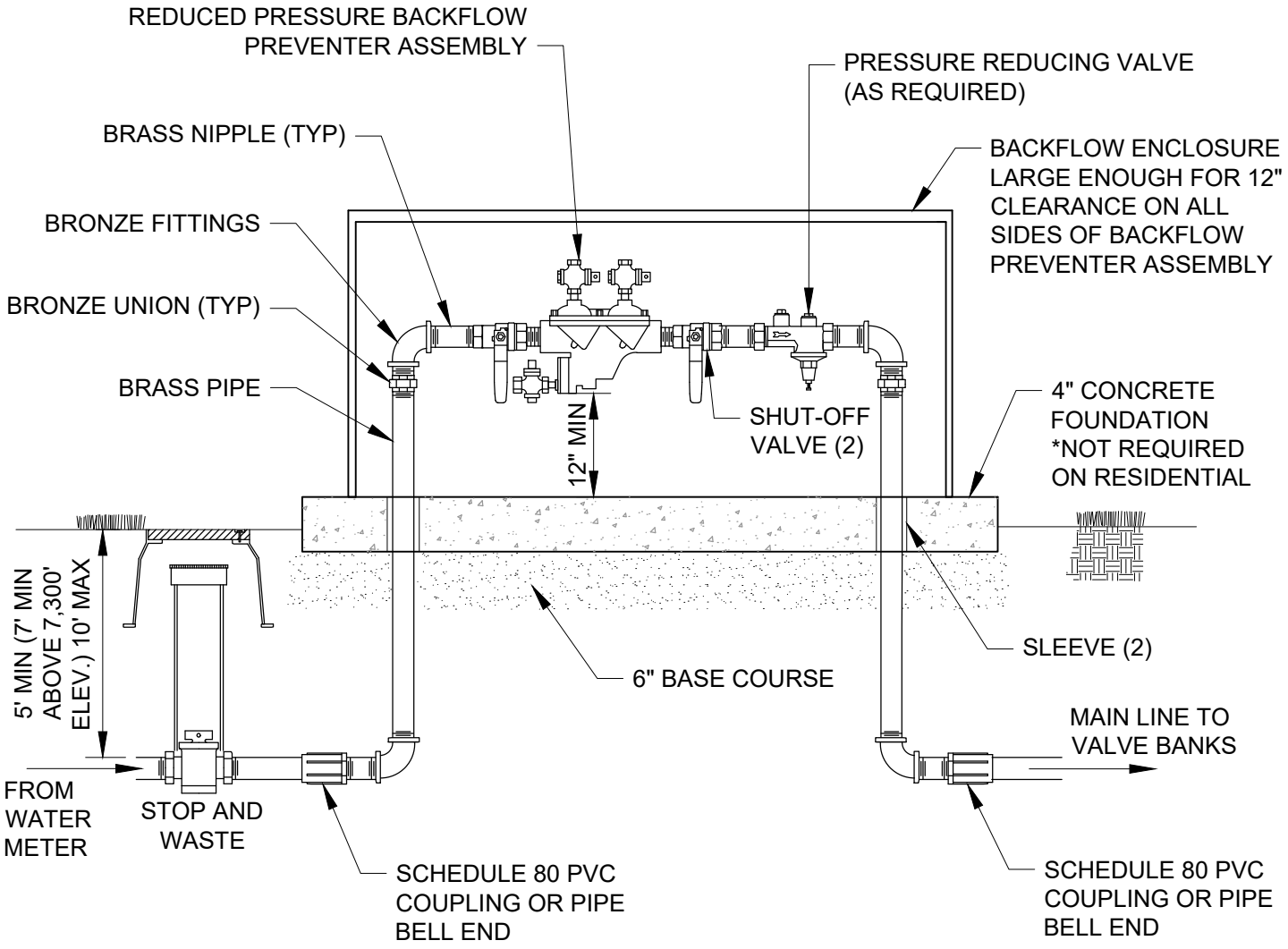
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**HEAT TAPE INSTALLATION FOR AIR RELEASE / CAV VALVE**	STD. PLAN **575-B**



NOTES:

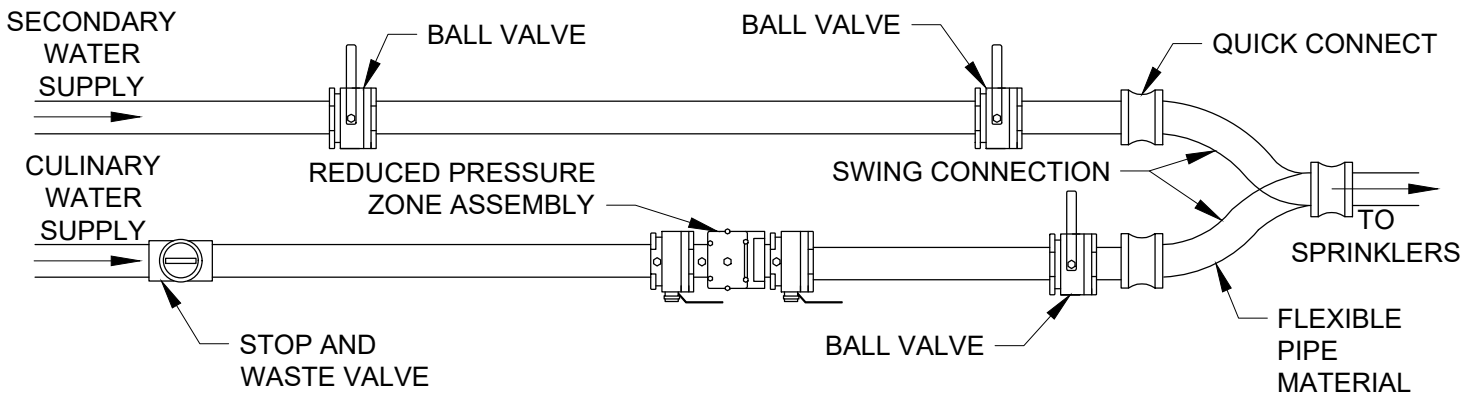
1. LOCATE VENT AS SHOWN ON APPROVED PLANS, 1'-6" MINIMUM BEHIND TOP BACK OF CURB / GUTTER OR SIDEWALK.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**AIR VENT STAND PIPE**	STD. PLAN **576**

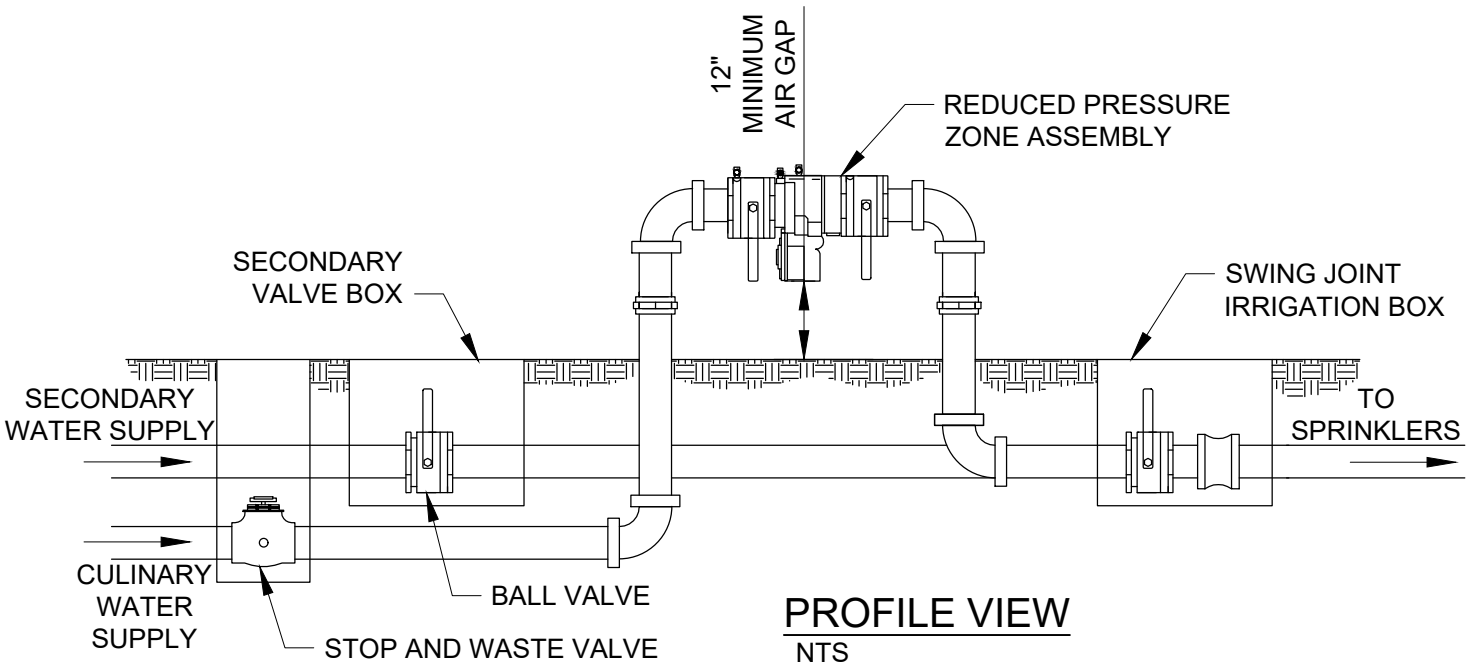


LESS THAN 3" DIAMETER

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 2	**CULINARY WATER - IRRIGATION BACKFLOW PREVENTER**	STD. PLAN **577-A**



PLAN VIEW
NTS

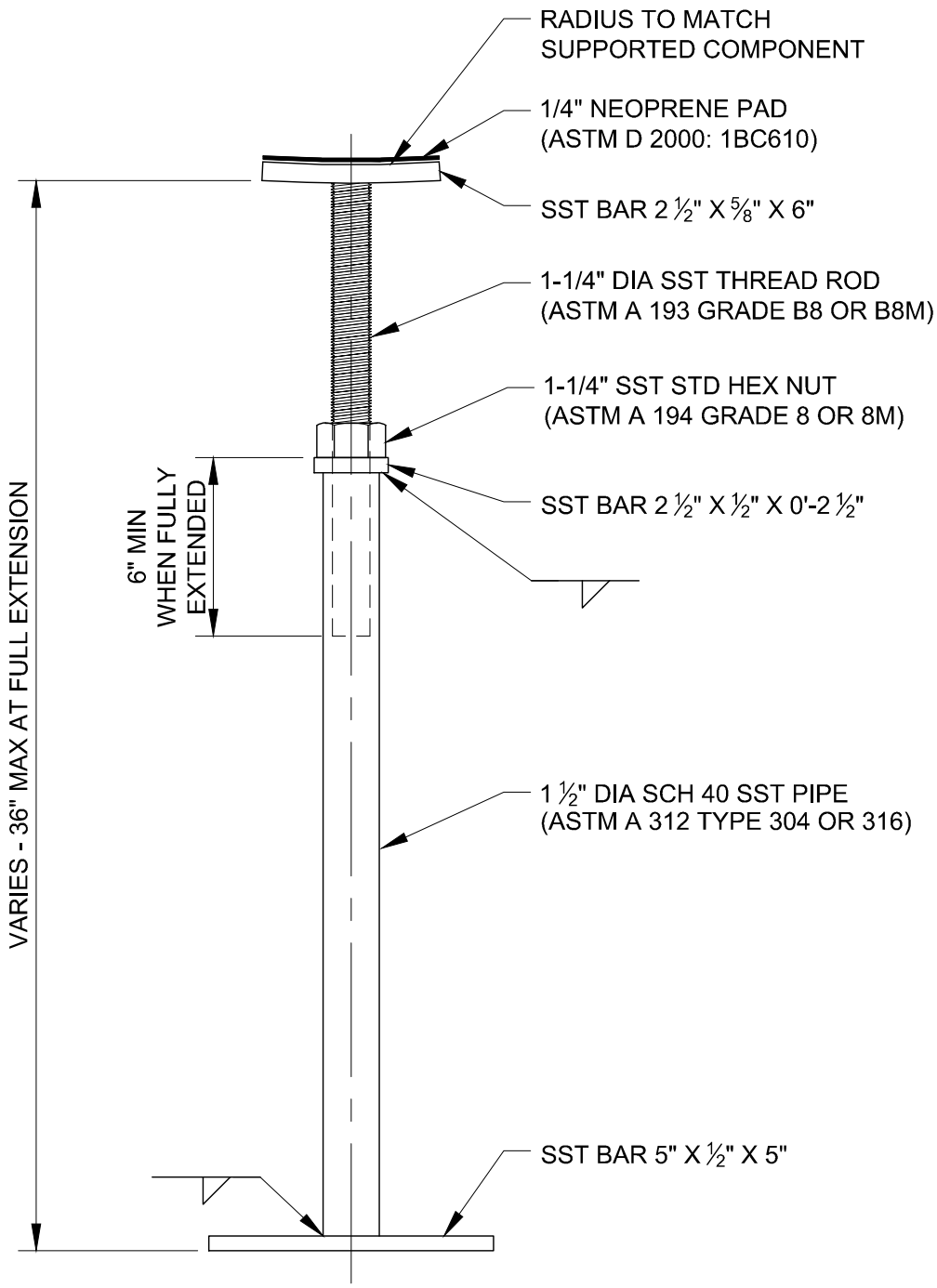


PROFILE VIEW
NTS

NOTES:

1. THE SWING CONNECTION IS INSTALLED SO THAT EITHER THE SECONDARY IRRIGATION WATER OR THE CULINARY WATER IS CONNECTED AND FEEDING THE SPRINKLER SYSTEM AT THE ONE TIME.
2. THE REDUCED PRESSURE ZONE ASSEMBLY MUST BE LOCATED AT A MINIMUM OF 12" FROM WALL, FENCE OR OTHER OBSTACLE.
3. THE REDUCED PRESSURE ZONE ASSEMBLY MUST BE LOCATED AT A MINIMUM OF 12" ABOVE GRADE (NOT ALLOWED IN A PIT BELOW GRADE).
4. THE REDUCED PRESSURE ZONE ASSEMBLY MUST BE INSPECTED BY A CERTIFIED BACKFLOW TECHNICIAN ON AN ANNUAL BASIS. CONSISTENT WITH PARK CITY MUNICIPAL CODE 13-1-29, BACKFLOW PREVENTER SHALL BE TESTED UPON INITIAL INSTALLATION AND EVERY 12 MONTHS THEREAFTER. PROOF OF TESTING/INSPECTION MUST BE PROVIDED TO PARK CITY EACH TIME. FAILURE TO PROVIDE PROOF OF TESTING MAY LEAD TO WATER SHUT-OFF TO PROTECT THE DRINKING WATER SYSTEM FROM POTENTIAL CONTAMINATION.

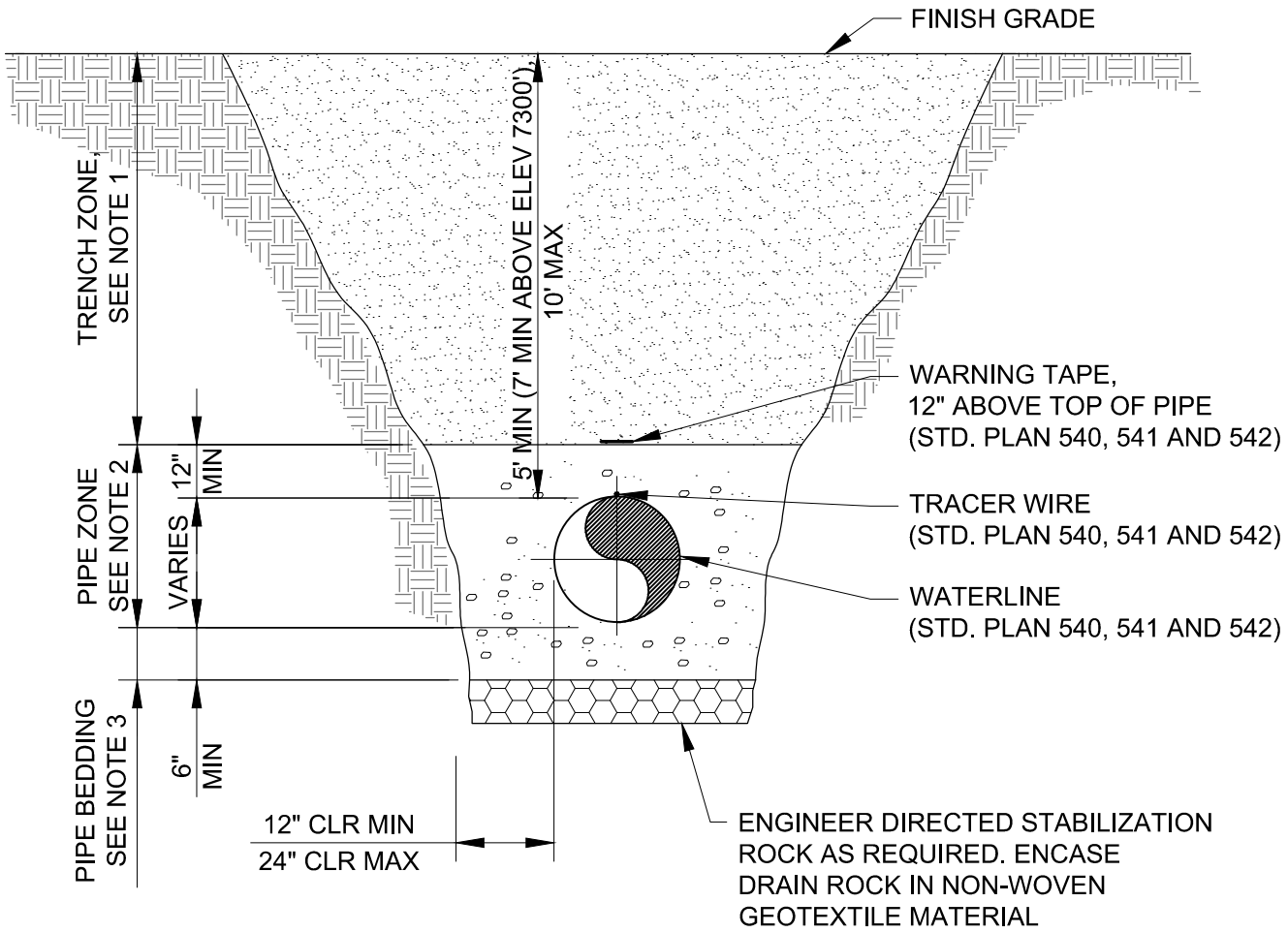
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 0	**CULINARY & SECONDARY WATER - IRRIGATION SWING CHECK CONNECTION**	STD. PLAN **577-B**



NOTES:

1. BAR MATERIAL TO BE ASTM A 240 TYPE 304 OR 316 (Fy= 30 KSI MIN.)

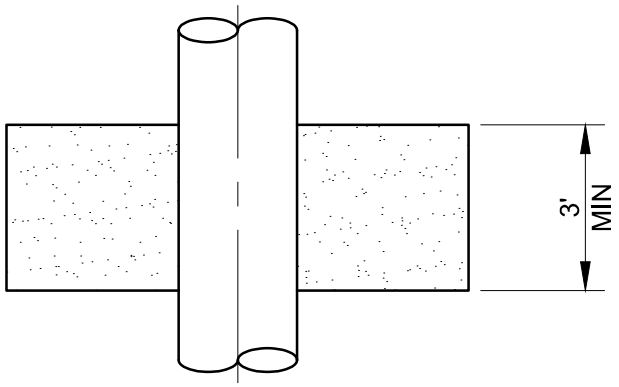
PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**PIPE SUPPORT**	STD. PLAN **578**



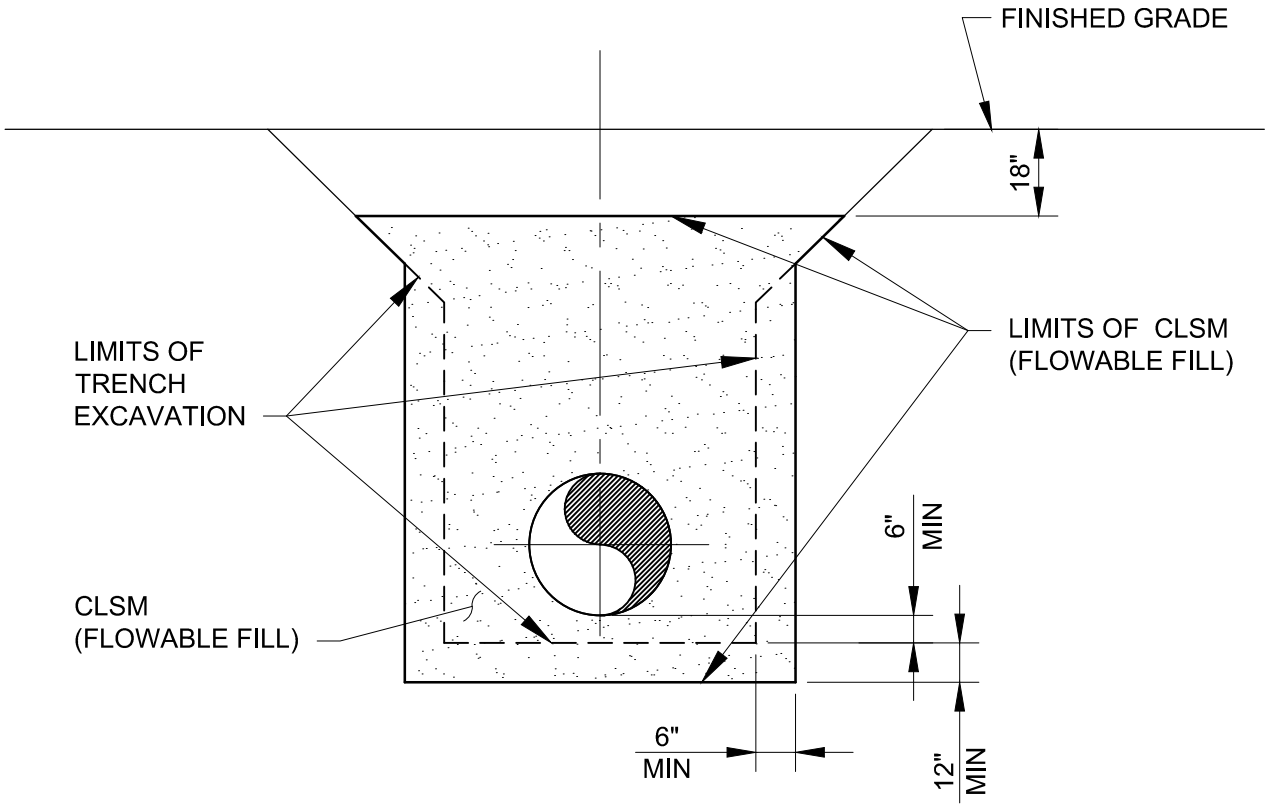
NOTES:

1. TRENCH ZONE
   WATER MAIN, FIRE LINE, AND APPURTENANCES:
   BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
   WATER SERVICE - NEW PAVEMENT AND LANDSCAPE AREA:
   BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
   WATER SERVICE - EXISTING ROADWAY AND PAVED AREA:
   BACKFILL TO PAVEMENT DEPTH WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM AND 150 PSI MAXIMUM MIX DESIGN.
2. PIPE ZONE
   BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. THE MATERIAL AND BACKFILL ZONES SHALL BE AS SPECIFIED BY THE APPLICABLE AWWA STANDARD FOR THAT PIPE TYPE. DO NOT DROP PIPE OR ACCESSORIES INTO THE TRENCH. AS A MINIMUM:
   WATER MAIN, FIRE LINE, AND APPURTENANCES:
   SAND OR 3/4" MAXIMUM PARTICLE SIZE ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
   WATER SERVICE:
   SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
3. PIPE BEDDING
   WATER MAIN, FIRE LINE, AND APPURTENANCES:
   SAND OR 3/4" ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
   WATER SERVICE:
   SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
   A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. STONES LARGER THAN 3/4" AS DESCRIBED IN NOTE 2 SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE BOTTOM OF THE PIPE.
4. PROVIDE TRENCH PLATING AS REQUIRED FOR CLSM BACKFILL INSTALLATIONS
5. COMPLY WITH APPLICABLE PARK CITY SOILS ORDINANCE REQUIREMENTS

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 6/2019 REV. 1	**WATER TRENCH BEDDING AND BACKFILL**	STD. PLAN **580**



PLAN
NTS

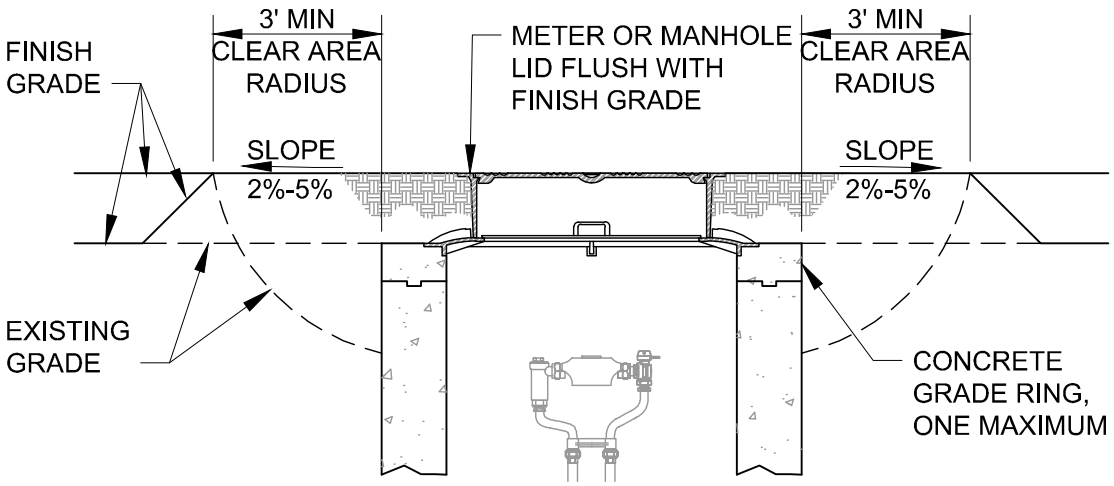


SECTION
NTS

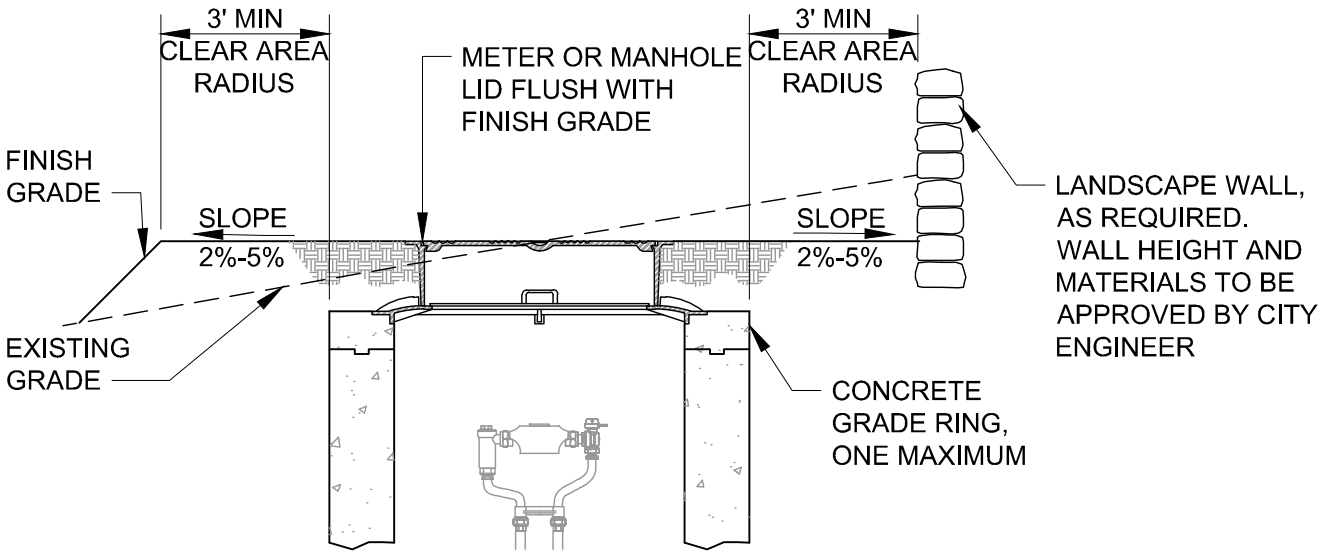
NOTES:

1. CLSM - CONTROLLED LOW STRENGTH MATERIAL, DESIGN MIX 100-150 PSI

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**WATER TRENCH CUT-OFF WALL**	STD. PLAN **581**



LOW/HIGH GRADE ADJUSTMENT



SLOPE GRADE ADJUSTMENT

NOTES:

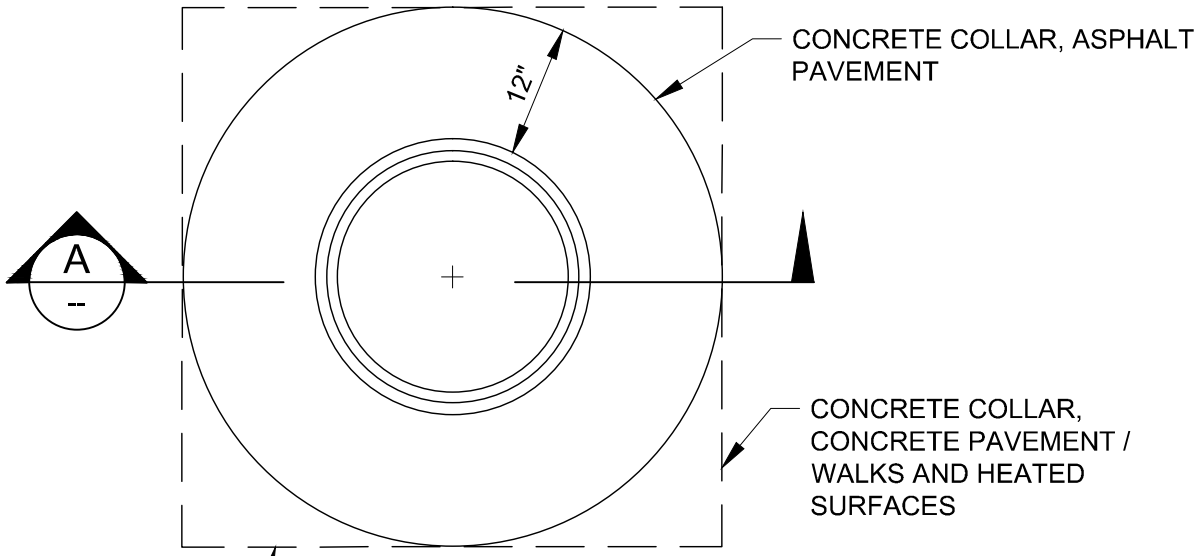
1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

2. METER YOKE DEPTH MUST MEET THE METER VAULT REQUIREMENTS. (PLAN 521 THRU 525)

3. METER LID HIGHER THAN THE SURROUNDING FINISH GRADE:
   RAISE GRADE SURROUNDING METER LID TO THE TOP OF METER LID.
   PROVIDE DRAINAGE AWAY FROM THE METER LID.

4. METER LID LOWER THAN THE SURROUNDING FINISH GRADE:
   RAISE METER VAULT AND COMPONENTS TO MEET METER VAULT REQUIREMENTS.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**METER VAULT AND WATER MANHOLE GRADING LANDSCAPE AREAS**	STD. PLAN **592**

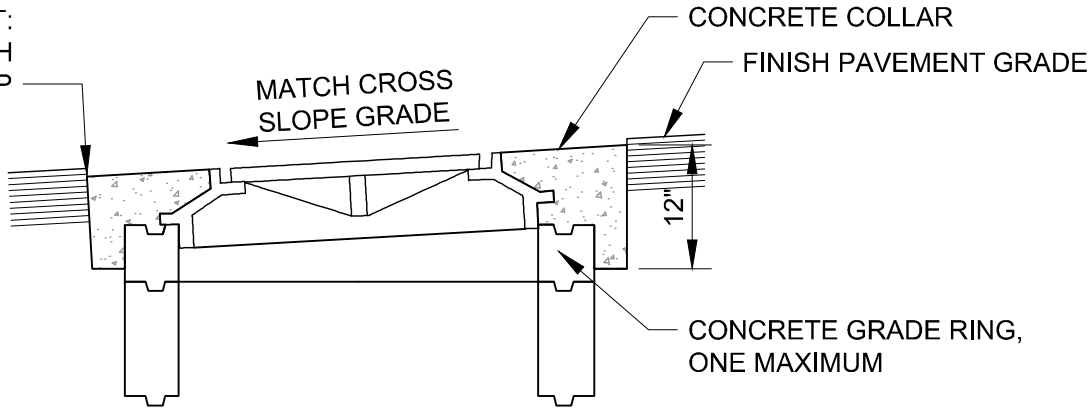


PLAN

PROVIDE HEATING SYSTEM DISCONNECT AT COLLAR LIMITS. 24" COLLAR REQUIRED FOR 4' AND 5' MANHOLES AND VAULTS

ASPHALT PAVEMENT: COLLAR SET ¼" MIN. TO ½" MAX. BELOW PAVEMENT LIP ALL AROUND.

CONCRETE PAVEMENT: SET COLLAR FLUSH WITH PAVEMENT LIP



SECTION A --
NTS

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**METER VAULT AND WATER MANHOLE COLLAR PAVEMENT AREAS**	STD. PLAN **593**

[1] WATER SERVICE LINE FLOW CHART

SYSTEM PRESSURE (PSI)	[2] MIN. SYSTEM RESIDUAL FIRE FLOW PRESSURE (PSI)	AVAILABLE PRESSURE DROP (PSI)	SERVICE SIZE (INCH)							
			0.75		1		1.5		2	
			AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)
150	20	130	53	30	113	50	328	100	700	160
145	20	125	52	30	111	50	322	100	686	160
140	20	120	51	30	108	50	315	100	671	160
135	20	115	50	30	106	50	307	100	655	160
130	20	110	48	30	103	50	300	100	640	160
125	20	105	47	30	101	50	293	100	624	160
120	20	100	46	30	98	50	285	100	608	160
115	20	95	45	30	95	50	277	100	591	160
110	20	90	43	30	93	50	269	100	574	160
105	20	85	42	30	90	50	261	100	557	160
100	20	80	41	30	87	50	253	100	539	160
95	20	75	39	30	84	50	244	100	520	160
90	20	70	38	30	81	50	235	100	501	160
85	20	65	36	30	78	50	226	100	482	160
80	20	60	35	30	74	50	216	100	461	160
75	20	55	33	30	71	50	206	100	440	160
70	20	50	32	28	67	50	196	100	418	160
65	20	45	30	26	64	50	185	100	395	160
60	20	40	28	24	60	50	174	100	370	160
55	20	35	26	23	56	48	162	100	345	160
50	20	30	24	21	51	44	149	100	317	160
45	20	25	22	19	46	40	135	100	287	160
40	20	20	19	17	41	36	119	88	255	158
35	20	15	16	14	35	30	102	76	218	135
30	20	10	13	12	28	24	82	62	175	110
25	20	5	9	8	19	17	56	43	120	77
20	20	0	0	0	0	0	0	0	0	0

NOTES:

1. WATER SERVICE LINE DESIGN IS NOT TO EXCEED 10FPS IN FIRE FLOW SITUATIONS
2. REFER TO STD. PLAN 594.2 FOR NOTES AND REFERENCES.

PARK CITY 1884
PARK CITY MUNICIPAL CORPORATION
WATER

DATE		STD. PLAN
03/2024	**WATER SERVICE LINE FLOW CHART**	**594.1**
REV.		
1		

* VALUES DERIVED FROM SR WATER METERS TYPICAL PERFORMANCE CURVES AND THE METERS AWWA MAXIMUM CAPACITY

ASSUMED:

L (FT) = 40.0 (MAX LENGTH IN FEET FROM MAIN TO METER)

C = 135.0 (OLDER HDPE PIPE)

WHEN USED TO CALCULATE THE PRESSURE DROP USING THE US CUSTOMARY UNITS SYSTEM, THE EQUATION IS:

$$P_d = \frac{4.52 * L * Q^{1.85}}{C^{1.85} * d^{4.87}}$$

WHERE:

P_D = PRESSURE DROP OVER A LENGTH OF PIPE, PSIG (POUNDS PER SQUARE INCH GAUGE PRESSURE)

L = LENGTH OF PIPE, FT (FEET)

Q = FLOW, GPM (GALLONS PER MINUTE)

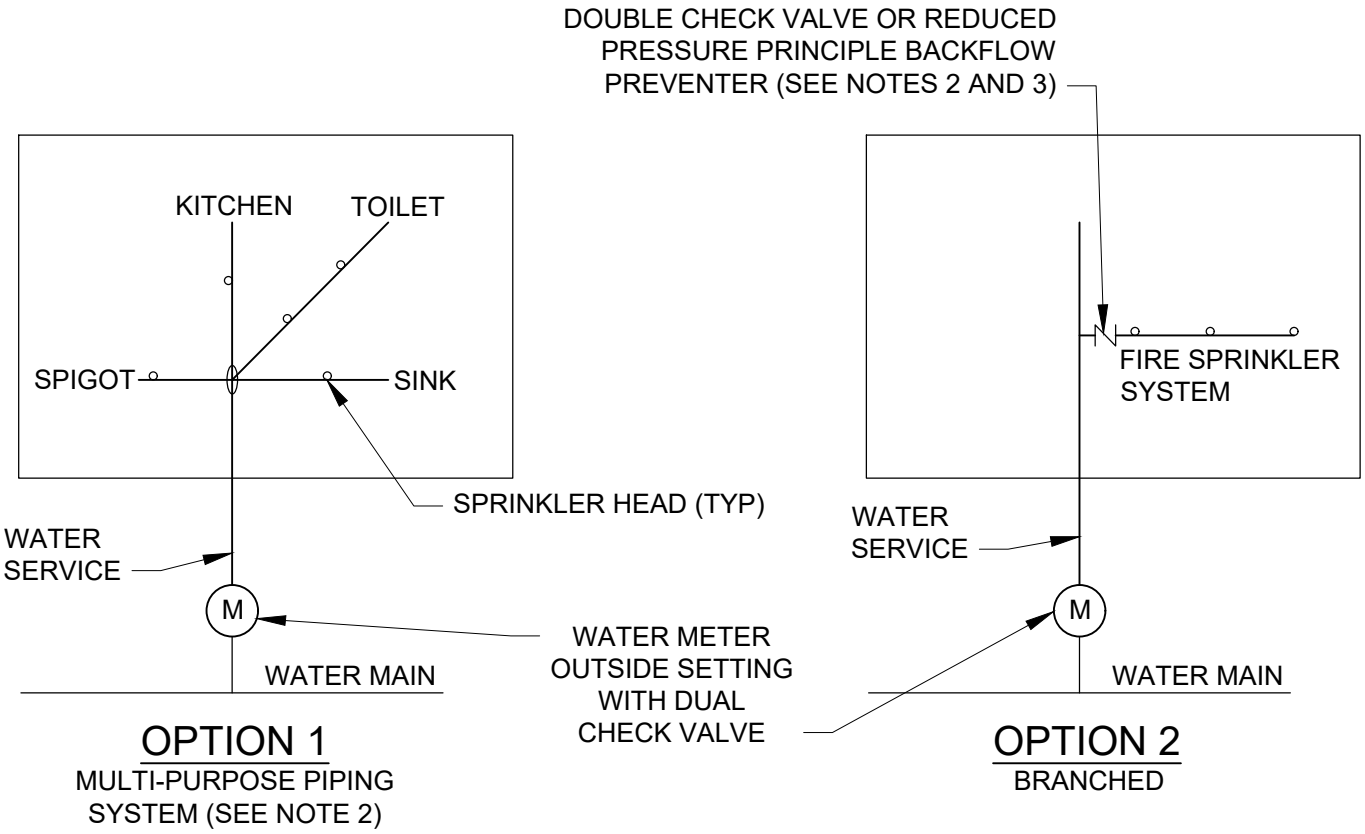
d = INSIDE PIPE DIAMETER, IN (INCHES)

C = HAZEN WILLIAMS COEFFICIENT OF FRICTION

NOTES:

1. THIS TABLE IS FOR REFERENCE PURPOSES ONLY AND REPRESENTS MAXIMUM ANTICIPATED FLOW TO THE POINT OF CONNECTION (40 FOOT MAXIMUM LENGTH) WITHOUT ADDITIONAL VALVES AND PIPING. HOMEOWNERS, ARCHITECTS, ENGINEERS, FIRE SPRINKLER DESIGNERS, ETC., ARE RESPONSIBLE TO VERIFY EXISTING WATER SYSTEM PRESSURES PRIOR TO DESIGN AND INCORPORATE THE INFORMATION INTO THE WATER SERVICE AND FIRE SERVICE LINE DESIGN. ADDITIONAL PRESSURE LOSSES WILL OCCUR THROUGH ADDITIONAL REQUIRED VALVES AND PIPING.
2. THE MINIMUM WATER PRESSURE AT THE POINT OF CONNECTION SHALL BE ABOVE 20 PSI WITH FIRE FLOW AND PEAK DAY DEMANDS, ABOVE 30 PSI WITH PEAK INSTANTANEOUS DEMANDS, AND ABOVE 40 PSI WITH PEAK DAY DEMANDS. SEE UTAH ADMINISTRATIVE CODE R309-105-9. MINIMUM WATER PRESSURE.
3. INDIVIDUAL HOME BOOSTER PUMPS SHALL NOT BE ALLOWED FOR ANY INDIVIDUAL SERVICE FROM THE PUBLIC WATER SUPPLY MAIN, SEE UTAH ADMINISTRATIVE CODE R309-105-9 AND R309-540-5(4)(C)

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 4/2014 REV. 0	**WATER SERVICE LINE FLOW CHART**	STD. PLAN **594.2**



OPTION 1
MULTI-PURPOSE PIPING SYSTEM (SEE NOTE 2)

OPTION 2
BRANCHED

NOTES:

1. MULTI-PURPOSE RESIDENTIAL FIRE SPRINKLER PROTECTION PLUMBING SYSTEM SHALL MEET NFPA 13D OR 13R REQUIREMENTS AND PARK CITY BUILDING DEPARTMENT AND FIRE MARSHAL APPROVAL. OPTION 1 SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT, CITY ENGINEER, AND FIRE MARSHAL PRIOR TO SYSTEM DESIGN. ALL SPRINKLERS AND SYSTEM COMPONENTS SHALL BE NSF LISTED FOR POTABLE WATER. ALL PIPE SHALL BE LISTED FOR FIRE PROTECTION SERVICE.

2. DESIGN AND CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL PLUMBING CODE (IPC) AS ADOPTED BY UTAH, AND WITH APPLICABLE RESIDENTIAL AND BUILDING CODES.

3. BACKFLOW PREVENTION: ADDITIONAL BACKFLOW PREVENTION IS REQUIRED FOR OPTION 2. PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DC) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RP) ON THE FIRE SPRINKLER RISER ASSEMBLY. BACKFLOW PREVENTER STYLE TO BE DETERMINED BY IPC AS ADOPTED BY UTAH AND APPROVED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM.

4. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER IPC AS ADOPTED BY UTAH BY A CERTIFIED TESTER RECOGNIZED BY THE UTAH DIVISION OF DRINKING WATER [DDW]) IS REQUIRED AND A REPORT MUST BE SUBMITTED TO THE CITY.

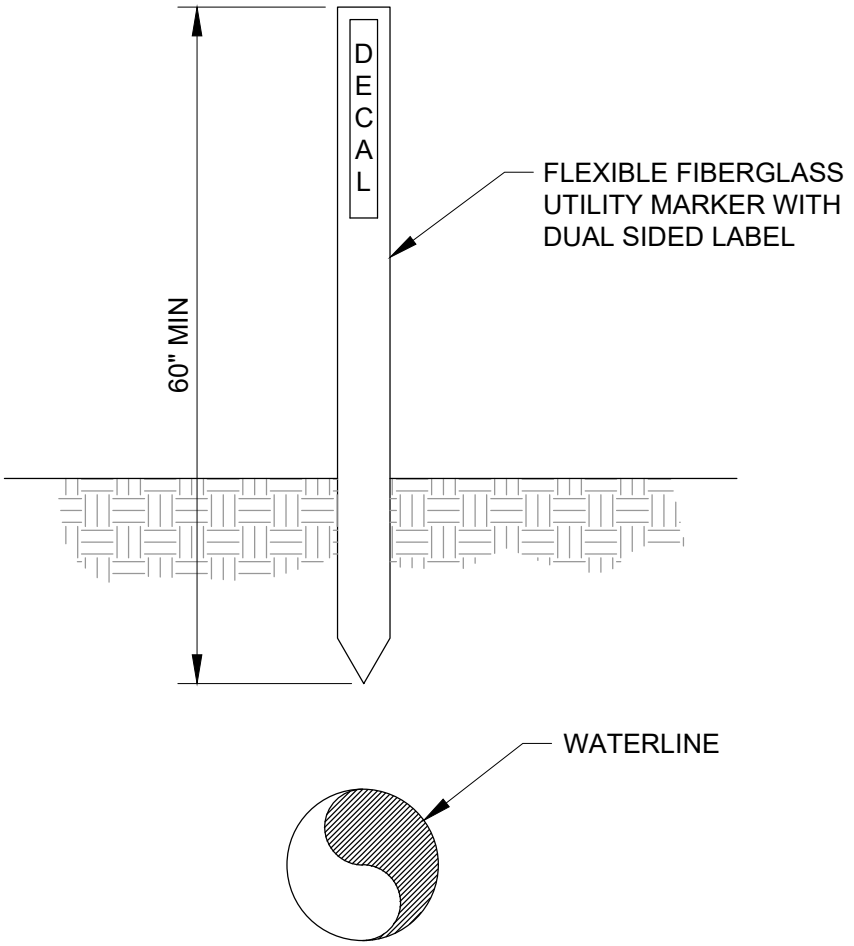
5. FIRE SPRINKLER PROTECTION SYSTEMS CONTAINING FIRE PUMPS REQUIRE SITE SPECIFIC DESIGN AND APPROVAL BY THE CITY ENGINEER, PARK CITY BUILDING DEPARTMENT, WATER DEPARTMENT, AND FIRE MARSHAL PRIOR TO BUILDING APPROVAL. FIRE PUMP SYSTEM SHALL BE LOCATED ON THE BUILDING SIDE OF THE WATER OUTSIDE OF THE WATER METER VAULT. REFER TO STD. PLAN 520 FOR REQUIREMENTS.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 03/2024 REV. 1	**NFPA 13D OR 13R RESIDENTIAL FIRE SPRINKLER SERVICES**	STD. PLAN **595**

DETAIL NOTES

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS – METER, METER VAULT, AND SERVICE LINE
2. REFER TO STD. PLANS FOR WATER SERVICE REQUIREMENTS
3. REFER TO THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF DRINKING WATER LIST OF APPROVED BACKFLOW PREVENTION DEVICES. APPROVED DEVICES CAN BE FOUND ON THE UTAH DIVISION OF DRINKING WATER (DDW), CROSS CONNECTION CONTROL & BACKFLOW PREVENTION WEBSITE:
4. BACKFLOW ASSEMBLY SELECTION AND INSTALLATION SHALL CONFORM TO THE APPROVED INSTALLATION ORIENTATION ONLY.
5. ALL BACKFLOW PREVENTION DEVICES USED WITHIN THE STATE OF UTAH SHALL HAVE THIRD PARTY CERTIFICATION AS MENTIONED ABOVE.
6. ALL BACKFLOW PREVENTERS HAVE TO BE TESTED ANNUALY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. A VISUAL CHECK OF AIR GAPS IS SUFFICIENT, BUT MECHANICAL BACKFLOW PREVENTERS HAVE TO BE TESTED BY A STATE CERTIFIED BACKFLOW SPECIALIST, WITH PROPERLY CALIBRATED GAUGE EQUIPMENT. TO OBTAIN A LIST OF STATE CERTIFIED TESTERS REFER TO THE UTAH DIVISION OF DRINKING WATER (DDW), CROSS CONNECTION CONTROL & BACKFLOW PREVENTION WEBSITE.
7. FIRE SPRINKLER SYSTEM PUMPS, INTEGRAL TO THE FIRE SPRINKLER PIPING, TO MEET FIRE SPRINKLER PRESSURE DESIGN REQUIREMENTS ARE CONSIDERED OUTSIDE THE INTENT OF UTAH DDW REGULATION R309-550-11(3) AND DO NOT REQUIRE APPROVAL OF THE DDW IF THEIR INSTALLATION CONFORMS TO UTAH ADOPTED PLUMBING CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 D. PUMPS SHALL BE CONNECTED ON THE BUILDING SIDE OF THE WATER METER VAULT AND SHALL BE APPROVED BY THE CITY ENGINEER AND BUILDING DEPARTMENT. PUMP APPROVAL IS FOR FIRE SPRINKLER SYSTEMS ONLY AND NOT FOR DOMESTIC USE.

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	**DATE** 3/2024 **REV.** 1	**NFPA 13D OR 13R RESIDENTIAL FIRE SPRINKLER SERVICES**	**STD. PLAN** **595 S**



NOTES:

1. INSTALL REFERENCE POST WHEN WATERLINE IS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS WHEN DIRECTED BY CITY ENGINEER AND WATER DEPARTMENT.

2. BURIED WATER LINE MARKER SHALL BE CONSTRUCTED ON 4" RHINO 3-RAIL FIBERGLASS UTILITY MARKER POSTS WITH VERBIAGE AS SHOWN ON THIS DETAIL. BY "RHINO" OR EQUAL. (WWW.RHINOMARKERS.COM)

3. PARK CITY LOGO IS WHITE PMS CL GY, 5CCV, 282CV AND 180CV. ALL TEXT AND GRAPHICS SHALL BE SET AGAINST A WHITE BACKGROUND. (RHINO MARKERS SHALL REFER TO SD-7964K DECAL)

4. MOUNT MARKERS PER MANUFACTURERS RECOMMENDATIONS.

5. INSTALL MARKERS AT LOCATIONS INDICATED ON PLANS BUT TYPICALLY EVERY 500 FT AND AT VALVES, TRACER WIRE BOXES, AND BENDS IN ALIGNMENT.

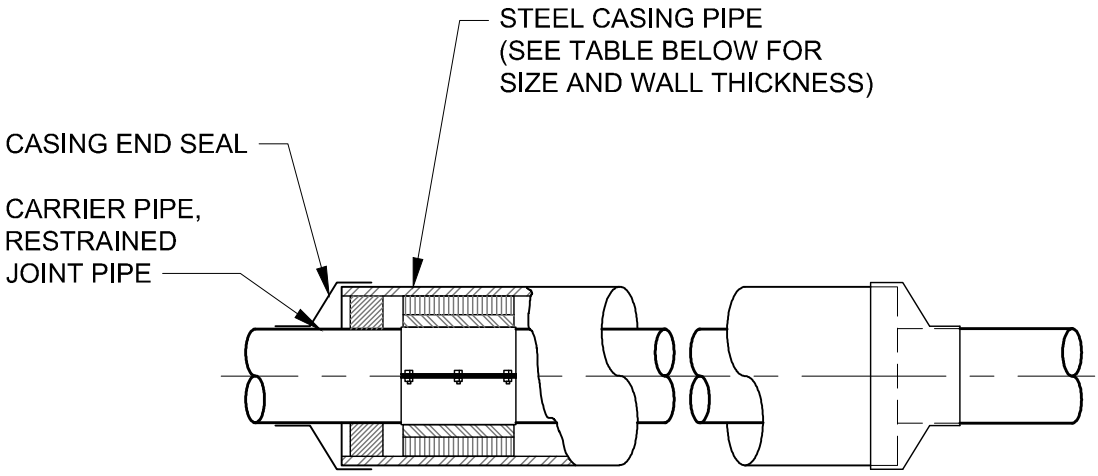
6. PLACE MARKER ON PIPE CENTERLINE.

7. OBTAIN LOGOS FROM PARK CITY TO PROVIDE TO SIGN MANUFACTURER.

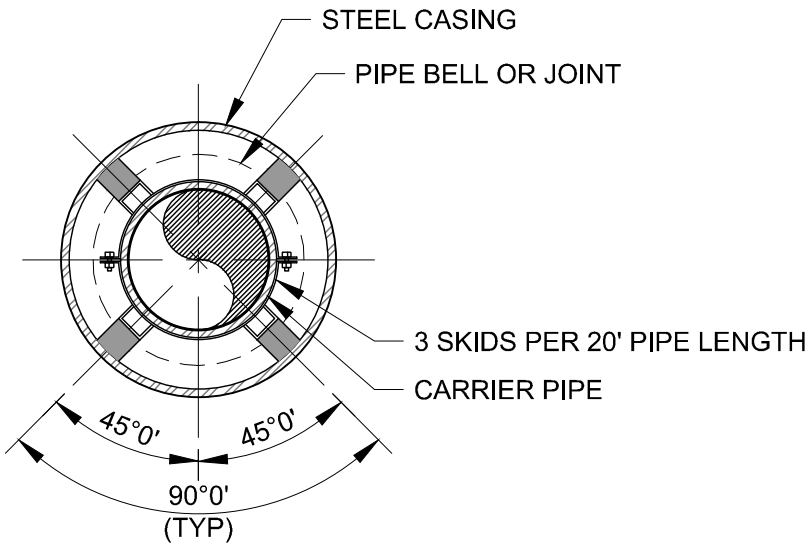
8. PRINTING MATERIAL AND SIGN MATERIAL SHALL BE WATER-RESISTANT.

9. LABEL TO READ "CAUTION WATER PIPELINE - BEFORE DIGGING CALL 811"

PARK CITY 1884 PARK CITY MUNICIPAL CORPORATION **WATER**	DATE 3/2014 REV. 0	**WATERLINE REFERENCE MARKER**	STD. PLAN **596**



SLED



PIPE CASING

CARRIER PIPE NOMINAL DIAMETER	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.50"
20"	32"	0.50"

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	STD. PLAN
4/2014	
REV.	
0	

WATERLINE CASING

597

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	CASING END SEAL	PIPELINE SEAL AND INSULATOR, INC	MODEL “S”
②	CASING SPACER	PIPELINE SEAL AND INSULATOR, INC.	C12G-2 OR APPROVED EQUAL
③	CARRIER PIPE: DUCTILE IRON RESTRAINED JOINT (STD. PLAN 540)		

DETAIL NOTES

1. PROVIDE CARRIER AND CASING SIZE, LOCATION, AND DEPTH PER APPROVED PLANS
2. INSTALL MECHANICAL JOINT A MAXIMUM OF 18” FROM EACH END OF CASING
3. IF REQUIRED BY APPROVED PLANS, INSTALL CLOSED CELL INSULATION IN ANNULAR SPACE BETWEEN CARRIER PIPE AND CASING. INSTALLATION METHOD TO BE APPROVED BY CITY.

PARK CITY 1884

PARK CITY MUNICIPAL CORPORATION
WATER

DATE	WATERLINE CASING	STD. PLAN
4/2014		597 S
REV.		
0		

DIVISION 600-800 UNUSED

DIVISION 900 INFORMATION TECHNOLOGY SYSTEMS

900.01 Information Technology System Standards

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Park City has adopted the current Utah Department of Transportation (UDOT) Standard Specifications and Standard Drawings sections 13431 through 13595 regarding Information Technology System (ITS) Standards with the following exceptions. Applicants shall comply with these UDOT Standards and Specifications unless given written exception by the City Manager or Designee.

1.2 UDOT STANDARD DRAWING EXCEPTIONS

A. Amend the following standard drawings:
The amendments are shown in the drawings with a "9-" prefix as provided in section 900.02 ITS Supplemental Standard Drawings.

AT 6	Conduit Details
AT 7A	Polymer Concrete Junction Box Details
AT 7B	Precast Concrete Fiber Optic and Utility Vault Details
AT-8	ITS Cabinet
AT-9	ITS Cabinet and Equipment Disconnect and Transformer Frame

PART 2 PRODUCTS

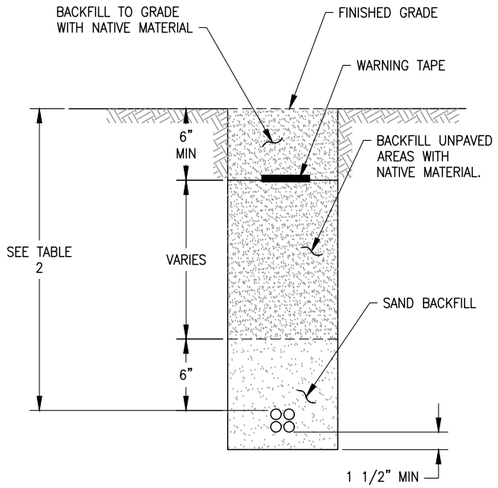
Not Used

PART 3 EXECUTION

Not Used

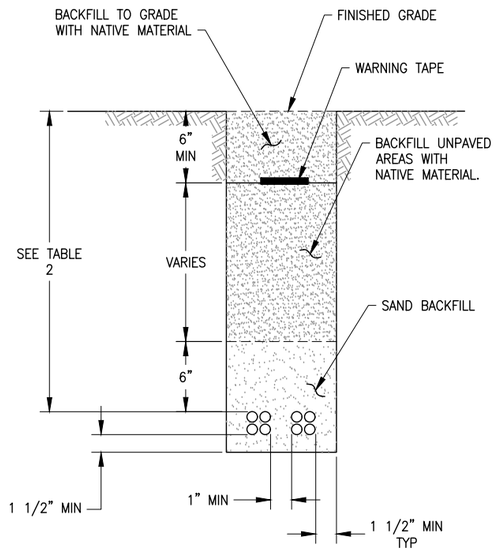
END OF SECTION

900.02 Information Technology System Drawings



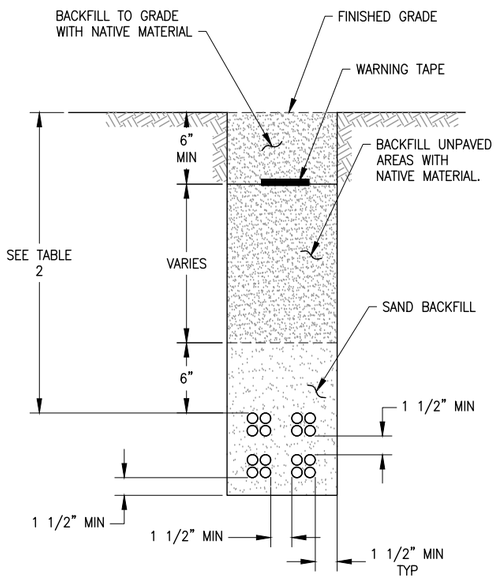
1–D MULTIDUCT CONDUIT (A)

SCALE: NTS



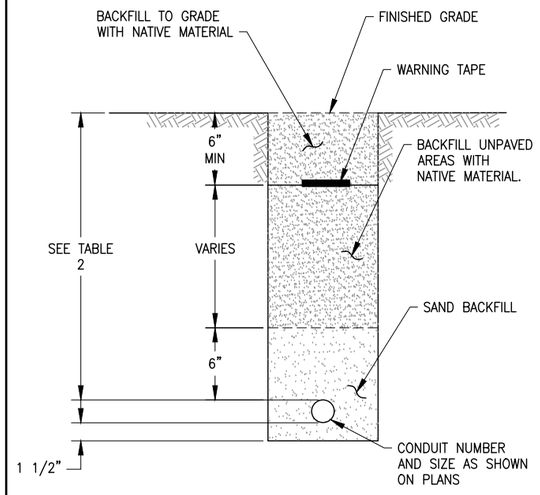
2–D MULTIDUCT CONDUIT (B)

SCALE: NTS



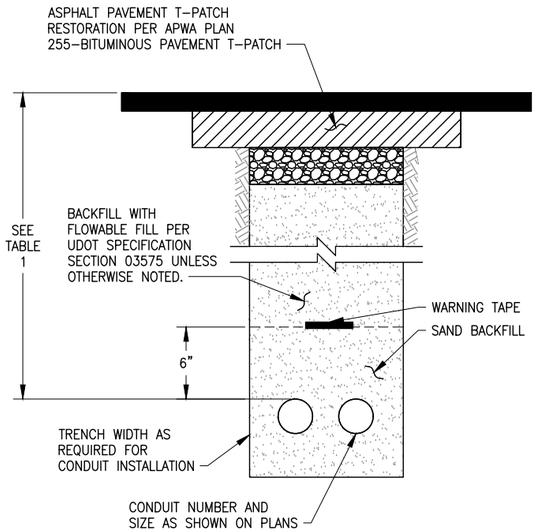
4–D MULTIDUCT CONDUIT (C)

SCALE: NTS



NON–MULTIDUCT CONDUIT AND BUNDLED MICRODUCT (D)

SCALE: NTS



CONDUIT TRENCHED IN ASPHALT PAVEMENT RESTORED WITH T PATCH (E)

SCALE: NTS

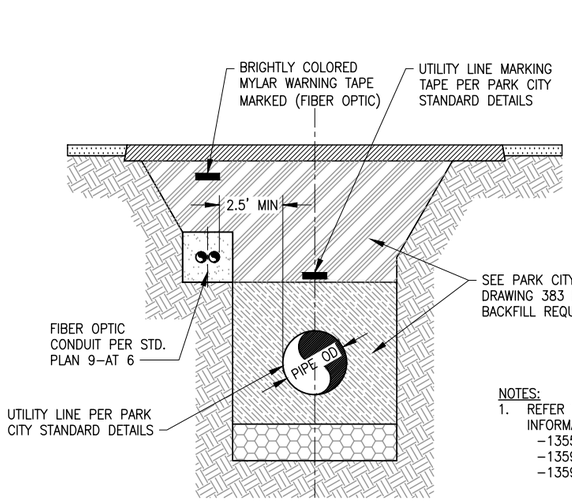
TABLE 1. MINIMUM CONDUIT DEPTH

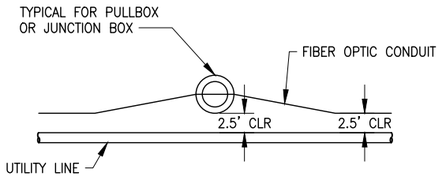
	DEPTH IN INCHES	AREA
A	36" MIN.	NATIVE OR LANDSCAPED AREA
B	36" MIN.	CONCRETE PAVED AREA (NON–ROADWAY)
C	36" MIN.	WITHIN STREET/ROADWAY

DEVIATION FROM TABLE 1 MINIMUM CONDUIT DEPTHS WILL BE CONSIDERED ON A CASE–BY CASE BASIS AND REQUIRE WRITTEN APPROVAL FROM PARK CITY MUNICIPAL ENGINEERING.

NOTES:

1. USE SAND BACKFILL AND FLOWABLE FILL WITHIN EXISTING ROADWAY, PROPOSED ROADWAY AND SIDEWALK PAVEMENT AREAS ONLY.
2. INSTALL DETECTABLE PULL TAPE IN ALL EMPTY CONDUITS.
3. USE 3/8 INCH MINUS WELL–GRADED SAND.
4. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
   - –13553 – ITS CONDUIT
   - –13594 – FIBER OPTIC COMMUNICATION
   - –13595 – ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE





TYPICAL PLAN VIEW

SCALE: NONE

NOTES:

1. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
   - –13553 – ITS CONDUIT
   - –13594 – FIBER OPTIC COMMUNICATION
   - –13595 – ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE

FIBER OPTIC CONDUIT IN COORDINATION WITH OTHER UTILITY INSTALLATION (F)

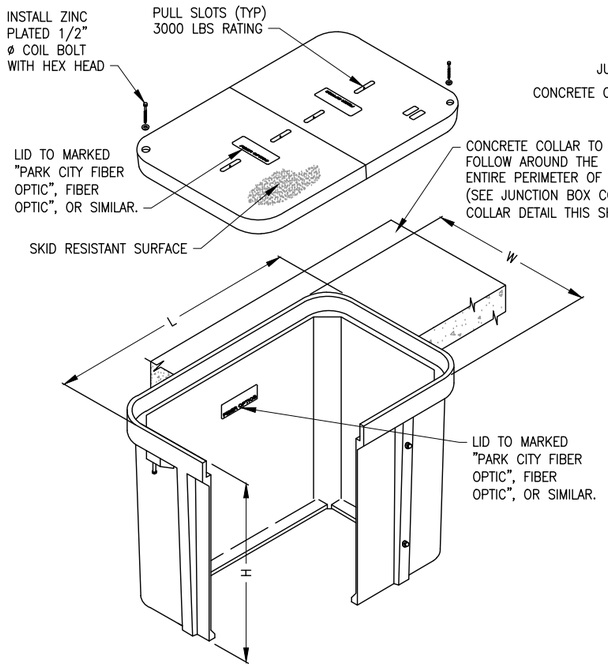
SCALE: NTS

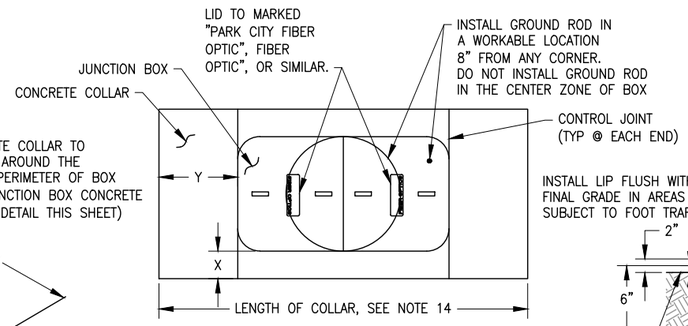
STD. PLAN 9-AT 6

CONDUIT DETAILS

DATE	03/2024	REV.	0

PARK CITY MUNICIPAL CORPORATION
ENGINEERING



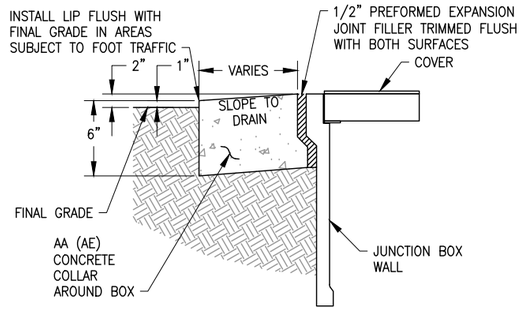


PLAN VIEW–JUNCTION BOX AND CONCRETE COLLAR

SCALE: NONE

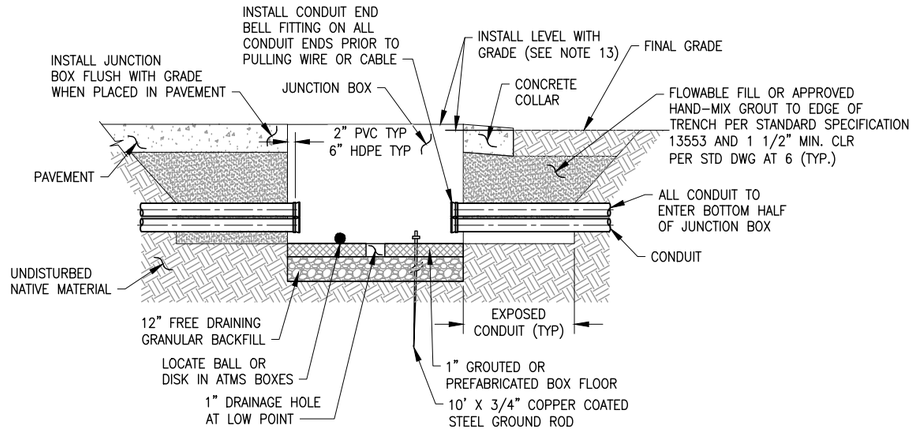
TABLE OF DIMENSIONS

BOX TYPE	"W" INCH	"L" INCH	"H" INCH	"X" INCH	"Y" INCH	LOADING
I–PC	13	24	24	10	10	TIER 22
II–PC	24	36	36	10	24	TIER 22
III–PC	30	48	36	10	24	TIER 22



JUNCTION BOX CONCRETE COLLAR DETAIL

SCALE: NONE



JUNCTION BOX CONDUIT PRENETRATION DETAIL

SCALE: NONE

NOTES:

1. BOX LOGO OR NAME PLATE, REFER TO UDOT STANDARD SPECIFICATION 13554.
2. DO NOT PLACE JUNCTION BOXES IN THE TRAVELED WAY OR ON FREEWAY SHOULDERS.
3. CONCRETE COLLAR WIDTH VARIES WHEN ADJACENT TO ATMS CABINETS. REFER TO UDOT AT AND SL SERIES STD DWGS.
4. PROVIDE CONCRETE COLLARS EXCEPT WITHIN CONCRETE PAVED AREAS, OR OTHERWISE NOTED ON DESIGN DRAWINGS.
5. INSTALL CONDUIT PLUG PER STANDARD SPECIFICATION 13554.
6. ALIGN ATMS CONDUIT BY COLOR ON EACH SIDE OF THE JUNCTION BOX.
7. PROVIDE TYPE III–PC JUNCTION BOXES WITH A SPLIT LID.
8. CONFORM TO ANSI/SCTE–77 "SPECIFICATION FOR UNDERGROUND ENCLOSURE INTEGRITY" TIER 22 LOADING FOR ALL JUNCTION BOXES. TIER 22 ID PLATE TO BE VISIBLE ON BOX.
9. EXTEND GROUND ROD A MINIMUM OF 4 INCHES AND A MAXIMUM OF 6 INCHES ABOVE BOTTOM OF JUNCTION BOX.
10. USE INTER SYSTEM GROUNDING BRIDGE CLAMP FOR BONDING TO GROUND ROD. ATTACH NOT MORE THAN 4 WIRES PER CLAMP.
11. DO NOT CUT GROUND RODS.
12. PROVIDE CLEAR SPACE OF AT LEAST 36 INCH FOR PERSONNEL TO PULL LID OFF BOX WITHOUT CONFLICT.
13. PLACE JUNCTION BOXES AND CONCRETE COLLARS LEVEL WITH GRADE ON SLOPES 6:1 OR FLATTER. REFER TO PLANS FOR DETAILS OF JUNCTION BOX PLACEMENTS ON SLOPES STEEPER THAN 6:1. SLOPE CONCRETE COLLAR TO DRAIN AS SHOWN.
14. INSTALL ENTIRE PAD UNIFORMLY TO LONGEST LENGTH WHEN SEVERAL JUNCTION BOXES ARE BEING PLACED ADJACENT TO ONE ANOTHER.
15. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
    - –13553 – ITS CONDUIT
    - –13554 – POLYMER CONCRETE JUNCTION BOX
    - –13594 – FIBER OPTIC COMMUNICATION
    - –13595 – ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE

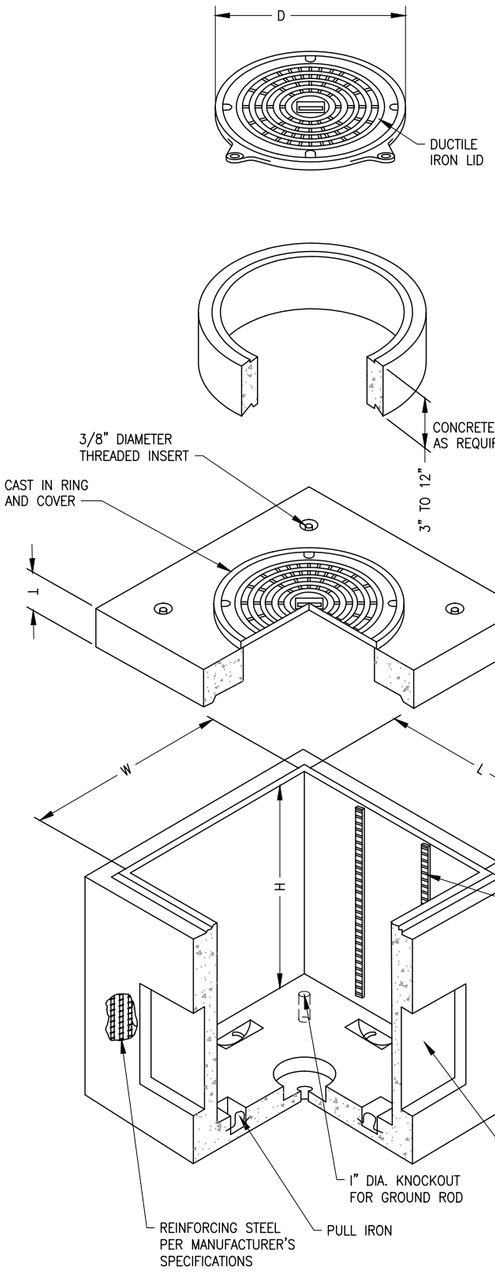
STD. PLAN

9-AT 7A

POLYMER CONCRETE JUNCTION BOX DETAILS

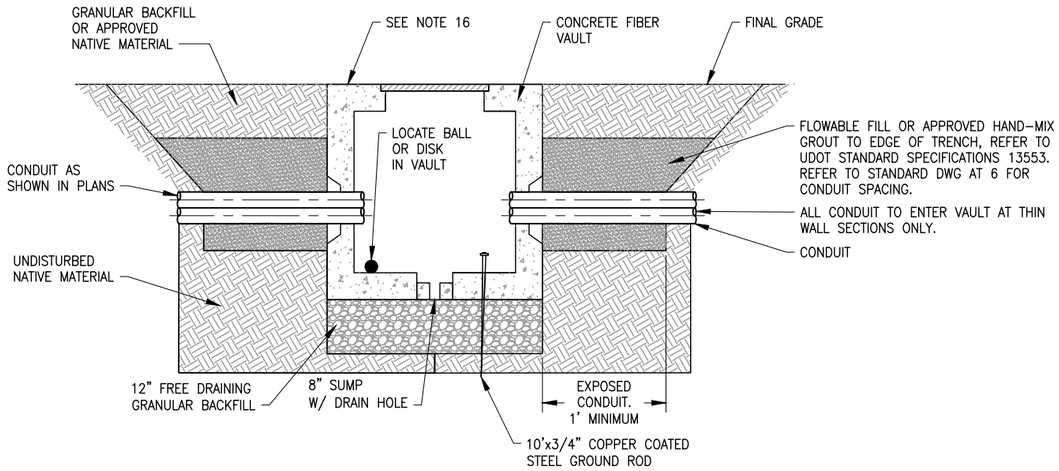
DATE	03/2024
REV.	

PARK CITY MUNICIPAL CORPORATION
ENGINEERING



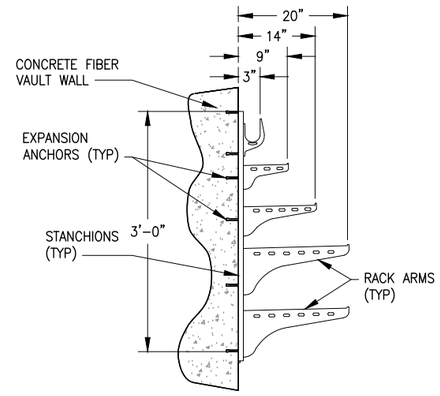
CONCRETE FIBER VAULT WITH MANHOLE LID

SCALE: NONE



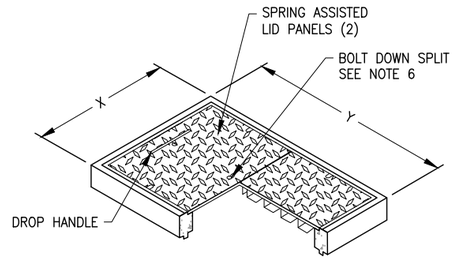
FIBER VAULT CONDUIT PENETRATION DETAIL

SCALE: NONE



TYPICAL CABLE RACK

SCALE: NONE



METAL LID FOR TYPE IV-CV FIBER VAULT

SCALE: NONE

VAULT DIMENSIONS

VAULT TYPE	"L" INCH	"W" INCH	"H" INCH	"T" INCH	LID	"X" INCH	"Y" INCH	"D" INCH
IV-CV	48	48	48	6 MIN	HINGED OR MANHOLE	24	36	36
V-CV	48	72	72	6 MIN	MANHOLE ONLY	N/A	N/A	36

NOTES:

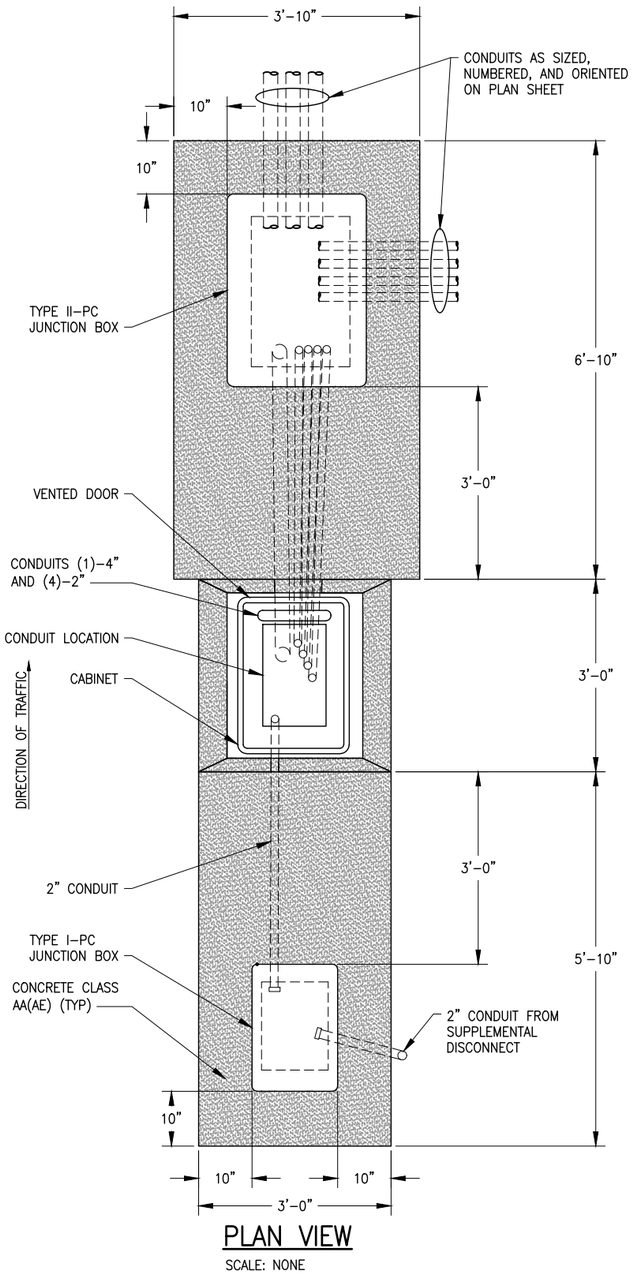
1. SUPPLY TYPE IV FIBER VAULT WITH A TAMPERPROOF HINGED METAL LID FOR UNPAVED AREAS, OR A TAMPERPROOF HEAVYDUTY MANHOLE-STYLE LID IN PAVED AREAS. SUPPLY FIBER VAULTS, LIDS, AND COVERS RATED FOR AASHTO LRFD HL-93 LOADING.
2. SUPPLY TYPE V-CV FIBER VAULT WITH A MANHOLE-STYLE LID ONLY.
3. SUPPLY MANHOLE LIDS WITH A HOLE OR SLOT FOR REMOVAL WITH A LEVER OR HOOK. SUPPLY HINGED METAL LIDS WITH DROP HANDLES.
4. SUPPLY VAULTS WITH A PERMANENT INTERNAL LADDER.
5. PROVIDE FIBER VAULT LIDS MARKED, "PARK CITY FIBER OPTIC, FIBER OPTIC, OR SIMILAR" USING MIN 3 INCH HIGH LETTERING WITH 1/8" INCH THICKNESS. FORM LETTERS BY ENGRAVING, CASTING, STAMPING, OR WITH A PRECISE WELD BEAD.
6. PROVIDE HINGED METAL LID WITH A MINIMUM OF 3/23" HIGH DIAMOND PATTERN OR SIMILAR SURFACE.
7. PROVIDE FIBER VAULTS WITH A HEAVY-DUTY NON-METALLIC CABLE STORAGE RACK SYSTEM. PROVIDE RACK ARMS AND STANCHIONS CAPABLE OF SUPPORTING A MINIMUM OF 250 LB FOR TYPE IV-CV FIBER VAULT RACKS, INCLUDE A MINIMUM OF 36 INCH RACK STANCHIONS AND 4 RACK ARMS. FOR TYPE V-CV FIBER VAULTS, INCLUDE A MINIMUM OF 45 INCH RACK STANCHIONS AND 5 RACK ARMS.
8. CONDUITS PENETRATE FIBER VAULT AT THIN WALL SECTIONS ONLY. CORE DRILL HOLE IN THIN WALL SECTION TO CONDUIT SIZE PLUS 1/4". DO NOT "KNOCK OUT" THE THIN WALL SECTION.
9. COMPLY WITH OSHA REQUIREMENTS FOR ENCLOSED WORK SPACES.
10. BOND AND GROUND ALL EXPOSED METALLIC COMPONENTS OF THE FIBER VAULT PER NEC 250 IF ARMORED FIBER OPTIC CABLE IS USED.
11. INSTALL CONDUIT PLUGS ACCORDING TO UDOT STANDARD SPECIFICATION 13553.
12. ALIGN ATMS CONDUIT BY COLOR ON EACH SIDE OF FIBER VAULT.
13. EXTEND GROUND ROD A MINIMUM OF 4 INCHES AND A MAXIMUM OF 6 INCHES ABOVE BOTTOM OF FIBER VAULT.
14. USE GROUND ROD BRIDGE CLAMP FOR BONDING TO GROUND ROD. ATTACH NOT MORE THAN 4 WIRES PER CLAMP.
15. DO NOT CUT GROUND RODS.
16. INSTALL VAULT PLUMB AND LEVEL. GRADE BACKFILL FLUSH WITH VAULT.
17. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
    - -13431 - PRECAST CONCRETE FIBER OPTIC AND UTILITY VAULT
    - -13553 - ITS CONDUIT
    - -13594 - FIBER OPTIC COMMUNICATION
    - -13595 - ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE

STD. PLAN 9-AT 7B

PRECAST CONCRETE FIBER OPTIC AND UTILITY VAULT DETAILS

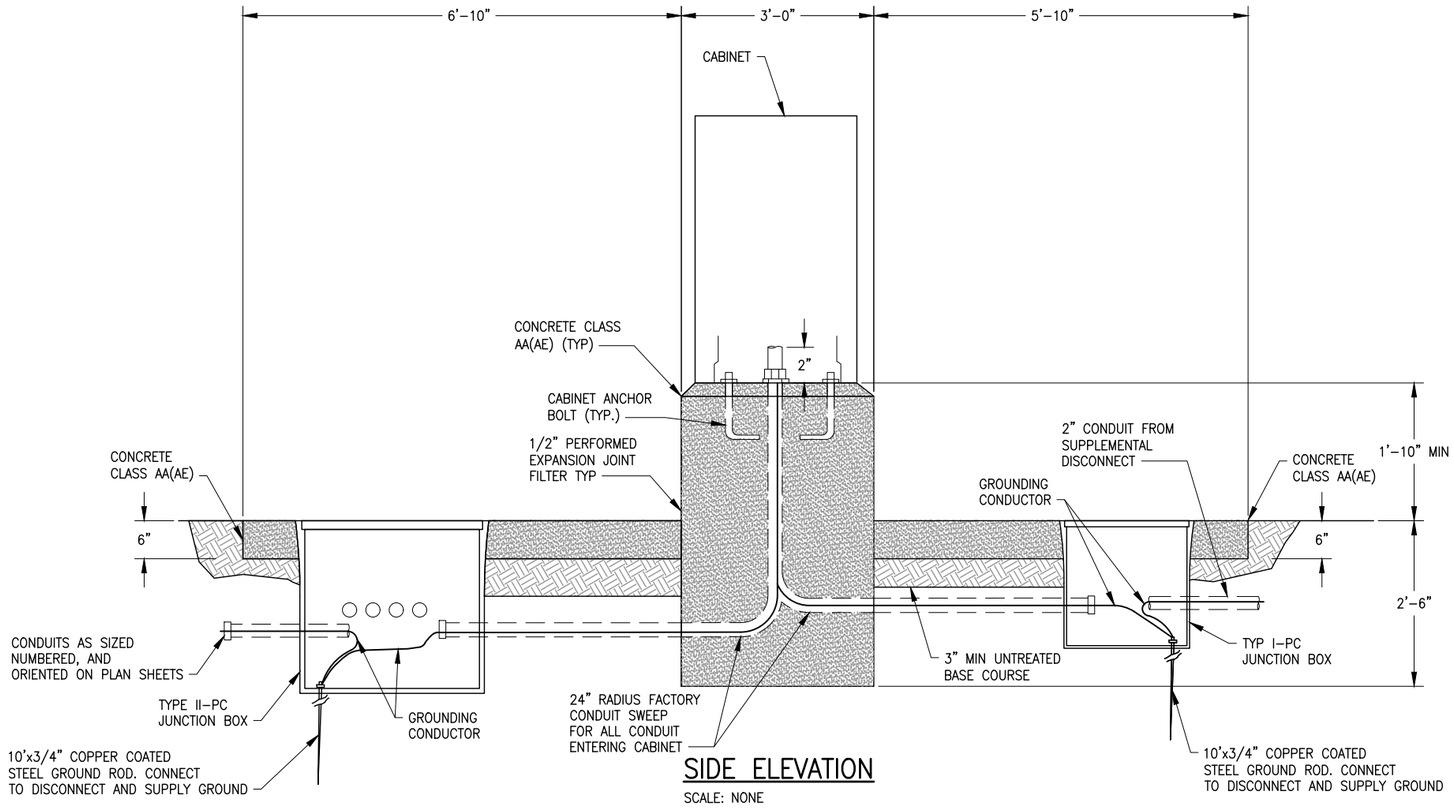
DATE	03/2024
REV.	

PARK CITY MUNICIPAL CORPORATION
ENGINEERING



PLAN VIEW

SCALE: NONE



SIDE ELEVATION

SCALE: NONE

NOTES:

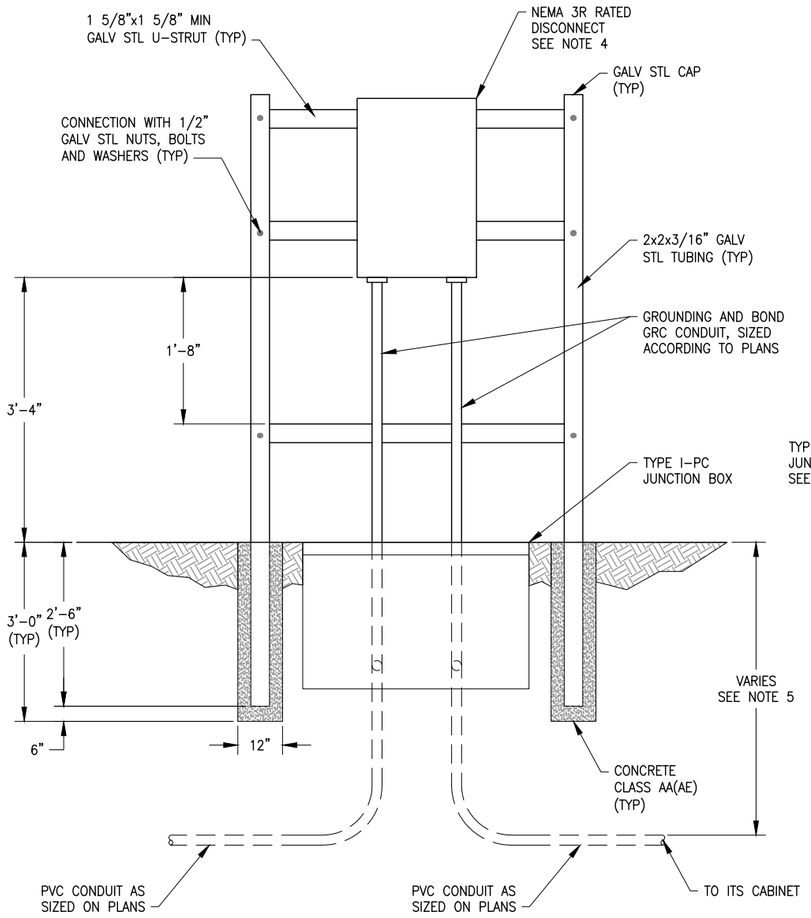
1. SEE STD DWG 9-AT 9 FOR CABINET DISCONNECT AND TRANSFORMER DETAIL.
2. FIELD VERIFY CONDUIT LAYOUT IN FOUNDATION TO AVOID CONFLICT WITH CABINET.
3. SEE STD DWG 9-AT 7 FOR TYPICAL ITS JUNCTION BOX INSTALLATION.
4. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
   - -13431 - PRECAST CONCRETE FIBER OPTIC AND UTILITY VAULT
   - -13553 - ITS CONDUIT
   - -13554 - POLYMER CONCRETE JUNCTION BOX
   - -13594 - FIBER OPTIC COMMUNICATION
   - -13555 - ITS CABINET
   - -13595 - ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE

STD. PLAN **9-AT 8**

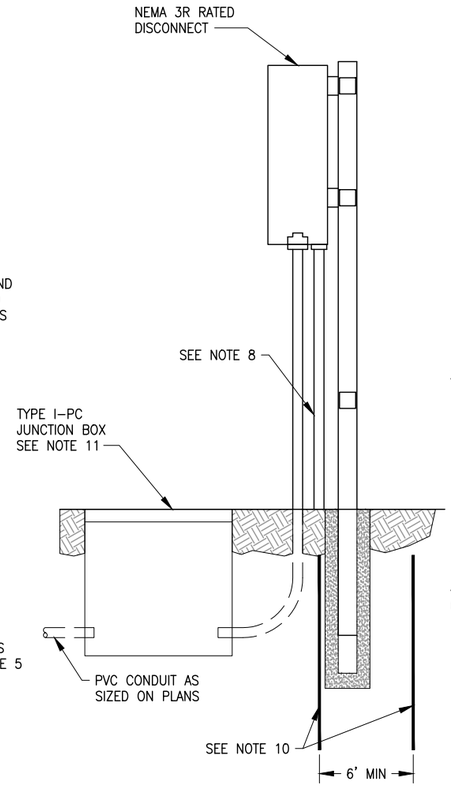
ITS CABINET

DATE	03/2024	REV.	

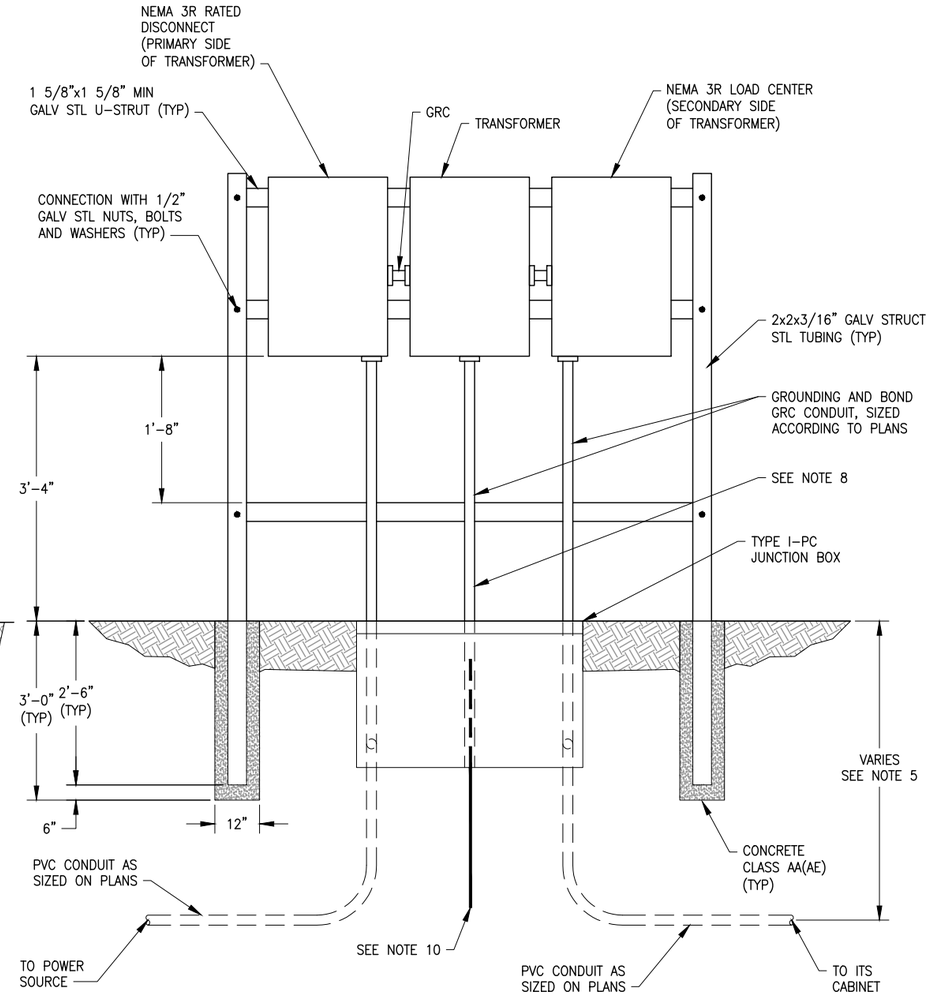
PARK CITY MUNICIPAL CORPORATION
ENGINEERING



SUPPLEMENTAL DISCONNECT FRAME (A)
SCALE: NONE



PROFILE VIEW
SCALE: NONE



SUPPLEMENTAL DISCONNECT
WITH TRANSFORMER FRAME (B)
SCALE: NONE

NOTES:

1. LOCATE FRAME 10 TO 15 FT FROM CABINET AND ITS EQUIPMENT.
2. ROUND OFF SHARP EDGES OF STRUCTURAL TUBING. PAINT CUT ENDS OF FRAMING STRUTS WITH ZINC RICH PAINT.
3. APPLY CORROSION PROTECTION TO PORTION OF STRUT BELOW GRADE.
4. ATTACH TRANSFORMER, DISCONNECT AND LOAD CENTER TO FRAMING STRUT WITH WATERTIGHT GASKETS AND GALVANIZED HARDWARE.
5. REFER TO UDOT STANDARD SPECIFICATION 13553 FOR CONDUIT DEPTH.
6. USE ONLY FACTORY PRODUCED CONDUIT SWEEPS.
7. SIZE ENCLOSURE TO ACCOMMODATE CONDUIT SIZES PER PLAN.
8. INSTALL 1 INCH SCHEDULE 80 PVC AS PROTECTION FOR GROUNDING ELECTRODE CONDUCTOR.
9. ALL MATERIALS USED MUST BE RATED FOR THE VOLTAGE AND CURRENT AS SHOWN.
10. INSTALL 2 EACH 10 FT X 3/4 INCH GROUND RODS DIRECTLY BELOW SUPPORT FRAME, SPACED MINIMUM 6 FT APART AT TRANSFORMER LOCATIONS. INSTALL 6 AWG COPPER GROUNDING ELECTRODE CONDUCTOR BETWEEN GROUND RODS 6 INCHES BELOW GRADE AND BOND TO TRANSFORMER SECONDARY ACCORDING TO NEC ARTICLE 250 REQUIREMENTS.
11. LOCATE TYPE I PC JUNCTION BOX MINIMUM 6 FT AND MAXIMUM 10 FT FROM FRAME.
12. REFER TO THE FOLLOWING UDOT STANDARD SPECIFICATIONS FOR ADDITIONAL INFORMATION:
    - 13431 – PRECAST CONCRETE FIBER OPTIC AND UTILITY VAULT
    - 13553 – ITS CONDUIT
    - 13554 – POLYMER CONCRETE JUNCTION BOX
    - 13594 – FIBER OPTIC COMMUNICATION
    - 13555 – ITS CABINET
    - 13595 – ITS INTEGRATION, INSPECTION, TESTING, AND ACCEPTANCE

STD. PLAN
9-AT 9

ITS CABINET AND EQUIPMENT DISCONNECT AND TRANSFORMER FRAME

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PARK CITY MUNICIPAL CORPORATION
ENGINEERING

ATTACHMENT A – 2025 Public Water Field Observation Guidelines

PUBLIC WATER SYSTEM FIELD OBSERVATION GUIDELINES

FOR PROJECTS WITHIN THE PARK CITY WATER SERVICE DISTRICT

YEAR 2025

REV. 2

FORWARD

This manual provides information to assist the field representative in his duties of observing the progress and quality of public water line construction within the Park City Water Service District, Park City, Utah, and determining if the work is proceeding in accordance with *Park City Design Standards, Construction Specifications and Standard Drawings*. The information, checklists and procedures included in the manual are not all inclusive, but are intended to serve as guidelines for the performance of periodic construction observations, required sampling and testing observation by the field representative. **It is important that field representatives contact the Project Manager or the Park City Engineer for clarification if there are any questions related to the requirements of the Park City Design Standards, Construction Specifications, and Standard Drawings.**

DISINFECTING

All new water mains, services, and appurtenances shall be disinfected in accordance with AWWA Standard C651-05.

The method typically employed by the Contractor to disinfect new water distribution systems is to place calcium hypochlorite granules in the pipeline as it is being installed. Reference *Park City Design Standards and Construction Specifications*, Appendix 703A. The field representative should pay special attention to the following items:

- Refer to Table No. 1 of the above referenced Appendix for the number of ounces to be used per pipe diameter and pipe interval to achieve the necessary disinfection concentration.
- **Active chlorine content of disinfecting solution within water service tubing (CTS) for water services shall not exceed 12%.**
- Water mains shall be filled slowly to prevent "pushing" the calcium hypochlorite granules to one end of the pipe line. If the new water lines are to be filled by introducing water from the existing water distribution system, via opening the isolation valve between the two systems, the field representative shall monitor the opening of the valve. The field representative shall pay special attention to the following during water system filling by the Contractor:
  1. Verify that the static water pressure of the distribution system (typically 40 psi) is capable of overcoming the static head required to fill the new water line.
  2. Be certain a means of releasing air at the high point of the water system to be filled is provided and is open.
  3. The isolation valve shall be opened only slightly **(existing water system valves are to be operated only by Water Operations staff)**.
  4. Listen for water passing the valve. The valve shall be closed immediately if it appears that the water pressures begin to equalize on each side of the valve. Backflow of chlorinated water into the existing water distribution system must not occur.
- After the water mains and services have been filled by the Contractor, the field representative shall sample and test the water for chlorine concentration. Observe the following:
  1. Select sampling frequency and locations to achieve representative samples. Typical locations for samples at water meter services, taps or fire hydrants. The sampling frequency will depend on length of the water line being chlorinated, availability of sampling points, and results of chlorination concentration tests.
- The field representative should observe the disinfection of the interior of all pipe, fittings, valves, tapping sleeves, and other materials when existing water mains are cut into or repaired. The Contractor can accomplish this by swabbing the materials with a hypochlorite solution. Reference *Park City Design Standards and Construction Specifications*, Appendix A.
- **Remember: Good disinfection practices improve the opportunity for successful bacteriological test results.**

WATER SYSTEM FLUSHING

Flushing of the installed water system is to be completed in two steps. The initial flushing is to be performed following installation and disinfection of the water main but prior to hydrostatic testing. The final flushing is to be performed following hydrostatic testing and leakage testing.

INITIAL FLUSHING

The following items should be considered by the field representative and may need to be reviewed with the Park City Engineer:

1. When notified that the Contractor intends to begin the initial flushing but before the Contractor utilizes water contact the Park City Water Department to be certain that water is available from the City for flushing purposes. **Inform the Contractor not to begin flushing without authorization (existing water system valves are to be operated only by Water Operations staff).**

2. Review with the Contractor the proposed discharge location for flushing operations and the method by which the Contractor intends to control the discharge of chlorinated water from the water system. **Fire hydrants are not acceptable points for <u>initial</u> flushing operations.**
Typically, Contractors will discharge the water into a water truck or tank and haul the water offsite for disposal. **Chlorinated water shall not be allowed to be discharged in a manner that it could now onto vegetation or into streams, waterways, storm drains or sanitary sewer systems.**

3. Determine the required diameter of opening(s) for discharge from the water line. The opening must be sized to achieve velocities capable of moving dirt and rock through the pipe, approximately **6 to 8 feet per second**. Note that required flowrate and opening size(s) referenced in AWWA Table 3 Required Flow and Openings to Flush Pipelines, is based on only 2.5 feet per second velocity at 40 psi pressure. *Required opening size will be determined based on site specific available water system pressure to achieve the required velocity.*

4. Determine the total volume of water to be expelled from the section of water system being flushed. The entire contents of the water line must be discharged and replaced with new water. To determine the volume required, ensuring that the entire pipe line has been flushed, utilize the following formula:

$V=(\pi d^2/4)(L)(7.481)$; *where:* *V = volume (gallons)*
π/4 = area
d = pipe diameter (feet)
π = 3.141

5. If the section of water line to be flushed is very long, making the transport of sediment and rock to the discharge location may be difficult, an intermediate discharge location for flushing should be considered. *The end of a fire service line, prior to setting the hydrant, or a properly sized service tap could be utilized.*

6. After initial flushing has been completed, perform sampling and testing for "low" chlorination concentration.

FINAL FLUSHING

1. Utilize the same procedure for final flushing as for initial flushing, except that concerns regarding the chlorine concentration of discharge water do not apply.
2. Fire hydrants are to be flushed and can be utilized as flushing locations.
3. Services are to be flushed at the meter vaults. *Proper flushing of the service lines is important since water samples for bacteriological testing are typically taken at the service lines.*

TABLE 3 REQUIRED FLOW AND OPENINGS TO FLUSH PIPELINES (40 psi RESIDUAL PRESSURE IN WATER MAIN)*

Pipe Diameter inches	Flow Required to produce 2.5 ft/s (approx) velocity in main gpm	Size of tap inches 1-1/2 Number of Taps on Pipe# 1	Size of tap inches 1-1/2 Number of Taps on Pipe# 2	Number of 2-1/2 in. Hydrant Outlets*
4	100	1	–	1
6	200	–	1	–	1
8	400	–	2	1	1
10	600	–	3	2	1
12	900	–	–	2	2
16	1600	–	–	4	2

*With a 40 psi pressure in the main with the hydrant flowing to atmosphere, a 2-1/2 inch hydrant outlet will discharge approximately 100-0 gpm and a 4-1/2 inch hydrant outlet will discharge approximately 2500 gpm.

HYDROSTATIC TESTING

Hydrostatic testing is required for every section of water main (valve to valve). Testing every section is intended to test both sides of isolation valves to ensure proper functioning of the valve. Prior to hydrostatic testing and leakage testing the water system should be flushed and tested for proper disinfection.

HYDROSTATIC TESTING

The specified hydrostatic test pressure is to be met at the highest elevation in the section of water line being tested. The specified test pressure shall be achieved by means of a Contractor supplied pump/gauge system connected to the pipe. The gauge shall have sufficient increments to enable accurate readings to be taken.

To achieve proper hydrostatic test pressure at the highest elevation of the water line section being tested, consider the locations available for installing the testing apparatus. To determine the required test pressure at the test gauge, utilize the following formula:

$$P_g = P_r + (H_v - H_g) / 2.31;$$

where: P_g *= required gauge pressure reading (psi)*

P_r *= required test pressure (psi)*

H_v *= elevation at highest valve (feet)*

H_g *= elevation at gauge (psi)*

Note: 1 psi = 2.31 feet of elevation, or 0.43 psi X elevation difference in feet.

The following items should be considered and may need to be reviewed with the Park City Engineer:

- The possibility of requiring/requesting a water valve to be installed in the water main to reduce the pressure difference in the water line to be tested. This may occur when there is a significant difference in elevation between water valves;
- The installation of an additional service tap to accommodate proper testing.
- In achieving the required hydrostatic pressure at the highest elevation of the water line section being tested, the hydrostatic pressures at the lowest elevation may exceed acceptable pressures for the pipe, valves or fittings. Typically, if the calculated pressure at the lowest elevation exceeds 300 psi, the City Engineer should be notified before testing is performed.

HYDROSTATIC TESTING

The field representative shall perform all sampling for bacteriological testing and deliver samples to the Summit County Health Department (or a pre-approved state certified laboratory) for analysis. To achieve consistent and representative sampling, the following procedures shall be observed by the field representative:

- Select the location and number of samples to be taken. Samples are typically taken at water meter services and ends of the water line. Intervals of 200 feet between sampling locations is preferred.
- Procedures for obtaining samples for bacteriological testing of the water system are as follows:
  1. Obtain sample bottles from the Public Works Water Department office or Summit County Health Department, if not available in the office.
  2. When sampling, first disinfect or sterilize the discharge area.
  3. Open the control valve slowly and allow water to flow for a short period.
  4. Close the valve slightly to reduce the flowrate and fill the sample bottle to the fill line. Place the lid on the sample bottle and seal shut. Note: Be sure to identify the location of the sample bottle before obtaining other samples.
- After all samples are taken, complete the identification form and add other pertinent information to each sample bottle. Reference the sample identification form contained in the Report Forms and Checklists section of this manual. *Note: Pay special attention to Item No. 2, "Investigative Sample (not included on official records)" on the identification form.* **Always check this box on the form.**

TABLE 1
ALLOWABLE LEAKAGE PER 1000 FEET OF PIPELINE
(gph)

Avg. Test Pressure (psi)	Nominal Pipe Diameter (inches) 3	4	6	8	10	12	14	16	18
250	.36	.47	.71	.95	1.19	1.42	1.66	1.90	2.14
225	.34	.45	.68	.90	1.13	1.58	1.58	1.80	2.03
220	.32	.43	.64	.85	1.06	1.28	1.48	1.70	1.91
175	.30	.40	.59	.80	.99	1.19	1.39	1.59	1.79
150	.28	.37	.55	.74	.92	1.10	1.29	1.47	1.66
125	.25	.34	.50	.67	.84	1.01	1.18	1.34	1.51
100	.23	.30	.45	.60	.75	.90	1.05	1.20	1.35

*EXCERPTED FROM AWWA C600

In inch-pound units,

$$L = \frac{SD\sqrt{P}}{133{,}200}$$

Where,

- L = testing allowance (makeup water), in gallons per hour
- S = length of pipe tested, in feet
- D = nominal diameter of the pipe, in inches
- P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

This formula is based on a testing allowance of 11.65 gpd/mi/in. of nominal diameter at a pressure of 150 psi.

FIELD OBSERVATION REPORT FORMS AND CHECKLISTS

This section includes typical forms checklists that are to be used as generalized guidelines to assist in the verification of the material and dimensional requirements of the Park City Design Standards and Construction Specifications. Field Representatives are to utilize the checklists during water system construction to assist the Contractor in understanding the requirements of the final product and during the final walk-through to verify consistency with the standards and specifications. Additionally, the fire hydrant inspection forms, illustrating the placement of a fire hydrant in three different terrain conditions, are to be completed during the Final Walk-through to provide the Park City Engineer with information regarding the hydrant's installed elevation and location relative to the curb and gutter and the auxiliary valve.

FIELD OBSERVATION QUICK CHECKLIST

WATER LINE INSTALLATION:

☐ Verify that marking tape and locator wire is installed above the water main in the trench

☐ Verify that water main is bedded with approved gravel-sand material

☐ Verify that water main is installed at proper horizontal location (within pavement and inside of curb & gutter limits) and depth. Require additional survey staking be provided if necessary to determine design grades and curb & gutter alignment

☐ Verify that correct polyethylene encasement is provided and properly installed

☐ Verify that wax tape coating system is provided and properly installed on all buried bolts & nuts. Verify the cathodic protection system (if required) is provided and properly installed.

☐ Verify that thrust blocking is of adequate size, extended to undisturbed soil and that the pipe is wrapped with polyethylene before concrete is placed

☐ Verify that service taps are at 45 degrees to the main with 2 feet minimum separation

☐ Verify that every service corporation stop is open. This can be verified during flushing procedures

☐ Verify that water valves are properly set, valve boxes are clear of debris, and that a valve key can be placed on the valve. This must be verified during the final walk-through

FIELD OBSERVATION QUICK CHECKLIST

FIRE HYDRANT INSTALLATION:

☐ Verify that adequate gravel is placed around the fire hydrant base

☐ Verify that thrust blocking is properly placed and fire hydrant drain ports are not covered by concrete.

☐ Flush fire hydrant drain ports. Close main hydrant valve to the position at which the drains open and allow flow through the drains under pressure for about ten seconds to flush the drains. Then close hydrant valve completely.

☐ Check fire hydrant barrels for drainage. Remove nozzle cap, open hydrant valve, allow hydrant to run briefly and close hydrant valve. Place palm of hand over nozzle outlet. Drainage should be sufficient to create a suction.

☐ Check fire hydrant nozzle caps for thread damage from impact or cross threading

☐ Verify that the auxiliary valve is in the wide open position.

☐ Verify that fire hydrant markers are installed

☐ Verify that fire hydrant is properly extended above grade and hydrant pad is properly constructed. See *Fire Hydrant Inspection Sheet.*

FIELD OBSERVATION QUICK CHECKLIST

WATER METER INSTALLATION:

☐ Verify that meter service assembly materials are in accordance with Checklist. *See checklists for specific* size *water meter.*

☐ Verify that water meter box is adjusted to grade. *See meter box adjustment detail sheet.*

☐ Verify that water meter box is located properly. Require additional staking as required for verification.

TYPICAL PROCESS FOR WATER SYSTEM CONSTRUCTION

1. INSTALL WATER MAIN AND FIRE HYDRANTS

If the Contractor elects to perform hydrostatic testing of water services independently of the water main, Items 3, 5, 7 and 9 will be performed on the water main prior to installation of the water services.

2. INSTALL WATER SERVICES

If water services are installed after water main testing, the each services must be disinfected separately.

3. INITIAL FLUSHING OF WATER MAIN

Sampling and testing for "high" chlorine concentration is performed prior to initial flushing.

4. INITIAL FLUSHING OF WATER SERVICES

5. PERFORM HYDROSTATIC AND LEAKAGE TESTING ON WATER MAIN

6. PERFORM HYDROSTATIC AND LEAKAGE TESTING ON FIRE HYDRANTS & WATER SERVICES

7. FINAL FLUSHING OF WATER MAIN

Sampling and testing for "low" chlorine concentration is performed following final flushing.

8. FINAL FLUSHING OF FIRE HYDRANTS & WATER SERVICES

9. PERFORM BACTERIOLOGICAL TESTING

10. ALLOW ACTIVATION OF WATER SYSTEM

Permanent opening of isolation valves upon receipt of successful bacteriological test results.

WATER SYSTEM TESTING SUMMARY REPORT

PROJECT NAME _____ **PROJECT #** _____

CONTRACTOR _____

WATER SYSTEM SECTION _____

DISINFECTION: 703.2.12C & J

TYPE OF CHLORINE: ☐ GRANULAR ☐ INJECTION, WHERE: _____

SAMPLE LOCATION: _____

	DATE	TIME	CHLORINE, PPM
START:			
END:			

RESULT: ☐ PASS ☐ FAIL INITIALS _____

DISPOSAL OF CHLORINATED WATER: _____

FLUSHING: 703.2.12A

MAIN:

LENGTH OF SECTION: _____ feet PIPE MAT'L: _____ PIPE DIAMETER: _____ inches

☐ CITY WATER USED ☐ OTHER

FLUSH ORIFICE SIZE: _____ inches STATION: _____

ESTIMATED TO BE FLUSHED: _____ gal. ESTIMATED DURATION: _____ min.

ACTUAL DURATION: _____ min.

DATE: _____ INITIAL _____ FINAL INITIALS _____

SERVICES:

LOT No's: _____

DATE: _____ INITIAL _____ FINAL INITIALS _____

HYDRANTS:

STATION: _____	_____ INITIAL	_____ FINAL	INITIALS	_____
STATION: _____	_____ INITIAL	_____ FINAL	INITIALS	_____
STATION: _____	_____ INITIAL	_____ FINAL	INITIALS	_____

BACTERIOLOGICAL SAMPLING: 703.2.12M

DATE OF SAMPLE: _____

SAMPLE TAKEN BY: _____ P.O. No.: _____

SAMPLES DELIVERED TO: _____ DATE: _____ TIME: _____

SAMPLES ANALYZED BY: _____

SAMPLE NO. 1 TAKEN AT: _____	☐ PASS	☐ FAIL
SAMPLE NO. 2 TAKEN AT: _____	☐ PASS	☐ FAIL
SAMPLE NO. 3 TAKEN AT: _____	☐ PASS	☐ FAIL

DATE OF RESULT: _____ (REFERENCE ATTACHED TESTING REPORT)

WATER SYSTEM TESTING SUMMARY REPORT (continued)

HYDROSTATIC TEST: 703.2.11

MAIN:

	INITIAL TEST		RETEST	
DATE:	_____		DATE:	_____
TEST PRESSURE @ START:	_____ psi		@ START:	_____ psi
@ 30 min:	_____ psi		@ 30 min:	_____ psi
@ 60 min:	_____ psi		@ 60 min:	_____ psi
@ 90 min:	_____ psi		@ 90 min:	_____ psi
@ FINISH:	_____ psi		@ FINISH:	_____ psi
	☐ PASS ☐ FAIL			☐ PASS ☐ FAIL
	INITIALS _____			INITIALS _____

COMMENTS _____

SERVICES:

LOTS SERVICED: _____

	INITIAL TEST		RETEST	
DATE:	_____		DATE:	_____
TEST PRESSURE @ START:	_____ psi		@ START:	_____ psi
@ 30 min:	_____ psi		@ 30 min:	_____ psi
@ FINISH:	_____ psi		@ FINISH:	_____ psi
	☐ PASS ☐ FAIL			☐ PASS ☐ FAIL
	INITIALS _____			INITIALS _____

COMMENTS _____

HYDRANTS:

STREET & STATION:	_____	STREET & STATION	_____
TEST DATE:	_____	TEST DATE	_____
@ START:	_____ psi	@ START:	_____ psi
@ 30 min.:	_____ psi	@ 30 min.:	_____ psi
@ FINISH:	_____ psi	@ FINISH:	_____ psi
	☐ PASS ☐ FAIL		☐ PASS ☐ FAIL
INITIALS:	_____	INITIALS:	_____

STREET & STATION:	_____
TEST DATE:	_____
@ START:	_____ psi
@ 30 min.:	_____ psi
@ FINISH:	_____ psi
	☐ PASS ☐ FAIL
INITIALS:	_____

COMMENTS _____

LEAKAGE TEST: 703.2.11

DATE _____

LENGTH OF SECTION: _____ PIPE MAT'L.: _____ DIAMETER: _____

LENGTH OF TEST: _____ hours _____ minutes

ACCEPTABLE LOSS, per AWWA C600. TABLE 6: _____ gph per 1000 feet, _____ total gallons

GALLONS USED: _____ gallons

RESULT: ☐ PASS ☐ FAIL INITIALS _____

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ATTACHMENT B – Old Town Stairway Construction Details & Plans



A guide to "Old Town Stairway" Construction



By Chase Bowler

PARK CITY 1884	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-A
	REV.		

A. Connections and Parts.....3
B. Uprights.....4
C. Railing.....4-5
D. Landings.....5-7
E. Landing connections.....8
F. Steps.....9
G. Composite Wood.....9

II. Code requirements and Preferences

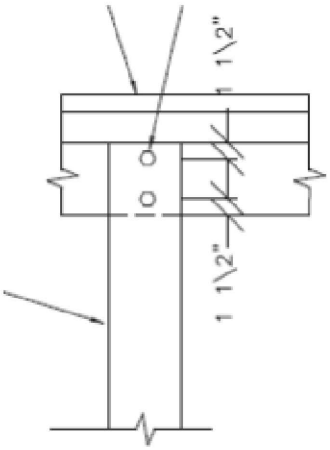
A. Diamond-Grip Chanel.....10
B. Galvanized Carriage Bolts.....10
C. Counter Sink 10

	DATE		STD. PLAN
PARK CITY 1884	3/2020	OLD TOWN STAIRWAY	881-B
	REV.		

Connections and Parts

A)

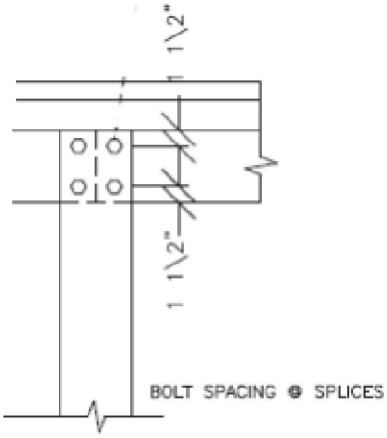
Note that all connections are carriage bolts, having the smooth side inward, and the threads on the outside with washer and nut.





B)

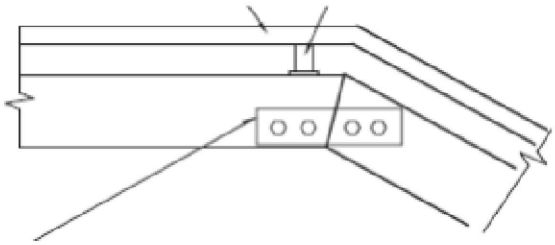
Two bolts are recommended for upright and handrail connections. And when there is a splice in the wooden handrail support structure, than four bolts shall be used.





C)

Any change in angle should be connected with angle steel and appropriate carriage bolt washer and nut combination.





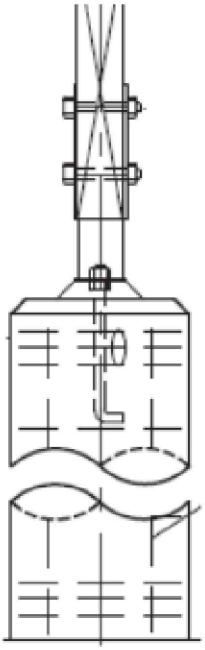


PARK CITY 1884	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-C
	REV.		

Uprights

A)

All supports must be founded in a concrete poured base 12" in diameter, and connected using four galvanized steel bolts.





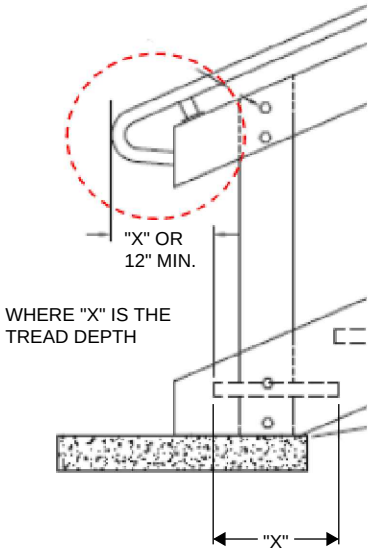
Railing

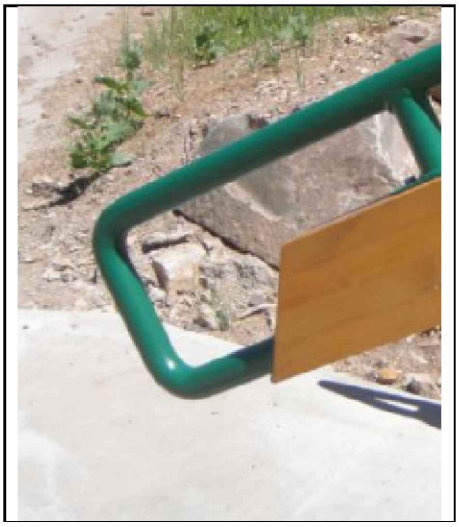
B)

According to code all terminations of handrails must curve back around and connect into the wood end.

IBC 1012.6 ***Handrail Extensions*** *"Handrails... shall be continuous to the handrail of an adjacent stair flight or ramp run."*

And "...handrails shall extended horizontally at least 12in beyond the top riser and continue to slope for the depth one tread beyond the bottom riser."

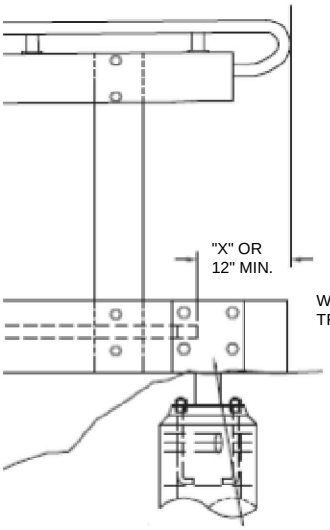




	DATE		STD. PLAN
PARK CITY 1884	3/2020	OLD TOWN STAIRWAY	881-D
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IBC 1012.3.1 ***Handrail Graspability*** *"Handrails with circular cross section shall have an outside diameter of at least 1 ¼ in and no greater than 2 in."*

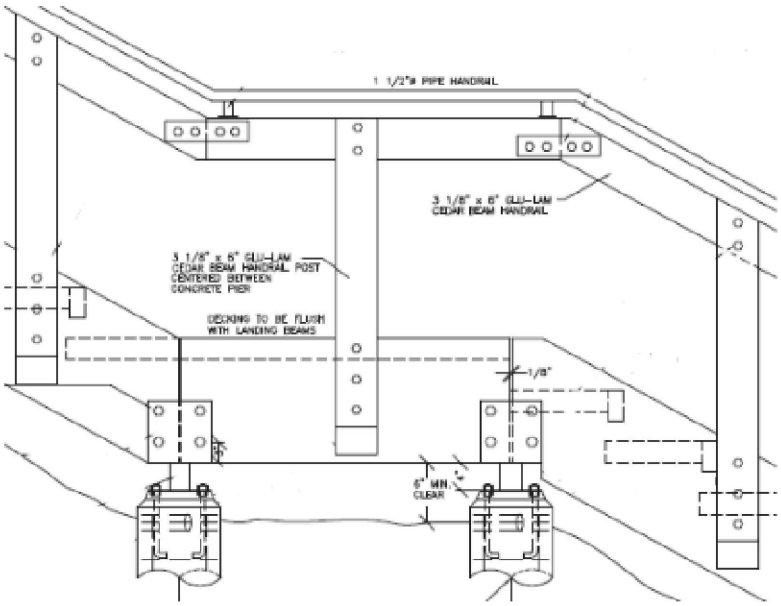
IBC 1012.5 ***Fittings*** *"Hand rails shall not rotate within their fittings."*





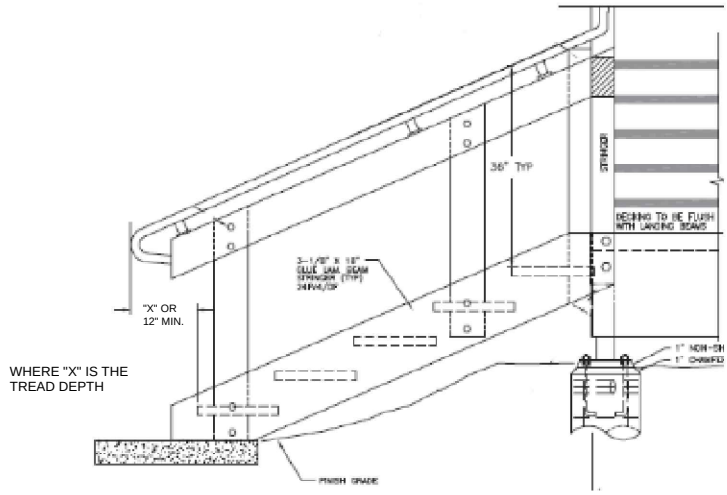
Landings

IBC 1009.8 ***Stairway Landings*** *"There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of stairways they serve.*



PARK CITY 1884	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-E
	REV.		

IBC 1009.9.2 ***Outdoor Conditions*** *"Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on walking surfaces."*

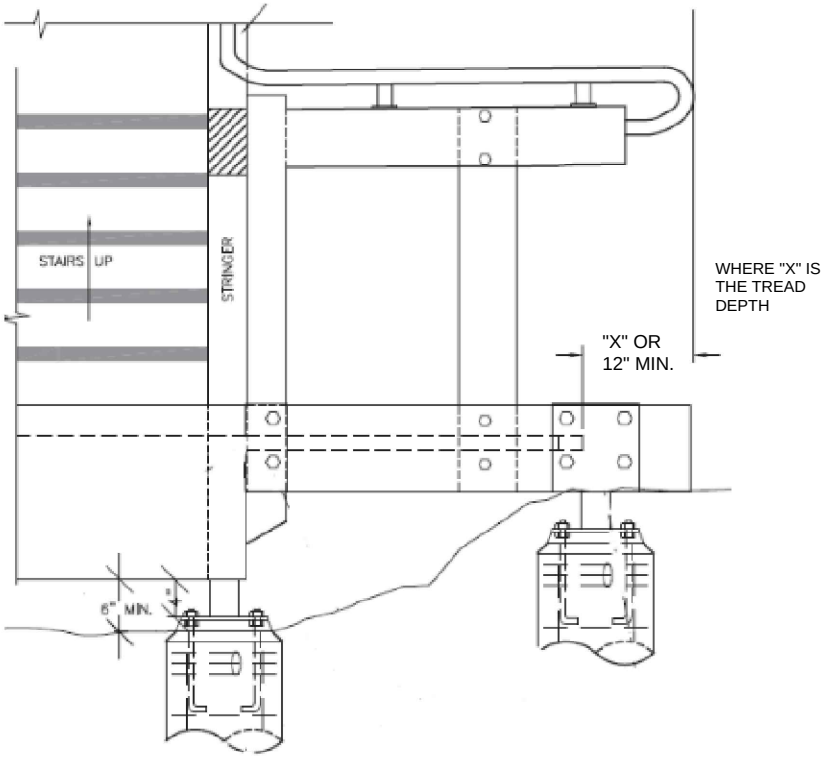




	DATE		STD. PLAN
PARK CITY 1884	3/2020	OLD TOWN STAIRWAY	881-F
	REV.		

IBC 1009.10 ***Vertical Rise*** *"A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels of landings.*

IBC 1009.4 ***Width*** *"...width of stairways shall not be less than 44 in." unless "...occupant load of less than 50 shall have a width of no less than 36 in."*



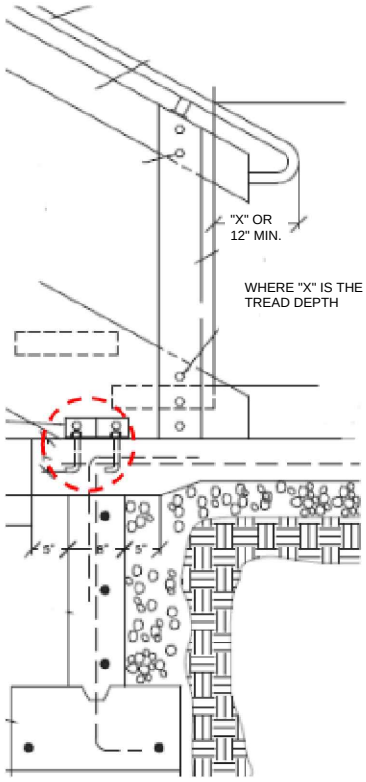


PARK CITY 1884	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-G
	REV.		

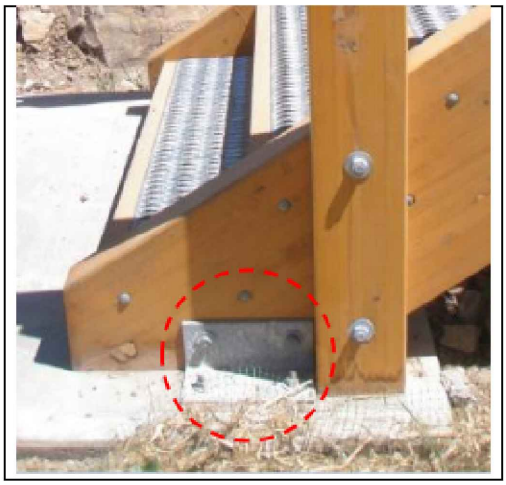
A)

All endings of stair landings must be connected with steel plaiting and carriage bolts to make for firm connections.

Landing connections







PARK CITY 1884	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-H
	REV.		

Steps

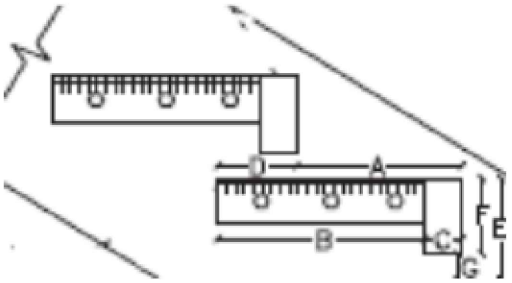
A)

It is recommended that the front of the steps be covered with 1.5 in. thick wood, to maintain consistency with the other stairs throughout the city.

IBC 1009.7.2 ***Riser Height and Tread depth*** *"Stair riser heights shall be 7 in. maximum and 4 in. minimum. ,...rectangular tread depths shall be 11 in minimum..."*

IBC 1009.7.5 ***Nosing and Riser Profile*** *"The radius of curvature at the edge of the tread shall be no greater than 9/16 in."*

IBC 1009.7.5.2 ***Nosing Projection Uniformity*** *"All nosing projections of the leading edges shall be of uniform size, including the projections of the nosing leading edge of the floor at the top of a flight."*

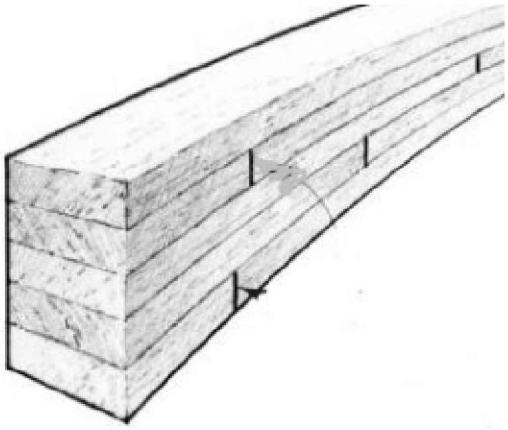




Composite Wood

B)

All wood used on the stairs must be of a composite form. This also allows for greater resistance to warping due to weathering, and having an enhanced strength.





	DATE		STD. PLAN
PARK CITY 1884	3/2020	OLD TOWN STAIRWAY	881-I
	REV.		

Code Requirements and Preferences

A)

According to City preferences, on any landings or steps they must have a tread made of Diamond Grip Channel material.

ANSI 302.3 ***Openings*** *"Openings in the floor surface be of a size that does not permit the passage of a ½ inch diameter sphere… Elongated openings shall be placed so that the long dimension is perpendicular to the d0ominent direction of travel."*

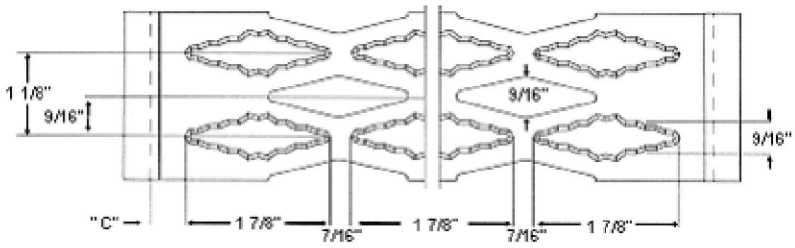
IBC 1009..9.1 ***Stairway Walking surface*** *"The walking surface of treads and landings of a stairway shall not be sloped steeper than one unit vertical in 48 units horizontal in any direction. Stairway treads and landings shall have a solid surface."*

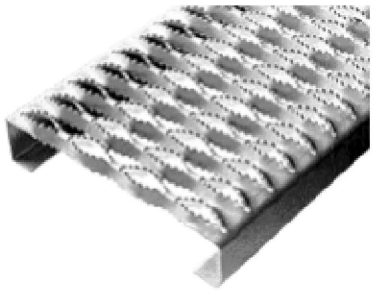
B)

It is strongly suggested that all connections excluding those found tying foundations into posts, are to be made using a carriage bolt combination, where the rounded portion of the bolt is to be consistently on the inside out of the stairs or in the path of travel.

C)

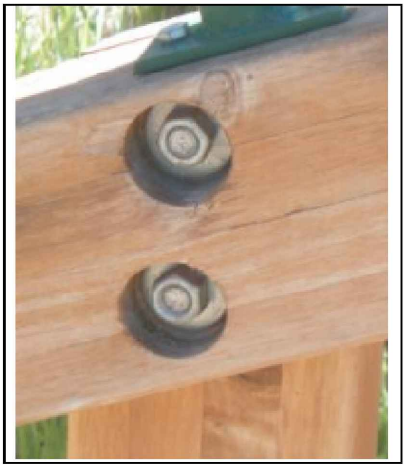
No countersinks are permitted when connecting any system, because the strength of the connection is reduced and a reduction in the life of the stairs.







Discouraging Approach



PARK CITY 1884	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-J
	REV.		

ORDINANCE 2025-XX

AN ORDINANCE ENACTING SECTION 14-8-1 OF THE PARK CITY CODE, ADOPTING REVISED ENGINEERING STANDARDS AND SPECIFICATIONS

WHEREAS, the City Council of Park City last adopted the American Public Works Association Utah Chapter standard plans and specifications and Park City Supplemental Standard Plans and Specifications ("Standards") in April 2024 (Resolution 02-2024); and

WHEREAS, the Standards have and will continue to be updated periodically as new technology, policy changes, procedure changes, updated methods of design and construction are implemented, and infrastructure materials change; and

WHEREAS, in coordination with City Staff, the City Engineer prepared and recommends revisions to the Standards; and

WHEREAS, the Planning Commission held a public hearing on May 14, 2025, regarding updates to the Standards and recommends the City Council approve the same; and

WHEREAS, the City Council finds good cause for adopting the revised Standards and modifying the ordinance language to allow future revisions to the Standards to be adopted by resolution;

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

Section 1. Section enacted. Title 14, Chapter 8, Section 1 of the Park City Code is hereby enacted to read:

> **14-8-1: DEVELOPMENT, DESIGN, AND CONSTRUCTION STANDARDS ADOPTED:**
> All persons developing, designing, constructing, reconstructing, building, or rebuilding on property located in Park City shall comply with the guidelines contained in the current versions of the American Public Works Association Utah Chapter Manual of Standard Specifications and Manual of Standard Plans and the Park City Supplemental Standard Plans and Specifications at the time of permit issuance.

Section 2. Document Attached. The "Park City Supplemental Standard Plans and Specifications," together with its appendices, is hereby attached as **Exhibit A**.

Section 3. General Repealer. Ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Commented [LH1]: Is this supposed to mean the most current version when read? Or the current version when adopted? I'd remove the "current version" language because I think it is confusing. Depending on what you want to do, you could put in language that is more clear or you could leave it how it is.

Commented [LH2]: To be honest, I don't remember why this was drafted like this. I think we would continue to adopt them by ordinance (which isn't harder than adopting a resolution) and the ordinance would just replace the attachment with the new Supp Standards/Specs. Then we don't have to amend the code but the attached document would be tied to this section and included in code.

Section 4. Effective Date. This ordinance shall become effective upon publication.

PASSED AND ADOPTED this ____ day of _____, 2025.

PARK CITY MUNICIPAL CORPORATION

_____
Mayor Nann Worel

Attest:

_____
Michelle Kellogg, City Recorder
Approved as to form:

_____
City Attorney's Office

Exhibit "A"

~~2024~~ 2025 Park City Supplemental Standard Plans & Specifications

Planning Commission
Staff Report

Subject: **15 King Road**
Application: **PL-24-06363**
Author: **Meredith Covey, Planner I**
Date: **May 14, 2025**
Type of Item: **Plat Amendment**

Recommendation

(I) Review the proposed Plat Amendment for 15 King Road to address a 91-square-foot deed gap, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in Draft Final Action Letter (Exhibit A).

Description

Applicant:	Ryan Marshall
Location:	15 King Road
Zoning District:	Historic Residential – 1
Adjacent Land Uses:	Residential
Reason for Review:	The Planning Commission reviews and takes Final Action on Plat Amendments.[1]

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

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

Background

15 King Road (Parcel No. 10-DALY-1AM-2) is a 4,304-square-foot Lot in the Historic Residential -1 (HR-1) Zoning District with a non-Historic Single-Family Dwelling (SFD) constructed in 2007. The Applicant applied for a Plat Amendment to incorporate a 91-square-foot deed gap into the property to create a 4,394-square-foot Lot (Attachment 1 – 10 Daly Avenue Subdivision, Second Amended).

[1] LMC § 15-7.1-2



Figure 1: 15 King Road Image from Google Maps

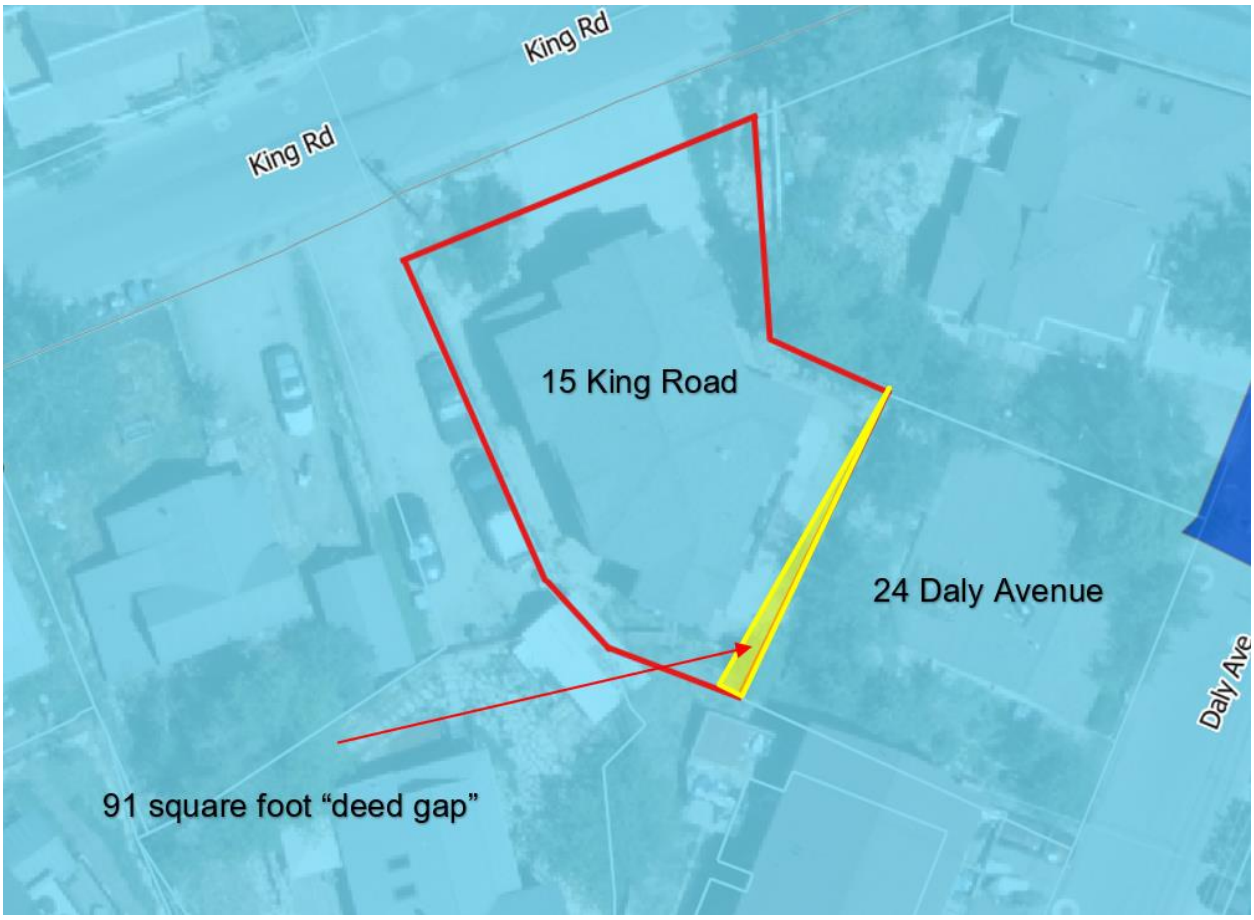


Figure 2: Location of 15 King Road shown on an excerpt from the Zoning Map with the HR-1 Zoning District in light blue

On October 21, 2004, the City Council adopted Ordinance No. 04-48 (Exhibit B) approving the 10 Daly Avenue Subdivision, First Amended to subdivide 10 Daly Avenue into two Lots. 15 King Road is Lot 2 of the 10 Daly Avenue Subdivision First Amended, recorded with Summit County in 2004 (Entry No. 717068, Exhibit C). When the property was subdivided in 2004 there was a 91-square-foot triangle parcel between 15 King Road and adjacent 24 Daly Avenue that was noted as a “deed gap” on the 2003 submitted boundary survey (Exhibit D).

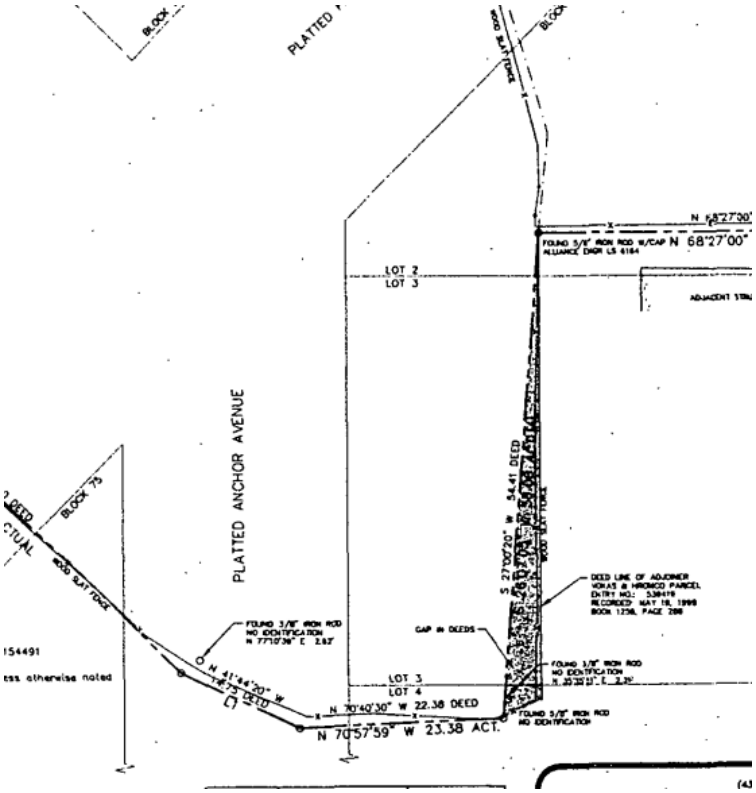


Figure 3: 2003 Survey showing the "deed gap" as the shaded triangle

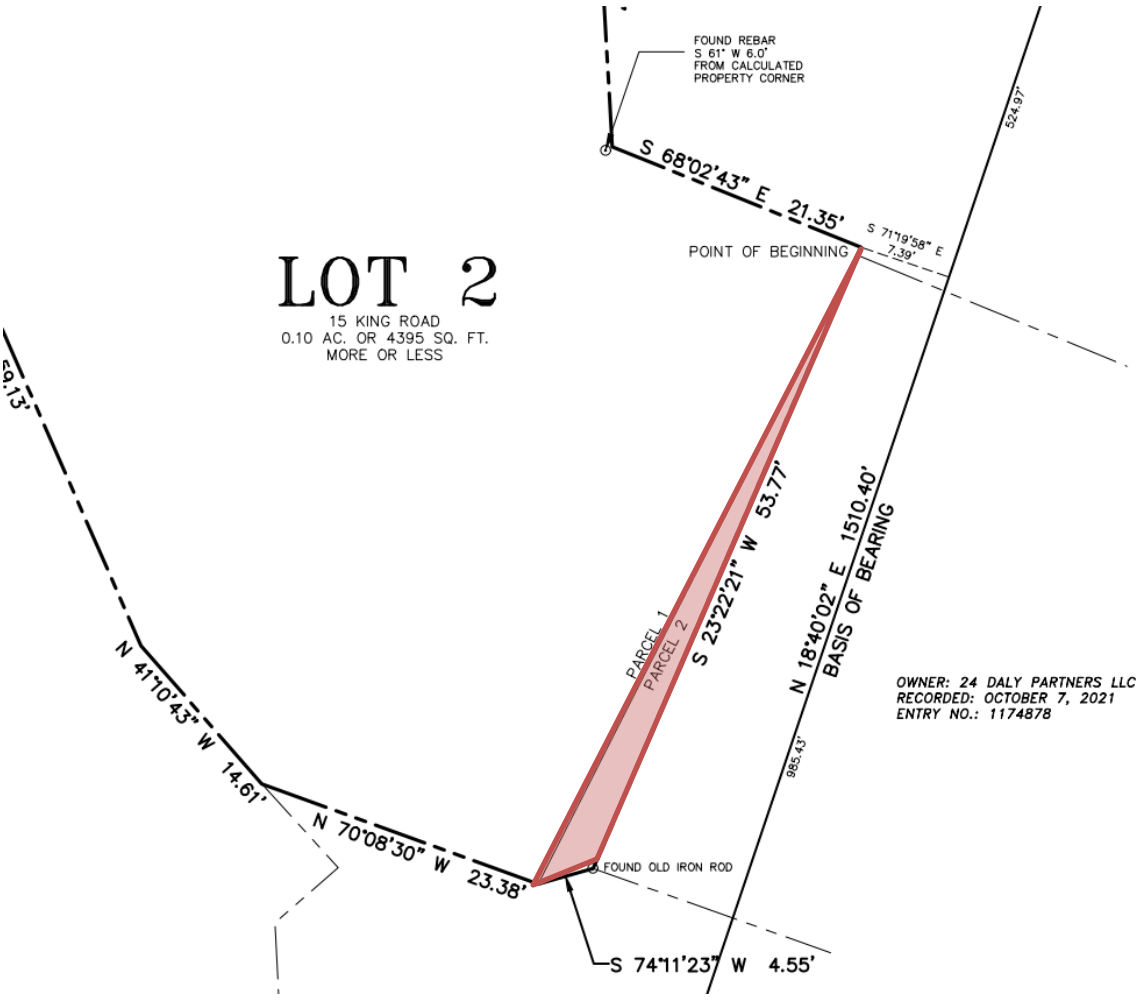


Figure 4: Proposed plat showing the "deed gap" as the shaded triangle

On November 6, 2024, the property owner of 24 Daly Avenue conveyed the triangle deed gap parcel to the Applicant (Entry No. 01227462, Exhibit E).[2] The Applicant is now the owner of 15 King Road and the 91-square-foot deed gap remnant and provided an existing conditions survey showing the triangle shaped parcel (Exhibit F). The Applicant proposes to incorporate the 91-square-foot deed gap into the 15 King Road Lot to create a 4,394-square-foot Lot in the HR-1 Zoning District.

On October 26, 2023, the City Council adopted Ordinance No. 2023- 50 to establish a maximum lot size for Single-Family Dwellings in Historic Residential Districts of 3,750 square feet. Lots sizes over the maximum Lot Area that were approved prior to the

[2] The property at 24 Daly Avenue contains a portion of Lots 2, 3 and 4 of Block 74 of the Millsite Reservation to Park City and is approximately 3,049.2 square feet. The existing Structure at 24 Daly Avenue is constructed over existing Lot lines. Pursuant to LMC § 15-2.2-3 the Minimum Lot Area for the HR-1 Zoning District is 1,875 square feet. The conveyance of the 91 square foot parcel to the property owners of 15 King Road will not create a non-compliant Lot at 24 Daly if the property owner should choose to undergo a Plat Amendment in the future.

establishment of a Maximum Lot Size in the Historic Residential Districts are Non-Complying pursuant to LMC Chapter 15-9. 15 King Road is 4,304 square feet and is a Non-Complying Lot.

Pursuant to LMC § 15-9-6 no Non-Complying Lot may be enlarged. As a result, the Applicant pursued a Variance from the Board of Adjustment to address the deed gap. On April 15, 2025, the Board of Adjustment approved the Variance from the Maximum Lot Size of 3,750 in the HR-1 Zoning District finding the request met the criteria outlined in LMC § 15-10-8. The Board's approval includes Condition of Approval 1 limiting the Building Footprint to 1,716 square feet based on the original Lot size of 4,304 square feet, eliminating any potential increase in density as a result of the Variance (Staff Report; Audio; Exhibit G).

Analysis

(I) The proposed Plat Amendment complies with the requirements of LMC Chapter 15-2.2 Historic Residential – 1 Zoning District.

Requirement	Analysis of Proposal
Lot Size: **The minimum Lot Area is 1,875 square feet for a Single-Family Dwelling and the maximum Lot Area is 3,750 square feet.**	**Variance Granted** On April 15, 2025, the Board of Adjustment found the Applicant met the five criteria outlined in LMC § 15-10-8 and granted a Variance from the Maximum Lot Size to incorporate the 91-square-foot deed gap into the 15 King Road Lot with a Condition of Approval limiting expansion of the Building Footprint for the Lot. LMC § 15-2.2-3(E) establishes that the Building Footprint of a Lot shall be calculated according to the following formula: MAXIMUM FP = (A/2) x 0.9A/1875 Where FP = maximum Building Footprint and A= Lot Area. The existing Lot size of 4,304 square feet yields a maximum Building Footprint of 1,716 square feet. The Board of Adjustment's Variance approval restricts the site's Building Footprint to 1,716 square feet and staff recommends this Condition of Approval be incorporated in the Plat Amendment as a plat note: Condition of Approval 4 requires that the Applicant include a Plat Note stating that the Building Footprint of

	the Lot shall be limited to 1,716 square feet.
Lot Width: **The minimum width of a Lot is 25 feet when measured 15 feet back from the Front Lot Line.**	**Complies:** The width of the Lot will not be altered because of the Plat Amendment. The existing Lot is a minimum width of 25 feet and is compliant.

(II) The proposal complies with LMC § 15-7.1-3(B), Plat Amendment, as conditioned.

Plat Amendments shall be reviewed according to the requirements of LMC § 15-7-1.6 and approval shall require a finding of Good Cause.

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

Staff finds Good Cause for this Plat Amendment because it resolves a 91-square-foot deed gap from a previous Plat Amendment while limiting the Building Footprint for the Lot to 1,716 square feet based on the existing Lot size. No Public Street, Right of Way, or easement is vacated or amended.

Future development must comply with the HR-1 Zoning District requirements and LMC § 15-13-8 *Regulations for New Residential Infill*.

(III) The Development Review Committee reviewed the proposal on March 18, 2025, and confirmed the proposal complies with required standards.[3]

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025.[4]

[3] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[4] LMC § 15-1-21

Public Input

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

Alternatives

The Planning Commission may:

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

Exhibits

A: Final Action Letter
    Attachment 1: 10 Daly Avenue Subdivision, Second Amended
B: Recorded Plat
C: Ordinance No. 04-48
D: 2003 Survey
E: Warranty Deed
F: Existing Conditions Survey
G: Board of Adjustment Variance Final Action Letter

Planning Department

May 14, 2025

Ryan Marshall

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	15 King Road
Zoning District:	Historic Residential – 1
Application:	Plat Amendment
Project Number:	PL-24-06363
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 14, 2025
Project Summary:	The Applicant proposes incorporating a 91-square-foot deed gap into an existing Non-Complying Lot to create a 4,395-square-foot Lot in the Historic Residential - 1 Zoning District.

Action Taken

On May 14, 2025, the Planning Commission conducted a public hearing and approved the Plat Amendment at 15 King Road according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 15 King Road (Parcel No. 10-DALY-1AM-2) is a 4,304-square-foot Lot in the HR-1 Zoning District with a non-Historic Single-Family Dwelling (SFD) constructed in 2007.
2. On October 21, 2004, the City Council adopted Ordinance No. 04-48 approving the 10 Daly Avenue Subdivision First Amended to subdivide the 10 Daly Avenue Subdivision into two Lots.
3. 15 King Road is Lot 2 of the 10 Daly Avenue Subdivision First Amended.
4. When the property was subdivided in 2004 there was a 91-square-foot triangle parcel between 15 King Road and adjacent 24 Daly Avenue that was noted as a deed gap on the 2003 submitted boundary survey.

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5. On November 6, 2024, the property owner of 24 Daly Avenue conveyed the deed gap triangle parcel to the Applicant.
6. The Applicant is now the owner of 15 King Road and the 91-square-foot remnant deed gap.
7. The Applicant submitted a Plat Amendment to incorporate the 91-square-foot remnant deed gap into the 4,304-square-foot Lot to create a 4,395-square-foot Lot.
8. On October 26, 2023, the City Council adopted Ordinance No. 2023-50 to establish a maximum lot size for Single-Family Dwellings in the Historic Residential Districts of 3,750 square feet.
9. Lots over the maximum Lot Area that were approved prior to the establishment of a Maximum Lot Size in the Historic Residential Districts are Non-Complying pursuant to LMC Chapter 15-9. 15 King Road is a Non-Complying Lot.
10. Pursuant to LMC § 15-9-6 no Non-Complying Structure may not be enlarged.
11. The Applicant requested a Variance from the Maximum Lot Size.
12. On April 15, 2025, the Board of Adjustment approved the Variance from the maximum Lot Area for 15 King Road, finding the request met the criteria in LMC § 15-10-8, conditioning the approval on Building Footprint restrictions.
13. LMC § 15-2.2-3(E) establishes that the Building Footprint of a Lot shall be calculated according to the following formula: MAXIMUM FP = (A/2) x 0.9A/1875 where FP = maximum Building Footprint and A= Lot Area.
14. The existing Lot is 4,304 square feet and yields a maximum Building Footprint of 1,716 square feet. The inclusion of the 91-square-foot deed gap into the 15 King Road Lot does not allow for an increase in the Building Footprint. Rather, the maximum Building Footprint of the Lot is not permitted to increase beyond 1,716 square feet.
15. Condition of Approval 4 requires the Applicant to include a Plat Note stating that the Building Footprint of the Lot is limited to 1,716 square feet.
16. The Development Review Committee reviewed the proposal on March 18, 2025, and confirmed the proposal complies with required standards.
17. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it resolves a 91-square-foot deed gap.

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2. On April 15, 2025, the Board of Adjustment approved a Variance from the Maximum Lot Size established in LMC § 15-2.2-3.
3. The Plat Amendment complies with all other requirements of LMC Chapter 15-2.2 *Historic Residential – 1 Zoning District*.
4. The Plat Amendment complies with LMC § 15-7.1-3(B) *Plat Amendment*, as conditioned.
5. Neither any person nor the public will be materially injured by the proposed Plat Amendment.

Conditions of Approval

1. The City Attorney and City Engineer will review and approve the final form and content of the Plat Amendment for compliance with State Law, the LMC, and the conditions of approval as a condition precedent to plat recordation.
2. The Applicants will record the Plat Amendment at the County within one year from the date of Planning Commission approval. If the recordation has not occurred within one year, the approval will be void unless the Applicant submits an extension request in writing to the Planning Department prior to the expiration of the approval.
3. A Plat Note shall state the Maximum Building Footprint for the Lot is limited to 1,716 square feet.

If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email meredith.covey@parkcity.org.

Sincerely,

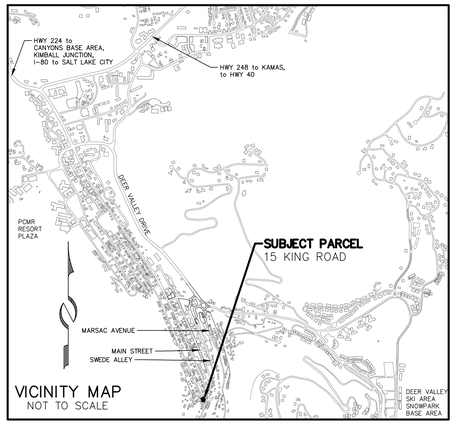
_____

Planning Commission Chair

CC: Meredith Covey

Attachment 1: 10 Daly Avenue Subdivision, Second Amended

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LEGAL DESCRIPTION

PARCEL 1

LOT 2, FIRST AMENDED, 10 DALY AVENUE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 16, 2004 AS ENTRY NO. 717068, OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

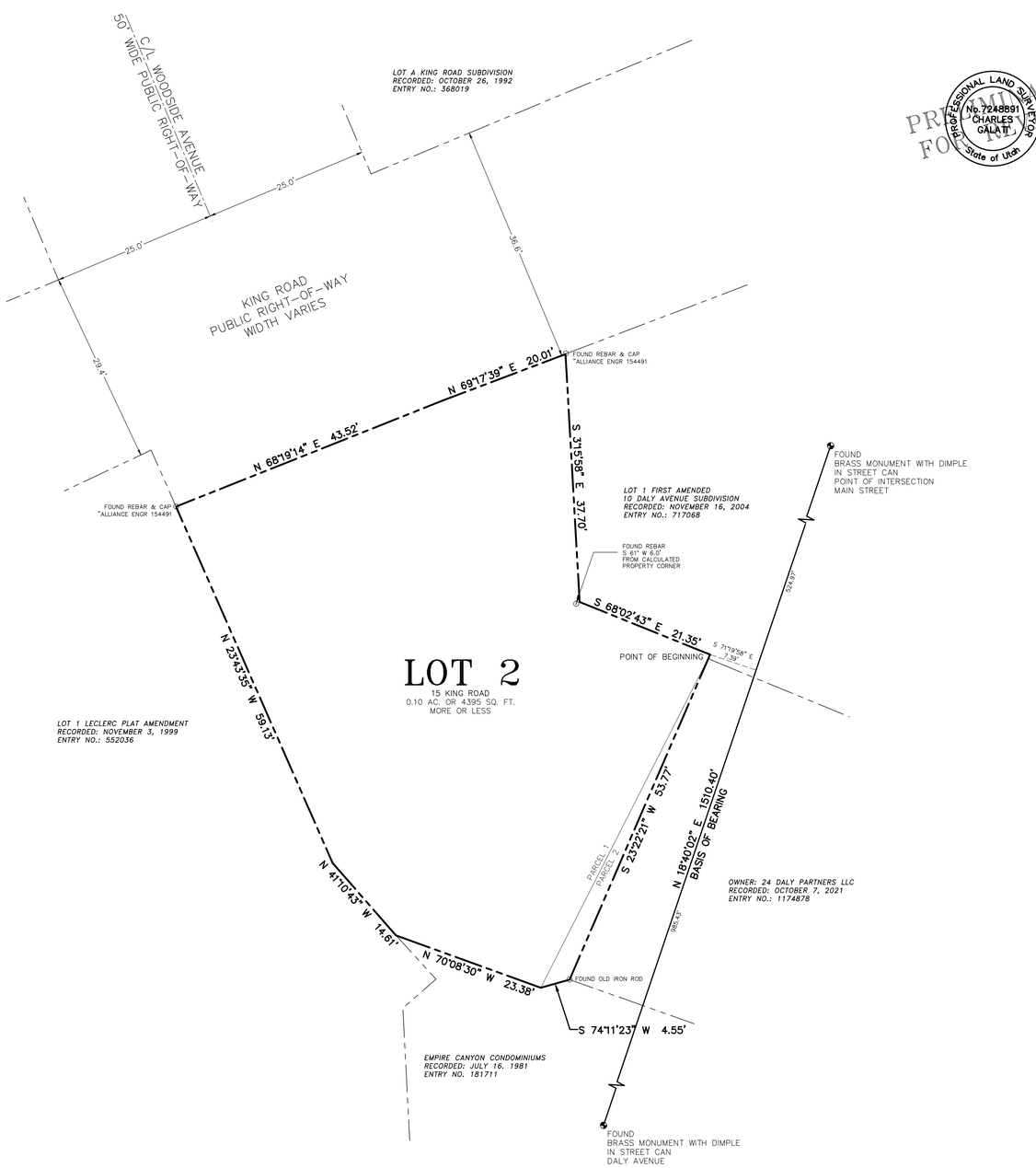
BEGINNING AT THE EASTERN MOST PROPERTY CORNER OF LOT 2, FIRST AMENDED, 10 DALY AVENUE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 16, 2004 AS ENTRY NO. 717068, OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE COINCIDENT WITH AN OLD WIRE FENCE SOUTH 23°22'49" WEST 53.77 FEET (RECORD BEARING AND DISTANCE SOUTH 21°33' WEST 53.78 FEET PER ENTRY NO. 539149) TO AN IRON ROD; THENCE SOUTH 74°11'23" WEST 4.55 FEET TO THE SOUTHERNMOST PROPERTY CORNER OF SAID LOT 2; THENCE COINCIDENT WITH THE EASTERLY BOUNDARY OF LOT 2 NORTH 26°56'34" EAST 56.75 FEET (LOT 2 EASTERLY BOUNDARY RECORD BEARING IS NORTH 26°07'05" EAST) TO THE POINT OF BEGINNING.

OVERALL BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST PROPERTY CORNER OF LOT 2, FIRST AMENDED, 10 DALY AVENUE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 16, 2004 AS ENTRY NO. 717068, OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE COINCIDENT WITH AN OLD WIRE FENCE SOUTH 23°22'21" WEST 53.77 FEET (RECORD BEARING AND DISTANCE SOUTH 21°33' WEST 53.78 FEET PER ENTRY NO. 539149) TO AN IRON ROD; THENCE SOUTH 74°11'23" WEST 4.55 FEET TO THE SOUTHERNMOST PROPERTY CORNER OF SAID LOT 2; THENCE COINCIDENT WITH THE BOUNDARY OF SAID LOT 2 THE FOLLOWING SEVEN (7) COURSES; 1) NORTH 70°08'30" WEST 23.38 FEET; THENCE 2) NORTH 41°10'43" WEST 14.61 FEET; THENCE 3) NORTH 23°43'35" WEST 59.13 FEET; 4) NORTH 68°19'14" EAST 43.52 FEET; 5) NORTH 69°17'39"" EAST 20.01 FEET; THENCE 6) SOUTH 31°15'58" EAST 37.70 FEET; THENCE 7) SOUTH 68°02'43" EAST 21.35 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.10 ACRES OR 4395 SQ. FT. MORE OR LESS



PRELIMINARY FOR REVIEW

PROFESSIONAL LAND SURVEYOR No. 7248891 CHARLES GALATI State of Utah

SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold license number 7248891 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have combined said property into a single lot, hereafter to be known as 10 DALY AVENUE SUBDIVISION LOT 2 AMENDED.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be combined into a lot and rights-of-way as set forth to be hereafter known as 10 DALY AVENUE SUBDIVISION LOT 2 AMENDED and do hereby dedicate to the public all rights-of-way shown on this plat as intended for public use.

In witness whereof, the undersigned set his/her hand this _____ day of _____, 2025.

By: _____
RYAN MARSHALL, OWNER

ACKNOWLEDGEMENT

STATE OF _____)
:ss.
COUNTY OF _____)

On this ____ day of _____, 2025, RYAN MARSHALL personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence.

Notary Public

_____
Printed Name

Residing in: _____

My commission expires:_____

Commission No._____

NOTES

1. This plat amendment is subject to the Conditions of Approval _____
2. See Record of Survey S-_____ performed by ALLTERRA UTAH LLC, recorded _____ on file and of record in the Office of the Summit County Recorder.

LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)

10' 0 10' 20'
1" = 10' – (24"x36")

PROFESSIONAL LAND SURVEYING AND CONSULTING

ALLTERRA UTAH, LLC

435-640-4200

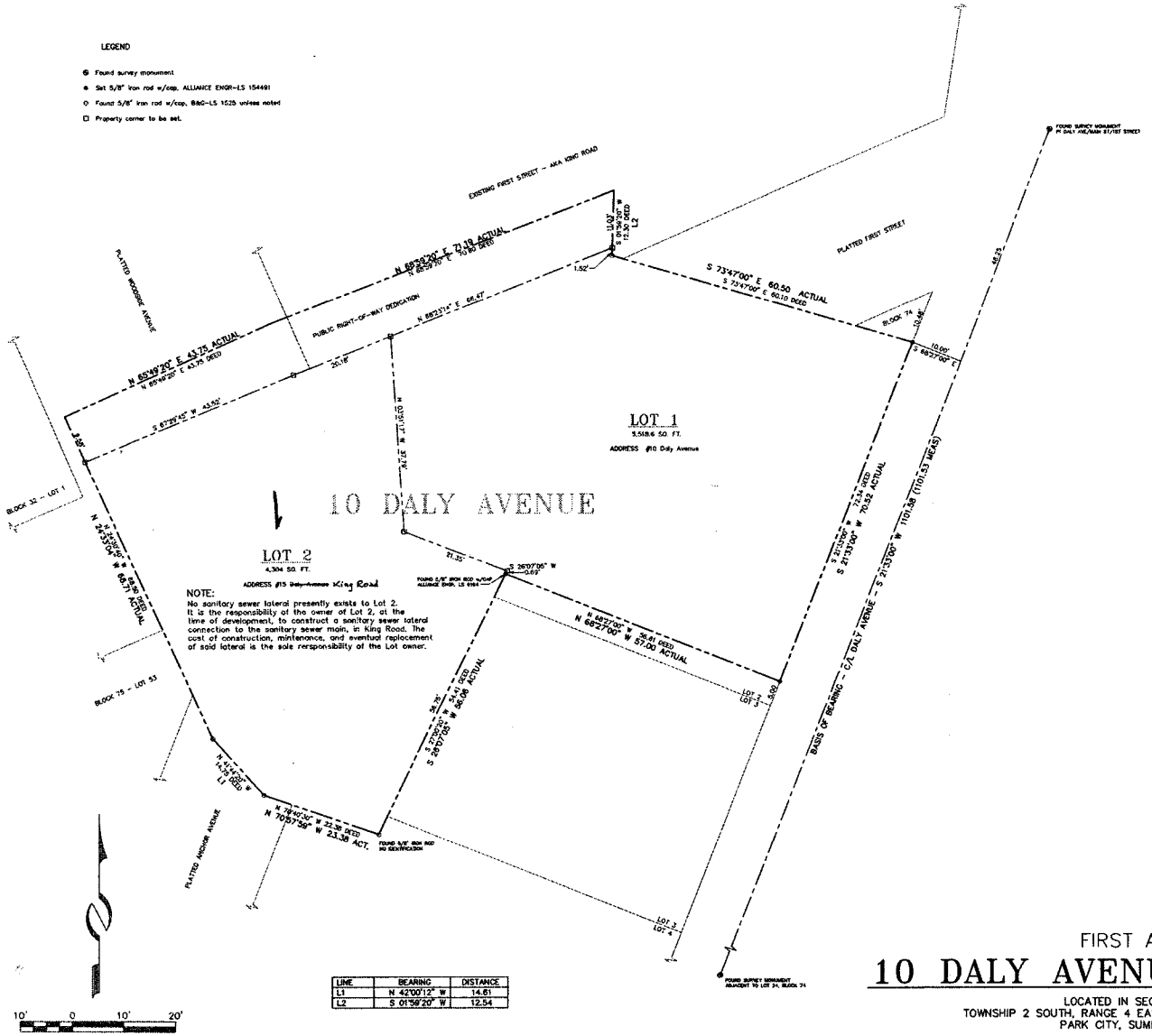
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

10 DALY AVENUE SUBDIVISION
LOT 2 AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 & THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

11/26/24 SHEET 1 OF 1

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS___DAY OF _____, 20__	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS __TH DAY OF JUNE, ____	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS___DAY OF _____, 20__	APPROVED AS TO FORM THIS ___DAY OF _____, 20__	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ___ DAY OF _____, 20__	I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20__	APPROVED THIS___DAY OF _____, 20__	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY_____ SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	BY_____ CHAIR	BY_____ PARK CITY ENGINEER	BY_____ PARK CITY ATTORNEY	BY_____ MAYOR	BY_____ PARK CITY RECORDER	BY_____ SUMMIT COUNTY GIS COORDINATOR	____ FEE _____ RECORDER
							TIME _____ DATE _____ ENTRY NO. _____



SURVEYOR'S CERTIFICATE

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described herein and subdivided said tract into 2 Lots to be hereafter known as the FIRST AMENDED 10 DALY AVENUE SUBDIVISION and that this plat accurately represents the surveyed property.

John Demkowicz — 11-9-04
John Demkowicz — Date

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owner of the herein described tract of land, to be known hereafter as the FIRST AMENDED 10 DALY AVENUE SUBDIVISION, does hereby certify that I have caused this Plat Amendment to be prepared, and I, Susan B. Williams, hereby consent to the recordation of this Plat Amendment.

ALSO, the owners or their representative, hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and easements shown on the plat and construction drawings in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set their hands this 9th day of November, 2004.

Susan B. Williams
Susan B. Williams, Owner

ACKNOWLEDGEMENT

State of Utah:
County of Summit:

On this 9th day of November 2004, Susan B. Williams personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, Susan B. Williams acknowledged to me that she is the owner of the herein described tract of land and that she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Mary J Carey
Notary Public

My commission expires: June 13, 2008

BOUNDARY DESCRIPTION

LOT 1, 10 DALY AVENUE SUBDIVISION, according to the official plat thereof, on file and of record in the office of the recorder, Summit County, Utah, recorded on May 23, 2003, as Entry No. 659342.

FIRST AMENDED

10 DALY AVENUE SUBDIVISION

LOCATED IN SECTIONS 16 AND 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

JOB NO.: 2-12-02 FILE: X:\Work\Survey\Dwg\Open\02\020260-recent.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 11th DAY OF November, 2004 A.D.
BY S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 17th DAY OF November, 2004 A.D.
BY CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 11TH DAY OF NOVEMBER, 2004 A.D.
BY PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 15th DAY OF November, 2004 A.D.
BY PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 16 DAY OF NOVEMBER 2004 A.D.
BY PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 21st DAY OF October, 2004 A.D.
BY MAYOR

RECORDED
719068
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF High Country Title
DATE Nov. 16, 2004 TIME 11:58 am BOOK — PAGE —
$20.00 FEE
RECORDER

Ordinance No. 04-48

AN ORDINANCE APPROVING THE FIRST AMENDED 10 DALY AVENUE SUBDIVISION TO SUBDIVIDE THE 10 DALY AVENUE SUBDIVISION INTO TWO LOTS OF RECORD

WHEREAS, the owner of the property known as Daly Avenue has petitioned the City Council for approval of a plat amendment; and

WHEREAS, proper notice was sent and the property posted according to requirements of the Land Management Code and State Law; and

WHEREAS, on October 13, 2004 the Planning Commission held a public hearing to receive public input on the proposed plat amendment and forwarded a positive recommendation of approval to the City Council; and

WHEREAS, the proposed plat amendment allows the property subdivide a one lot subdivision into two legal lots of record; and

WHEREAS, it is in the best interest of Park City Utah to approve the plat amendment.

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

SECTION 1. FINDINGS OF FACT. The above recitals are hereby incorporated as findings of fact. The following are also adopted by City Council as findings of fact:

1. The property is located in the Historic Residential (HR-1) zone.
2. The plat amendment will create one 5,479 square foot lot which will accommodate the recently renovated single-family home located at 10 Daly Avenue. The other lot will be a vacant lot of 4,304 square feet.
3. Construction of a single family house on the vacant lot is allowed in the zone; construction of a duplex is a Conditional Use. The minimum lot area required for a duplex is 3,750 square feet.
4. The proposed lots comply with all required LMC lot size, lot arrangement, lot dimension and access requirements.
5. The existing home at 10 Daly Avenue is historic. LMC Section 15-2.2-4 exempts it from off-street parking requirements (not including lockouts and accessory apartments).
6. On April 24, 2003, the Park City Council approved a Subdivision to combine portions of Lots 1-4 of Block 74; portion of Lot 53 of Block 75; portion of Lot 1 of Block 32; and portions of platted, unbuilt First Street, Anchor Avenue & Woodside Avenue rights-of-way of the amended Park City Survey, into one lot of record. At this time, the applicant is requesting a plat amendment to subdivide the10 Daly Avenue subdivision into two lots of record.
7. Properly designed streets are prerequisite to public health, safety, and welfare.
8. A dedication of all privately owned property 25' from the centerline of the existing pavement on King Road pursuant to the Park City Streets Master Plan.
9. No remnant lots will be created as a result of this application.
10. The Planning Commission reviewed this item at their October 13, 2004 meeting. A public hearing was held, and a unanimous vote was forwarded to the Council to approve the application.

SECTION 2. CONCLUSIONS OF LAW. The City Council hereby adopts the following 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.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. As conditioned the plat amendment is consistent with the Park City General Plan.

SECTION 3. CONDITIONS OF APPROVAL. The City Council hereby adopts the following Conditions of Approval:

1. The City Attorney and City Engineer review and approval the final form and content of the plat for compliance with the Land Management Code and conditions of approval is a condition precedent to recording the plat.
2. Prior to the receipt of a building permit for any new construction on the vacant lot, the applicant shall submit an application for review for compliance with the Historic District Design Guidelines.
3. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval and the plat will be void.
4. The applicant shall dedicate the necessary street right-of-way on the plat pursuant to the Park City Streets Master Plan. Said dedication shall be 25' in width as measured from the center line of existing King Road.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 21th day of October, 2004.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

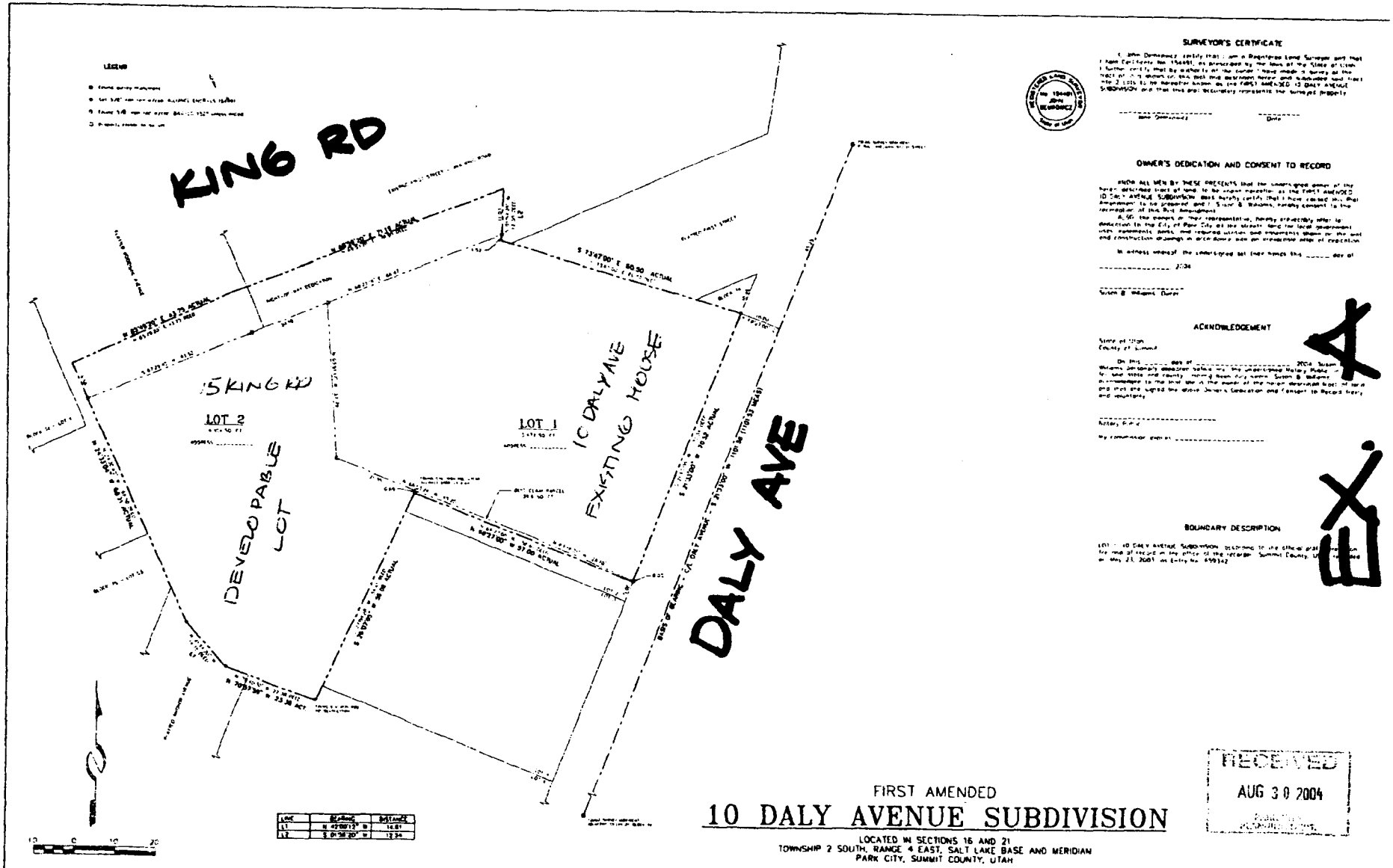
Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney



LEGEND

SURVEYOR'S CERTIFICATE

I, John Demkowicz certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described below, and that this plat of 10 DALY AVENUE SUBDIVISION and has been or will be correctly surveyed, staked and monumented on the ground as shown on this plat, and that this plat correctly represents the tract of land included in said subdivision, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

I further certify that the requirements of all applicable statutes and ordinances of Park City concerning zoning requirements regarding lot size and dimensions have been complied with by the lots within this subdivision, and that all necessary monuments have been or will be set and that this plat accurately represents the land surveyed.

_____ Date

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of the hereon described tract of land to be hereafter known as the FIRST AMENDED 10 DALY AVENUE SUBDIVISION does hereby certify that I have caused this First Amendment to be prepared and I, Susan B. Williams, hereby consent to the recordation of this First Amendment.

A, We, the owners or their representative, hereby irrevocably offer for dedication to the City of Park City all the streets, land for local government uses, easements, parks, and required utilities and improvements shown on the said and construction drawings in which streets and an irrevocable offer of dedication.

In witness whereof the undersigned set their hands this _____ day of _____, 2004.

_____
Susan B. Williams, Owner

ACKNOWLEDGEMENT

State of Utah
County of Summit

On this _____ day of _____, 2004, Susan B. Williams personally appeared before me, the undersigned Notary Public, in and for said state and county, who being duly sworn, Susan B. Williams acknowledged to me that she is the owner of the hereon described tract of land and that she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
Notary Public

My commission expires _____

BOUNDARY DESCRIPTION

Lot 1 of 10 DALY AVENUE SUBDIVISION according to the official plat thereof on file and of record in the office of the recorder, Summit County, Utah, recorded on May 21, 2001 as Entry No. 499342

LINE	BEARING	DISTANCE
L1	N 42°00'13" W	14.81'
L2	S 01°58'20" W	13.34'

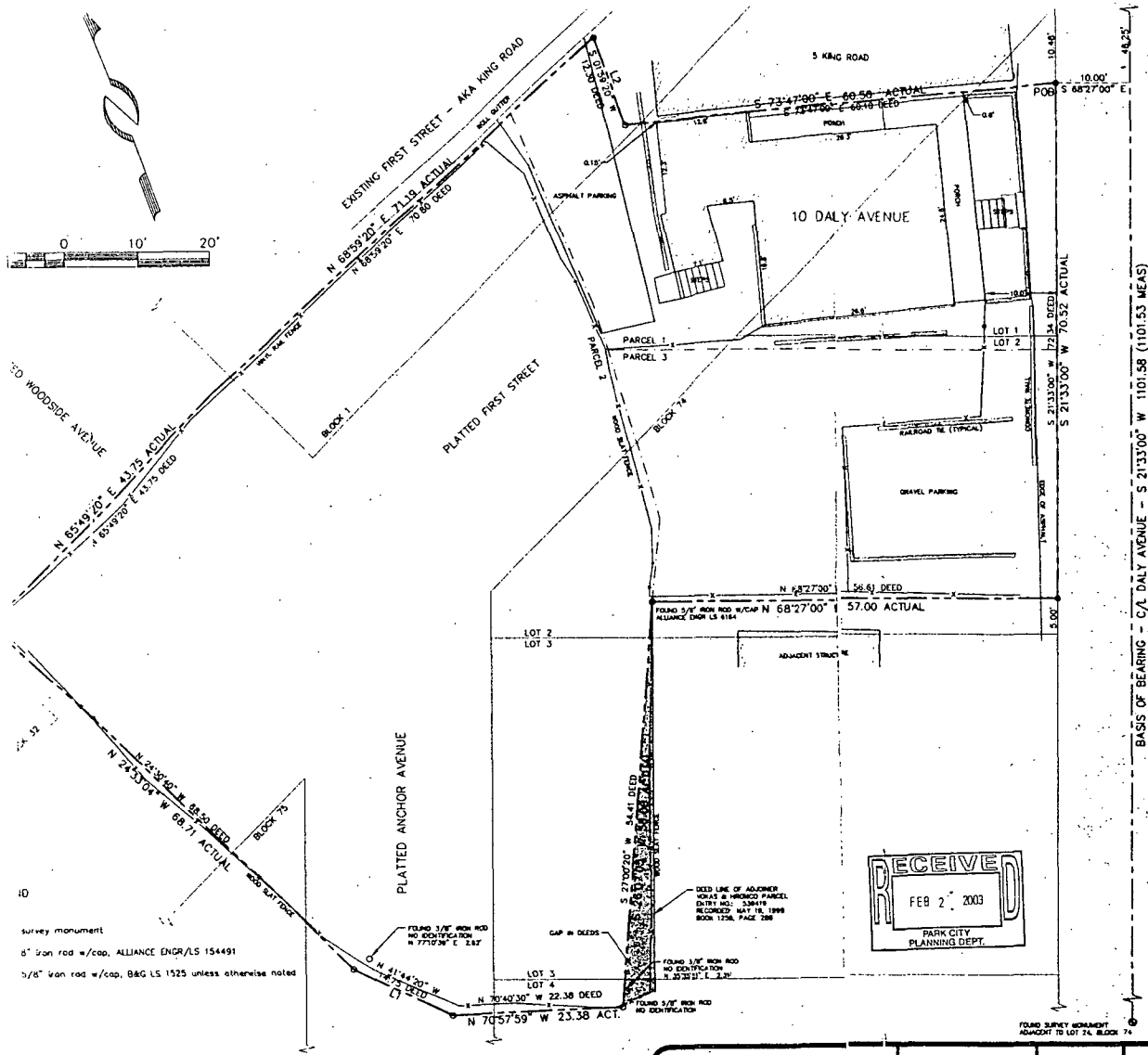
RECEIVED
AUG 30 2004

FIRST AMENDED
10 DALY AVENUE SUBDIVISION

LOCATED IN SECTIONS 16 AND 21
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

JOB NO. 3-12-02 FILE

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	CERTIFICATE OF ATTEST	COUNCIL APPROVAL AND ACCEPTANCE	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2004 A.D. BY _____ SBWRD	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2004 A.D. BY _____ CHAIRMAN	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2004 A.D. BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2004 A.D. BY _____ PARK CITY ATTORNEY	CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2004 A.D. BY _____ PARK CITY RECORDER	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2004 A.D. BY _____ MAYOR	STATE OF UTAH COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____ RECORDER



survey monument

8" iron rod w/cap, ALLIANCE ENGR/LS 154491

5/8" iron rod w/cap, B&G LS 1525 unless otherwise noted

LINE	BEARING	DISTANCE
L1	N 42°00'12" W	14.61
L2	S 01°59'20" W	12.54

of survey: Found survey monuments as shown.

corners were set or found as shown.

survey: December 18, 2002

location: Sections 16 & 21, T2S, R4E, SLB&M

of survey: Building remodel

ments on the property are as shown.

I, John Demkowicz, certify that I am a Registered Land Surveyor and that I hold Certificate No. 154491, as prescribed by the laws of the State of Utah; and that a survey of the following described property was performed under my direction.

John Demkowicz — Date 2/19/03

REGISTERED LAND SURVEYOR No. 154491 JOHN DEMKOWICZ State of Utah

SURVEY DESCRIPTION

Beginning at a point on the westerly right of way line of Daly Avenue South 21°33'00" West 10.48 feet from the north corner of Lot 1, Block 74, Millsite Reservation to Park City Survey, according to the official plat thereof and of record in the office of the recorder, Summit County Utah, and running thence South 21°33'00" West 48.25 feet and North 68°27'00" West 10.00 feet to a survey monument located at the intersection of Daly Avenue, Main Street and First Street; and running thence along the right of way line South 21°33'00" West 70.52 feet to a point North 21°33'00" East 5.00 feet from the southeast corner of Lot 2, Block 74, and on the northerly line of a parcel as deeded to Joseph Vokas, Roseann Vokas and David Hromco, Entry #539419, Recorded 5-19-99, Book 1259, Page 286; thence along the northerly line of the Vokas/Hromco Parcel North 68°27'00" West 57.00 feet to the northwest corner of said parcel and a found 5/8" iron rod with cap "Alliance Engr - LS 6184"; thence South 25°07'05" West 36.06 feet to a found 5/8" iron rod; thence North 70°57'59" West 23.38 feet to a found 5/8" iron rod with cap "B&G - LS 1525"and on the easterly line of Lot 1 of The LeClerc Plat Amendment, Entry #552036, Recorded 11-03-99; thence along the easterly line of Lot 1 of The LeClerc Plat Amendment the following two (2) courses: 1) North 42°00'12" West 14.61 feet to a found 5/8" iron rod with cap "B&G - LS 1525"; thence 2) North 24°53'04" West 68.71 feet to a found 5/8" iron rod with cap "B&G - LS 1525"; thence North 65°49'20" East 43.75 feet; thence North 68°59'20" East 71.19 feet to a point on the westerly line of a parcel as deeded to Daniel and Cessie Nielsen, Entry #534568, Recorded 4-02-98, Book 1243, Page 829; thence along the Nielsen Parcel the following two courses: 1) South 01°59'20" West 12.54 feet to a found 5/8" iron rod with cap "B&G - LS 1525"; thence 2) South 73°47'00" East 60.50 feet along the north side of the Williams house and the south line of the eaves of the Nielsen house to the Point of Beginning.

DEED DESCRIPTION

PARCEL 1

BEGINNING at a point South 21°33' West 8.68 feet from the Northernost corner of Block 74, Millsite Reservation to Park City; and running thence South 21°33' West 36.34 feet to the Southernmost corner of Lot 1 of said Block 74; thence North 68°27' West 82.91 feet; thence North 4°26' East 6.7 feet; thence North 1°03' West 27.50 feet to a line of an old fence on the South side of First Street (also known as Seventh Street and King Road); thence North 68°59'20" East along said line 15.60 feet; thence South 1°59'20" East 12.30 feet; thence South 73°47' East along the North side of the Williams House and the South line of the Eaves of the Baxter House 60.10 feet to the point of BEGINNING.

PARCEL 2

BEGINNING at a point on an old fence line on the Southerly line of 7th Avenue or King Road (as it is also known), said point being North 78°22'40" West 76.60 feet from the Northernost corner of Block 74, Park City Survey; and running thence South 68°59'20" West along said fence line 55.20 feet; thence South 24°30'40" East 68.50 feet; thence South 41°44'20" East 14.75 feet; thence South 70°40'30" East along an old fence line 22.38 feet; thence North 27°00'20" East 66.33 feet; thence North 4°26' East 31.95 feet; thence North 1°03' west 27.50 feet to the point of BEGINNING.

PARCEL 3

BEGINNING at a point North 21°33' East 5.00 feet from the Southeast corner of Lot 2, Block 74, Millsite Reservation to Park City; and running thence North 21°33' East along the East line of said Lot 2, 36.00 feet to the Northeast corner of said Lot 2; thence North 68°27' West along the North line of said Lot 2, 62.91 feet to the East line of that property as deeded to Thomas W. Williams and Susan B. Williams in that certain Quit-Claim Deed recorded May 20, 1969 in Book M-21 at Page 283 in the Summit County Recorder's Office; thence South 4°26' West along said East line 25.25 feet; thence South 27°00'20" West along said East line 11.92 feet; thence South 68°27' East 56.62 feet to the point of BEGINNING.

(435) 649-9467
Alliance Engineering
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2864 Park City, Utah 84060-2864

STAFF:
DAVID CONSTABLE
MARTY MORRISON
MARSHALL KING

DATE: 2/18/03

SHEET 1 OF 1

BOUNDARY SURVEY
10 DALY AVENUE
BLOCK 74, PARK CITY SURVEY

FOR: SUSAN WILLIAMS
JOB NO.: 2-12-02
FILE: Y:\PCS\dwg\srvy\srvy02\021202.dwg

Unofficial Copy

01227462 B: 2839 P: 0249
Page 1 of 2
Rhonda Francis Summit County Recorder
11/12/2024 12:22:56 PM Fee $40.00
By COALITION TITLE AGENCY, INC.
Electronically Recorded

MAIL TAX NOTICES TO:
Ryan R. Marshall
140 Tuxedo Terr, NW
Atlanta, GA 30342

WARRANTY DEED

24 DALY PARTNERS LLC, a Utah limited liability company, Grantor(s), hereby CONVEYS and WARRANTS to

Ryan R. Marshall,

Grantee(s), for the sum of Ten and no/100(and other good and valuable consideration) ----------DOLLARS, the following described tract of land in Summit County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF,

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 2024 and thereafter.

WITNESS, the hand(s) of said grantor(s) this 6 day of November, 2024.

24 DALY PARTNERS LLC, a Utah limited liability company

By: _____
Mark Maziarz, Manager

STATE OF Utah }
{ss
COUNTY OF Summit }

The foregoing instrument was acknowledged before me this 6 day of November, 2024, by Mark Maziarz, Manager of 24 DALY PARTNERS LLC, a Utah limited liability company.

CRAIG R RODMAN
Notary Public State of Utah
My Commission Expires on:
August 12, 2026
Comm. Number: 725551

_____
Notary Public
My Commission Expires: 8/12/2026

THIS IS AN ACCOMMODATION RECORDING ONLY

LEGAL DESCRIPTION

PARCEL 2
October 14, 2024

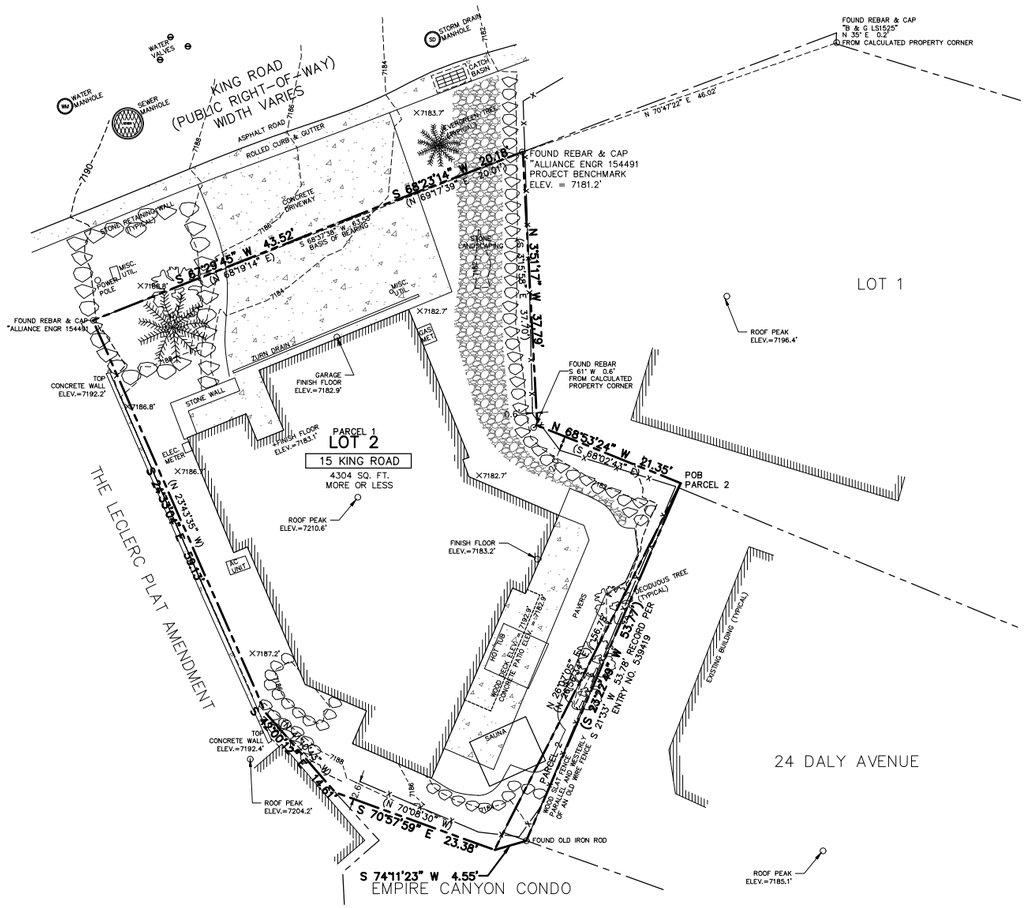
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

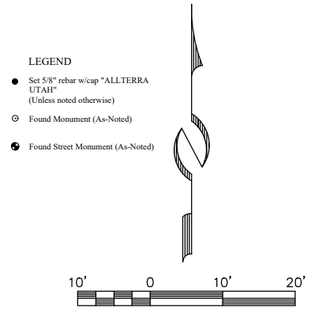
BEGINNING AT THE EASTERN MOST PROPERTY CORNER OF LOT 2, FIRST AMENDED, 10 DALY AVENUE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 16, 2004 AS ENTRY NO. 717068, OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE COINCIDENT WITH AN OLD WIRE FENCE SOUTH 23°22'49" WEST 53.77 FEET (RECORD BEARING AND DISTANCE SOUTH 21°33' WEST 53.78 FEET PER ENTRY NO. 539149) TO AN IRON ROD; THENCE SOUTH 74°11'23" WEST 4.55 FEET TO THE SOUTHERNMOST PROPERTY CORNER OF SAID LOT 2; THENCE COINCIDENT WITH THE EASTERLY BOUNDARY OF LOT 2 NORTH 26°56'34" EAST 56.75 FEET (LOT 2 EASTERLY BOUNDARY RECORD BEARING IS NORTH 26°07'05" EAST) TO THE POINT OF BEGINNING.

Tax Serial No. PC-648

LOT 2
10 DALY AVENUE SUBDIVISION, FIRST AMENDED

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 &
THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH





PROFESSIONAL LAND SURVEYOR
No. 7248891
CHARLES GALATI
10/14/24
State of Utah

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

PARCEL 1

LOT 2, FIRST AMENDED, 10 DALY AVENUE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 16, 2004 AS ENTRY NO. 717068, OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST PROPERTY CORNER OF LOT 2, FIRST AMENDED, 10 DALY AVENUE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED NOVEMBER 16, 2004 AS ENTRY NO. 717068, OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SUMMIT COUNTY, UTAH; AND RUNNING THENCE COINCIDENT WITH AN OLD WIRE FENCE SOUTH 23°22'49" WEST 53.77 FEET (RECORD BEARING AND DISTANCE SOUTH 21°33' WEST 53.78 FEET PER ENTRY NO. 539149) TO AN IRON ROD; THENCE SOUTH 74°11'23" WEST 4.55 FEET TO THE SOUTHERNMOST PROPERTY CORNER OF SAID LOT 2; THENCE COINCIDENT WITH THE EASTERLY BOUNDARY OF LOT 2 NORTH 26°56'34" EAST 56.75 FEET (LOT 2 EASTERLY BOUNDARY RECORD BEARING IS NORTH 26°0705" EAST) TO THE POINT OF BEGINNING.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found original surveyor monuments as shown on this plat.
2. Field work for this survey was performed September 5 & 9, 2024 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, 10 DALY AVE SUBDIVISION FIRST AMENDED, EMPIRE CANYON CONDOS, EMPIRE CANYON CONDOS SUPPLEMENTAL PLAT, LECLERC PLAT AMENDMENT, Records of Survey, Nos s-742, s-4568 and s-6503 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: NE property corner monument / Alliance Engr. rebar and cap, Elevation = 7181.2' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corner monuments were found as shown.
9. Measured bearings and distances, when different than record, are shown in parenthesis. ( )
10. Parcel 2 is being created as part of this survey to address a "Deed Gap" as shown in Record of Survey No. S-4568 completed prior to the creation of Lot 2. The old wire fence line was utilized to control the eastern boundary of Parcel 2 as shown hereon.

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

STAFF: CHARLES GALATI, JASON WYNNE

DATE: 10/14/24

EXISTING CONDITIONS & TOPOGRAPHIC MAP
15 KING ROAD
PARK CITY, UTAH

CLIENT: RYAN MARSHALL
PROJECT.: 24050
C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\24050 - 15 King Road\ROS\24050 V3.dwg

SHEET 1 OF 1

Planning Department

April 15, 2025

Ryan Marshall

NOTICE OF BOARD OF ADJUSTMENT ACTION

Description

Address:	15 King Road
Zoning District:	Historic Residential – 1
Application:	Variance
Project Number:	PL-25-06449
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	April 15, 2025
Project Summary:	The Applicant Requests a Variance from the 3,750-Square-Foot Maximum Lot Size Limitation of Land Management Code (LMC) § 15-2.2-3 to Add 91 Square Feet to an Existing Non-Conforming Lot to Create a 4,395-Square-Foot Lot for a Non-Historic Single-Family Dwelling in the Historic Residential-1 (HR-1) Zoning District.

Action Taken

On April 15, 2025, the Board of Adjustment conducted a public hearing and approved the Variance of the HR-1 Zoning District Maximum Lot Size according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 15 King Road (Parcel no. 10-DALY-1AM-2) is a 4,304 square-foot Lot in the HR-1 Zoning District. The Lot has a Single-Family Dwelling (SFD) on site that is non-Historic and was constructed in 2007. The existing Building Footprint is 1,716 square feet.
2. 15 King Road is Lot 2 of the 10 Daly Avenue Subdivision, First Amended recorded with Summit County in 2004 (Entry No. 717068).
3. On October 21, 2004, City Council adopted Ordinance No. 04-48 approving the 10 Daly Avenue Subdivision, First Amended to subdivide the 10 Daly Avenue Subdivision into two Lots of record

4. When the property was subdivided in 2004 there was a 91 square-foot triangle parcel noted as a "deed gap" on the 2003 submitted boundary survey.
5. On November 6, 2024, the property owner of 24 Daly Avenue conveyed the triangle parcel to the Applicant
6. This triangle parcel was not incorporated into the property description of Lot 2 of 15 King Road as part of the 10 Daly Avenue, First Amended recorded plat.
7. The Applicant is the owner of both parcels and has provided an existing conditions survey showing the triangle shaped parcel
8. The analysis of the Staff Report dated April 15, 2025, is incorporated herein.
9. Literal enforcement of the LMC prevents the Applicant from amending the plat to include the triangle parcel. The Applicant's request removes a remnant parcel from a previous plat amendment and reflects existing conditions.
10. The request for a Variance is unique to 15 King Road as it is the result of a previous plat amendment at the property, likely attributed to a survey gap. This circumstance is not generally applicable to other properties in the HR-1 Zoning District.
11. The requested Variance will allow the Applicant to utilize their property as it has been used historically. The request corrects a survey gap and cleans up a remnant parcel.
12. As conditioned, the request does not contradict goals outlined in the General Plan Historic Character Goals as it does not substantially increase the size of the Lot and does not impact the use of the property. The integrity, mass, scale, and compatibility of the adjacent historic resources is respected per Condition of Approval #1.
13. The request for a Variance increases the Lot by 91 square feet, does not substantially increase the size of the Lot. The triangle shaped parcel is less than the allowable Minimum Lot Size pursuant to LMC § 15-2.2-3 and would not be developable in the future due to its location.
14. The Development Review Committee reviewed the proposal on March 18, 2025, and does not require Conditions of Approval.
15. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 2, 2025, Staff mailed courtesy notice to property owners within 300 feet on April 2, 2025. The Park Record published courtesy notice on April 2, 2025.

Conclusions of Law

1. The Applicant proved their request meets the five criteria outlined in Land Management Code Section 15-10-8:
    i. Literal enforcement of the HR-1 Zoning District causes an unreasonable hardship that is not necessary to carry out the general purpose of the zoning ordinance.
    ii. There are special circumstances attached to the Property that do not generally apply to other properties in the same district.
    iii. Granting the Variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.
    iv. The proposal is consistent with the General Plan and not contrary to the public interest.
    v. The spirit of the Land Management Code is observed by this application and substantial justice is done.

Conditions of Approval

1. The Maximum Building Footprint for the Lot is limited to 1,716 square feet.
2. The Variance is limited to the outlined request. No other modifications are proposed or approved.
3. Any other construction will require compliance with LMC § 15-2.2 and LMC § 15-13-8.

If you have questions or concerns regarding this Final Action Letter, please call (435) 640-8683 or email Meredith.covey@parkcity.org

Sincerely,

Jennifer Franklin
Board of Adjustment Chair

CC: Meredith Covey, Planner I

Planning Commission
Staff Report

Subject: **Sommet Blanc**
9300 Marsac Avenue
Application: **PL-25-06431**
Author: **Virgil Lund, Planner II**
Date: **May 14, 2025**
Type of Item: **Condominium Plat Amendment**

Recommendation

(I) Review the First Amended Sommet Blanc Condominiums Plat, (II) conduct a public hearing, and (III) consider approving the Plat Amendment based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Sommet Blanc LLC Applicant Representative: Douglas Ogilvy
Location:	9300 Marsac Avenue
Zoning District:	Residential Development
Adjacent Land Uses:	Resort Open Space
Reason for Review:	The Planning Commission reviews and takes Final Action on Condominium Plat Amendments.[1]

DA	Development Agreement
CUP	Conditional Use Permit
LMC	Land Management Code
MPD	Master Planned Development
RD	Residential Development
UE	Unit Equivalent

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

Summary

On July 13, 2022, the Planning Commission approved the Sommet Blanc Condominiums Plat for three Multi-Unit Dwellings with 49 residential Units and a 3,600-square-foot restaurant.

The Applicant proposes the First Amended Sommet Blanc Condominiums Plat to:

[1] LMC § 15-7.1-2

- Amend power and ski easements
- Update storm drain, water, conservation, access, and parking easements
- Clarify pool and event lawn areas
- Adjust common areas for mechanical equipment
- Reduce limited common areas for the decks of five Units to comply with Setback requirements

Please see Exhibit B for a detailed description of all proposed changes to the Sommet Blanc Condominiums Plat.

Background

The Sommet Blanc Condominiums are governed by the:

- 2007 Empire Pass Pod B-2 Master Planned Development (MPD),
- 2007 Amended Flagstaff Development Agreement (DA), including 14 technical reports, and
- 2017 B2 East Subdivision approval (Ordinance No. 2017-07).

On March 9, 2022, the Planning Commission approved amendments to the 2007 Flagstaff DA and Empire Pass Pod B2 MPD and a Conditional Use Permit (CUP) for the Sommet Blanc Condominiums (Packet, Item 5.A.; Minutes, p. 3).

On September 1, 2022, the City Council approved the Sommet Blanc Condominiums Plat (Ordinance No. 2022-33).

On December 9, 2024, the Building Department issued Permit #24-2196 for the Sommet Blanc Condominiums. The Planning Department approved the building permit with a Condition of Approval requiring the Applicant to record a Plat Amendment to accurately reflect the proposed building permit plans.



Figure 1: Sommet Blanc Project Area

Analysis

(I) The proposed Plat Amendment complies with the governing documents for Sommet Blanc.

The amended Flagstaff DA, amended Empire Pass Pod B2 MPD, and CUP approved by the Planning Commission on March 9, 2022, established 81 Unit Equivalents (UEs), or 162,000 square feet for Multi-Unit Dwellings, and 3,600 square feet of support commercial space for a Restaurant for the Sommet Blanc project.

The proposed Plat Amendment does not alter residential or support commercial space allocated and approved for Sommet Blanc.

(II) The proposed Plat Amendment complies with the Residential Development Zoning District Requirements.

The Applicant proposes the Plat Amendment in part to correct encroachments in the Setbacks.

The decks shown on the proposed Plat for Units A302, A303, A402, A403, and A502 comply with the Setback requirements outlined in LMC § 15-2.13-3(C)(2)(c) (see

images below). Decks encroaching into the Front Setback must not exceed 10 feet in length and cannot encroach more than five feet into the Front Setback.[2] The amended decks have the following dimensions:

- Unit A302: Eight feet one inch wide, encroaching four feet four inches into the Front Setback.
- Unit A303: Seven feet 11 inches wide, encroaching four feet three inches into the Front Setback.
- Unit A402: Eight feet wide, encroaching four feet five inches into the Front Setback.
- Unit A403: Seven feet 11 inches wide, encroaching four feet five inches into the Front Setback.
- Unit A502: Eight feet wide, encroaching three feet nine inches into the Front Setback.

[2] LMC § 15-2.13-3(C)(2)(c)

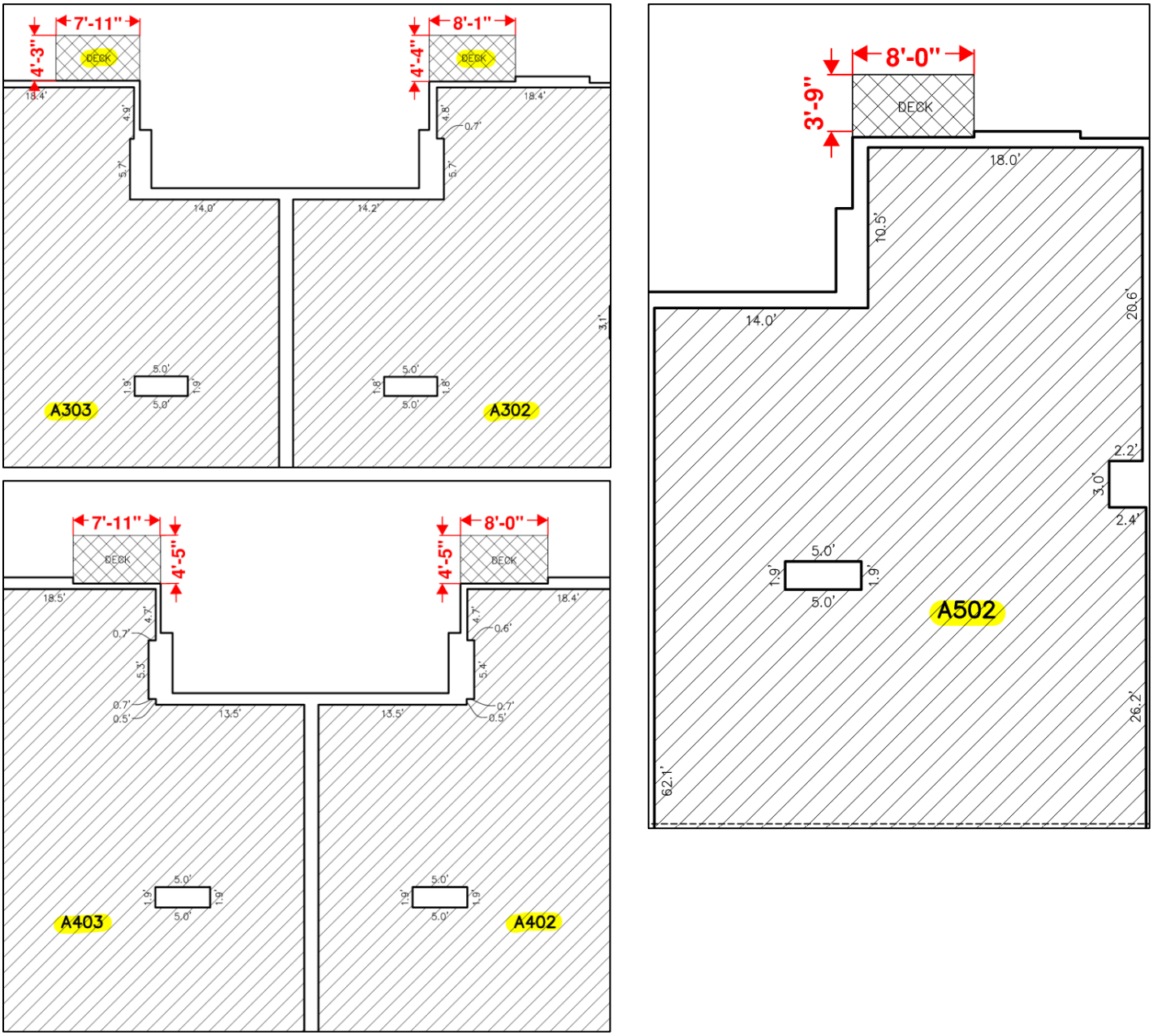


Figure 2: Proposed Decks

Amend power and ski easements

Complies: The amended easements comply with all RD Zoning District requirements. No Structures are proposed or approved within the amended easement areas.

Update storm drain, water, conservation, access, and parking easements

Complies: The easements comply with all RD Zoning District requirements. No Structures are proposed or approved within the easement areas.

Clarify pool and event lawn areas

Complies: The proposed pool and event lawn areas comply with all RD Zoning District requirements and Setbacks. The pool and event lawn areas are approximately 50 feet from the south Lot line.

Adjust common areas for mechanical equipment

Complies: All proposed common areas for mechanical equipment are within the existing platted Building Footprint and comply with all RD Zoning District requirements and Setbacks.

(III) The proposal complies with LMC § 15-7.1-3(B), Plat Amendment.

Changes to platted elements including conversion of common area/limited common area within a condominium requires a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7.1-3(B) and approval shall require a finding of Good Cause.

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

Staff finds Good Cause for the proposed Plat Amendment because the amended Plat corrects encroachments in the Setbacks.

(IV) The Development Review Committee reviewed the proposal on March 4, 2025 and confirmed the proposal conforms to their requirements.[3]

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025. The *Park Record* published courtesy notice on April 30, 2025.[4]

[3] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[4] LMC § 15-1-21

Public Input

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

Alternatives

The Planning Commission may:

- Approve the First Amended Sommet Blanc Condominiums Plat;
- Deny the First Amended Sommet Blanc Condominiums Plat and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

Exhibits

A: Draft Final Action Letter

Attachment 1: Proposed Plat

B: Narrative of Proposed Changes From the Recorded Plat

Planning Department

May 14, 2025

Douglas Ogilvy
9300 Marsac Avenue

CC: Sommet Blanc LLC

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	Sommet Blanc, 9300 Marsac Avenue
Zoning District:	Residential Development
Application:	Condominium Plat Amendment
Project Number:	PL-25-06431
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 14, 2025
Project Summary:	The Applicant proposes the First Amended Sommet Blanc Condominiums Plat to reflect amended power, water and ski easements, pool and event lawn areas, adjusted common areas for mechanical equipment, and reduced limited common areas for the decks of five Units to comply with Land Management Code (LMC) Setback requirements.

Action Taken

On May 14, 2025, the Planning Commission conducted a public hearing and approved the Condominium Plat Amendment according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. On July 13, 2022, the Planning Commission approved the Sommet Blanc Condominiums Plat for three Multi-Unit Dwellings with 49 residential Units and a 3,600-square-foot restaurant.
2. The Applicant proposes the First Amended Sommet Blanc Condominiums Plat to:

a. Amend power and ski easements
b. Update storm drain, water, conservation, access, and parking easements
c. Clarify Pool and event lawn areas
d. Adjust common areas for mechanical equipment
e. Reduce limited common areas for the decks of five Units to comply with Setback requirements

3. The Sommet Blanc Condominiums governed by the:
    a. 2007 Empire Pass Pod B-2 Master Planned Development (MPD),
    b. 2007 Amended Flagstaff Development Agreement (DA), including 14 technical reports, and
    c. 2017 B2 East Subdivision approval (Ordinance No. 2017-07).
4. On March 9, 2022, the Planning Commission approved amendments to the 2007 Flagstaff DAand Empire Pass Pod B2 MPD and approved a Conditional Use Permit (CUP) for the Sommet Blanc Condominiums.
5. On September 1, 2022, the City Council approved the Sommet Blanc Condominiums Plat (Ordinance No. 2022-33).
6. On December 9, 2024, the Building Department issued Permit #24-2196 for the Sommet Blanc Condominiums. The Planning Department approved the building permit with a Condition of Approval requiring the Applicant to record a Plat Amendment to accurately reflect the proposed building permit plans.
7. The proposed Plat Amendment complies with the governing documents for Sommet Blanc.
    a. The amended Flagstaff DA, amended Empire Pass Pod B2 MPD, and CUP approved by the Planning Commission on March 9, 2022, established 81 Unit Equivalents (UEs), or 162,000 square feet for Multi-Unit Dwellings, and 3,600 square feet of support commercial space for a Restaurant for the Sommet Blanc project.
    b. The proposed Plat Amendment does not alter residential or support commercial space allocated and approved for Sommet Blanc.
8. The proposed Plat Amendment complies with the Residential Development Zoning District Requirements.
    a. The Applicant proposes the Plat Amendment in part to correct encroachments in the Setbacks.
    b. The decks shown on the proposed Plat for Units A302, A303, A402, A403, and A502 comply with the Setback requirements outlined in LMC § 15-2.13-3(C)(2)(c) (see images below). Decks encroaching into the Front

Setback must not exceed 10 feet in length and cannot encroach more than five feet into the Front Setback. The amended decks have the following dimensions:

i. Unit A302: Eight feet one inch wide, encroaching four feet four inches into the Front Setback.
ii. Unit A303: Seven feet 11 inches wide, encroaching four feet three inches into the Front Setback.
iii. Unit A402: Eight feet wide, encroaching four feet five inches into the Front Setback.
iv. Unit A403: Seven feet 11 inches wide, encroaching four feet five inches into the Front Setback.
v. Unit A502: Eight feet wide, encroaching three feet nine inches into the Front Setback.

c. Amend power and ski easements
    i. Complies: The amended easements comply with all RD Zoning District requirements. No Structures are proposed or approved within the amended easement areas.
d. Update storm drain, water, conservation, access, and parking easements
    i. Complies: The easements comply with all RD Zoning District requirements. No Structures are proposed or approved within the easement areas.
e. Clarify pool and event lawn areas
    i. Complies: The proposed pool and event lawn areas comply with all RD Zoning District requirements and Setbacks. The pool and event lawn areas are approximately 50 feet from the south Lot line.
f. Adjust common areas for mechanical equipment
    i. Complies: All proposed common areas for mechanical equipment are within the existing platted Building Footprint and comply with all RD Zoning District requirements and Setbacks

9. The proposal complies with LMC § 15-7.1-3(B), Plat Amendment.
    a. Changes to platted elements including conversion of common area/limited common area within a condominium requires a Plat Amendment. Plat Amendments shall be reviewed according to the requirements of LMC § 15-7.1-3(B) and approval shall require a finding of Good Cause.
    b. LMC § 15-15-1 defines Good Cause as “Providing positive benefits and mitigating negative impacts, determined on a case by case basis to

include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

c. Staff finds Good Cause for the proposed Plat Amendment because the amended Plat corrects encroachments in the Setbacks.

10. The Development Review Committee reviewed the proposal on March 4, 2025 and confirmed the proposal conforms to their requirements.
11. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025.
12. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025. The Park Record published courtesy notice on April 30, 2025.

Conclusions of Law

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

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, the Conditions of Approval, and the amended CC&Rs prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one year from the date of Planning Commission approval. If recordation is not complete within one year, this approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the Planning Director.
3. Conditions of Approval from the 2007 Empire Pass Pod B-2 Master Planned Development, the 2007 Amended Flagstaff Development Agreement including the 14 technical reports, Ordinance 2017-07, the Sommet Blanc Condominiums CUP, and Ordinance 2022-33 shall apply.

4. The Plat Amendment will not change or alter the amount of residential or support commercial space allocated and approved for the Sommet Blanc Condominiums.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

Planning Commission Chair

CC: Virgil Lund

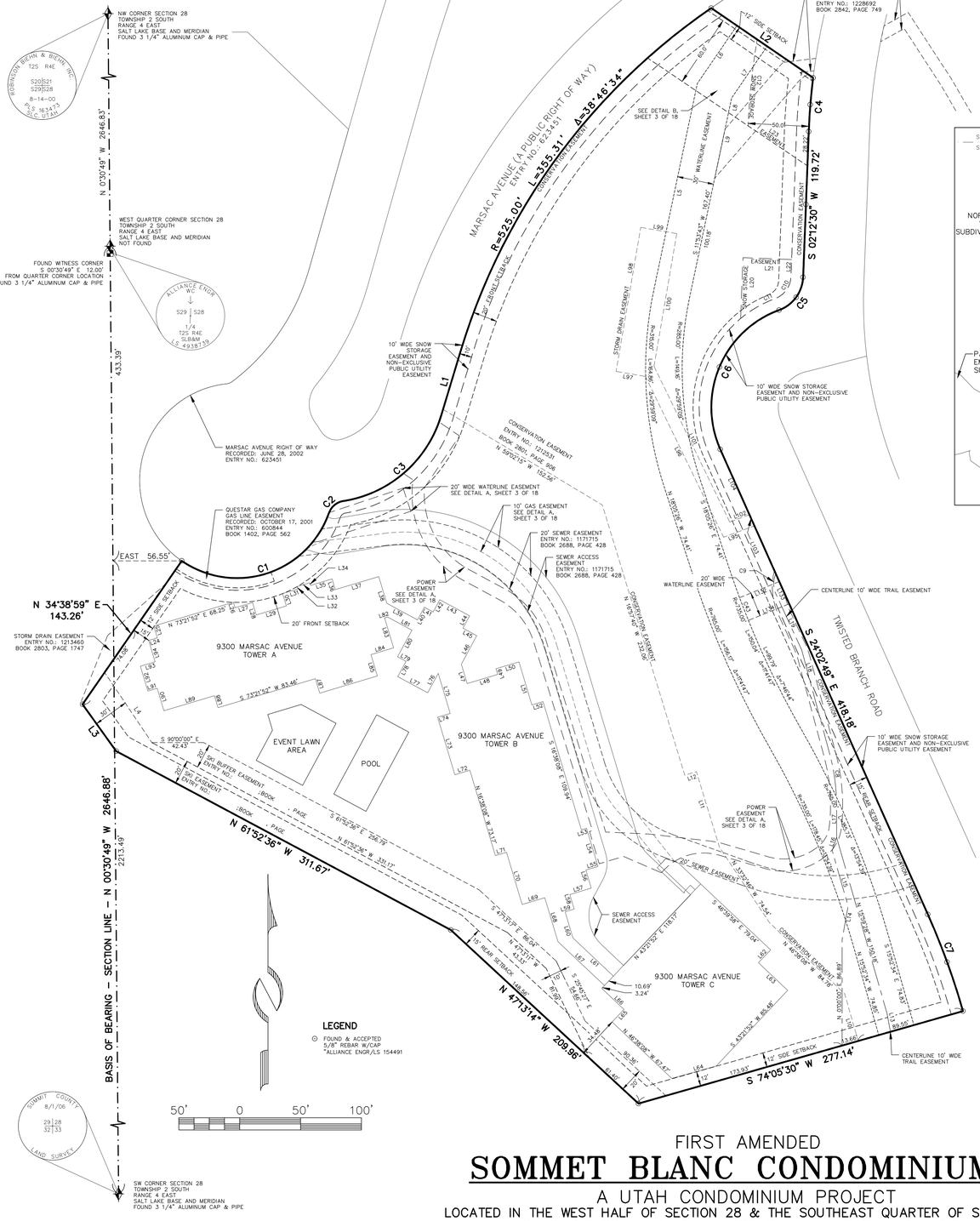
LINE TABLE		
LINE	BEARING	DISTANCE
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L2	S 55°36'18" E	101.33
L3	N 35°40'02" W	47.30

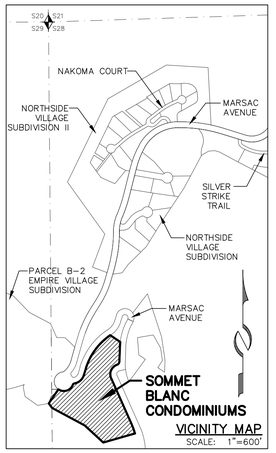
LINE TABLE		
LINE	DIRECTION	LENGTH
L4	N 33°57'35" W	69.52
L5	N 11°53'43" E	173.37
L6	N 34°23'43" E	57.57
L7	S 34°23'43" W	51.60
L8	S 11°53'43" W	25.96
L9	S 11°53'43" W	41.26
L10	N 15°54'30" W	40.33
L11	N 16°57'40" W	64.94
L12	S 72°59'52" W	10.00
L13	N 10°30'52" W	15.50
L14	N 10°00'00" E	28.14
L15	N 15°59'28" W	47.31
L16	N 18°22'45" E	11.43
L17	N 00°00'00"	26.33
L18	N 15°01'57" W	89.12
L19	N 24°45'39" W	50.75
L20	N 2°12'30" E	50.00
L21	S 87°47'30" E	40.00
L22	S 2°12'30" W	14.10
L23	S 56°00'00" E	58.82
L24	N 73°21'52" E	7.32
L25	N 16°38'08" W	10.17
L26	S 16°38'08" E	4.78
L27	N 73°21'52" E	15.01
L28	S 16°38'08" E	10.58
L29	N 73°21'52" E	25.81
L30	N 16°38'08" W	10.58
L31	N 73°21'52" E	13.12
L32	N 16°38'08" W	2.08
L33	N 73°21'52" E	10.70
L34	S 16°38'08" E	2.19
L35	N 73°21'52" E	18.55
L36	S 16°38'08" E	9.18
L37	N 73°21'52" E	37.29
L38	S 16°38'08" E	22.88
L39	S 61°38'08" E	28.66
L40	N 28°21'52" E	11.82
L41	S 61°38'08" E	8.22
L42	N 28°21'52" E	11.40
L43	S 61°38'08" E	27.84
L44	S 28°21'52" W	11.50
L45	S 61°38'08" E	12.91
L46	S 28°21'52" W	26.60
L47	S 16°38'08" E	16.60
L48	N 73°21'52" E	25.37
L49	N 16°38'08" W	4.82
L50	N 73°21'52" E	19.74
L51	S 16°37'40" E	36.93
L52	N 73°21'52" E	9.60
L53	N 73°21'52" E	4.46
L54	S 16°38'08" E	32.67
L55	S 73°21'52" W	10.40
L56	S 16°38'08" E	15.50
L57	S 73°21'52" W	18.42
L58	S 16°38'08" E	12.50
L59	S 73°21'52" W	7.74
L60	S 16°38'08" E	22.32
L61	S 46°38'08" E	45.78
L62	S 43°21'52" W	14.50
L63	S 46°38'08" E	33.00
L64	S 74°21'52" W	37.85
L65	N 43°21'52" E	14.21
L66	N 46°38'08" W	25.08
L67	N 46°38'08" W	52.63
L68	N 16°38'08" W	37.59
L69	S 73°21'52" W	19.43
L70	N 16°38'08" W	44.81
L71	S 73°21'52" W	9.57
L72	S 73°21'52" W	12.84
L73	N 16°38'08" W	49.31
L74	N 73°21'52" E	10.73
L75	N 16°38'08" W	34.34
L76	S 28°21'52" W	18.13
L77	N 61°38'08" W	27.93
L78	N 28°21'52" E	14.30
L79	N 61°38'08" W	7.92
L80	N 28°21'52" E	24.81
L81	N 61°38'08" W	22.80
L82	S 73°21'52" W	2.49
L83	S 16°38'08" E	25.69
L84	S 73°21'52" W	19.39
L85	S 16°38'08" E	18.31
L86	S 73°21'52" W	49.40
L87	N 16°38'08" W	12.45
L88	N 16°38'08" W	10.33
L89	S 73°21'52" W	43.28
L90	N 16°38'08" W	19.28
L91	S 73°21'52" W	8.00
L92	N 16°38'08" W	21.32
L93	N 73°21'52" E	12.60
L94	N 16°38'08" W	18.31
L95	S 69°42'56" W	27.00
L96	N 25°55'27" W	146.86
L97	N 80°17'04" W	24.46

LINE TABLE		
LINE	DIRECTION	LENGTH
L98	N 9°42'56" E	120.00
L99	S 80°17'04" E	30.00
L100	S 9°42'56" W	110.57
L101	S 25°55'27" E	142.24
L102	N 69°42'56" E	17.28
L103	S 24°02'49" E	10.02
L104	S 24°02'49" E	58.75
L105	N 71°41'37" E	63.97
L106	S 18°18'23" E	20.00
L107	S 71°41'37" W	78.70
L108	S 82°56'37" W	5.92
L109	N 82°56'37" E	44.86
L110	S 38°13'44" E	47.34
L111	N 70°38'08" W	7.80
L112	S 43°21'52" W	5.88
L113	S 82°56'37" W	44.86
L114	S 55°47'57" E	20.37
L115	S 34°12'03" W	51.32
L116	S 61°38'08" E	33.96
L117	S 87°21'46" E	35.33
L118	S 83°24'56" E	51.80
L119	S 73°48'16" E	39.27
L120	N 15°01'57" W	82.67
L121	N 24°53'47" W	30.16
L122	S 24°02'49" E	21.44
L123	S 24°53'47" E	30.16
L124	S 15°01'57" E	82.67
L125	N 73°48'16" W	39.27
L126	N 66°43'38" W	33.89
L127	S 73°21'52" W	20.90
L128	N 16°38'08" W	27.67
L129	N 73°21'52" E	2.50
L130	N 61°38'08" W	33.96
L131	N 55°47'57" W	9.52
L132	N 67°59'31" E	35.22
L133	S 24°02'49" E	20.01
L134	S 67°59'31" W	36.21

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	80.00	147.00	105°16'44"
C2	15.00	16.15	61°42'18"
C3	100.00	112.21	64°17'22"
C4	525.00	44.31	4°50'10"
C5	30.00	35.43	67°39'38"
C6	85.00	139.33	93°54'58"
C7	596.00	84.66	8°08'19"

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C8	53.00	39.91	43°08'24"
C9	20.00	17.12	49°03'08"
C10	20.00	23.62	67°39'38"
C11	95.00	32.79	19°46'37"
C12	575.00	71.34	7°06'31"
C13	45.00	7.92	10°05'07"
C14	25.00	10.65	24°24'46"
C15	80.00	27.65	19°48'04"
C16	15.00	0.37	01°24'02"
C17	80.00	110.70	79°17'05"
C18	80.00	21.14	15°08'22"
C19	55.00	6.61	06°52'59"
C20	90.00	45.77	29°08'20"
C21	55.00	7.24	07°32'45"
C22	45.00	5.93	07°32'45"
C23	100.00	50.86	29°08'20"
C24	45.00	22.29	28°22'37"
C25	100.00	5.27	03°01'04"
C26	70.00	80.99	66°17'33"
C27	68.00	52.61	44°19'50"
C28	55.00	9.23	09°36'39"
C29	45.00	44.03	56°03'21"
C30	25.00	19.11	43°48'01"
C31	155.00	57.82	21°22'19"
C32	55.00	9.47	09°51'50"
C33	55.00	37.52	39°05'08"
C34	45.00	13.44	17°06'25"
C35	65.00	11.19	09°51'50"
C36	165.00	61.55	21°22'19"
C37	35.00	26.76	43°48'01"
C38	55.00	53.81	56°03'21"
C39	45.00	52.20	66°28'08"
C40	58.00	44.88	44°19'50"
C41	80.00	98.12	70°16'36"
C42	100.00	51.90	29°44'10"
C43	735.00	20.00	01°33'33"





SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah, and that I have caused to be made under my direction and by authority of the owners, First Amended SOMMET BLANC CONDOMINIUMS, a Utah Condominium project, in accordance with the provisions of the Utah Condominium Ownership Act. I further certify that, to the best of my knowledge, the information shown hereon is correct.

PROFESSIONAL LAND SURVEYOR No. 4857264 MICHAEL DEMKOWICZ STATE OF UTAH

LEGAL DESCRIPTIONS

Parcel 1:

Units EMP-C1, EMP-C2, EMP-C3, EMP-C4, C201, C202, C301, C302, C401, C402, C501, C502, C601, C602, C701, C702, and C801, contained in the Sommet Blanc Condominium, a Utah Condominium Project, together with an appurtenant undivided interest in and to the common areas and facilities of the project, as the same are identified and established in the Record of Survey map recorded November 28, 2023, as Entry No. 1212871, and in the Declaration of Condominium for Empire Residences, recorded November 28, 2023, as Entry No. 1212872, in Book 2802, at Page 806, of the Official Records in the office of the Summit County Recorder.

(Tax Serial Nos. SBC-EMP-C1, SBC-EMP-C2, SBC-EMP-C3, SBC-EMP-C4, SBC-C201, SBCC202, SBC-C301, SBC-C302, SBC-C401, SBC-C402, SBC-C501, SBC-C502, SBC-C601, SBCC602, SBC-C701, SBC-C702, and SBC-C801)

Parcel 2:

Units EMP-A, A202, A203, A204, A301, A302, A303, A304, A401, A402, A403, A404, A501, A502, A503, A602, EMP-B, B202, B203, B204, B301, B302, B303, B304, B401, B402, B403, B404, B501, B502, B503, B504, B601, B602, B603, B604, B702, B703, AND CU1 contained in the Sommet Blanc Condominium, a Utah Condominium Project, together with an appurtenant undivided interest in and to the common areas and facilities of the project, as the same are identified and established in the Record of Survey map recorded November 28, 2023, as Entry No. 1212871, and in the Declaration of Condominium for Empire Residences, recorded November 28, 2023, as Entry No. 1212872, in Book 2802, at Page 806, of the Official Records in the office of the Summit County Recorder.

(Tax Serial Nos. SBC-EMP-A, SBC-A202, SBC-A203, SBC-A204, SBC-A301, SBC-A302, SBC-A303, SBC-A304, SBC-A401, SBC-A402, SBC-A403, SBC-A404, SBC-A501, SBC-A502, SBC-A503, SBC-A602, SBC-EMP-B, SBC-B202, SBC-B203, SBC-B204, SBC-B301, SBCB302, SBC-B303, SBC-B304, SBC-B401, SBC-B402, SBC-B403, SBC-B404, SBC-B501, SBCB502, SBC-B503, SBC-B504, SBC-B601, SBC-B602, SBC-B603, SBC-B604, SBC-B702, SBCB703 and SBC-CU1)

NOTE:

Sommet Blanc Condominiums is formerly known as Lot 1, B2 East Subdivision, recorded March 7, 2018, as Entry No. 1087538.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Sommet Blanc, LLC, a Utah limited liability company, the undersigned being the owner of the described parcels of land, hereby cause the building constructed hereon to be divided into units, together with easements as set forth to be hereafter known as First Amended SOMMET BLANC CONDOMINIUMS and hereby dedicate for the perpetual use of the public, trails and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon, and do hereby consent to the recordation of this Condominium Plat.

ALSO, the owner or their representative, hereby irrevocably offers for dedication to the city of Park City all the easements and required utilities shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this _____ day of _____, 2025.

SOMMET BLANC, LLC
A Utah Limited Liability Company

By: ASPEN SOMMET, LLC, its Member

By: WHITE SUMMIT DEVELOPMENT A, LLC
Operating Member of Aspen Sommet, LLC

By: ASPEN GROUP USA, LLC, Manager of
White Summit Development A, LLC

By: _____
F. Lynn Padan, Manager of
Aspen Group USA, LLC

ACKNOWLEDGMENT

State of _____:
ss:
County of _____:

On this _____ day of _____, 2025, F. Lynn Padan personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Sommet Blanc, LLC, a Utah limited liability company and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreements or Resolution of its Members, and he acknowledged to me that he executed First Amended SOMMET BLANC CONDOMINIUMS.

_____
A Notary Public commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No._____

FIRST AMENDED
SOMMET BLANC CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

THIS SHEET SUPERSEDES SHEET 1 OF 18, SOMMET BLANC CONDOMINIUMS, RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212871 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

SHEET 1 OF 18

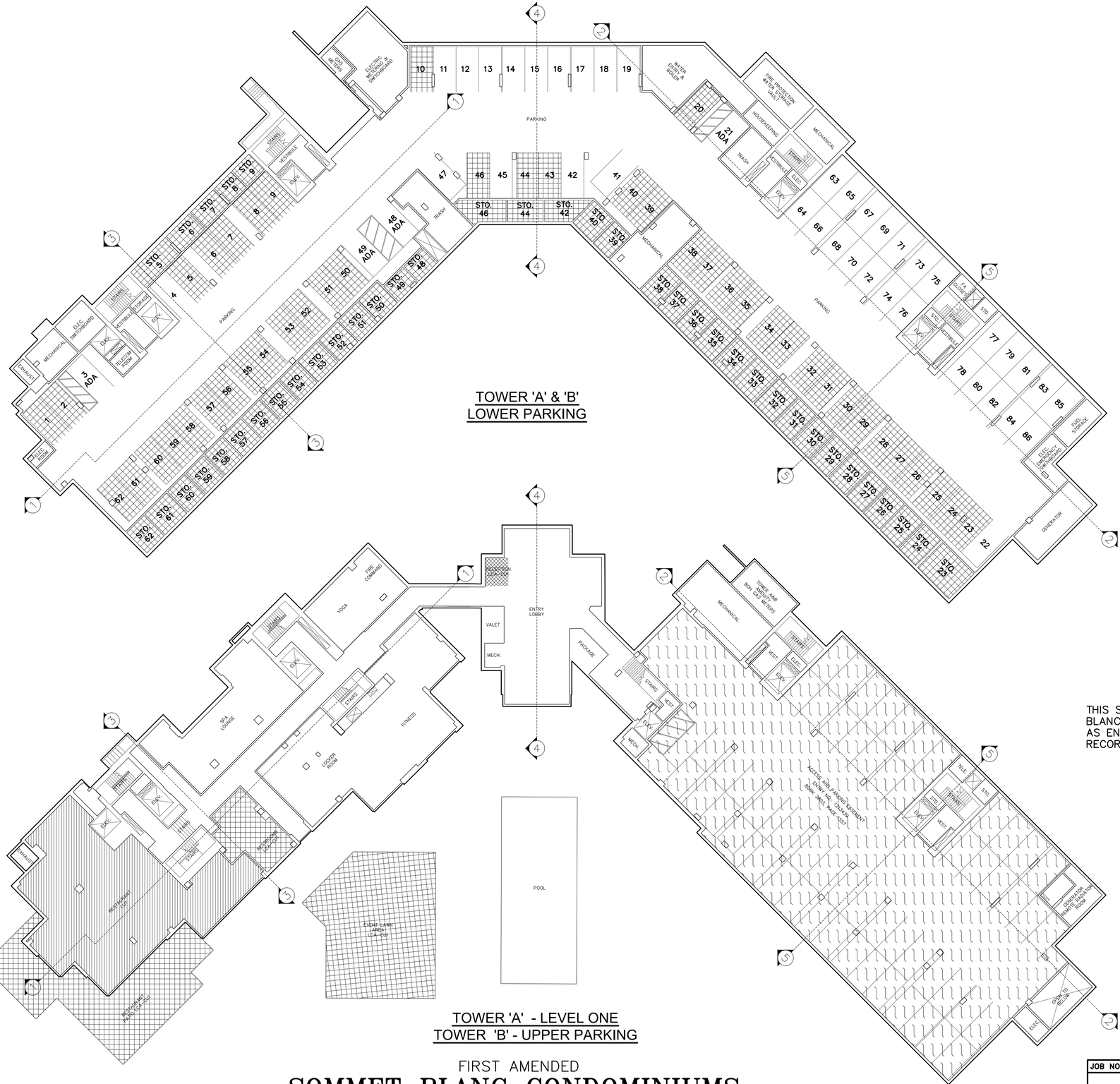
01/28/25 **JOB NO.:** 1-11-18 **FILE:** X:\Empire\dwg\srv\plat2018\011118-condo plat.dwg

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

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025 BY _____ ENGINEERING DEPARTMENT	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2025 BY _____ CHAIR	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2025 BY _____ PARK CITY ENGINEER	APPROVED AS TO FORM THIS _____ DAY OF _____, 2025 BY _____ PARK CITY ATTORNEY	APPROVED THIS _____ DAY OF _____, 2025 BY _____ SUMMIT COUNTY GIS COORDINATOR	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____

NOTES:

1. This Plat is subject to the Conditions of Approval in the Final Action Letter dated_____, and on file with the Planning Department (PL-25-_____).
2. See Record of Survey S0011022, Recorded September 28, 2022, in the Summit County Recorder's Office.
3. All applicable conditions, regulations, requirements, and stipulations of the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, The 20-Acre Quinn's Junction Parcel, and Iron Mountain recorded in the Summit County Recorder's Office on March 2, 2007, as Entry No. 00806100 in Book 1850, Page 1897 (the 'Development Agreement'), and associated technical reports and agreements, continue to apply.
4. Conditions of approval of the Village at Empire Pass Master Planned Development, approved July 28, 2004, and the Pod B-2 at Empire Pass Master Planned Development, approved March 14, 2007, as amended March 9, 2022, and the B2 East Subdivision plat recorded March 7, 2018, as Entry Number 1087538 shall continue to apply.
5. The dimensions of the private spaces and square footage calculations are based on drawings supplied by Olson Kundig Architects. The square footages shown on this plat are calculated in accordance with the Utah Condominium Act and the Declaration of Condominium for Sommet Blanc, a Utah Condominium Project. Such calculations typically differ somewhat from the square footage determined by the architect or others using different methods of determining unit size. It is the intent that the private ownership area of the units will be as constructed.
6. All areas outside of the building and within the property boundary are designated as common area unless specified otherwise as limited common area on Sheets 2 through 18 of this condominium plat.
7. All common structural elements are designated as Common Areas and Facilities, as described in the Declaration of Condominium.
8. Building ties shown on Sheet 1 are from the property line to the building foundation wall as shown.
9. All Common Areas and Facilities are dedicated as nonexclusive easements to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Service District, and Summit County for the purpose of providing access for utility and drainage installation, use, maintenance, and eventual replacement.
10. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lot.
11. Units EMP-A, EMP-B, EMP-C1, EMP-C2, EMP-C3 & EMP-C4 are deed restricted employee/affordable housing units.
12. Suites A21 & B21 are part of the Common Area of the project and are designed to be accessible by persons with disabilities as required by Park City Municipal Corporation.
13. The units of this condominium are served by common private lateral wastewater lines. The Sommet Blanc Owner's Association, Inc. shall be responsible for ownership, operation and maintenance of all common private lateral wastewater lines.
14. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
15. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction prior to building permit issuance.
16. The Empire Pass Master Owners Association, Inc. (the 'Master Association'), together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass (as amended the 'Master Declaration') requires the membership of each lot or unit owner. Members are subject to the terms of the Master Association's Articles of Incorporation, Bylaws, Rules and Regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.
17. Owners and potential buyers of any parcel, unit or land within the lot or parcel depicted on this plat are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, snowboarders, mountain bikers and other resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities is governed by such owner or agreements with such owner.
18. This plat depicts a 3.06-acre Conservation Easement as described in the Sommet Blanc Condominiums Declaration.
19. The upper parking level under Tower B is subject to an exclusive use easement to be recorded concurrently with the plat.
20. Parking stalls, storage units and ski lockers designated Limited Common Area are assigned to individual units as described in the Sommet Blanc Condominiums Declaration.
21. Two snow storage easements are hereby established in favor of the trailhead parking lot on the east side of Marsac Avenue.
22. Ten foot wide trail easements for public use are hereby established, being five feet on each side of the centerline of trails as shown.



THIS SHEET SUPERSEDES SHEET 2 OF 18, SOMMET BLANC CONDOMINIUMS, RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212871 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

ABBREVIATION LEGEND

ELEV. = ELEVATOR
STO. = STORAGE UNIT
MECH. = MECHANICAL
ELEC. = ELECTRICAL
TELE. = TELECOMM
VEST. = VESTIBULE

OWNERSHIP LEGEND

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP
- PARKING EASEMENT

20' 0 20' 40'
ARCH D (24x36) 1"=20'

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

FIRST AMENDED
SOMMET BLANC CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Sommet Blanc Residences, LLC, a Utah limited liability company, the undersigned being the owner of the described parcels of land, hereby cause the building constructed hereon to be divided into units, together with easements as set forth to be hereafter known as First Amended SOMMET BLANC CONDOMINIUMS and hereby dedicate for the perpetual use of the public, trails and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon, and do hereby consent to the recordation of this Condominium Plat.

ALSO, the owner or their representative, hereby irrevocably offers for dedication to the city of Park City all the easements and required utilities shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this _____ day of _____, 2025.

SOMMET BLANC RESIDENCES, LLC
A Utah Limited Liability Company

By: WHITE SUMMIT DEVELOPMENT C, LLC
its Operating Member

By: ASPEN GROUP USA, LLC, Manager of White Summit Development C, LLC

By: _____
F. Lynn Padan, Manager of
Aspen Group USA, LLC

ACKNOWLEDGMENT

State of _____:
ss:
County of _____:

On this _____ day of _____, 2025, F. Lynn Padan personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of Sommet Blanc Residences, LLC, a Utah limited liability company and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreements or Resolution of its Members, and he acknowledged to me that he executed First Amended SOMMET BLANC CONDOMINIUMS.

_____
A Notary Public commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No._____

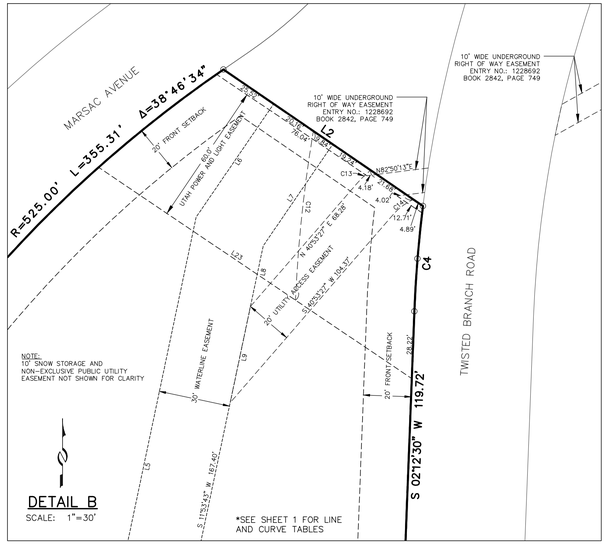
01/28/25 SHEET 2 OF 18

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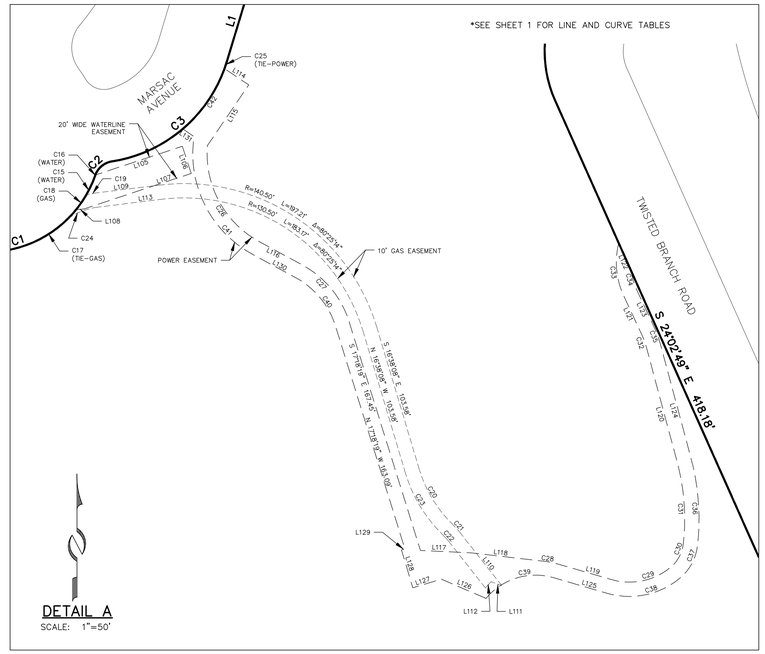
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

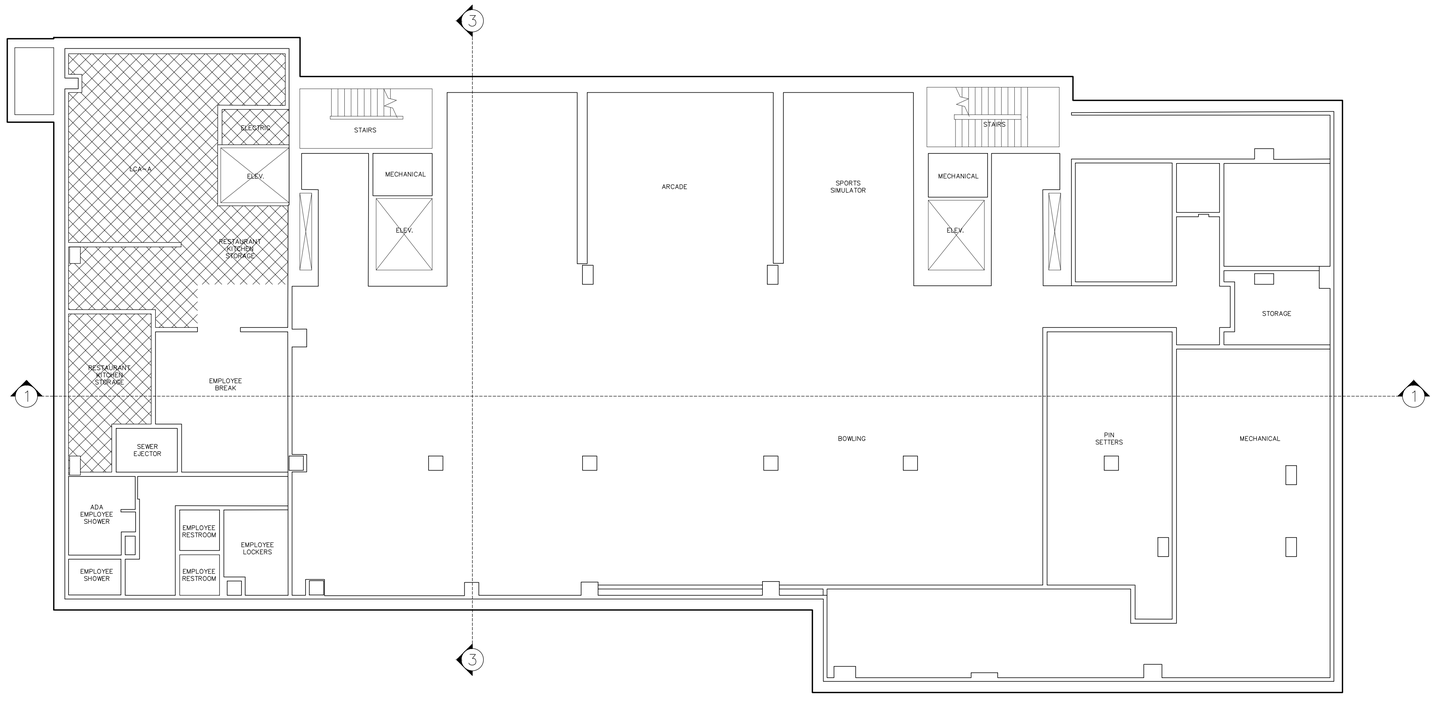
_____ _____
FEE RECORDER
TIME _____ DATE _____ ENTRY NO. _____



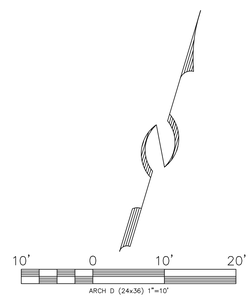
DETAIL B
SCALE: 1"=30'



DETAIL A
SCALE: 1"=50'



TOWER 'A' - BASEMENT / AMENITY



ABBREVIATION LEGEND

ELEV. = ELEVATOR
STO. = STORAGE UNIT

THIS SHEET SUPERSEDES SHEET 3 OF 18, SOMMET BLANC CONDOMINIUMS, RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212871 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

OWNERSHIP LEGEND

COMMON
LIMITED COMMON
PRIVATE OWNERSHIP

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

FIRST AMENDED
SOMMET BLANC CONDOMINIUMS
A UTAH CONDOMINIUM PROJECT
LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

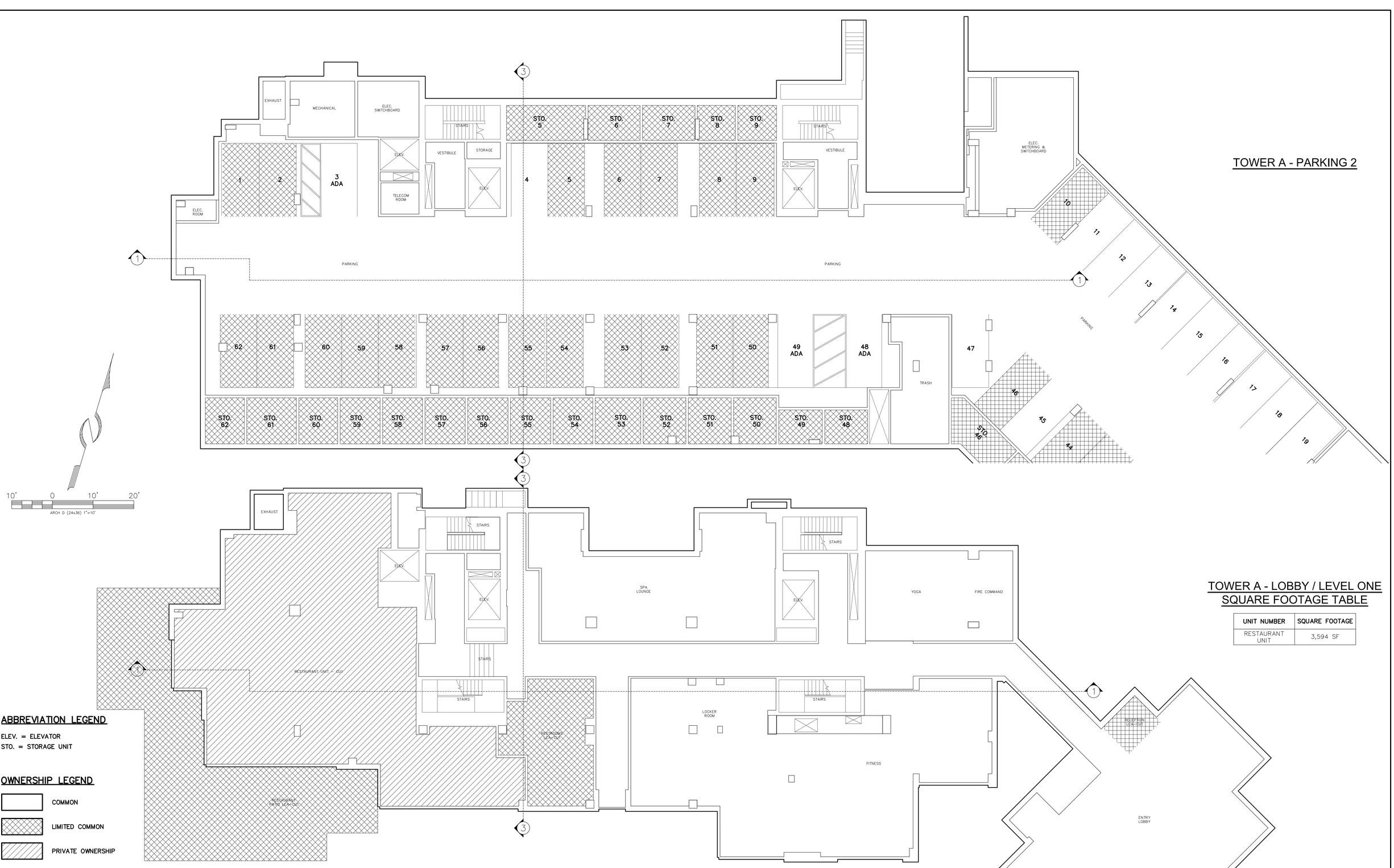
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RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

_____ FEE _____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____



TOWER A - LOBBY / LEVEL ONE SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
RESTAURANT UNIT	3,594 SF

ABBREVIATION LEGEND

ELEV. = ELEVATOR
STO. = STORAGE UNIT

OWNERSHIP LEGEND

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP

01/28/25 SHEET 4 OF 18

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

FIRST AMENDED

SOMMET BLANC CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

THIS SHEET SUPERSEDES SHEET 4 OF 18, SOMMET BLANC CONDOMINIUMS, RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212871 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

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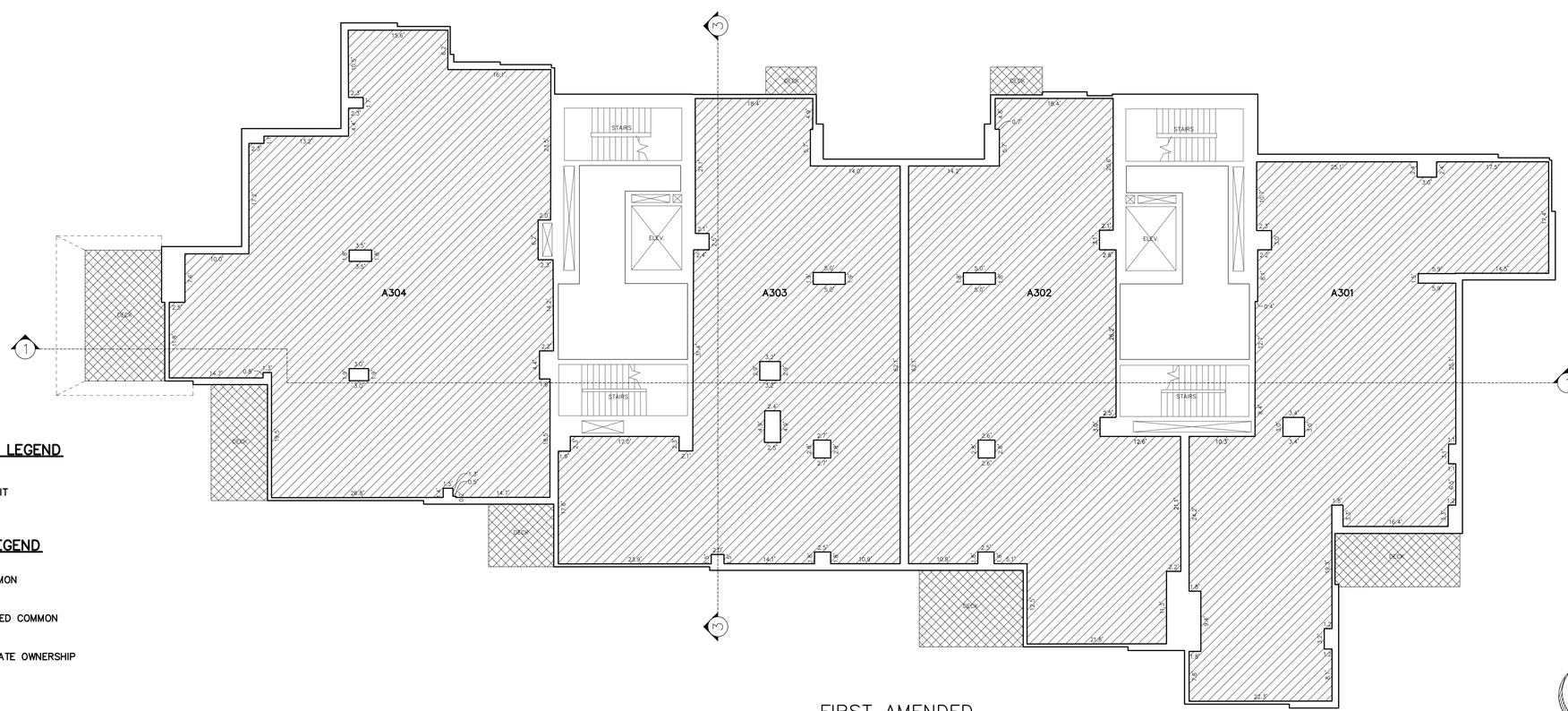
RECORDED

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____

_____ FEE _____ RECORDER

TIME _____ DATE _____ ENTRY NO. _____





TOWER A - LEVEL TWO
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
EMP-A	1,473 SF
A202	2,640 SF
A203	2,547 SF
A204	3,208 SF

TOWER A - LEVEL THREE
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
A301	2,714 SF
A302	2,640 SF
A303	2,547 SF
A304	3,200 SF

ABBREVIATION LEGEND

ELEV. = ELEVATOR
STO. = STORAGE UNIT

OWNERSHIP LEGEND

COMMON
LIMITED COMMON
PRIVATE OWNERSHIP

10' 0 10' 20'
ARCH D (24x36) 1"=10'

THIS SHEET SUPERSEDES SHEET 5 OF 18, SOMMET BLANC CONDOMINIUMS, RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212871 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

01/28/25 SHEET 5 OF 18

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TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

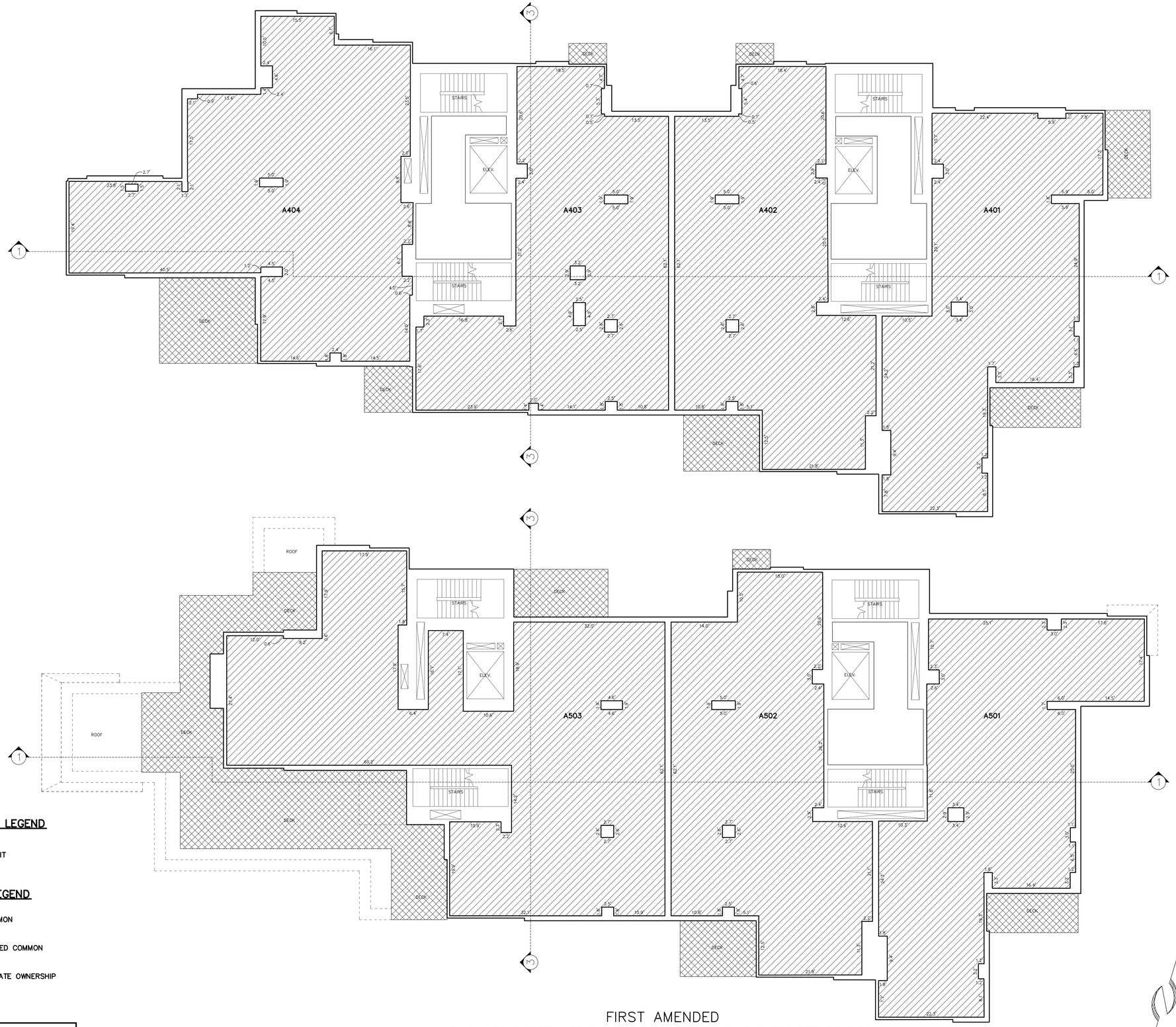
JOB NO.: 1-11-18 **FILE:** X:\Empire\dwg\srv\plat2018\011118-condo plat.dwg

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TOWER A - LEVEL FOUR
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
A401	2,544 SF
A402	2,640 SF
A403	2,547 SF
A404	3,204 SF

TOWER A - LEVEL FIVE
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
A501	2,719 SF
A502	2,640 SF
A503	3,944 SF

ABBREVIATION LEGEND

ELEV. = ELEVATOR
STO. = STORAGE UNIT

OWNERSHIP LEGEND

COMMON

LIMITED COMMON

PRIVATE OWNERSHIP

10' 0 10' 20'
ARCH D (24x36) 1"=10'

THIS SHEET SUPERSEDES SHEET 6 OF 18, SOMMET BLANC CONDOMINIUMS, RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212871 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

FIRST AMENDED

SOMMET BLANC CONDOMINIUMS

A UTAH CONDOMINIUM PROJECT
LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

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04/23/25 SHEET 6 OF 18

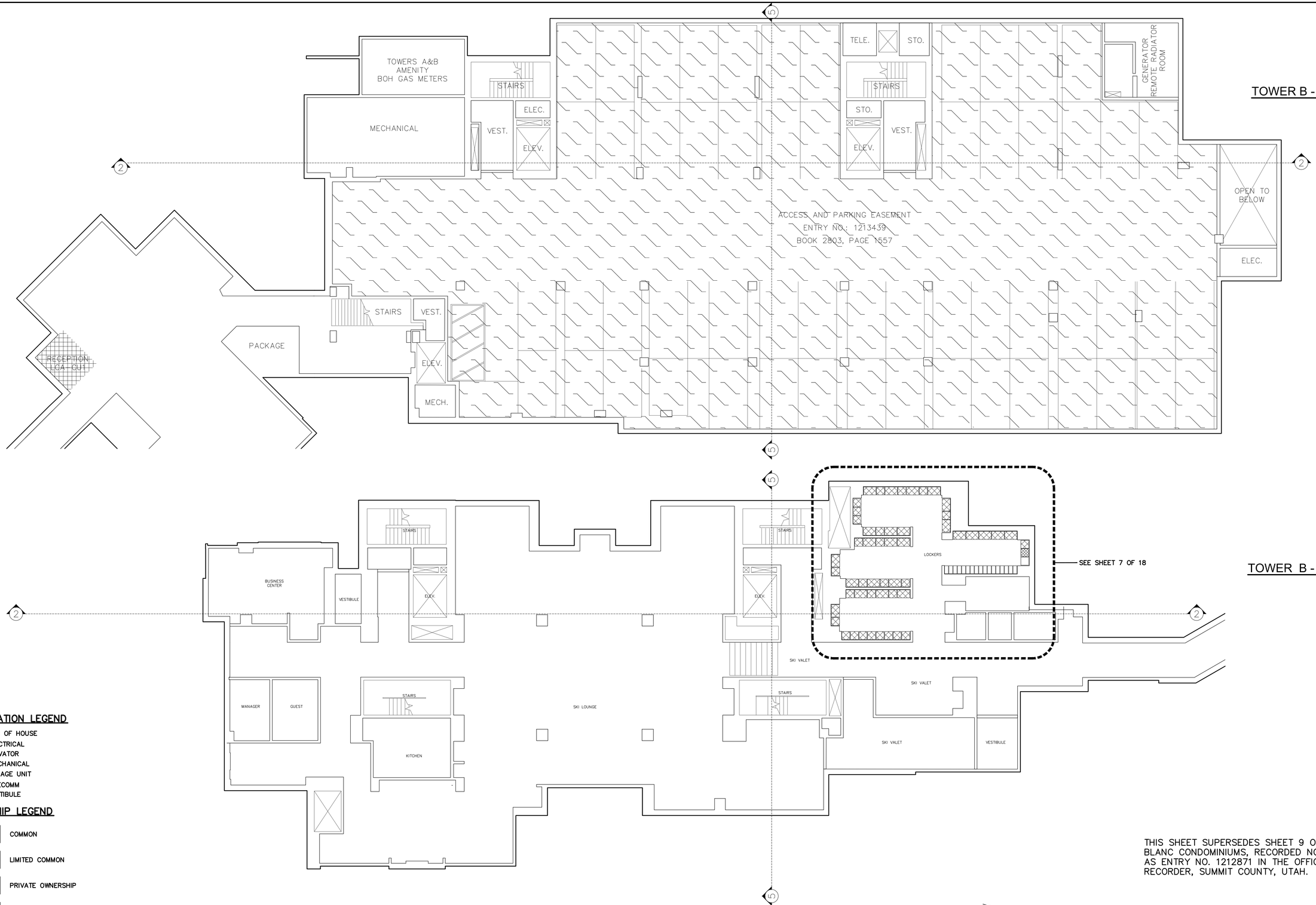
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ABBREVIATION LEGEND

BOH = BACK OF HOUSE
ELEC. = ELECTRICAL
ELEV. = ELEVATOR
MECH. = MECHANICAL
STO. = STORAGE UNIT
TELE. = TELECOMM
VEST. = VESTIBULE

OWNERSHIP LEGEND

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP
- PARKING EASEMENT

THIS SHEET SUPERSEDES SHEET 9 OF 18, SOMMET BLANC CONDOMINIUMS, RECORDED NOVEMBER 28, 2023, AS ENTRY NO. 1212871 IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, UTAH.

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PARK CITY, SUMMIT COUNTY, UTAH

10' 0 10' 20'
ARCH D (24x36) 1"=10'

01/28/25 SHEET 9 OF 18

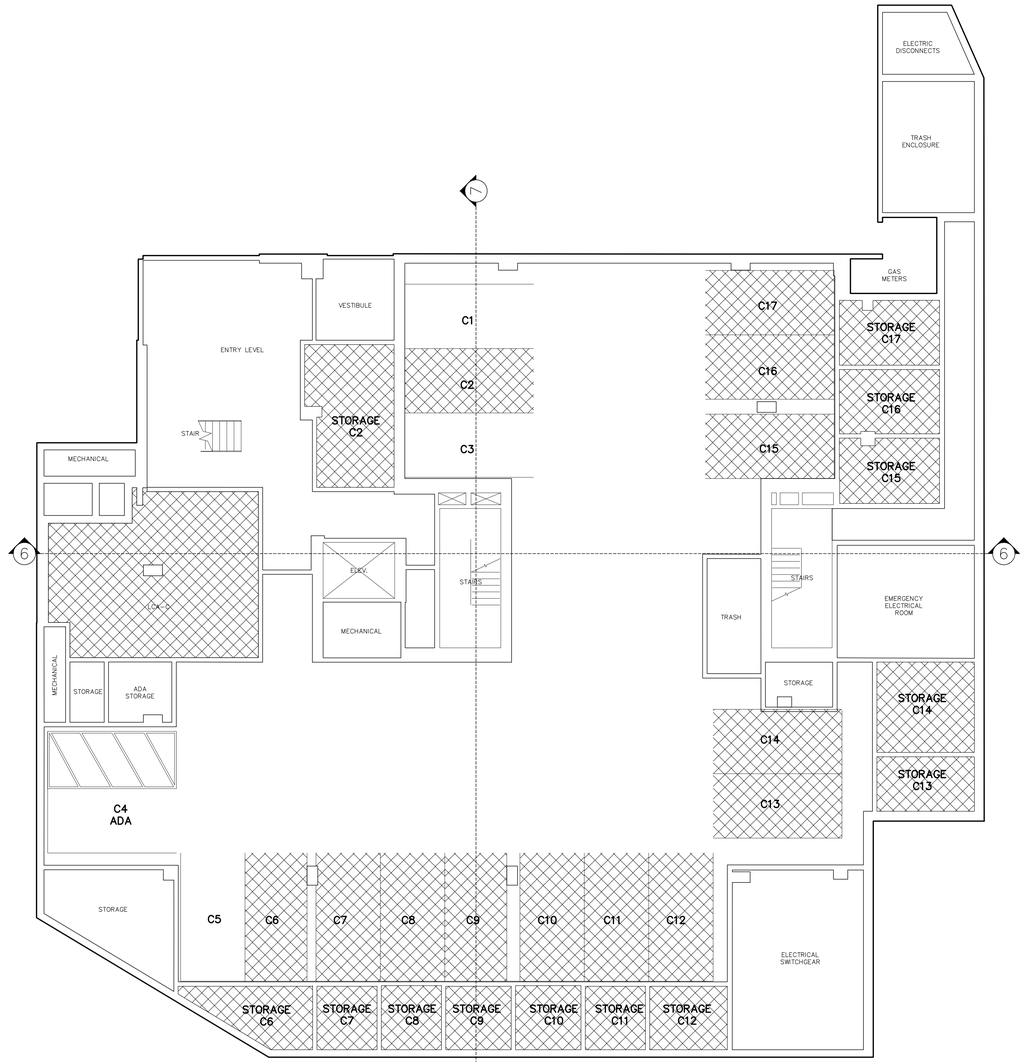
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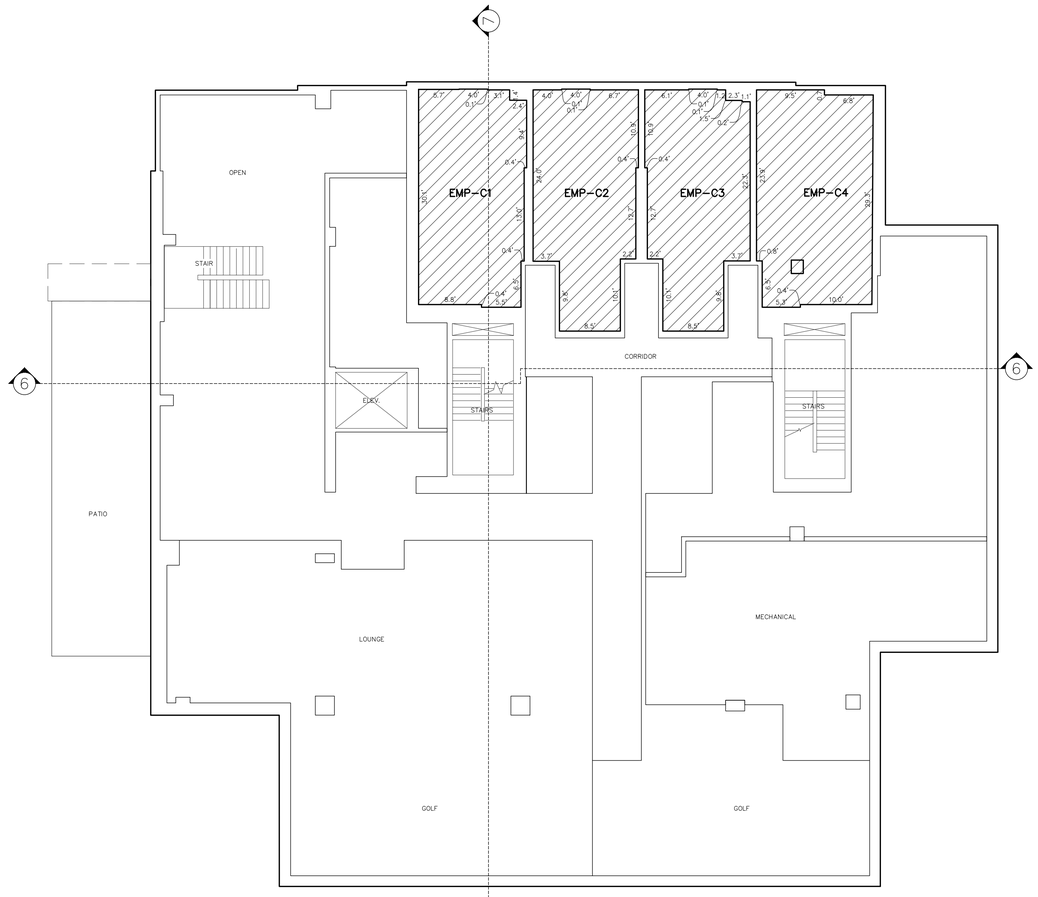
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TOWER C - PARKING



TOWER C - LEVEL ONE

SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
EMP-C1	444 SF
EMP-C2	431 SF
EMP-C3	425 SF
EMP-C4	479 SF

ABBREVIATION LEGEND

ELEV. = ELEVATOR
STO. = STORAGE UNIT

OWNERSHIP LEGEND

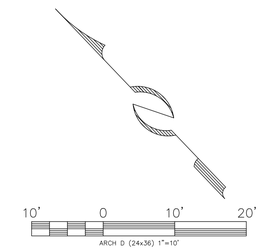
COMMON
LIMITED COMMON
PRIVATE OWNERSHIP

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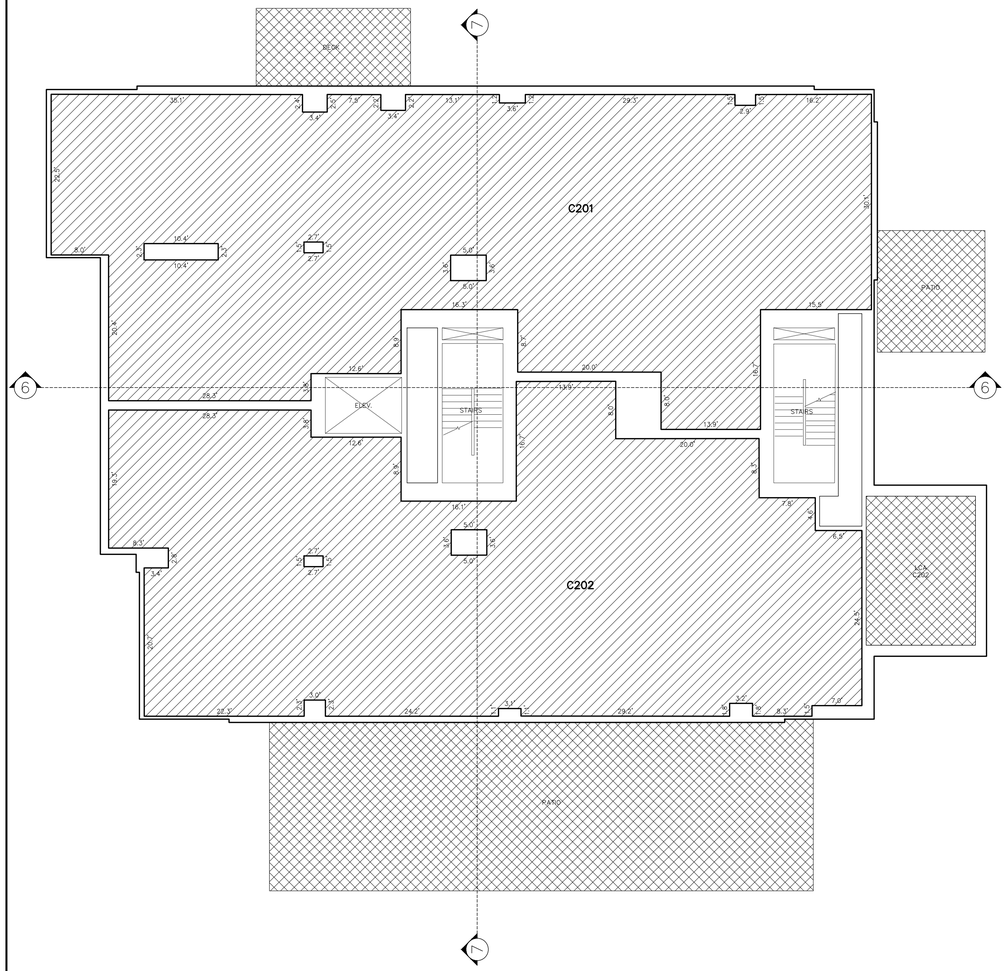
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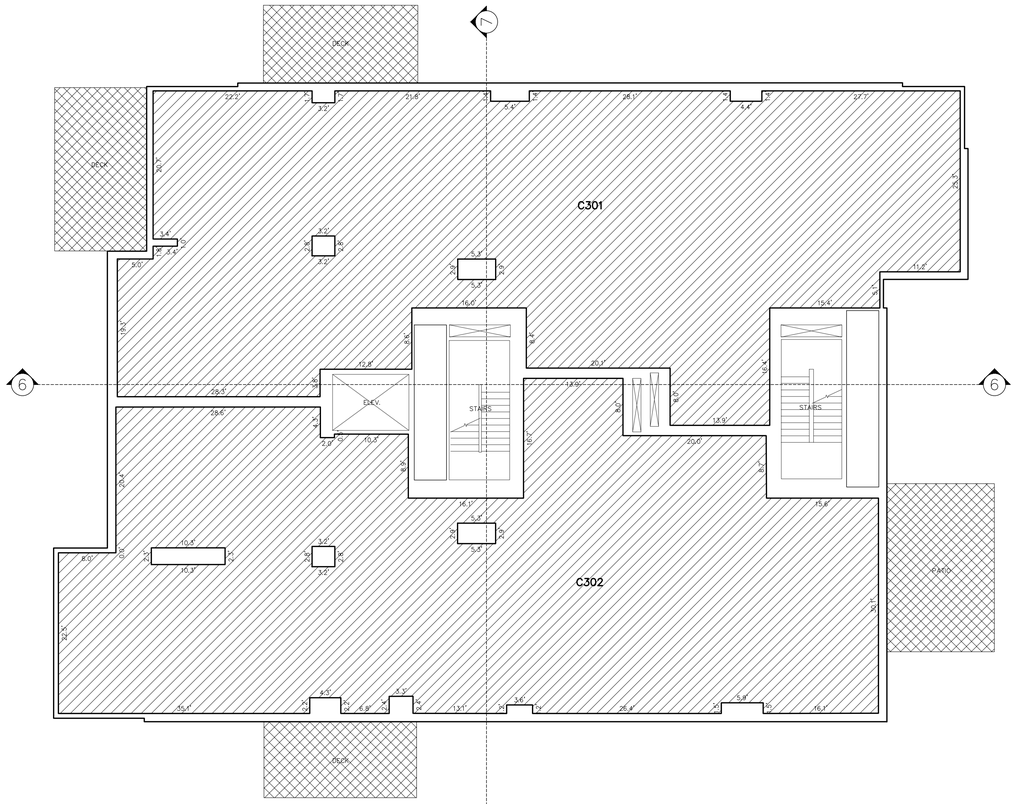
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TOWER C - LEVEL TWO
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
C201	4,180 SF
C202	3,840 SF

TOWER C - LEVEL THREE
SQUARE FOOTAGE TABLE

UNIT NUMBER	SQUARE FOOTAGE
C301	4,208 SF
C302	4,195 SF

ABBREVIATION LEGEND

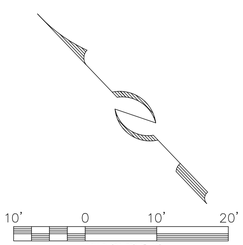
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OWNERSHIP LEGEND

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PRIVATE OWNERSHIP

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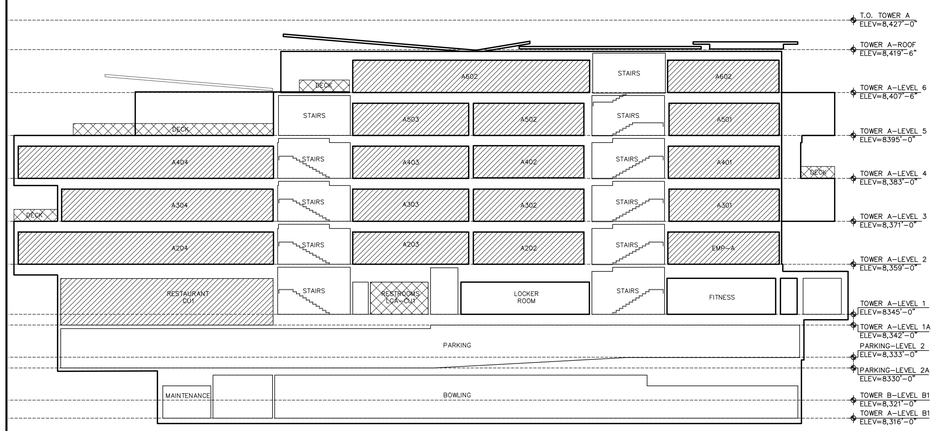


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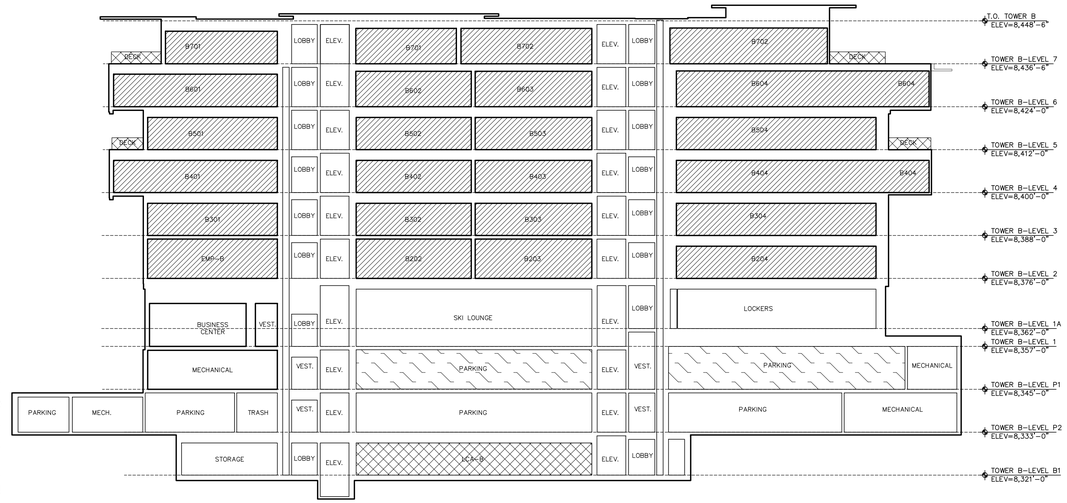
01/28/25 SHEET 14 OF 18

JOB NO.: 1-11-18 **FILE:** X:\Empire\dwg\srv\plat2018\011118-condo plat.dwg

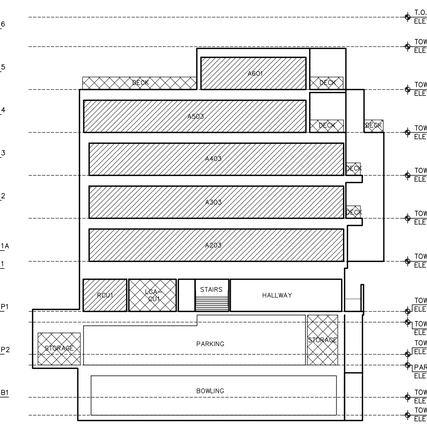
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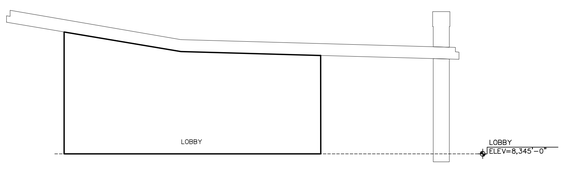
1 TOWER A SECTION 1-1
SCALE: 1" = 20'



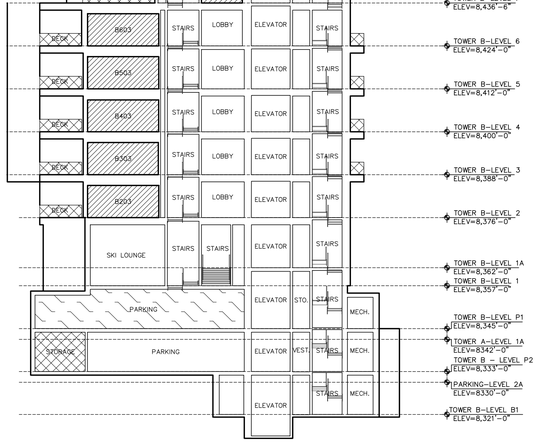
2 TOWER B SECTION 2-2
SCALE: 1" = 20'



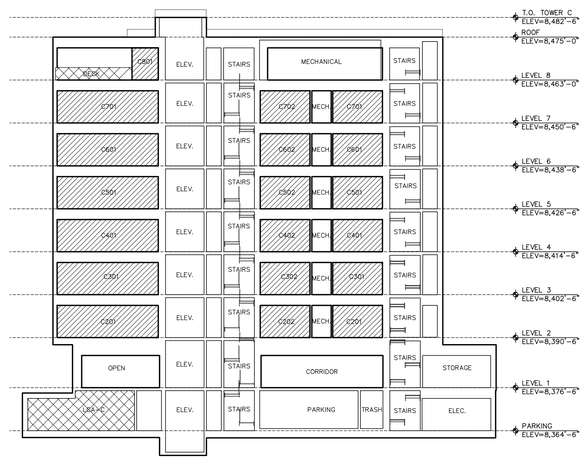
3 TOWER A SECTION 3-3
SCALE: 1" = 20'



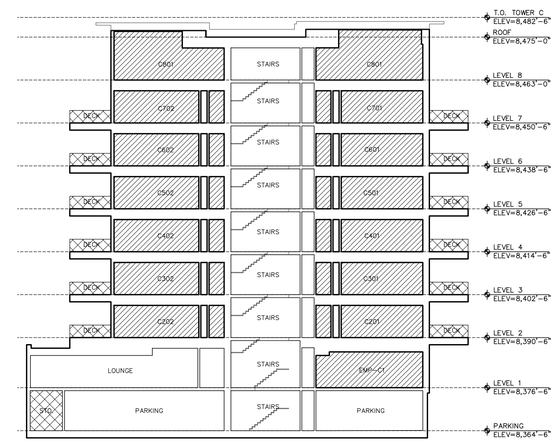
4 SECTION 4-4
SCALE: 1" = 20'



5 TOWER B SECTION 5-5
SCALE: 1" = 20'



6 TOWER C SECTION 6-6
SCALE: 1" = 20'



7 TOWER C SECTION 7-7
SCALE: 1" = 20'

ABBREVIATION LEGEND

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MECH. = MECHANICAL
ELEC. = ELECTRICAL
VEST. = VESTIBULE

OWNERSHIP LEGEND

COMMON
LIMITED COMMON
PRIVATE OWNERSHIP
PARKING EASEMENT

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PARK CITY, SUMMIT COUNTY, UTAH

20' 0 20' 40'
ARCH D (24x36) 1"=20'

04/23/25 SHEET 18 OF 18

JOB NO.: 1-11-18 **FILE:** X:\Empire\dwg\srv\plat2018\011118-condo plat.dwg

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First Amended Sommet Blanc Plat Amendment:

- **Cover Page:**
  - Amended power easement (detail A shows this in more detail)
  - Pool and event lawn area added
  - Amended ski buffer easement and ski resort easements shown, with recorder numbers added
  - Storm Drain easement on adjacent property northwest shown.
  - Conservation easement recording details added.
  - Water easement along the east property line shown.
- **Sheet 2 of 18:**
  - 350 sf mechanical room added to Upper Parking level of Tower B (expanded gas meter room)
  - 200 sf mechanical added to lower parking level of tower A (expanded electrical meter room)
  - Event Lawn area designated as 2,541 sf of Limited Common Area, and 2,218 sf of pool area shown as common area on level 1.
  - Deer Valley parking easement recording details added.
- **Sheet 3 of 18:**
  - Detail A and B added to show further clarification on easements
  - Limited Common Area re-adjusted for the restaurant kitchen, and 76 sf of common area for mechanical/kitchen exhaust added on Basement/amenity level of Tower A
- **Sheet 4 of 18:**
  - 200 common area sf added for mechanical on Parking level 2 for Tower A
- **Sheet 5 of 18:**
  - Limited Common Area deck for Unit A303 reduced from 77 sf to 34 sf. Limited Common Area deck for Unit A302 reduced from 82 sf to 35 sf. (Deck length in front setback reduced to comply with LMC)
- **Sheet 6 of 18:**
  - Limited Common Area decks for Units A403 and A402 reduced from 82 sf to 35 sf. (Deck length reduced to comply with LMC)
  - Limited Common Area deck for Unit A502 reduced from 77 sf to 32 sf. (Deck length reduced to comply with LMC)
- **Sheet 7 of 18:** No proposed changes.
- **Sheet 8 of 18:** No proposed changes.
- **Sheet 9 of 18:**
  - Access and parking easement recording details shown and 350 sf of common space mechanical added on Parking level 1 for Tower B
- **Sheet 10 of 18:** No proposed changes.
- **Sheet 11 of 18:** No proposed changes.
- **Sheet 12 of 18:** No proposed changes.
- **Sheet 13 of 18:**
  - 453 sf of common area added for a trash enclosure and electrical room on the parking level for Tower C.
- **Sheet 14 of 18:**

    - Limited Common Area patio for C202 increased from 555 sf to 1,792 sf (patio covers structure below that is unchanged).
- **Sheet 15 of 18:** No proposed changes.
- **Sheet 16 of 18:** No proposed changes.
- **Sheet 17 of 18:** No proposed changes.
- **Sheet 18 of 18**:
    - Tower A Section 1-1 updated to show extended deck for Unit A503.

Limited Common Area Square Footage Added:
Total Limited Common Area added: 2,577 – 229 = **2,348 square feet**

Common Area square footage added:
Total: 1,629 square feet

Event Lawn area designated as 2,541 sf of Limited Common Area, and 2,218 sf of pool area shown as common area.

Planning Commission
Staff Report

Subject: **2668 Aspen Springs Drive**
Application: **PL-25-06416**
Author: **Virgil Lund, Planner II**
Date: **May 14, 2025**
Type of Item: **Guest House Conditional Use Permit**

Recommendation

(I) Review the proposed Conditional Use Permit (CUP) for a Guest House at 2668 Aspen Springs Drive, (II) conduct a public hearing, and (III) consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Robert McNally Applicant Representative: Nicholas Cole
Location:	2668 Aspen Springs Drive
Zoning District:	Single Family, Sensitive Land Overlay
Adjacent Land Uses:	Single-Family Dwellings, Open Space
Reason for Review:	The Planning Commission reviews and takes Final Action on Conditional Use Permits for Guest Houses in the Single Family Zoning District.[1]

CUP	Conditional Use Permit
DRC	Development Review Committee
LOD	Limits of Disturbance
LMC	Land Management Code
SF	Single Family
SFD	Single-Family Dwelling
SLO	Sensitive Land Overlay

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

Summary

Land Management Code (LMC) § 15-15-1 defines *Guest House* as "[a]n Accessory Building and dwelling intended for non-rent paying guests of the primary Dwelling Unit's residents. Guests Houses are not a lodging Use where typical lodging services are provided. Payment is not allowed." The Applicant proposes to construct a 1,500-square-

[1] LMC § 15-2.11-2(B)(1)

foot Guest House at 2668 Aspen Springs Drive. Nightly rental of the Guest House is not allowed.

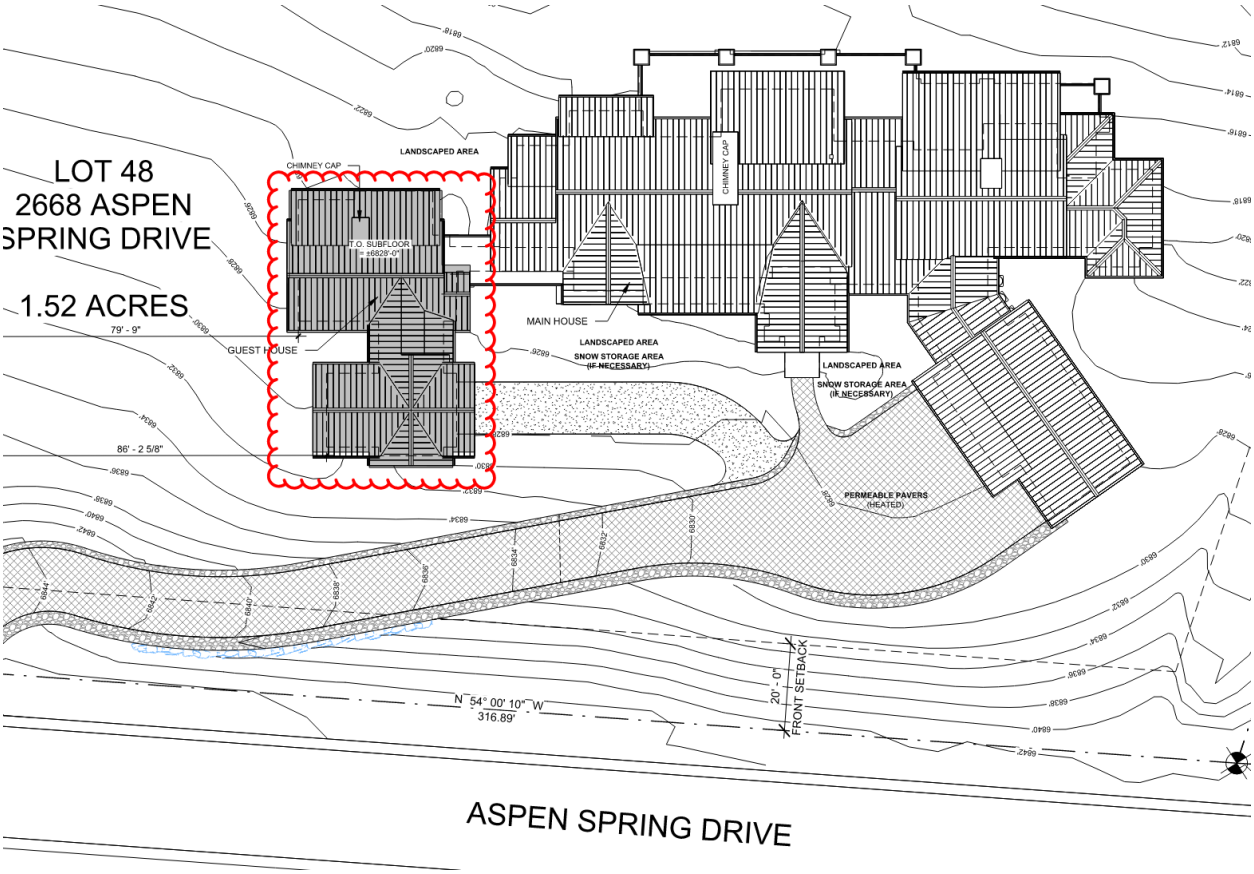


Figure 1: Site Plan for Proposed Guest House

Background

2668 Aspen Springs Drive is Lot 48 of the Aspen Springs Ranch Subdivision Phase II. The Subdivision Plat was recorded June 26, 1992 (Summit County Recorder Entry No. 361321). On April 1, 2025, the Applicant submitted a building permit for the construction of a Single-Family Dwelling (SFD) on Lot 48 (PLAN25-0414). The Applicant now proposes adding a 1,500-square-foot Guest House to the Site. If the Planning Commission approves the CUP for the Guest House, the Applicant will be required to submit an update to the building permit for the Guest House.

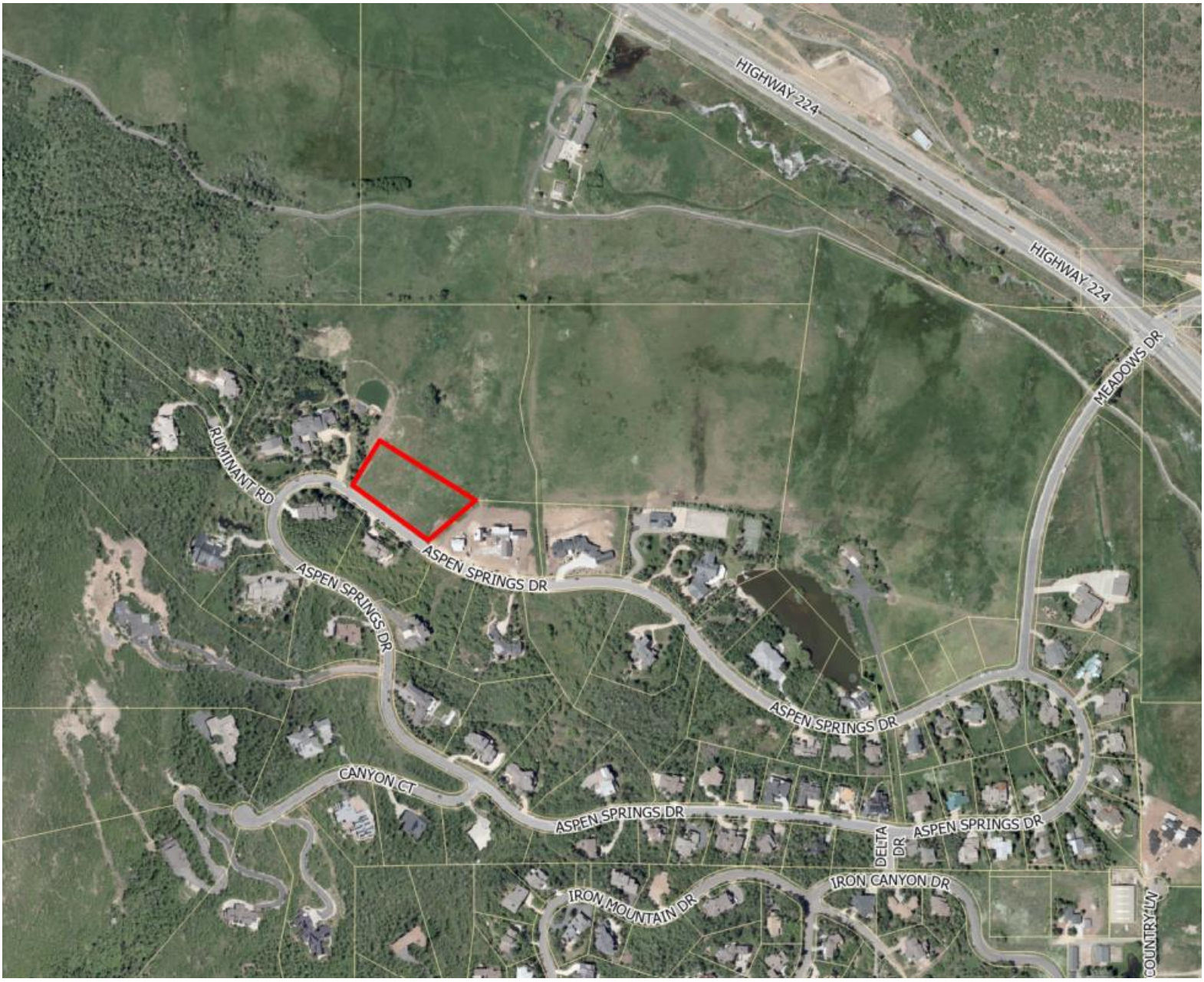


Figure 2: Lot 48 Highlighted in Red

Analysis

(I) The proposed Guest House complies with the Single Family Zoning District Requirements outlined in LMC Chapter 15-2.11.

LMC § 15-2.11-3 outlines the Lot and Site Requirements for the Guest House:

Density: The maximum Density is three units per acre.

Complies: Lot 48 is two acres. The proposed Guest House will add one Unit to

the Lot, for a total density of two Units on Lot 48.

Setbacks:
Front Setback – 20 feet
Rear Setback – 15 feet
Side Setback – 12 feet

Complies: The proposed Guest House is greater than 50 feet from all Lot Lines.

LMC § 15-2.11-4 outlines the Building Height requirements for the Guest House:

Accessory Structures (including Guest Houses) in the SF Zoning District shall not exceed a maximum height of 18 feet from Existing Grade.

Complies: The Applicant's roof over topography plan shows the highest roof ridge of the Guest House is 17 feet 11 inches above Existing Grade.

LMC § 15-2.11-4(A) outlines Building Height exceptions: "Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet above the highest point of the Building to comply with International Building Code (IBC) requirements."

Complies: The Applicant proposes a chimney that is 20 feet 1 inch above Existing Grade, which is one foot 1 inch above the maximum 18-foot height allowance.

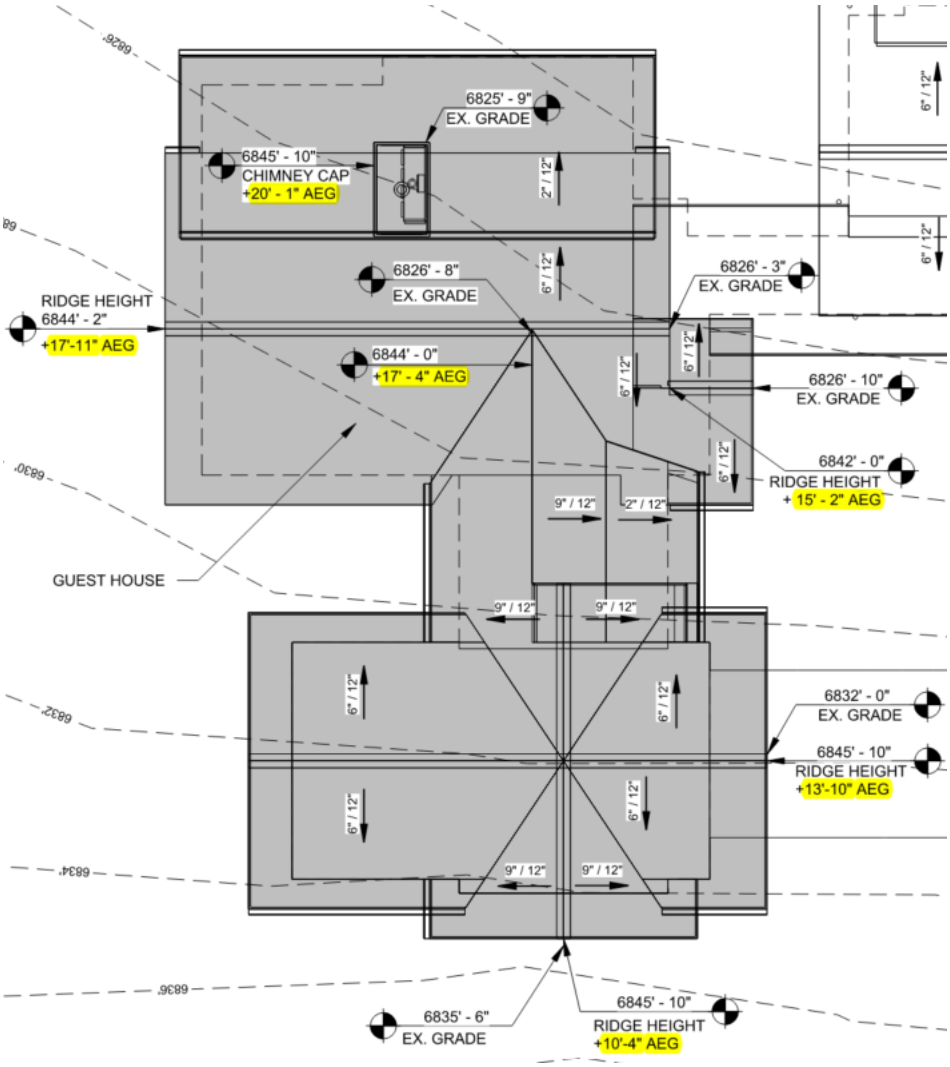


Figure 3: Applicant's Roof Over Topography

(II) The proposed Guest House complies with the Aspen Springs Ranch Subdivision Phase II Plat Notes.

Plat note 10 outlines the maximum Gross Residential Floor Area for Lot 48, which is 8,250 square feet. The SFD and the Guest House must not exceed 8,250 square feet. The Applicant's building permit for the SFD indicates a total Gross Residential Floor Area of 6,481 square feet. The total Gross Residential Floor Area for the SFD and Guest House combined is 7,981 square feet.

Lot 48 is subject to the "Special Design Restrictions" outlined in plat note 11:

Maximum dwelling height: 25 feet

Complies: The SF Zoning District limits accessory building height to 18 feet. The height of the Guest House is 17 feet 11 inches from Existing Grade.

Maximum height of dwelling's ridgeline: 30 feet, with not more than 50% of a dwelling's total ridgeline at or within three feet of this height

Complies: The SF Zoning District limits accessory building height to 18 feet. The maximum height of the Guest House's ridgeline is 17 feet 11 inches.

Floor level height: Not more than two feet higher than natural grade at the point of the dwelling's primary entrance, except for attic or loft space above garage

Complies: The Guest House's floor level is not located more than two feet higher than natural grade.

Exterior wall height: 23 feet, measured from overhanging eave line to the lesser in elevation of natural grade or finished grade

Complies: The exterior walls of the Guest House range in height from 12 feet to 16 feet.

Exterior wall plane length: No more than 30 feet without a change in depth of at least three feet for exterior wall planes parallel to or within 45 degrees of parallel to Highway 224

Complies: The north elevation drawing shows a change in depth at 16 feet 10 inches along the exterior wall plane.



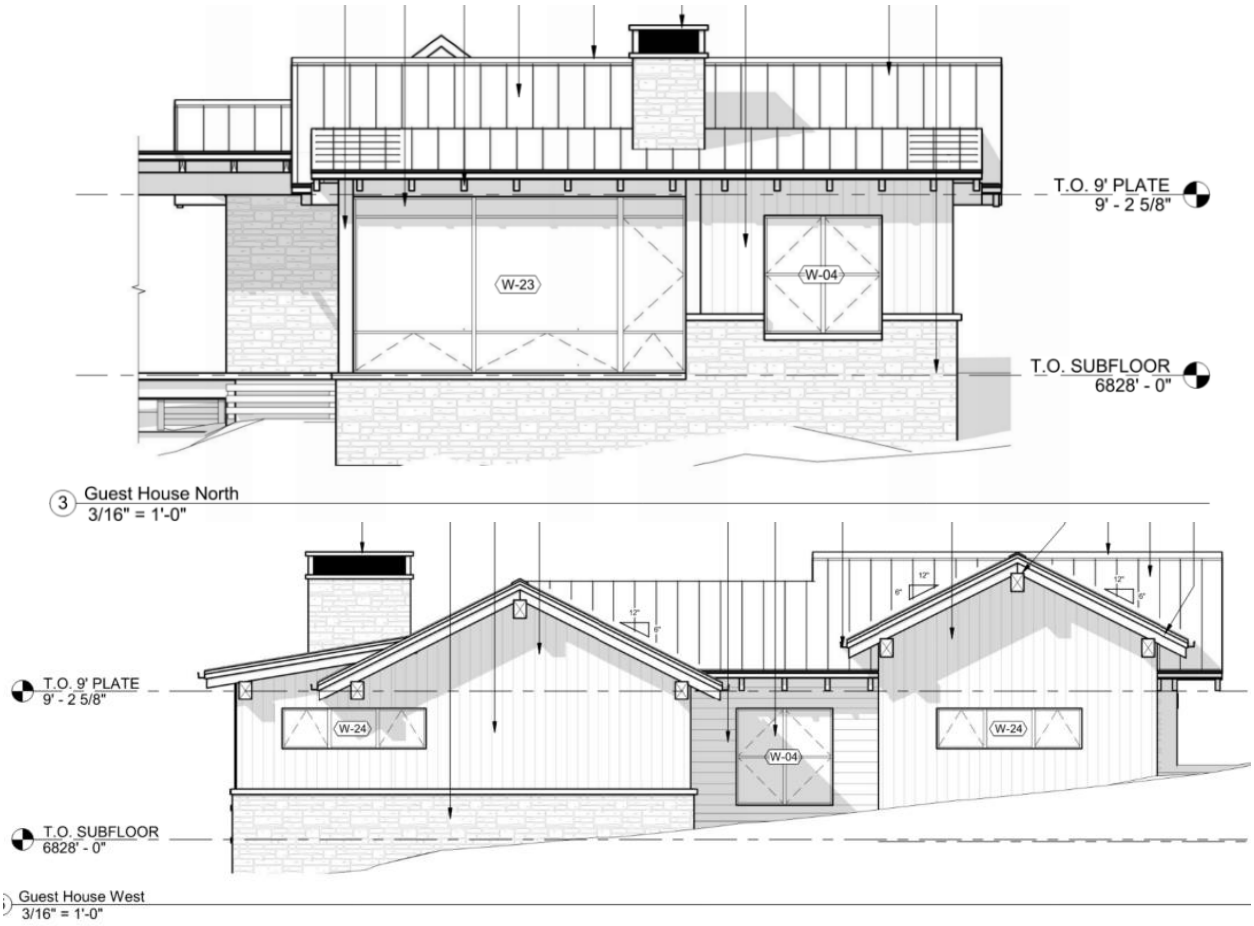


Figure 4: Elevation Drawings for Proposed Guest House

Plat note two states that Lot 48 is limited to a 10,000-square-foot Limits of Disturbance (LOD) area. The LOD includes the total footprint of the SFD and the Guest House, including any patios, decks, or pathways. Driveways and landscaped areas are exempt from the LOD calculations. The image below shows the LOD for Lot 48 in dark grey.

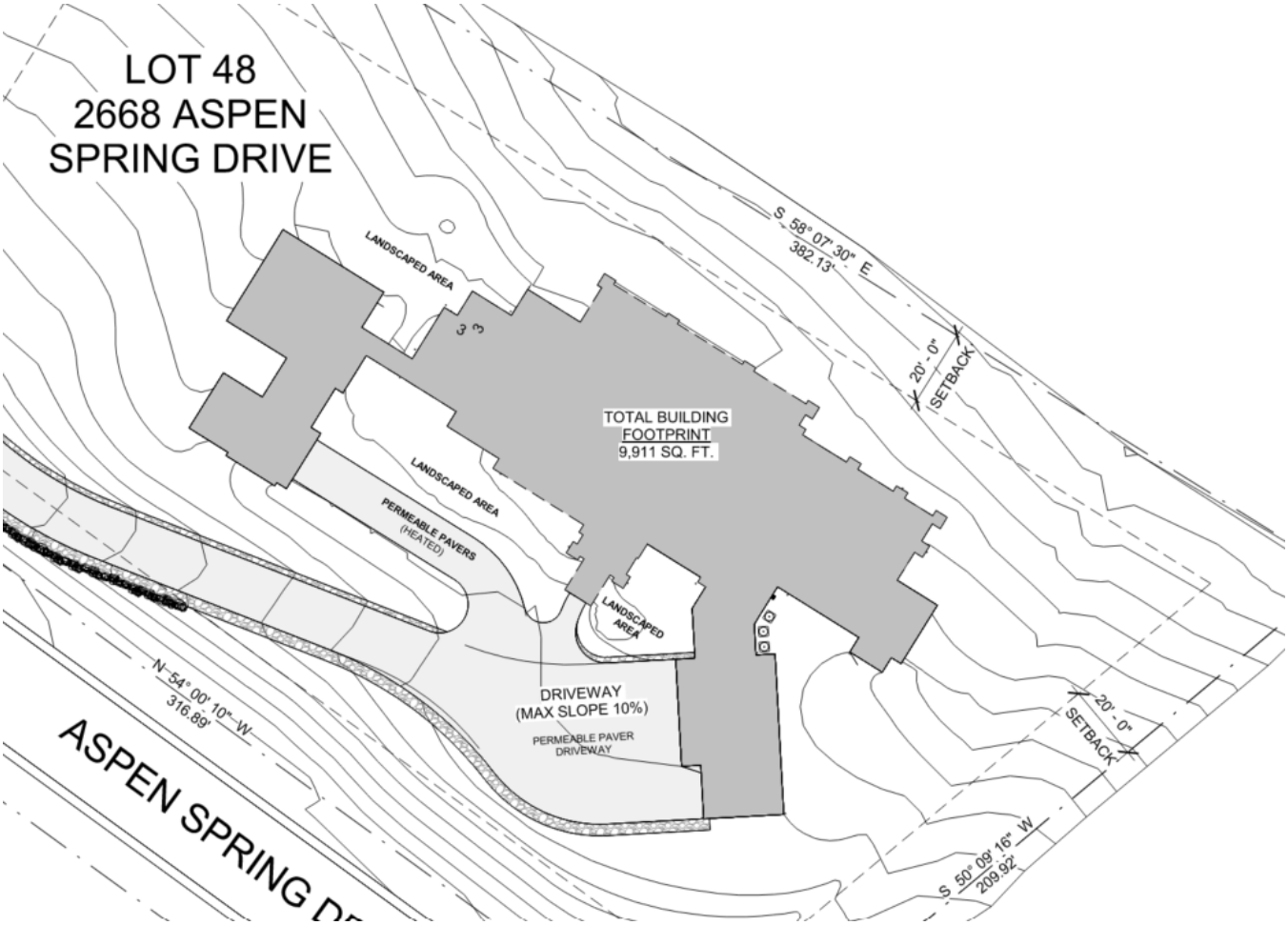


Figure 5: LOD for Lot 48

(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	**Complies:** The proposed Guest House complies with the special design requirements, maximum Floor Area, and LOD of the Aspen Springs Ranch Subdivision.
Traffic considerations including capacity of the existing Streets in the Area	**Complies:** The proposed Guest House will not increase the amount of traffic on the surrounding streets. The Guest House will be used by the property owners and their guests.
Utility capacity, including Storm Water run-off	**Condition of Approval recommended:** The Development Review Committee (DRC) reviewed the proposal on April 15, 2025. The Water Department requires that the water lines be located at a minimum 10 feet from the sewer line, and a minimum depth of five feet below Final Grade.
Emergency vehicle Access	**Complies:** The DRC reviewed the proposal on April 15, 2025, and confirmed the proposal conforms with all emergency vehicle access requirements.
Location and amount of off-Street parking	**Complies:** LMC § 15-3-6 requires one Parking Space for a Guest House, in addition to the required Off-Street parking for the SFD. The Applicant proposes a 29-foot-deep, 16-foot-wide Garage with one Parking Space for the Guest House.
Internal vehicular and pedestrian circulation system	**Complies:** The Applicant proposes a driveway to the Guest House Garage for vehicles, and a covered walkway from the SFD to access the Guest House.
Fencing, Screening, and landscaping to separate the Use from adjoining Uses	**Complies:** The Applicant does not propose fencing or screening. The Applicant's landscape plan will be reviewed with the building permit for the SFD.
Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots	**Complies:** The proposed Guest House complies with all plat notes for total Floor Area and LOD as established in the Aspen Springs Ranch Subdivision Phase II Plat.
Useable Open Space	**Complies:** The proposed Guest House will not impact any of the dedicated Open Space parcels in the Aspen

	Springs Ranch Subdivision.
Signs and Lighting	**Complies:** The Applicant does not propose signs or exterior lighting.
Physical Design and Compatibility with Surrounding Structures	**Complies:** The proposed Guest House complies with the special design restrictions of the Aspen Springs Ranch Subdivision and all requirements found in LMC § 15-5-5.
Noise, Vibration, Odors, Steam, or Other Mechanical Factors	**Condition of Approval recommended:** The Guest House must comply with Municipal Code Chapter 6-3, *Noise*.
Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas	**Complies:** All deliveries and service vehicles will use the main entrance and driveway to the SFD.
Expected Ownership and Management	The Guest House will be under the same ownership as the SFD, owned by Robert McNally.
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	**Complies:** The proposed Guest House is in the Sensitive Land Overlay (SLO) on Lot 48 of the Aspen Springs Ranch Subdivision Phase II Plat. The Guest House is not on a Steep Slopes and the Site does not contain any physical mine hazards or waste. See SLO Analysis section IV below.
Reviewed for Consistency with the Goals and Objectives of the Park City General Plan	**Complies:** The General Plan states the Thaynes neighborhood is one where primary residents choose to live and that the neighborhood should remain a quiet residential area dominated by SFDs, preserving the neighborhood aesthetic. The proposed Guest House is in the Single-Family Zoning District wherein Nightly Rentals are prohibited. Additionally, the Guest House is within the allotted Limits of Disturbance and restraints established by the plat (General Plan, Neighborhoods 1, p. 143).

(IV) The proposed Guest House complies with the Sensitive Land Overlay requirements.

The Guest House is on Lot 48 of the Aspen Springs Ranch Subdivision Phase II. The Subdivision approval and platting of the Lots considered SLO principles, such as Steep

Slopes, proximity to Open Space and wetlands, ridgelines, and visual analysis from Highway 224. The Guest House is not proposed near Steep Slopes, wetlands, or a ridgeline. Lots 40 – 48 of the Aspen Springs Ranch Subdivision are visible from SR-224 and Mcpolin Barn. The Subdivision Plat established special design restrictions for Structures that are parallel to SR-224 to minimize visual impacts, see Analysis Section II above. The proposed Guest House complies with the special design restrictions and will be screened by Significant Vegetation and landscaping that will be installed by the Applicant.



Figure 6: Lot 48 Viewed from SR 224

(V) The proposed Guest House complies with the Guest House criteria outlined in LMC § 15-4-6.

Guest Houses are a Conditional Use in Zoning Districts where they are permitted and must be reviewed against the Conditional Use permit regulations in LMC Chapter 15-1-10.

Complies: See Analysis Section III above.

Guest Houses are only permitted on Lots of one acre or greater.

Complies: Lot 48 is two acres.

Guest Houses are not allowed in the HRL, HR-2, HCB, ROS, POS, RCO, GC, or LI Zoning Districts.

Complies: 2668 Aspen Springs Drive is in the SF Zoning District.

Guest Houses may be no larger than one third of the size of the main dwelling, in terms of floor Area and shall be limited to a maximum floor Area of 1,500 square feet.

Complies: The main dwelling is proposed to be 6,481 square feet. One third of the main dwelling's square footage would be 2,160 square feet. The Applicant

proposes a Guest House that is 1,500 square feet.

A Guest House may not increase the floor Area or Building Footprint as specified in the LMC or any specific Subdivision approval.

Complies: See Analysis Section II above.

Guest Houses may be attached or detached from the main house and may not be sold or leased separate from the main house. Prior to Building Permit or Certificate of Occupancy issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorder's Office.

Complies: The Guest House will be attached to the main dwelling by a covered walkway. Prior to Building Permit issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorder's Office See Conditions of Approval 6 and 7.

(VI) The Development Review Committee reviewed the proposal on April 15, 2025 and requires Conditions of Approval.[2]

The Water Department requires that the water lines are located at a minimum 10 feet from the sewer line, and a minimum depth of five feet below Final Grade.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025. The *Park Record* published courtesy notice on April 30, 2025.[3]

Public Input

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

Alternatives

The Planning Commission may:

- Approve the CUP for the 1,500-square-foot Guest House.
- Deny the CUP for the 1,500-square-foot Guest House and direct staff to make Findings for the denial.

[2] The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).
[3] LMC § 15-1-21

- Request additional information and continue the discussion to a date certain.

Exhibits
A: Draft Final Action Letter
B: Proposed Plans

Planning Department

May 14, 2025

Nicholas Cole
2668 Aspen Springs Drive

CC: Robert McNally

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	2668 Aspen Springs Drive
Zoning District:	Single Family, Sensitive Land Overlay
Application:	Conditional Use Permit
Project Number:	PL-25-06416
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	May 14, 2025
Project Summary:	The Applicant proposes to construct a 1,500-square-foot Guest House at 2668 Aspen Springs Drive.

Action Taken

On May 14, 2025, the Planning Commission conducted a public hearing and approved the Conditional Use Permit according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. 2668 Aspen Springs Drive is Lot 48 of the Aspen Springs Ranch Subdivision Phase II recorded June 26, 1992 (Summit County Recorder Entry No. 361321).
2. On April 1, 2025, the Applicant submitted a building permit for the construction of a Single-Family Dwelling (SFD) on Lot 48 (PLAN25-0414).
3. The Applicant proposes constructing a 1,500-square-foot Guest House.
4. Land Management Code (LMC) § 15-15-1 defines *Guest House* as an Accessory Building and dwelling intended for non-rent paying guests of the primary Dwelling Unit's residents. Guest Houses are not a lodging use where typical lodging

services are provided. Payment is not allowed. Nightly rental of the Guest House is not allowed.

5. The proposed Guest House complies with the Single Family (SF) Zoning District Requirements outlined in LMC Chapter 15-2.11.
    a. LMC § 15-2.11-3 outlines the Lot and Site Requirements for the Guest House.
    b. Density: The maximum Density is three (3) units per acre.
        i. Complies: Lot 48 is two acres. The proposed Guest House will add one Unit to the Lot, for a total of two Units on Lot 48.
    c. Setbacks: Front Setback – 20 feet, Rear Setback – 15 feet, Side Setback – 12 feet.
        i. Complies: The proposed Guest House is greater than 50 feet from all Lot Lines.
    d. LMC § 15-2.11-4 outlines the Building Height requirements for the Guest House.
    e. Accessory Structures and Guest Houses in the SF Zoning District shall not exceed a maximum height of 18 feet from Existing Grade.
        i. Complies: The Applicant's roof over topography plan shows the highest roof ridge of the Guest House is 17 feet 11 inches above Existing Grade.
    f. LMC § 15-2.11-4(A) outlines Building Height exceptions: "Antennas, chimneys, flues, vents, and similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements."
        i. Complies: The Applicant proposes a chimney that is 20 feet 1 inch above Existing Grade, one foot 1 inch above the maximum 18-foot height allowance.
6. The proposed Guest House complies with the Aspen Springs Ranch Subdivision Phase II Plat Notes.
    a. Plat note 10 outlines the maximum Gross Residential Floor Area for Lot 48, which is 8,250 square feet, including the SFD and the Guest House. The Applicant's building permit for the SFD indicates a total Gross Residential Floor Area of 6,481 square feet. The total Gross Residential Floor Area for the SFD and Guest House is 7,981 square feet.
    b. Lot 48 is subject to the "Special Design Restrictions" outlined in plat note 11:.

i. Maximum dwelling height: 25 feet
    1. *Complies: The SF Zoning District limits accessory building height to 18 feet. The height of the Guest House is 17 feet 11 inches from Existing Grade.*
ii. Maximum height of dwelling's ridgeline: 30 feet, with not more than 50% of a dwelling's total ridgeline at or within three feet of this height
    1. *Complies: The SF Zoning District limits accessory building height to 18 feet. The maximum height of the Guest House's ridgeline is 17 feet 11 inches.*
iii. Floor level height: Not more than two feet higher than natural grade at the point of the dwelling's primary entrance, except for attic or loft space above garage
    1. *Complies: The Guest House's floor level is not located more than two feet higher than natural grade.*
iv. Exterior wall height: 23 feet, measured from overhanging eave line to the lesser in elevation of natural grade or finished grade
    1. *Complies: The exterior walls of the Guest House range in height from 12 feet to 16 feet.*
v. Exterior wall plane length: No more than 30 feet without a change in depth of at least three feet for exterior wall planes parallel to or within 45 degrees of parallel to Highway 224
    1. *Complies: The north elevation drawing shows a change in depth at 16 feet 10 inches along the exterior wall plane.*

c. Plat note two states that Lot 48 is limited to a 10,000-square-foot Limits of Disturbance (LOD) area. The LOD includes the total footprint of the SFD and the Guest House, including any patios, decks, or pathways. Driveways and landscaped areas are exempt from the LOD calculations.

7. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in Land Management Code Section 15-1-10(E).
    a. Size and location of the Site.
        i. The proposed Guest House complies with the special design requirements, maximum Floor Area, and LOD of the Aspen Springs Ranch Subdivision.
    b. Traffic considerations including capacity of the existing Streets in the Area.

i. The proposed Guest House will not increase the amount of traffic on the surrounding streets. The Guest House will be used by the property owners and their guests.

c. Utility capacity, including Storm Water run-off.
   i. The Development Review Committee (DRC) reviewed the proposal on April 15, 2025. The Water Department requires that the water lines be located at a minimum 10 feet from the sewer line, and a minimum depth of five feet below Final Grade.
d. Emergency vehicle Access.
   i. The DRC reviewed the proposal on April 15, 2025, and confirmed the proposal conforms with all emergency vehicle access requirements.
e. Location and amount of off-Street parking.
   i. LMC § 15-3-6 requires one Parking Space for a Guest House, in addition to the required Off-Street parking for the SFD. The Applicant proposes a 29-foot-deep 16-foot-wide garage with one Parking Space for the Guest House.
f. Internal vehicular and pedestrian circulation system.
   i. The Applicant proposes a driveway to the Guest House Garage for vehicles, and a covered walkway from the SFD to access the Guest House.
g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses.
   i. The Applicant does not propose fencing or screening. The Applicant's landscape plan will be reviewed with the building permit for the SFD.
h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.
   i. The proposed Guest House complies with all plat notes for total Floor Area and LOD as established in the Aspen Springs Ranch Subdivision Phase II Plat.
i. Useable Open Space.
   i. The proposed Guest House will not impact any of the dedicated Open Space parcels in the Aspen Springs Ranch Subdivision.
j. Signs and Lighting.
   i. The Applicant does not propose signs or exterior lighting.

k. Physical Design and Compatibility with Surrounding Structures.
    i. The proposed Guest House complies with the Special Design Requirements of the Aspen Springs Ranch Subdivision and all requirements found in LMC § 15-5-5.
l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors.
    i. The Guest House must comply with Municipal Code Chapter 6-3, Noise.
m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas.
    i. All deliveries and service vehicles will use the main entrance and driveway to the SFD.
n. Expected Ownership and Management.
    i. The Guest House will be under the same ownership as the SFD.
o. 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.
    i. The proposed Guest House is in the Sensitive Land Overlay (SLO) on Lot 48 of the Aspen Springs Ranch Subdivision Phase II Plat. The Guest House is not on a Steep Slope and the Site does not contain any physical mine hazards or waste.
p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan.
    i. The General Plan states the Thaynes neighborhood is one where primary residents choose to live and that the neighborhood should remain a quiet residential area dominated by Single-Family Dwellings, preserving the neighborhood aesthetic. The proposed Guest House is in the Single-Family Zoning District wherein Nightly Rentals are prohibited. Additionally, the Guest House is within the allotted Limits of Disturbance and restraints established by the plat.

8. The proposed Guest House complies with the Sensitive Land Overlay requirements.
    a. The Guest House is on Lot 48 of the Aspen Springs Ranch Subdivision Phase II. The Subdivision approval and platting of the Lots considered SLO principles, such as Steep Slopes, proximity to Open Space and wetlands, ridgelines, and visual analysis from Highway 224. The Guest

House is not proposes near Steep Slopes, wetlands, or a ridgeline. Lots 40 – 48 of the Aspen Springs Ranch Subdivision are visible from SR-224 and Mcpolin Barn. The Subdivision Plat established special design restrictions for Structures that are parallel to SR-224 to minimize visual impacts. The proposed Guest House complies with the special design restrictions and will be screened by Significant Vegetation and landscaping that will be installed by the Applicant.

9. The proposed Guest House complies with the Guest House criteria outlined in LMC § 15-4-6.
    a. Guest Houses are a Conditional Use in Zoning Districts where they are permitted and must be reviewed against the Conditional Use permit regulations in LMC Chapter 15-1-10.
    b. Guest Houses are only permitted on Lots of one acre or greater.
        i. Complies: Lot 48 is two acres.
    c. Guest Houses are not allowed in the HRL, HR-2, HCB, ROS, POS, RCO, GC, or LI Zoning Districts.
        i. Complies: 2668 Aspen Springs Drive is in the SF Zoning District.
    d. Guest Houses may be no larger than one third of the size of the main dwelling, in terms of floor Area and shall be limited to a maximum floor Area of 1,500 square feet.
        i. Complies: The main dwelling is proposed to be 6,481 square feet. One third of the main dwelling's square footage would be 2,160 square feet. The Applicant proposes a Guest House that is 1,500 square feet.
    e. A Guest House may not increase the floor Area or Building Footprint as specified in the LMC or any specific Subdivision approval.
    f. Guest Houses may be attached or detached from the main house and may not be sold or leased separate from the main house. Prior to Building Permit or Certificate of Occupancy issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorder's Office.
        i. Complies: The Guest House will be attached to the main dwelling by a covered walkway.
10. The Development Review Committee reviewed the proposal on April 15, 2025 and requires Conditions of Approval.

11. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on April 30, 2025.
12. Staff mailed courtesy notice to property owners within 300 feet on April 30, 2025. The Park Record published courtesy notice on April 30, 2025.

Conclusions of Law

1. The proposed Guest House complies with the LMC requirements pursuant to Section 15-1-10 *Conditional Use Review Process*, Chapter 15-2.11 *Single Family Zoning District*, Chapter 15-2.21 *Sensitive Land Overlay*, and Section 15-4-6 *Guest Houses*.
2. The Use will be compatible with surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final buildings plans and construction details shall reflect substantial compliance with the final plans dated April 16, 2025, submitted to the Planning Department and reviewed May 14, 2025, by the Planning Commission.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director prior to construction.
3. The Applicant shall adhere to the Municipal Code of Park City Chapter 6-3, Noise.
4. The Water Department requires that the water lines are located at a minimum 10 feet from the sewer line, and a minimum depth of five feet below Final Grade.
5. The Applicant must submit a building permit for the proposed Guest House.
6. The Guest House must not be sold or leased separate from the main dwelling at 2668 Aspen Springs Drive.
7. Prior to Building Permit issuance, a deed restriction "Notice to Purchaser" stating that the Guest House may not be sold or leased separate from the main house, shall be recorded at the County Recorder's Office.
8. The Guest House is for non-rent paying guests of the primary Single-Family Dwelling residents. The Guest Houses is not a lodging use where typical lodging

services are provided. Payment is not allowed. Nightly rental of the Guest House is not allowed.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

Planning Commission Chair

CC: Virgil Lund

MCNALLY RESIDENCE

Park City, UT

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ADJ	ADJUSTABLE
AB	ANCHOR BOLT
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT
BM	BEAM
CLG	CEILING
CT	CERAMIC TILE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
CONTR	CONTRACT, CONTRACTOR
CPT	CARPET
CJT	CONTROL JOINT
CG	CORNER GUARD
DL	DEAD LOAD
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DWG	DRAWING
EA	EACH
E	EAST
ELEC	ELECTRIC
ELEV	ELEVATION
EQUIP	EQUIPMENT
EX	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FIN	FINISH
FLG	FLASHING
FD	FLOOR DRAIN
FT	FOOT
FTG	FOOTING
FND	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GWB	GYPSUM WALL BOARD
HDWD	HARDWOOD
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HW	HOT WATER TANK
INCL	INCLUDE, INCLUDED, INCLUDING
ID	INSIDE DIAMETER
INSUL	INSULATE, INSULATION
INT	INTERIOR
JAN	JANITOR
JC	JANITOR CLOSET
JT	JOINT
KO	KNOCK OUT
LAM	LAMINATED
LAV	LAVATORY
LL	LIVE LOAD
MFR	MANUFACTURER
MO	MASONRY OPENING
MAT'L	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
O/O	OUT TO OUT
OSCI	OWNER SUPPLIED CONTRACTOR INSTALLED
OSOI	OWNER SUPPLIED OWNER INSTALLED
PNT	PAINT, PAINTED
P.I.P.	POURED IN PLACE
P-LAM	PLATE
PTD	PAPER TOWEL DISPENSER
PVC	POLYVINYL CHLORIDE
RAD	RADIUS
RWL	RAIN WATER LEADER
REINF	REINFORCE, REINFORCEMENT
REQ'D	REQUIRED
REV	REVISION
R	RISER
RD	ROOF DRAIN
RO	ROUGH OPENING
SHT'G	SHEATHING
SIM	SIMILAR
S	SOUTH
SPEC(S)	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STL	STEEL
STG	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TV	TELEVISION
T&G	TONGUE AND GROOVE
TOB	TOP OF BRARING
TOS	TOP OF SLAB
TOP	TOP OF PLATE
TOW	TOP OF WALL
TOM	TOP OF MASONRY
T	TREAD
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UNO	UNLESS NOTED OTHERWISE
VR	VAPOR RETARDER
VERT	VERTICAL
VG	VERTICAL GRAIN
VCT	VINYL COMPOSITION TILE
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF(ING)
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
WT	WEIGHT
W	WEST
W/	WITH

SYMBOLS

&	AND
<	ANGLE
@	AT
℄	CENTERLINE
#	NUMBER
Ø	DIAMETER

LEGEND

NORTH ARROW

1 Floor Plan
SCALE

W3 — WALL TYPE

100 — DOOR # - SEE DOOR SCHEDULE

A — WINDOW # - SEE WINDOW SCHEDULE

1 / 4 A5.1 2 / 3 — INTERIOR ELEVATION NUMBER; SHEET NUMBER

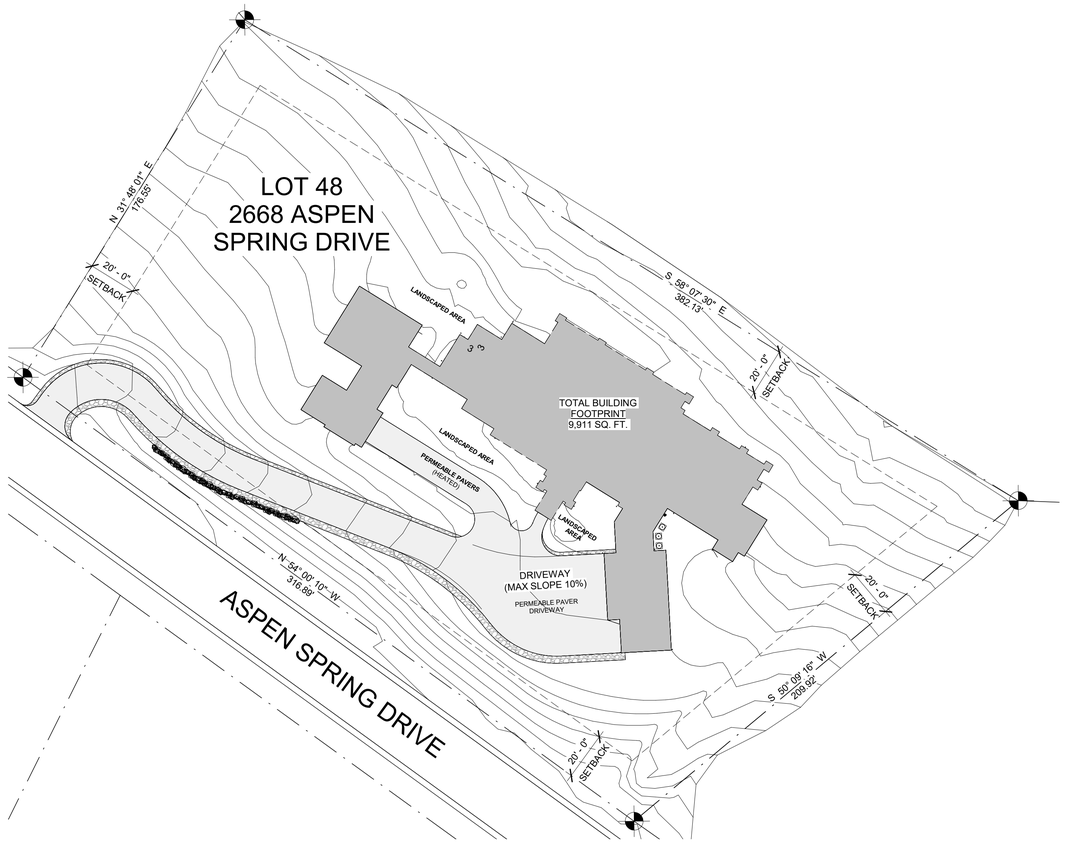
X — NOTES NUMBER - SEE "NOTES THIS SHEET ONLY"

X / AX.X — DETAIL NUMBER; SHEET NUMBER

X / AX.X — WALL SECTION NUMBER; SHEET NUMBER

X / AX.X — BUILDING SECTION NUMBER; SHEET NUMBER

DAT. POINT



1 Site Plan - True North (Guest House)
1" = 30'-0"

PROJECT DIRECTORY

PROJECT ADDRESS
2668 ASPEN SPRINGS DRIVE
PARK CITY, UT 84060

CONTRACTOR
CONTACT: PAUL BERMAN
bigcanyonhomesinc.com
BIG CANYON HOMES
390 SHADOW HILL RD,
COALVILLE, UT 84017

ARCHITECT
CONTACT: NICHOLAS COLE
nic@paynecole.com
PAYNE COLE DESIGNS
305 2ND STREET EAST
WHITEFISH, MT 59937
PH (406) 207-9206

STRUCTURAL ENGINEER
CONTACT: TY ST. GERMAIN
ty.st.germain@holmes.us
HOLMES
235 MONTGOMERY STREET
SUITE 1250
SAN FRANCISCO, CA 94104
(415) 693-1600

LANDSCAPE ARCHITECT
CONTACT: CATE WALKER
cate.walker@nwds-mt.com
NORTHWEST DESIGN STUDIO
940 SPOKANE AVE, SUITE 3
WHITEFISH MONTANA, 59937
(406) 862-4755

GEOTECHNICAL ENGINEER
CONTACT: SCOTT ANDERSON
APPLIED GEOTECH
600 WEST SANDY PARKWAY
SANDY, UT 84070
PH (801) 566.7978

SURVEYOR
ALLIANCE ENGINEERING INC.
325 MAIN STREET
PARK CITY, UT
PH (435) 649-9467

DRAWING INDEX

A0.3	ADU Cover Sheet
A1.3	Site Plan w/ ADU
A1.4	Roof Over TOPO Site Plan
A2.5	Guest House FP & EL
A2.7	Basement Floor Plan

PROJECT STATISTICS

APPLICABLE CODES:	2021 IRC
SEISMIC ZONE:	SEE STRUCTURAL NOTES
BUILDING TYPE:	TYPE VB
BUILDING OCCUPANCY:	R-3
FIRE SPRINKLER:	YES NFPA13R

TOTAL PROJECT AREAS:

MAIN FLOOR	4,584 s.f.
BASEMENT FLOOR	3,369 s.f.
GARAGE	947 s.f.
MAIN HOUSE TOTAL AREA	8,900 s.f.
BASEMENT BELOW GRADE	- 1,819 s.f.
ALLOWABLE GARAGE EXCESS	-600 s.f.
COUNTABLE HOUSE FOOTAGE	6,481 s.f.
GUEST HOUSE	1,038 s.f.
GUEST HOUSE GARAGE	462 s.f.
GUEST HOUSE TOTAL AREA	1,500 s.f.
TOTAL COUNTABLE AREA	7,981 s.f.
TOTAL PROJECT FOOTPRINT	**9,911 s.f.**

BUILDING SETBACKS AND HEIGHT RESTRICTIONS

SIDES	20'-0"
FRONT	20'-0"
REAR	20'-0"
HEIGHT	30'-0"

PRELIMINARY

payne / cole
timeless designs • distinct places
305 2nd Street East
Whitefish, MT 59937
Phone: (406)207-9206
paynecole.com

McNally Residence
2668 Aspen Springs Dr
Park City, UT 84060

Revision Number	Revision Date

JOB # 23.033
DATE: 4/16/2025 9:00:06 AM

ADU Cover Sheet

A0.3

RANCH LOT 4

SCOTT HENDRICKSON
(RECREATION OPEN SPACE)

RANCH LOT 4

SCOTT HENDRICKSON
(PRIVATE RESIDENCE)

LOT 48
2668 ASPEN
SPRING DRIVE

1.52 ACRES

S 58° 07' 30" E
382.13'

20' - 0"
REAR SETBACK

20' - 0"
SIDE SETBACK

N 31° 48' 01" E
176.55'

20' - 0"
SIDE SETBACK

S 50° 09' 16" W
209.02'

79' - 9"

86' - 2 5/8"

N 54° 00' 10" W
316.89'

20' - 0"
FRONT SETBACK

LANDSCAPED AREA

CHIMNEY CAP

T.O. SUBFLOOR
+6828'-0"

GUEST HOUSE

MAIN HOUSE

LANDSCAPED AREA
SNOW STORAGE AREA
(IF NECESSARY)

LANDSCAPED AREA
SNOW STORAGE AREA
(IF NECESSARY)

PERMEABLE PAVERS
(HEATED)

LOT 47

JONATHAN SNAVELY
(PRIVATE RESIDENCE)

ASPEN SPRING DRIVE

LOT 67

CHERYL BRUST
(PRIVATE RESIDENCE)

LOT 66

SCOT ACKERMAN
(PRIVATE RESIDENCE)

LOT 65

DOUGLAS LUSK
(PRIVATE RERSIDENCE)

1 Site Plan
1" = 20'-0"

PRELIMINARY

payne / cole
timeless designs - distinct places

305 2nd Street East
Whitefish, MT 59937
Phone: (406)207-9206
paynecole.com

McNally Residence
2668 Aspen Springs Dr
Park City, UT 84060

Revision Number	Revision Date

JOB # 23.033
DATE: 4/16/2025 9:00:18 AM

Site Plan
w/ ADU

A1.3

S 58° 07' 30" E
382.13'

N 31° 48' 01" E
176.55'

N 54° 00' 10" W
316.89'

6825' - 9"
EX. GRADE

6845' - 10"
CHIMNEY CAP
+20' -1" AEG

6826' - 8"
EX. GRADE

RIDGE HEIGHT
6844' - 2"
+17'-11" AEG

6844' - 0"
+17' -4" AEG

6826' - 3"
EX. GRADE

6826' - 10"
EX. GRADE

6842' - 0"
RIDGE HEIGHT
+ 15' - 2" AEG

GUEST HOUSE

6832' - 0"
EX. GRADE

6845' - 10"
RIDGE HEIGHT
+13'-10" AEG

6835' - 6"
EX. GRADE

6845' - 10"
RIDGE HEIGHT
+10'-4" AEG

PITCH CHANGE

PITCH CHANGE

RIDGE HEIGHT

RIDGE HEIGHT
+25' - 1 3/4" AEG

PITCH CHANGE

1 Site Plan - Roof Over TOPO Guest house
1" = 10'-0"

PRELIMINARY

payne / cole
timeless designs - distinct places
305 2nd Street East
Whitefish, MT 59937
Phone: (406)207-9206
paynecole.com

McNally Residence
2668 Aspen Springs Dr
Park City, UT 84060

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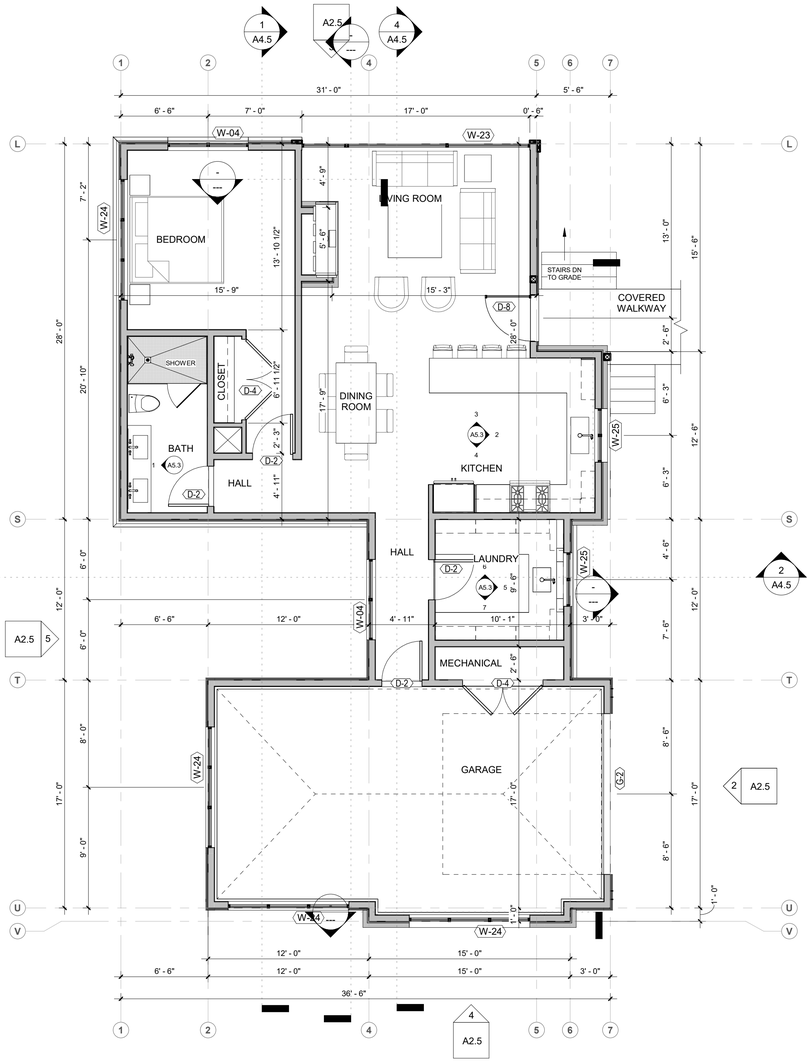
JOB # 23.033
DATE: 4/16/2025 9:00:19 AM

Roof Over TOPO Site Plan

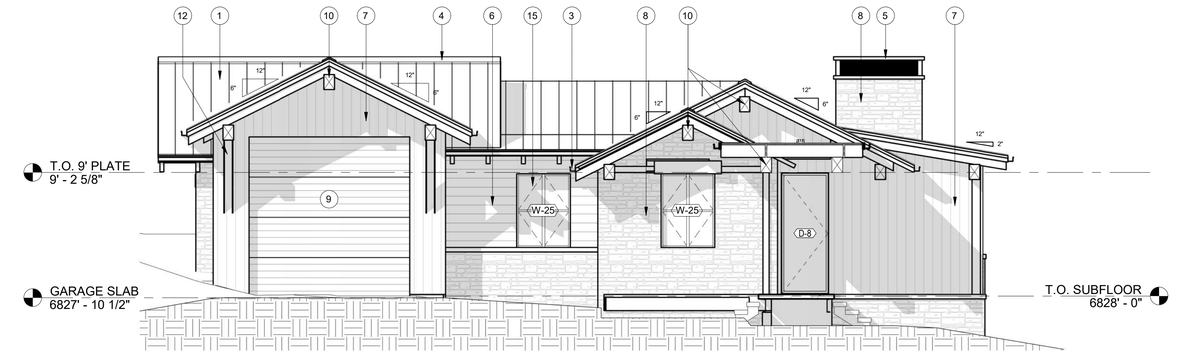
A1.4

Window Schedule			
Type Mark	Count	Width	Height
W-01	1	11' - 0"	12' - 6"
W-02	5	9' - 0"	6' - 0"
W-03	1	5' - 0"	2' - 6"
W-04	5	6' - 0"	6' - 0"
W-05	1	4' - 0"	10' - 6"
W-06	1	16' - 0"	10' - 6"
W-07	1	14' - 9"	9' - 6 1/2"
W-08	1	5' - 0"	11' - 6"
W-09	1	24' - 0"	11' - 6"
W-10	2	10' - 0"	6' - 0"
W-11	1	8' - 0"	8' - 6"
W-12	1	4' - 0"	8' - 6"
W-13	1	12' - 0"	8' - 6"
W-14	1	9' - 0"	8' - 6"
W-15	1	12' - 9 1/2"	8' - 6"
W-17	1	4' - 0"	6' - 0"
W-18	3	10' - 0"	2' - 6"
W-19	1	10' - 0"	5' - 0"
W-20	1	10' - 0"	8' - 6"
W-21	1	6' - 0"	8' - 6"
W-22	1	15' - 6"	8' - 6"
W-23	1	17' - 0"	9' - 0"
W-24	4	9' - 0"	2' - 6"
W-25	2	4' - 0"	5' - 6"
W-26	1	3' - 0"	6' - 0"
W-27	1	12' - 0"	6' - 0"

Door Schedule					
Type Mark	Count	Width	Height	Function	Comments
D-1	1	6' - 0"	8' - 10"	Exterior	Inswing Pivot Entry - Full Glass
D-2	24	3' - 0"	8' - 0"	Interior	Wood Single
D-3	5	3' - 6"	8' - 0"	Interior	Wood Single
D-4	4	6' - 0"	8' - 0"	Interior	Wood Double
D-5	3	3' - 0"	8' - 0"	Interior	Wood Pocket
D-6	2	5' - 0"	9' - 0"	Exterior	Inswing Pivot - Full Glass
D-7	1	4' - 0"	9' - 0"	Exterior	Inswing Patio - Full Glass
D-8	1	3' - 6"	9' - 0"	Exterior	Inswing Patio - Full Glass
D-9	1	3' - 0"	8' - 0"	Interior	Wood Barn
D-10	1	3' - 6"	8' - 0"	Interior	Wood Barn
D-11	1	7' - 0"	8' - 0"	Interior	Wood Double
D-12	1	15' - 0"	9' - 0"	Exterior	3-Panel Slider
D-13	1	12' - 0"	9' - 0"	Exterior	3-Panel Slider
D-14	1	5' - 0"	12' - 0"	Exterior	1-Panel Pocketing
D-15	1	4' - 0"	8' - 10 1/2"	Exterior	Outswing Pivot - Full Glass
D-16	1	3' - 0"	7' - 0"	Interior	Wood Single
D-17	1	3' - 6"	8' - 0"	Exterior	20 Minute Fire Door
G-1	3	10' - 0"	8' - 0"	Exterior	Overhead Garage Door
G-2	1	12' - 0"	12' - 0"	Exterior	Overhead Garage Door



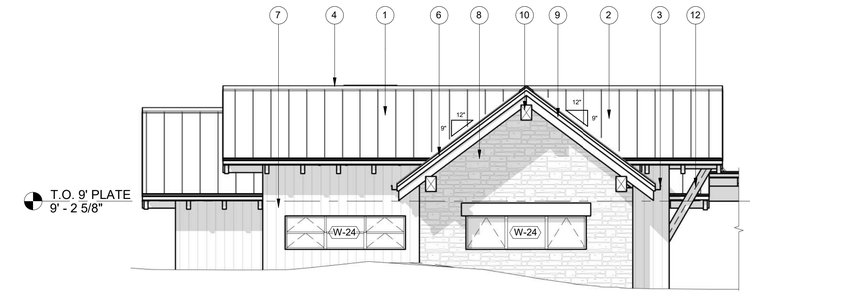
1 Main Floor Plan Guest House
3/16" = 1'-0"



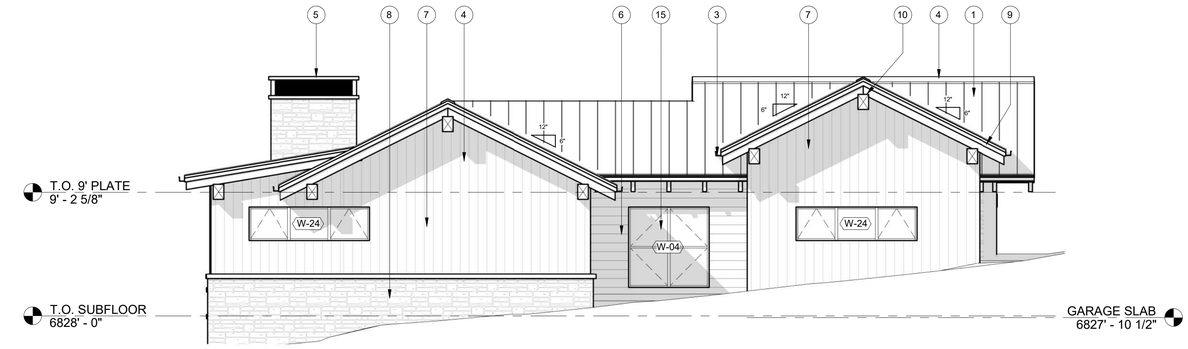
2 Guest House East
3/16" = 1'-0"



3 Guest House North
3/16" = 1'-0"



4 Guest House South
3/16" = 1'-0"



5 Guest House West
3/16" = 1'-0"

PRELIMINARY

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timeless designers · distinct places
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Guest House FP & EL

A2.5