AGENDA
COUNTY COUNCIL
Wednesday, August 6, 2025

NOTICE is hereby given that the Summit County Council will meet, on Wednesday, August 6, 2025, electronically, via Zoom, and at the anchor location of the Summit County Courthouse, 60 N. Main Street, Coalville, UT 84017

(All times listed are general in nature, and are subject to change by the Board Chair)

To view Council meeting, live, visit the "Summit County, Utah" Facebook page.
OR
To participate in Council meeting: Join Zoom webinar: https://zoom.us/j/772302472
OR
To listen by phone only: Dial 1-301-715-8592, Webinar ID: 772 302 472

3:00 PM Work Session

1. 3:00 PM - Pledge of Allegiance (5 min)
2. 3:05 PM - Introductions of the Miss Summit County, the Little Buckaroo, and the Rodeo Royalties (20 min)
   Royalty Council Attachment.pdf
3. 3:25 PM - Interview applicants for vacancies on the Summit County Arts & Park Advisory Committee - Recreation (RAP Tax Recreation Committee) (90 min)
   Interview Schedule-RAP Tax Recreation.pdf
4. 4:55 PM - Interview applicant for vacancies on North Summit Recreation Special Service District Administrative Control Board (15 min)
   080625 NS Recreation Interview Schedule.docx

5:10 PM Closed Session - Personnel (15 min)

5:25 PM - Move to Council chambers (5 min)

5:30 PM Consideration of Approval

1. 5:30 PM - Discussion and possible adoption of Resolution 2025-18, a Resolution of the Summit County Council Admitting the City of Holladay as a Member of the Central Wasatch Commission (5 min)
   Resolution 2025-18 Admitting Holladay as CWC Member.docx
2. 5:35 PM - Public comment may be taken regarding the proposed appointment, and possible adoption of Resolution 2025-19, a Resolution Appointing Members to Serve on North Summit Recreation Special Service District Administrative Control Board (3 min)
   Resolution 2025-19 Appointment to NS Recreation.docx
3. 5:38 PM - Discussion and appointment of members to serve on the Summit County Arts & Park Advisory Committee - Recreation (RAP Tax Recreation Committee) (2 min)
   080625 appt to SC RAP REC committee.docx
4. 5:40 PM - Council and Manager comments (10 min)

5. 5:50 PM - Break (10 min)

6:00 PM Public Input

Public comment is for any matter not on the Agenda and not the subject of a pending land use application. If you would like to submit comments to Council, please email publiccomments@summitcountyutah.gov by 12:00 p.m. on Wednesday, August 6, 2025. If you wish to interact with Council, for public input, please appear in person, or use the "Raise Hand" button at the bottom of the chat window in Zoom.

6:00 PM Public Hearings

1. Public hearing and possible action regarding a Special Exception to Section 10-4-10.B.1 of the Code. The applicant, J. Christopher Stuhmer, is proposing to rebuild the Entry way of White Pine Ln at its intersection with White Pine Canyon Rd. the reconstructed Road would have a 3% slope for the first 70 feet and transition into a 10% slope; Spencer Nielson
   Staff Report-White Pine Ranches Subdivision Entry Remodel.pdf
2. Public hearing and possible approval of Ordinance No. 995, regarding a proposal to remove the Final Site Plan requirements included in Section 11-4-6 of the Eastern Summit County Development Code. File #25-016. Jennifer Leslie, County Planner
   Staff Report-Public Hearing and Ordinance 995.pdf

Adjourn

Rodeo Royalty

Queen: Isabelle Lenthe - Morgan

1st Attendant: Peyton Bristol - Kamas

2nd Attendant: Brixton Howcroft - Vernal

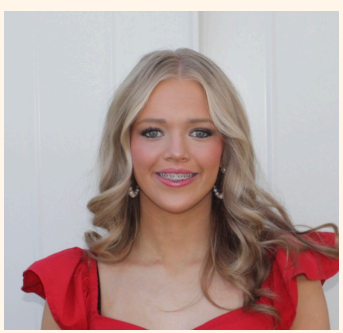
Miss Summit County Volunteer

Queen: Katie Ferry - Henefer

1st Attendant: Kalystah Comer - Henfer

2nd Attendant: Scarlett Brock - Coalville

Miss Summit County Teen



Queen: Taylor Staley - Hoytsville

1st Attendant: Callie Gibson - Coalville

2nd Attendant: Bella Weston - francis

Interview Schedule

Summit County Recreation Arts and Parks Advisory Committee
(RAP Tax Recreation Committee)
Wednesday, August 6, 2025

At the anchor location of the Summit County Courthouse

60 N Main Street, Coalville, UT. 84017

OR

Zoom webinar: https://zoom.us/j/772302472

Phone: 1-301-715-8592, Webinar ID 772 302 472

(4 vacancies; 6 applicants)

3:25 PM	Aaron Williams		In person
3:40 PM	Jess Kirby	* Reapplying	Zoom
3:55 PM	Ian Hartley	* Reapplying	Zoom
4:10 PM	Breke Harnagel	* Reapplying	In person
4:25 PM	Emily Walton		Zoom
4:40 PM	Benjamin Zaniello		Zoom (by phone)

The vacancies are a result of Ian Hartley, Jessica Kirby, Phil Marchant, and Breke Harnagel's terms expiring May 31, 2025. All but Phil Marchant have reapplied.

Interview Instructions (Zoom)

For your interview with Council, please use one of the two following options:

1. By phone only: Dial 1-301-715-8592, Meeting ID: 772 302 472

2. By video chat: Join Zoom meeting: https://zoom.us/j/772302472 When you join the meeting, set up your audio preferences. You will be muted upon entering the meeting.

   When Council finishes the interview prior to yours, the moderator will unmute your microphone so you can interview with Council.

Interview Schedule
North Summit Recreation Special Service District
Wednesday, August 6, 2025

At the anchor location of the Summit County Courthouse
60 N Main Street, Coalville, UT. 84017
OR
Zoom webinar: https://zoom.us/j/772302472
Phone: 1-301-715-8592, Webinar ID 772 302 472
(2 vacancies; 1 applicant)

4:55 PM	Chantal Guadarrama	*In Person

The vacancies are a result of Wesley Chappell and Brian Zwahlen resigning from the District.

Interview Instructions (Zoom)

For your interview with Council, please use one of the two following options:

1. By phone only: Dial 1-301-715-8592, Meeting ID: 772 302 472

2. By video chat: Join Zoom meeting: https://zoom.us/j/772302472 When you join the meeting, set up your audio preferences. You will be muted upon entering the meeting.

   When Council finishes the interview prior to yours, the moderator will unmute your microphone so you can interview with Council.

RESOLUTION OF THE SUMMIT COUNTY COUNCIL ADMITTING THE CITY OF HOLLADAY AS A MEMBER OF THE CENTRAL WASATCH COMMISSION

WHEREAS, the Central Wasatch Commission (the "*CWC*") is an interlocal entity that was formed effective 29 June 2017 pursuant to the "Central Wasatch Commission Interlocal Agreement" (the "*Original ILA*"), as amended (the "*Amendment*") pursuant to Resolution 2020-14 of the CWC's governing body (the "*Board*") and subsequent approval of the legislative bodies of the CWC's members (the Original ILA, as amended by the Amendment, is the "*ILA*"); and

WHEREAS, the current members ("*Members*") of the CWC include Town of Alta, Town of Brighton, city of Cottonwood Heights, City of Millcreek, Park City, Salt Lake City, Sandy City and Summit County; and

WHEREAS, Article V.A. of the ILA allows additional Members to join the CWC pursuant to the process provided in Article V.A.(2) of the ILA, which requires (a) approval by majority vote of all of the commissioners then serving on the CWC Board, (b) approval by the legislative body of each of the then-current Members, and (c) compliance with all the other requirements specified in said Article V.A. (the "*Admission Requirements*"); and

WHEREAS, on 23 June 2025, pursuant to an application for CWC membership previously submitted by the City of Holladay ("*Holladay*"), the Board enacted its Resolution 2025-17 inviting Holladay to become a Member of the CWC subject to approval by the legislative body of each of the current Members and compliance with all the other Admission Requirements; and

WHEREAS, Summit County (the "*County*") is a Member of the CWC; and

WHEREAS, the Summit County Council (the "*Council*") met in regular session on July 9, 2025 to consider, among other things, approving the admission of Holladay as a CWC Member as provided above; and

WHEREAS, after careful consideration, the Council has determined that it is in the best interests of the health, safety and welfare of the County's residents to so approve Holladay's admission as an additional Member of the CWC as proposed by the Board;

NOW, THEREFORE, **BE IT RESOLVED** by the Summit County Council that the Council hereby approves Holladay's admission as an additional Member of the CWC conditioned (a) approval by the governing body of each of the other Members, and (b) compliance with all the other Admission Requirements.

This Resolution 2025-18, shall take effect immediately upon passage.

APPROVED, ADOPTED AND PASSED by the Summit County Council on 9th day of July, 2025.

SUMMIT COUNTY COUNCIL

_____

Council Chair

ATTEST:

_____

County Clerk

APPROVED AS TO FORM:

_____

Deputy County Attorney

Summit County Council Resolution No. 2025-19
a Resolution Appointing a Member to Serve on the
North Summit Recreation Special Service District Administrative Control Board

WHEREAS, the County lawfully created the North Summit Recreation Special Service District (the "District") codified in Summit County Code Title 2, Chapter 11 (the "Code"), which created an Administrative Control Board (the "ACB") and delegated certain powers thereto to administer the responsibilities of the District; and

WHEREAS, the Code requires the ACB be comprised of 5-7 members appointed by the County Council, and that each member shall be a registered voter within the District or an officer of employee of the city of Coalville, or the town of Henefer; and

WHEREAS, current ACB member, Wesley Chappell, resigned in March, 2025; and

WHEREAS, pursuant to Utah Code Annotated §17B-1-304(2), the County prepared a notice of vacancy for this ACB position, posted the notice, and otherwise complied with all requirements of law for filling vacancies; and

WHEREAS, the Council has conducted interviews with interested applicants who responded to the notice of vacancies; and

WHEREAS, the Council has complied with Utah's Open and Public Meetings Act in making this appointment and has allowed interested persons an opportunity to speak with respect to this proposed appointment; and

WHEREAS, pursuant to Utah Code Annotated §17B-1-304 et. seq., the County now desires to appoint member(s) to the ACB of the District.

NOW, THEREFORE, the SUMMIT COUNTY COUNCIL resolves as follows:

The following registered voter of the North Summit Recreation Special Service District is hereby appointed to serve on the North Summit Recreation Special Service District's Administrative Control Board for the term specified herein.

Appoint Chantal Guadarrama, with a term of service to expire September 30, 2025

APPROVED, ADOPTED AND PASSED by the Summit County Council on 6th day of August, 2025.

SUMMIT COUNTY COUNCIL

_____

Council Chair

ATTEST:

_____

County Clerk

APPROVED AS TO FORM:

_____

Deputy County Attorney

Memorandum:

Date: August 6, 2025
To: Council Members
From: Amy Jones
Re: Summit County Recreation Arts and Parks Advisory Committee
(RAP Tax Recreation Committee)

Appoint four members to serve on the Summit County Recreation Arts and Parks Advisory Committee-Recreation (RAP Tax Recreation Committee). Terms of service expire May 31, 2028.

Council interviewed the following applicants on August 6, 2025:

Jessica Kirby *reapplied
Ian Hartley *reapplied
Breke Harnagel *reapplied
Emily Walton
Aaron Williams
Benjamin Zaniello

Staff Report

To: Summit County Council
From: Spencer Nielson, PE Engineer II
Date of Report: July 28, 2025
Date of Meeting: August 6, 2025
Type of Item: Special Exception
Process: Legislative Review

Project Description

Project Name: White Pine Ranches Subdivision Entry Remodel
Applicant(s): White Pine Ranches HOA
Property Owner(s): White Pine Ranches HOA
Location: 2399-2215 W White Pine Lane Park City, Utah 84060
Final Land Use Authority: Summit County Council

Background

White Pine Ranches HOA is proposing to remodel their entry way from White Pine Lane(private) to White Pine Canyon Road(public). From the Existing shown in Figure 1 to the proposed shown in Figure 2.

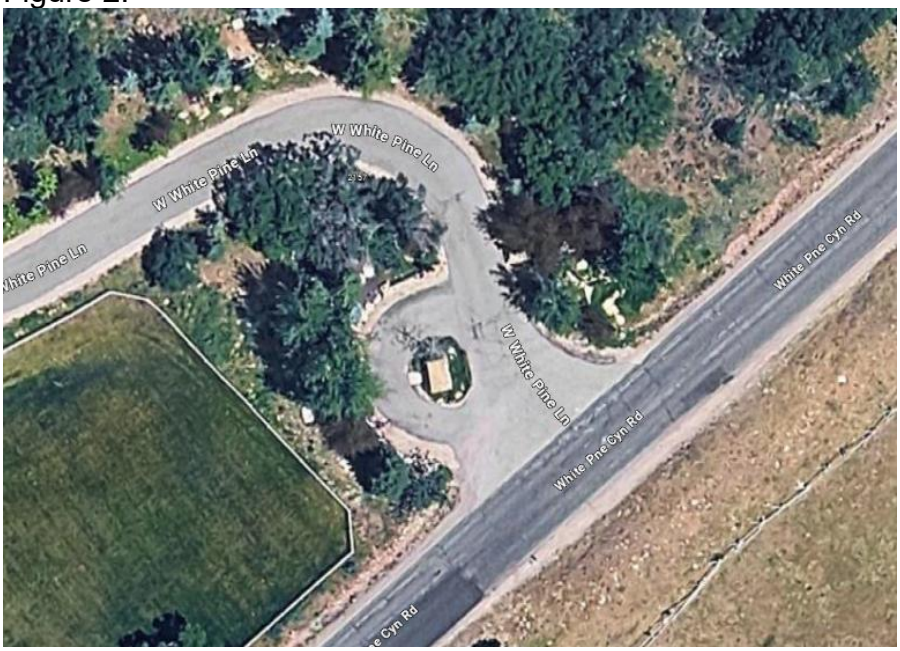


Figure 1 Existing White Pine Lane Entry

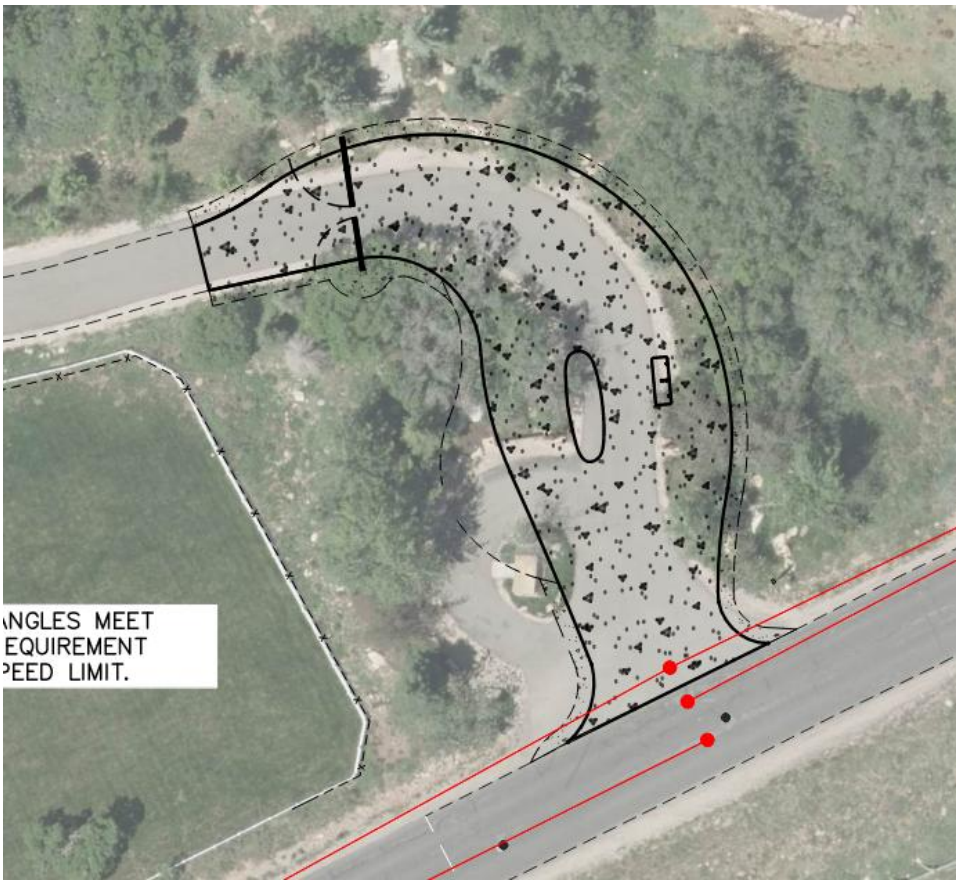


Figure 2 Proposed White Pine Lane Entry

White Pine Lane serves as access for 12 homes. It is the understanding of the Engineering Department that the proposed change of entry is to install a gate and a gate house to prevent the public from parking on the private road.

Special Exception Requested

The proposed intersection is designed to tie into White Pine Canyon Rd at 3% for 70 feet. However, code section 10-4-10.B.1 states, “Grade: The grade within one hundred feet (100’) of any intersection shall not exceed three percent (3%).”

The applicant is requesting a special exception to Code Section 10-4-10.B.1 to allow for the 3 percent intersecting road slope for 70 feet and not to have the intersecting road slope 3 percent for 100 feet. The road’s proposed grades are shown in Figure 3.

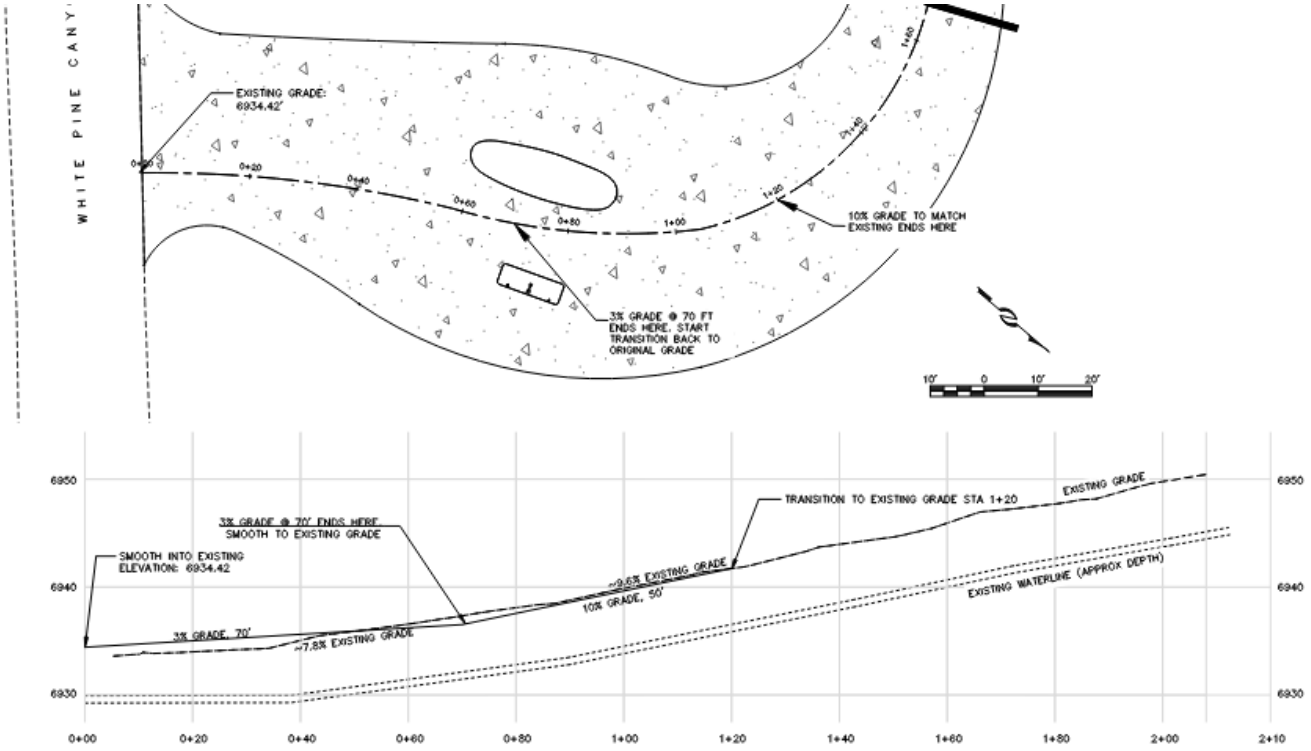


Figure 3 Proposed roadway slope

Staff Analysis and Findings

The existing entrance slope of White Pine Lane does not meet the code requirement. The owner explained to staff that to make the proposed roadway compliant with the County Code, they would have to move a water line.

Special Exceptions have four criteria for approval, as listed in Summit County Code section 10-3-7 (B). The code stipulates that special exemptions will not be approved unless the applicant demonstrates:

1. The special exception is not detrimental to public health, safety, and welfare
2. The intent of this chapter and general plan will be met
3. The applicant does not reasonably qualify for any other equitable processes provided through the provisions of this chapter
4. There are equitable claims or unique circumstances warranting the special exception

The Summit County Engineering Department believes that the White Pine Ranches HOA have addressed the special exception criteria for approval as follows:

1. This special exception, if granted, is not believed to be detrimental to public health, safety, and welfare due to the slowing nature of the gate and gate house and the required installation of a stop sign on White Pine Lane. The proposed intersection would be closer to being compliant with the Code than the existing intersection and Engineering is not aware of any issues of vehicles sliding into the intersection during the winter months at the current intersection.

2. The intent of the Code is to help prevent vehicles from sliding into intersections by allowing them 100 feet of roadway at maximum 3 percent slope. This special exception allows the applicant to change 30 feet (just over 1.5 car lengths) of intersection requirement from 3

percent slope to a 10 percent slope. The proposed intersection does not meet the intent of this Chapter and/or the general plan.

3. The proposed intersection will be safer and closer to code compliance than the existing, but the proposed intersection does not meet the code requirements. The applicant does qualify for another process provided through the provisions of this chapter: building the roadway to be compliant with the Code or leaving it the way that it is.

4. There are no unique circumstances warranting a special exception. The reason provided to the Engineering Department as to why the criteria could not be met is that a water line would need to be moved. Moving a water line is not unusual or unique.

Recommendation

The County Code section in question is a vital part of ensuring the health, safety, and welfare for the citizens of the County. A compliant intersection is possible. At this juncture because the applicant does not meet the four criteria in Summit County Code section 10-3-7 (B), the Engineering Department recommends denial of this special exception.

ATTACHMENTS:

June 16, 2025
Job No. 0189-035-25

Mr. Roger Knight and Ms. Beth Roley
Roger Knight Construction
2660 West 2590 South
West Valley City, Utah 84119

Mr. Knight and Ms. Roley:

Re: Letter – Pavement Design
White Pine Ranches Lot 6 Gatehouse Pavements
Near 40.6791°, -111.5507°
Park City, Utah

Introduction

GSH understands that the plans are to repave the roadway area of the White Pine Ranches Gatehouse located within Lot 6 of the subdivision. The estimated traffic of the roadways is anticipated to consist of a moderate volume of automobiles and light trucks, light volume of delivery trucks and occasional heavyweight trucks (school buses and garbage trucks).

Observations

At the time of the June 12, 2024, site visit, 2 DCP tests were completed adjacent to the proposed roadway. The location of each test with respect to existing facilities is presented on Figure 1, Site Plan and the results of the tests are included as Attachment 1, Dynamic Cone Penetration Test Results.

Based on our analysis, the DCP tests performed adjacent to the proposed roadway exhibit average bearing capacities ranging from approximately 900 to 4,200 pounds per square foot. GSH recommends applying a factor of safety to the correlated bearing capacity values. The correlated California Bearing Ratio (CBR) ranged from 1.0 to 12.0 percent. GSH utilized an average CBR of 5% for the pavement design.

Pavement Design

The natural clay soils and non-engineered fills will exhibit poor pavement support characteristics when saturated. Under no circumstances shall pavements be established over unprepared

non-engineered fills, loose or disturbed soils, topsoil, surface vegetation, root systems, rubbish, construction debris, other deleterious materials, frozen soils, or within ponded water. With the subgrade soil and daily estimated traffic of 200 automobiles, 100 light trucks, 2 buses, 2 delivery trucks, and 2 semi-truck and trailer, for a total ESALs per day of 13, and a design life of 20 years. The following pavement sections are recommended:

Roadways

(Moderate Volume of Automobiles and Light Trucks,
Light Volume of Medium-Weight Trucks,
and Occasional Heavyweight Trucks (School Buses and Garbage Trucks))
[7 equivalent 18-kip axle loads per day]

Flexible:

3.0 inches	Asphalt concrete
9.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to suitable natural subgrade soils

Rigid:

5.0 inches	Portland cement concrete (non-reinforced)
8.0 inches	Aggregate base
Over	Properly prepared natural subgrade soils and/or structural site grading fill extending to suitable natural subgrade soils

The above rigid pavement sections are for non-reinforced Portland cement concrete. Concrete should be designed in accordance with the American Concrete Institute (ACI) and joint details should conform to the Portland Cement Association (PCA) guidelines. The concrete shall have a minimum 28-day unconfined compressive strength of 4,500 pounds per square inch, contain 6 percent ±1 percent air-entrainment.

The crushed stone shall conform to applicable sections of the current Utah Department of Transportation (UDOT) Standard Specifications. All asphalt material and paving operations shall meet applicable specifications of the Asphalt Institute and UDOT. A GSH technician shall observe placement and perform density testing of the base course material and asphalt. The aggregate

gradation limits presented on Table 2 of Section 02721, Untreated Base Course (UTBC) of UDOT 2025 Standard Specification for Road and Bridge Construction are tabulated below:

Sieve Size	Job Mix Gradation Target Blend
1 1/2 inch	100
1 inch	90-100
3/4 inch	70-85
1/2 inch	65-80
3/8 inch	55-75
No. 4	40-65
No. 16	25-40
No. 200	7-11

Please note that the recommended pavement section is based on estimated post-construction traffic loading. If the pavement is to be constructed and utilized by construction traffic, the above pavement section may prove insufficient for heavy truck traffic, such as concrete trucks or tractor-trailers used for construction delivery. Unexpected distress, reduced pavement life, and/or premature failure of the pavement section could result if subjected to heavy construction traffic and the owner should be made aware of this risk. If the estimated traffic loading stated herein is not correct, GSH must review actual pavement loading conditions to determine if revisions to these recommendations are warranted.

Closure

To ensure that all non-engineered fills and disturbed soils have been removed GSH must be contacted prior to the placement of fill material and pavements within the roadway sections

If you have any questions or would like to discuss these items further, please feel free to contact us at 801.685.9190.

Respectfully submitted,

GSH Geotechnical, Inc.

Tristen Leberknight
Staff Engineer, EIT

Reviewed by:

Alan D. Spilker, P.E.
State of Utah No. 334228
President/Senior Geotechnical Engineer

TL/ADS:jmt

Addressee (email)

Encl.

Figure 1, Site Plan
Figure 2, Dynamic Cone Penetrometer Results

ROGER KNIGHT CONSTRUCTION
JOB NO. 0189-035-25

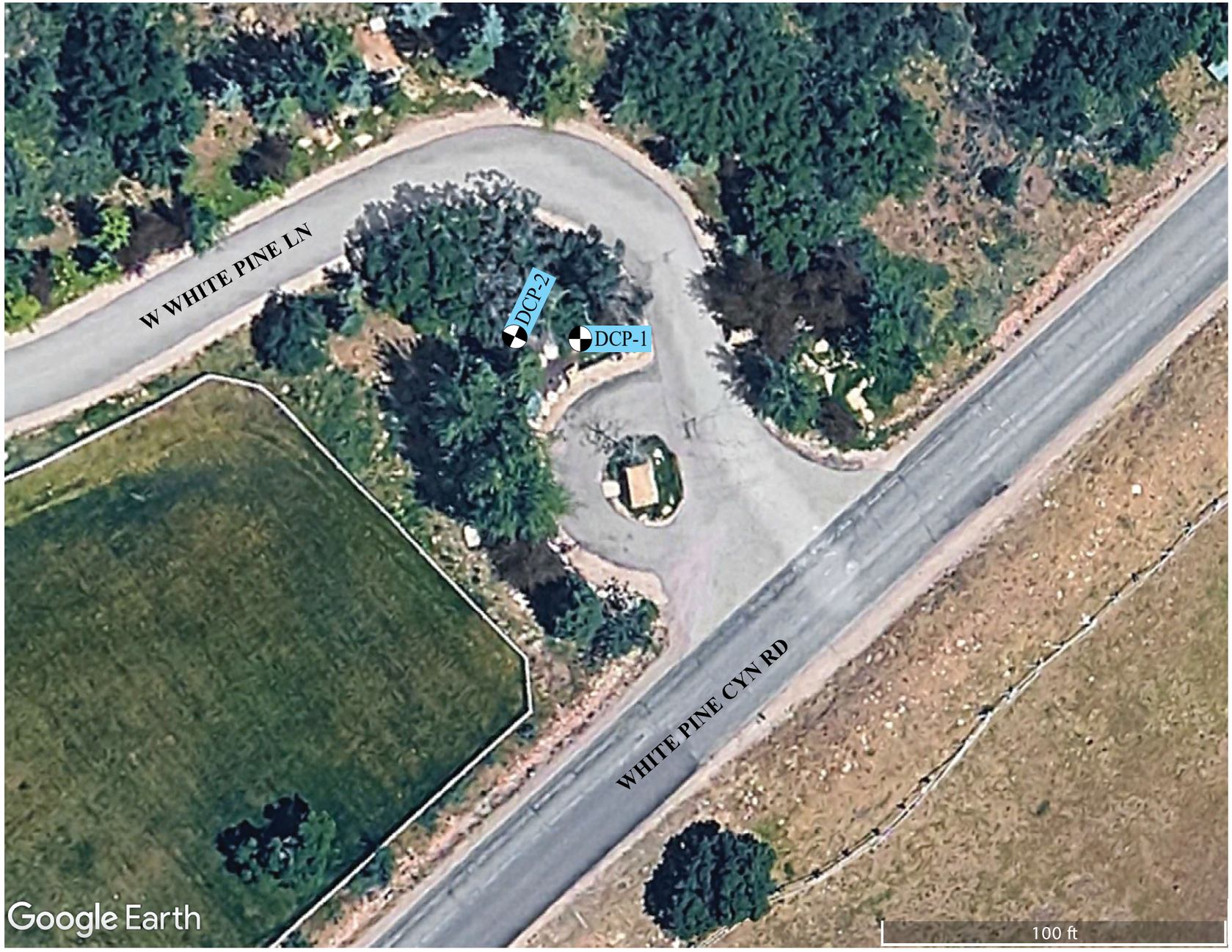


FIGURE 1
SITE PLAN

REFERENCE:
ADAPTED FROM AERIAL PHOTOGRAPH
DOWNLOADED FROM GOOGLE EARTH
IMAGERY - NOT DATED

GSH

Attachment 1

Dynamic Cone Penetration Test Results

DCP TEST DATA

File Name:

Project: *0189-035-25*
Location: DCP-1
Date: 16-Jun-25
Soil Type(s): Silty Sandy Clay w/ Gravel

Hammer
- ○ 10.1 lbs.
- ◉ 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ◉ All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	1
2	175	1
1	295	1
1	460	1
1	570	1
2	690	1
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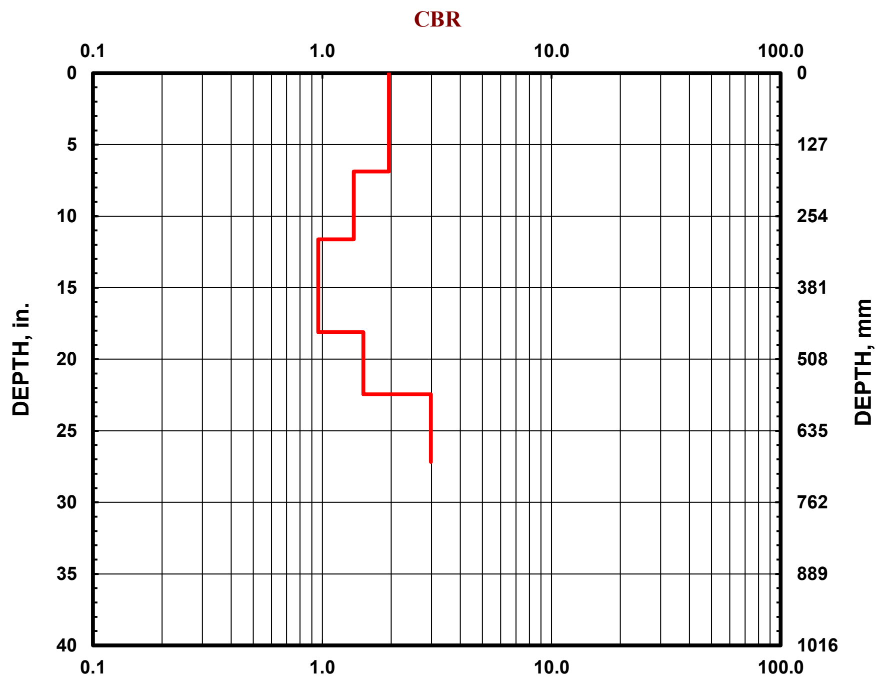

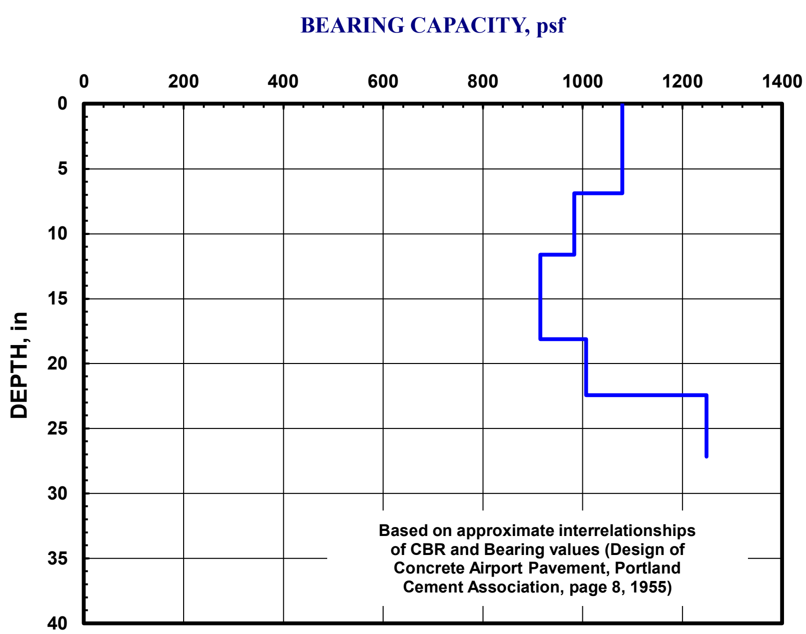

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- ○ 10.1 lbs.
- ● 17.6 lbs.
- ○ Both hammers used

Soil Type
- ○ CH
- ○ CL
- ● All other soils

No. of Blows	Accumulative Penetration (mm)	Type of Hammer
0	0	1
2	120	1
5	215	1
10	310	1
6	410	1
7	515	1
7	625	1
9	715	1
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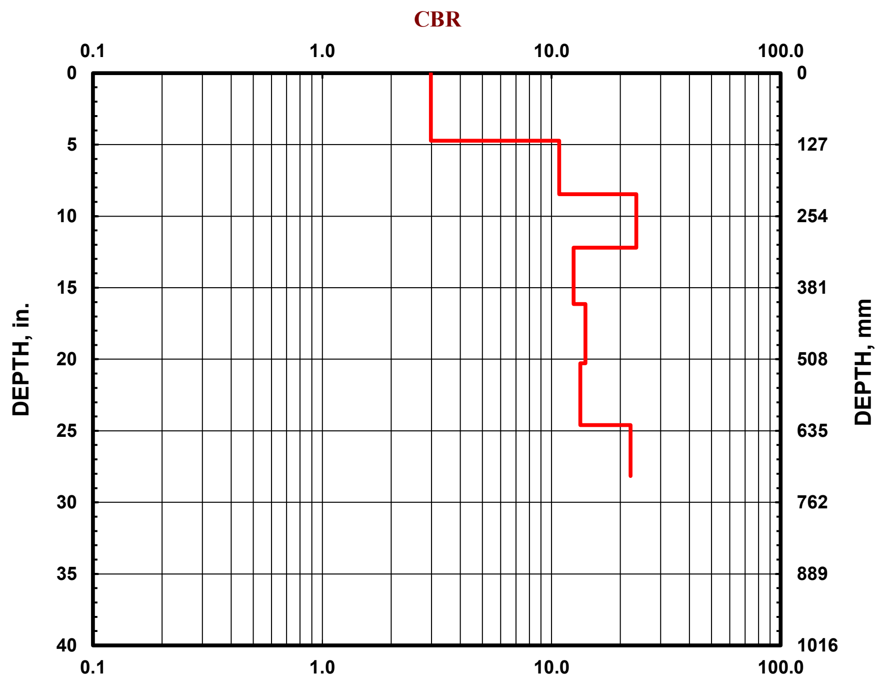
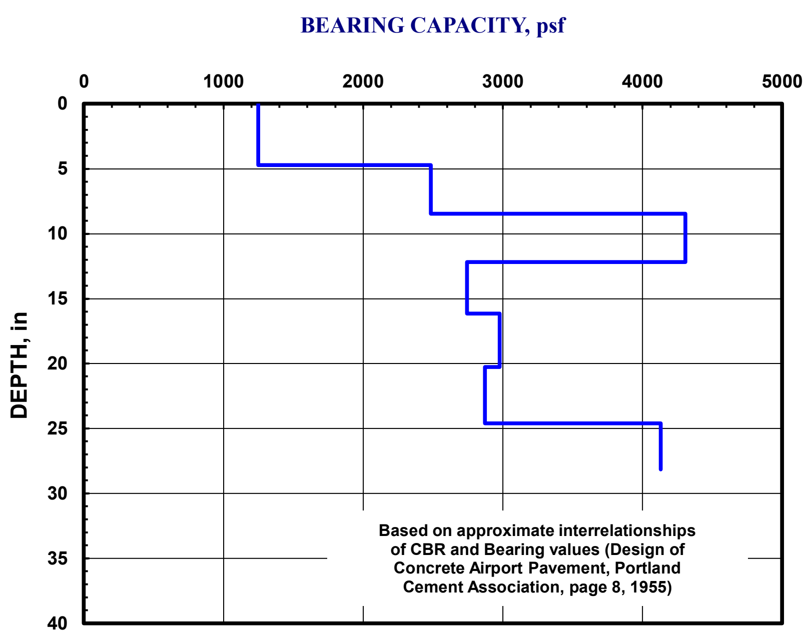


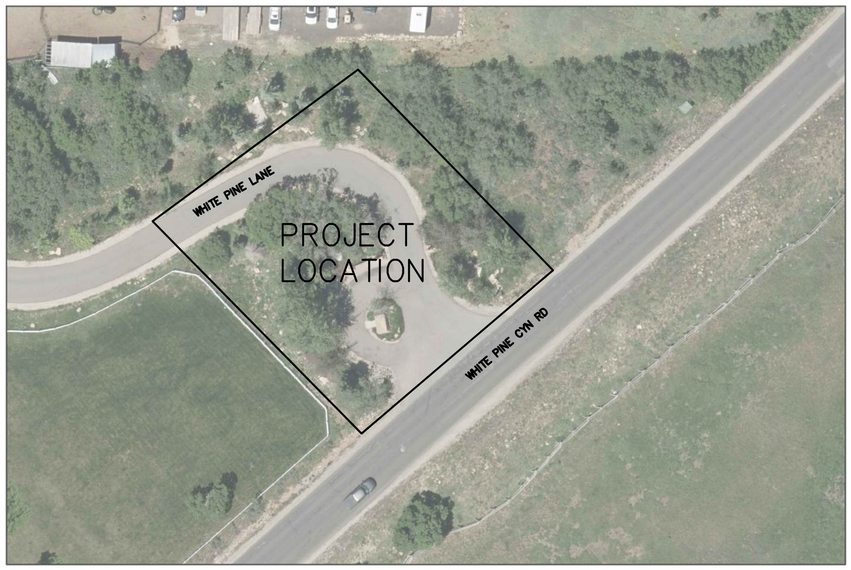


WHITE PINE RANCHES, LOT 6
PARK CITY, UT 84060

PREPARED FOR

CHRISTOPHER STUHMER
PARK CITY, UT 84060

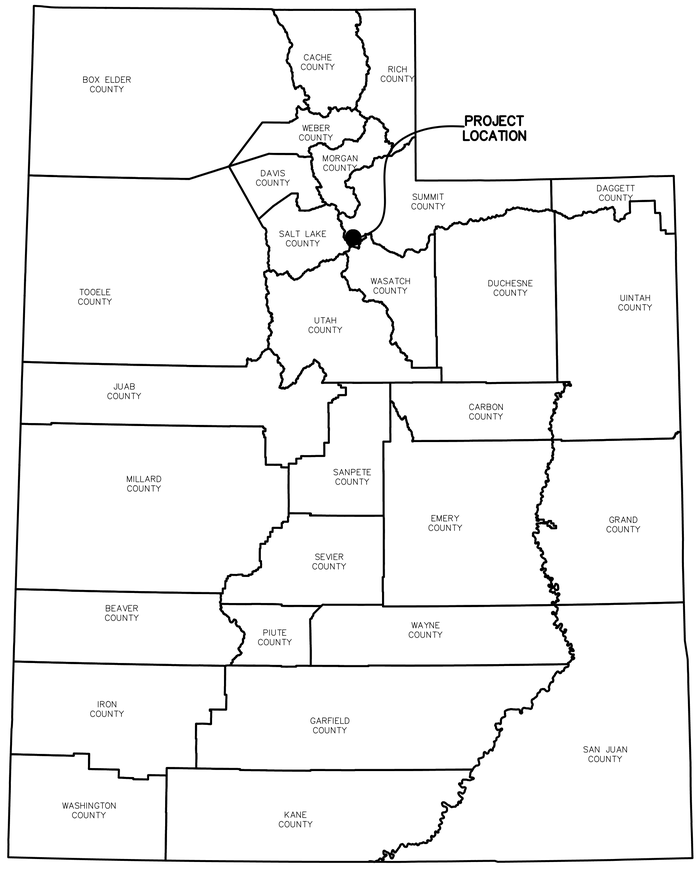
VICINITY MAP



CIVIL ENGINEER

ALLIANCE ENGINEERING
2700 W HOMESTEAD RD
STE 50 & 60
PARK CITY, UT 84098
435.258.6934

SHEET INDEX



GENERAL NOTES

G-1 ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE FOLLOWING PLANS
- A. SUMMIT COUNTY DESIGN STANDARDS, CONSTRUCTION DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DRAWINGS, LATEST EDITION.
- B. SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (S.B.W.R.D.) DEVELOPMENT PROCEDURES, DESIGN STANDARDS, AND CONSTRUCTION SPECIFICATIONS, APRIL 20, 2020 OR LATEST EDITION.
- C. APPROVED CONSTRUCTION PLANS AND DETAILS.
- D. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) .

G-2 CONTRACTOR/BIDDER SHALL OBTAIN A COPY OF SPECIFICATIONS, AT HIS COST. COPIES OF SPECIFICATIONS, SHALL BE KEPT AT THE JOB SITE BY THE CONTRACTOR AND BE AVAILABLE FOR THE CONTRACTOR, SUBCONTRACTOR, OWNER OR HIS AGENT, DESIGN ENGINEER, S.B.W.R.D. ENGINEER, SUMMIT COUNTY WATER DISTRIBUTION CO, AND THEIR DESIGNATED REPRESENTATIVES AND INSPECTORS.

G-3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR GROUND AND SURFACE WATER CONTROL DURING CONSTRUCTION. THIS REQUIREMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE INSTALLATION OF UTILITIES, MANHOLES, VAULTS, CATCH BASINS, EARTHWORK OPERATIONS, AND ROAD CONSTRUCTION.

G-4 THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF AS-BUILT CONDITIONS OF ALL UNDERGROUND WORK. THE AS-BUILTS SHALL BE TIED TO EASILY DEFINE MONUMENTS AND/OR SURFACE IMPROVEMENTS OR AS REQUIRED BY ACCURACY FOR THE "AS-BUILT" CONDITIONS. THE AS-BUILT INFORMATION SHALL BE GIVEN TO THE OWNER AND BE INCORPORATED IN THE FINAL AS-BUILT DRAWINGS. SPECIAL AS-BUILT REQUIREMENTS FOR HDPE SEWER MAINS ARE REQUIRED PER AS OUTLINED ON THE DRAWINGS.

G-5 PRIOR TO ANY EXCAVATION WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKES FOR LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, AND PROTECTING THE UTILITIES DURING CONSTRUCTION. IF EXISTING UTILITY LINES CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ORDER TO RESOLVE THE CONFLICT.

G-6 THE CONTRACTOR SHALL HAVE A QUALIFIED REPRESENTATIVE TO HANDLE GRADE DETERMINATION, DRAINAGE FLOW, AND CONNECTIONS TO EXISTING FEATURES USING PROPER GRADE SETTING TECHNIQUES SUCH AS, BUT NOT LIMITED TO, STRING-LINE, ROD AND LEVEL, GPS, OR OTHER SURVEYING MEANS.

G-7 ALL WORK PERFORMED SHALL BE GUARANTEED BY THE CONTRACTOR AND/OR HIS SURETY AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE PROJECT OWNER.

G-8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND DESIGN ENGINEER OF APPROVAL.

G-9 COMPACTION TESTING SHALL BE AN INTEGRAL PART OF THE PROJECT. COMPACTION TESTING SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO EARTHWORK, TRENCH BACK-FILL, BASE COURSE, AND ASPHALT/CONCRETE PAVEMENT. COMPACTION TESTING SHALL BE PERFORMED BY A QUALIFIED, INDEPENDENT TESTING COMPANY RETAINED BY THE CONTRACTOR

NOT TO SCALE

CAUTION: NOTICE TO CONTRACTOR
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FILE PATH: X:\CanyonsLDP\dwg\projects\090723-White Pine Ranches\.Final Drawings\2025.06.23_FINAL_DRAWINGS.dwg

#	DATE	DESCRIPTION

COVER SHEET

WHITE PINE RANCH
SUBDIVISION ENTRY REMODEL

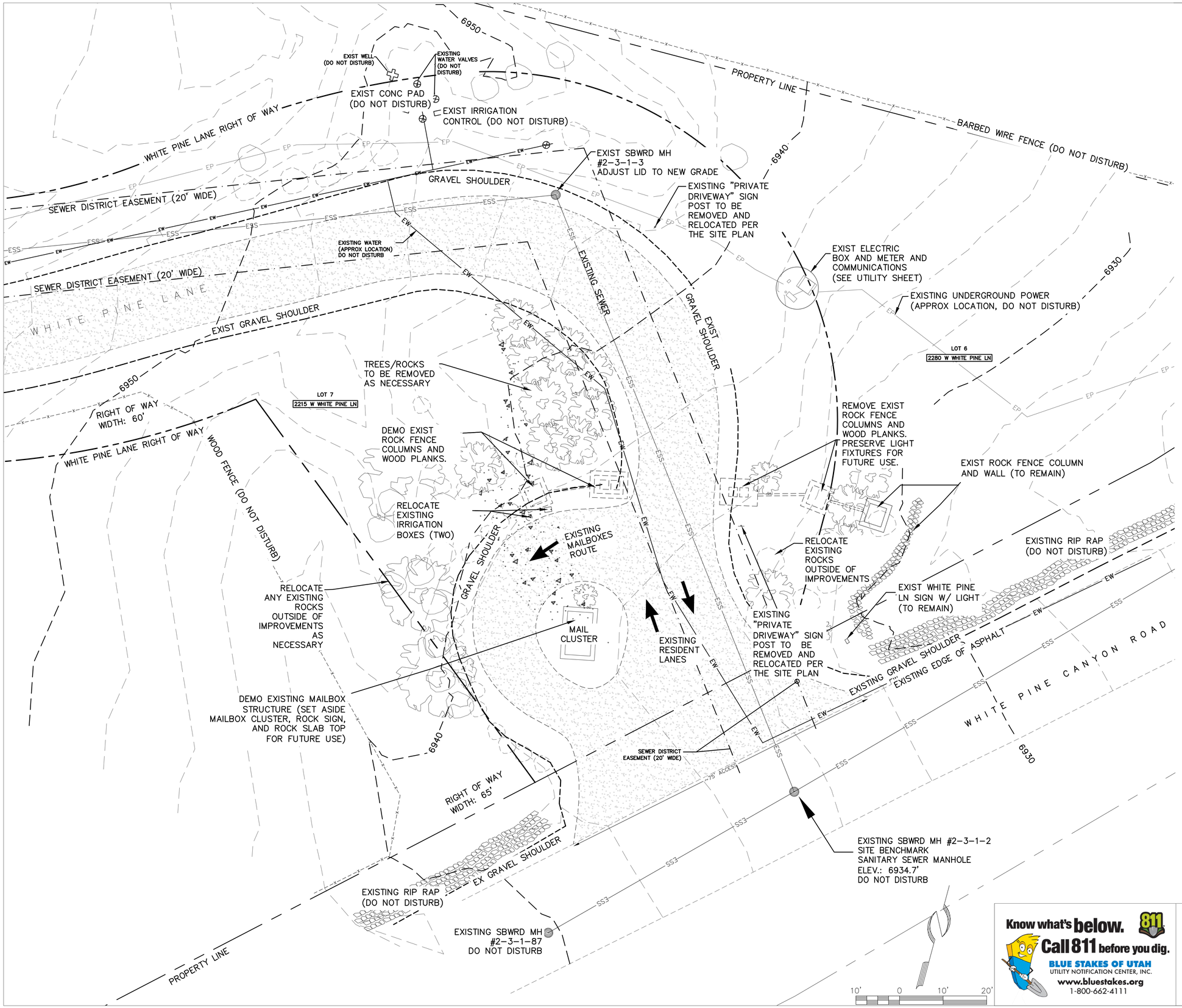
ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: GABRIAL HARJU	6/25/25	
DESIGNED BY: GABRIAL HARJU	6/25/25	
CHECKED BY: CONNOR DINSMORE	6/25/25	
PROJECT No.: 9-7-23		

SEAL

PROFESSIONAL ENGINEER
No. 12275305-5301
MARTIN CONNOR DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-100



LEGEND

- EXISTING WATER — EW
- EXISTING SANITARY SEWER — ESS
- EXISTING POWER — EP
- NEW POWER — P
- RIGHT OF WAY
- EXISTING SS MANHOLE
- EXISTING BOULDER (LOCATION/SIZE VARIES)

GENERAL SCOPE OF WORK

THE EXISTING ENTRY ALLOWS NON-RESIDENTS TO ACCESS THIS PRIVATE PROPERTY SUBDIVISION WITHOUT RESIDENT CONSENT IN ORDER TO GAIN ACCESS TO AN ADJACENT SKI LIFT.

THIS PROJECT WILL ADD AN ADDITIONAL LANE TO ACCOMMODATE GUESTS. GUESTS WILL BE ABLE TO USE A NEW CARD READER/KEYPAD TO ACTUATE A NEW GATE ARM. IN THE EVENT THE GUEST/INTRUDER DOES NOT KNOW THE CODE OR HAVE THE CORRECT CARD, THEY WILL BE ABLE TO PULL FORWARD AND MAKE A U-TURN.

TO OFFSET THE INCREASED HARD SURFACE AREA FOR THE NEW GUEST LANE, THE EXISTING ENTRANCE OFF OF WHITE PINE CANYON ROAD HAS BEEN REDUCED FROM 75 FEET TO 56.6'

DEMOLITION NOTES:

1. ROTO-MILL EXISTING ASPHALT WITHIN THE PROJECT AREA AND USE THESE MILLINGS TO SUPPORT THE NEW CONCRETE PAVEMENT.
2. GRUB AND REMOVE ALL VEGETATION, LANDSCAPE ROCKS, AND UNSUITABLE MATERIAL WHERE THE NEW STAMPED/SCORED CONCRETE AND SHOULDER WILL BE PLACED. BE CAREFUL NOT TO DISTURB MORE VEGETATION AND LANDSCAPING THAN NECESSARY. SAVE ALL LANDSCAPE ROCKS AND RELOCATE PER OWNER'S DIRECTION.
3. REMOVE ROCK FENCE COLUMNS AND WOOD PLANKS (2 ON THE RIGHT OF THE ACCESS AND 2 ON THE LEFT OF THE ACCESS).
4. TAKE CARE TO PROTECT THE EXISTING ELECTRICAL METER, WATER VALVES, AND ANY OTHER EXISTING UTILITIES
5. DEMO THE STRUCTURE SURROUNDING THE EXISTING MAILBOX CLUSTER. SAVE THE ROCK SLAB SIGN AND ROCK SLAB TOP. RELOCATE MAIL CLUSTER PER THE SITE PLANS WITH A NEW 8'X10' SHELTER OVER THE TOP. DO NOT INTERRUPT MAIL ACCESS FOR THE RESIDENTS DURING THE RELOCATION.
6. RELOCATE THE ROCK SIGN AND ROCK SLAB PER THE OWNER.
7. BENCHMARK LOCATED ON THE EXISTING SEWER MANHOLE WITHIN WHITE PINE CANYON ROAD. ELEVATION: 6934.7'.

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#	DATE	DESCRIPTION

EXISTING CONDITIONS

WHITE PINE RANCH
SUBDIVISION ENTRY REMODEL

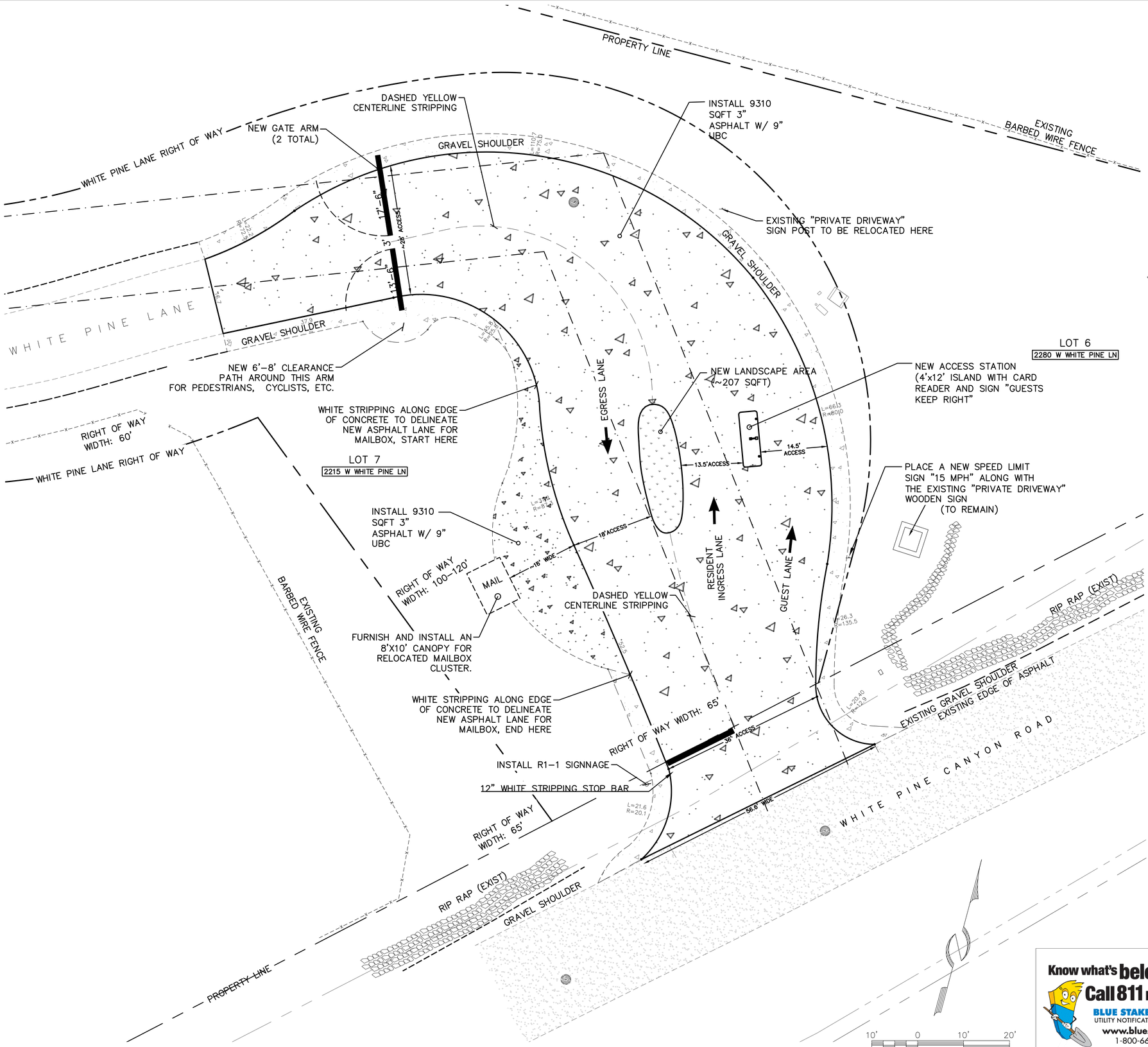
ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: GABRIAL HARJU	6/25/25
DESIGNED BY: GABRIAL HARJU	6/25/25
CHECKED BY: CONNOR DINSMORE	6/25/25
PROJECT No.: 9-7-23	

SEAL

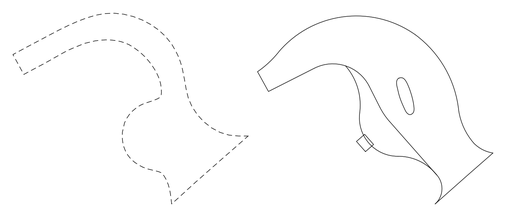
PROFESSIONAL ENGINEER
No. 12275305-5301
MARTIN CONNOR DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-101



LEGEND

- EXISTING WATER — EW —
- EXISTING SANITARY SEWER — ESS —
- EXISTING POWER — EP —
- NEW POWER — P —
- RIGHT OF WAY
- EXISTING SS MANHOLE
- EXISTING BOULDER (LOCATION/SIZE VARIES)



EXISTING HARD SURFACE AREA 6,540 SQFT

NEW HARD SURFACE AREA 9,310 SQFT (2770 SQFT INCREASE)

NEW IMPROVEMENTS NOTES:

1. REGRADE THE FIRST 70 FEET OF ENTRANCE TO 3% AS SHOWN ON SHEET C201 AND C300.
2. INSTALL NEW CONCRETE ACCESS STATION ISLAND WITH KEYPAD/CARD READER PEDESTAL ALONG WITH TWO GATE ARMS IN THE LOCATIONS SHOWN. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE ELECTRICAL PLANS FOR POSSIBLE POINT OF CONNECTION FOR ELECTRICAL SERVICE.
3. RELOCATE TWO EXISTING IRRIGATION BOXES AND ASSOCIATED WATERLINES OUTSIDE OF THE NEW IMPROVEMENTS. RECONNECT AND ENSURE SYSTEMS FUNCTION AS PREVIOUSLY.
4. INSTALL NEW LANDSCAPE ISLAND WITH TOPSOIL AS SHOWN. INSTALL NATIVE PLANTS. CONNECT EXISTING IRRIGATION SYSTEM TO THIS AREA.
5. INSTALL NEW STAMPED/SCORED CONCRETE AS SHOWN. SEE DETAIL SHEET.
6. BRING THE SINGLE SANITARY SEWER MANHOLE TO THE NEW CONCRETE GRADE.
7. RELOCATE EXISTING SIGNAGE AS SHOWN. INSTALL NEW SIGNS TO DIRECT GUESTS TO "STAY RIGHT" AS THEY APPROACH THE KEYPAD/CARD READER ISLAND. INSTALL STOP SIGN AT EGRESS INTERSECTION WITH MAJOR ROAD.
8. RELOCATE MAILBOX CLUSTER AS SHOWN. PROVIDE AND INSTALL A RUSTIC TYPE 8X10 CANOPY TO PROTECT THE CLUSTER. SUBMIT PLANS TO OWNER FOR APPROVAL.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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#	DESCRIPTION	DATE

SITE LAYOUT PLAN

WHITE PINE RANCH
SUBDIVISION ENTRY REMODEL

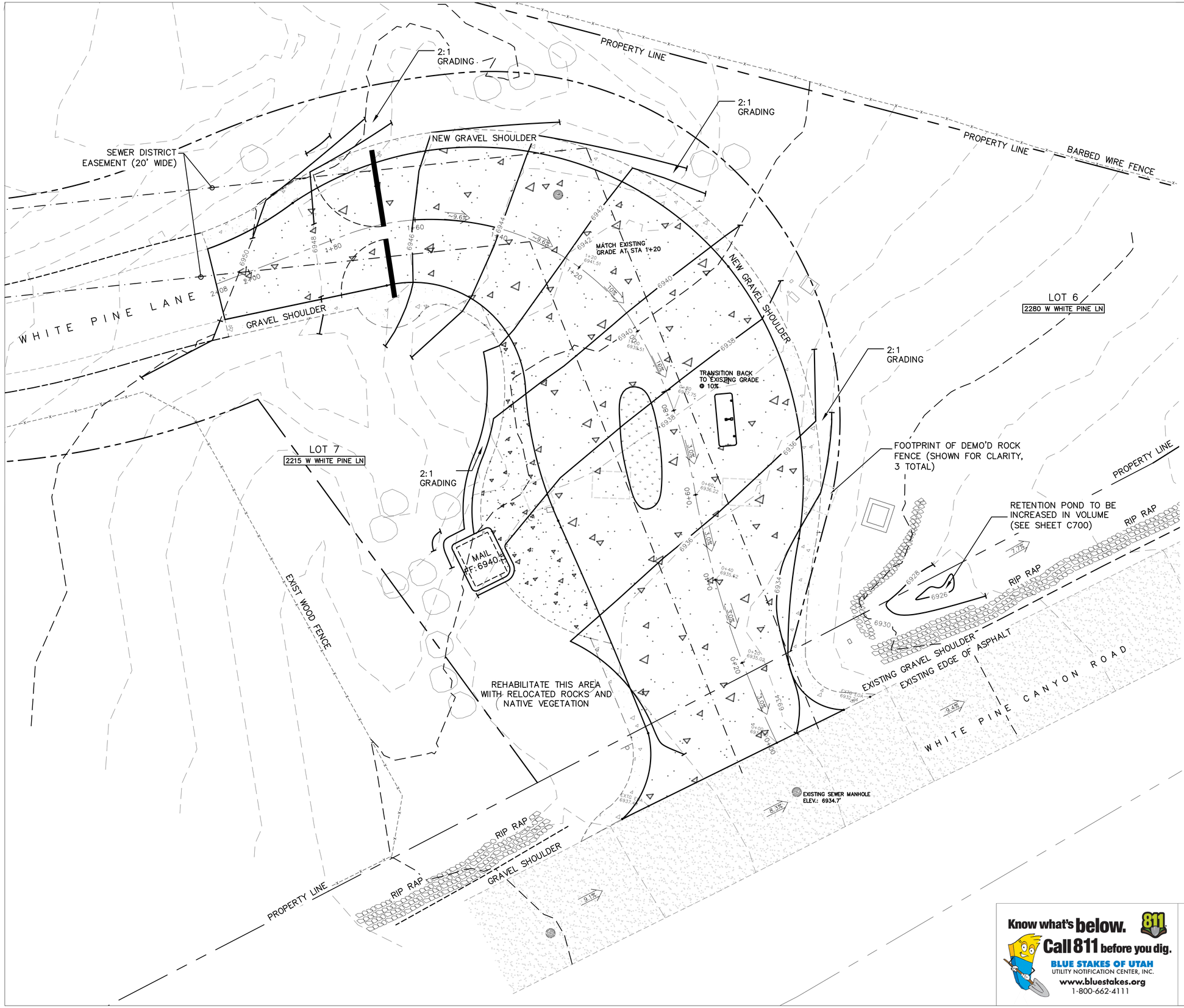
ALLIANCE ENGINEERING
P.O. BOX 2964 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: GABRIAL HARJU 6/25/25
DESIGNED BY: GABRIAL HARJU 6/25/25
CHECKED BY: CONNOR DINSMORE 6/25/25
PROJECT No.: 9-7-23

SEAL

PROFESSIONAL ENGINEER
No. 12275505 1 PR
MARTIN CONNOR DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-200



LEGEND

- EXISTING WATER — EW —
- EXISTING SANITARY SEWER — ESS —
- EXISTING POWER — EP —
- NEW POWER — P —
- RIGHT OF WAY
- EXISTING SS MANHOLE
- EXISTING BOULDER (LOCATION/SIZE VARIES)

NOTES:

1. CONTRACTOR SHALL REMOVE THE ASPHALT PAVEMENT AND REPLACE WITH STAMPED/SCORED CONCRETE. SEE DETAIL SHEET.
2. PREVIOUSLY DISTURBED AREAS SHALL BE REHABILITATED WITH EXISTING BOULDERS (PREVIOUSLY REMOVED) AND NATIVE PLANTS AND TREES TO MIMIC EXISTING AND NATURAL CONDITIONS.
3. CONTRACTOR SHALL DISPOSE OF EXCAVATED MATERIAL OFF SITE
4. PLACE GEOTEXTILE FABRIC ON SLOPES EXCEEDING 3:1

10' 0 10' 20'

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UTILITY NOTIFICATION CENTER, INC.
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1-800-662-4111

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#	DESCRIPTION	DATE

GRADING PLAN

WHITE PINE RANCH
SUBDIVISION ENTRY REMODEL

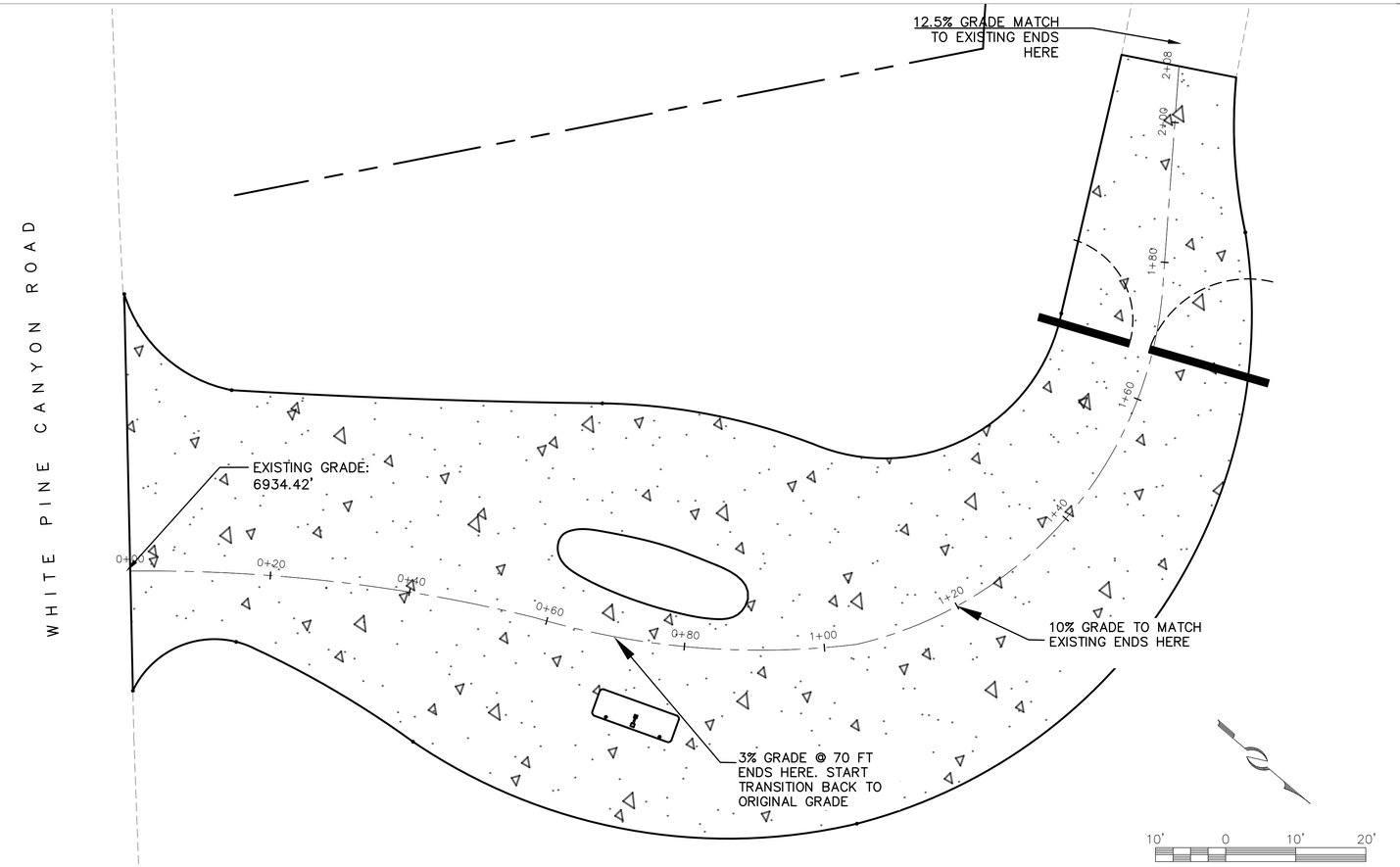
ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

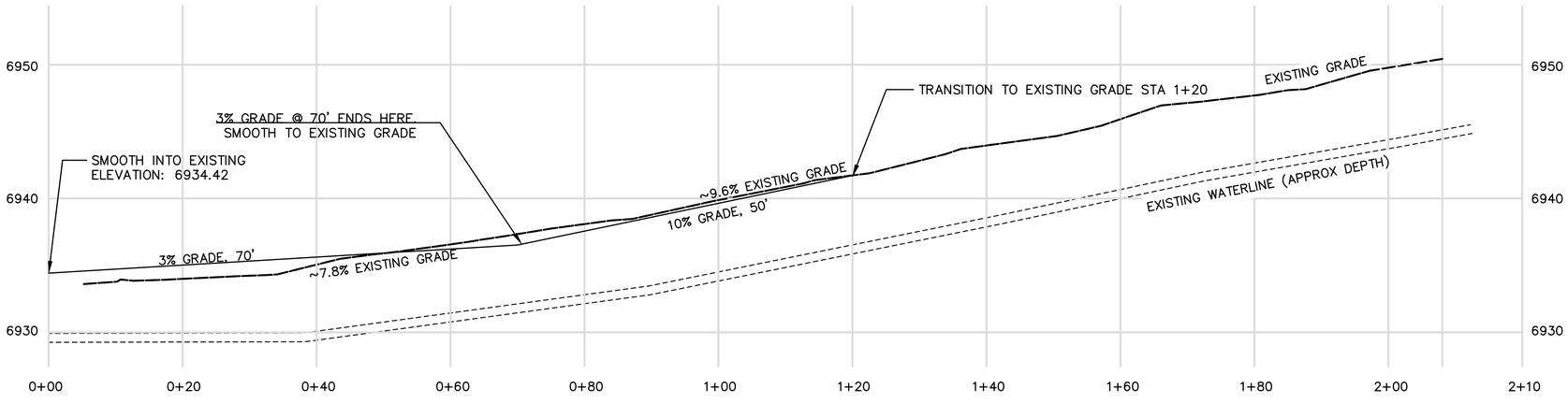
DRAWING BY: GABRIAL HARJU	6/25/25	
DESIGNED BY: GABRIAL HARJU	6/25/25	
CHECKED BY: CONNOR DINSMORE	6/25/25	
PROJECT No.: 9-7-23		

SEAL

PROFESSIONAL ENGINEER
No. 12765505-5301
MARTIN CONNOR DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-201





LEGEND

- EXISTING WATER — EW —
- EXISTING SANITARY SEWER — ESS —
- EXISTING POWER — EP —
- NEW POWER — P —
- RIGHT OF WAY
- EXISTING SS MANHOLE
- EXISTING BOULDER (LOCATION/SIZE VARIES)

NOTES:

1. CONTRACTOR SHALL REMOVE THE ASPHALT PAVEMENT AND REPLACE WITH STAMPED/SCORED CONCRETE. SEE DETAIL SHEET.
2. PREVIOUSLY DISTURBED AREAS SHALL BE REHABILITATED WITH EXISTING BOULDERS (PREVIOUSLY REMOVED) AND NATIVE PLANTS AND TREES TO MIMIC EXISTING AND NATURAL CONDITIONS.
3. CONTRACTOR SHALL DISPOSE OF EXCAVATED MATERIAL OFF SITE.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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#	DESCRIPTION	DATE

PLAN AND PROFILE

WHITE PINE RANCH SUBDIVISION ENTRY REMODEL

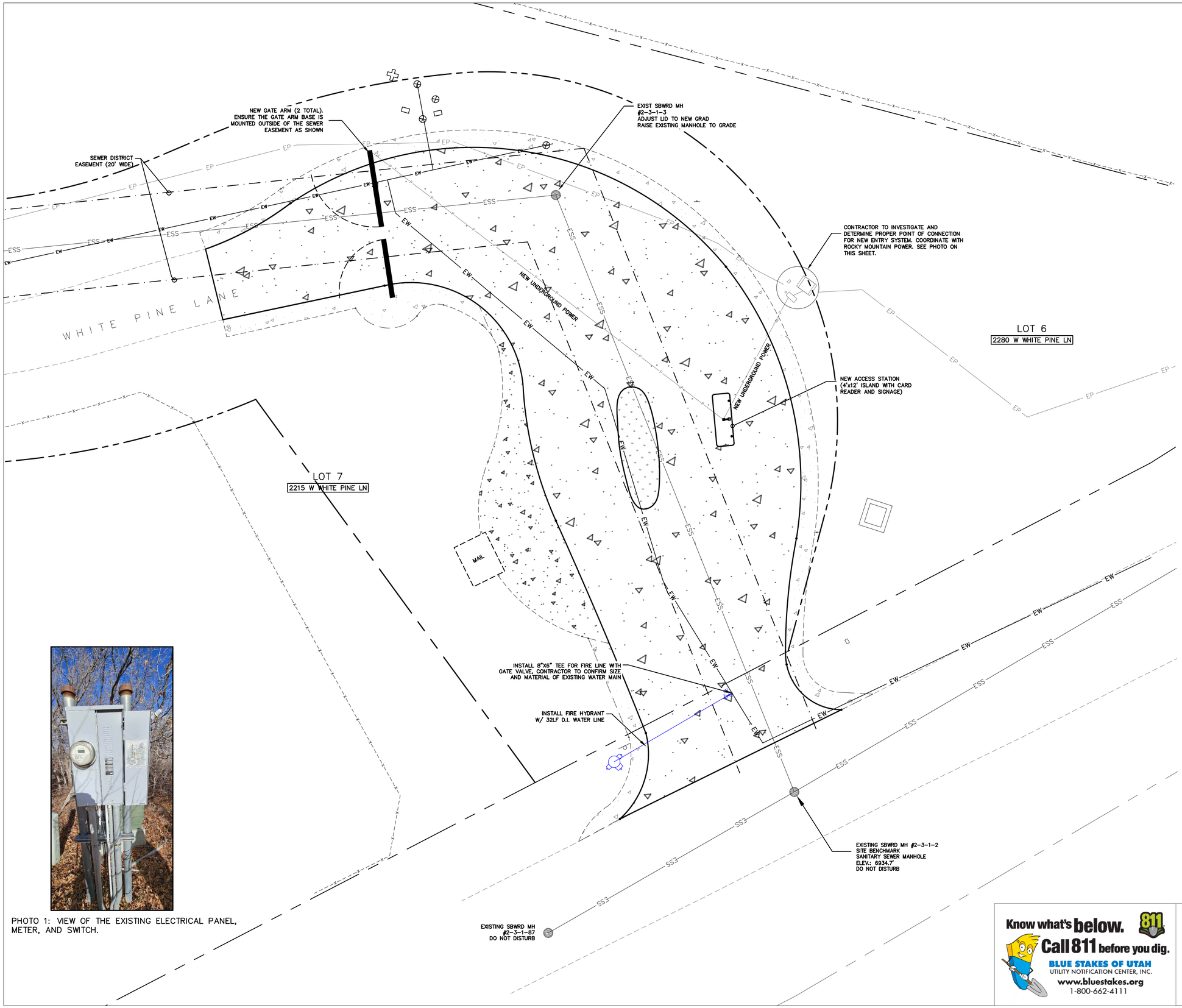
ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: GABRIAL HARJU	6/25/25	
DESIGNED BY: GABRIAL HARJU	6/25/25	
CHECKED BY: CONNOR DINSMORE	6/25/25	
PROJECT No.: 9-7-23		

SEAL

PROFESSIONAL ENGINEER
LIC. No. 12275305-5301
MARTIN CONNOR DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-300



LEGEND

- EXISTING WATER — EW —
- EXISTING SANITARY SEWER — ESS —
- EXISTING POWER — EP —
- NEW POWER — P —
- RIGHT OF WAY
- EXISTING SS MANHOLE
- EXISTING BOULDER (LOCATION/SIZE VARIES)

NOTES:

1. CONTRACTOR SHALL COMPLETELY INSTALL AN ENTRY SYSTEM TO INCLUDE A CONCRETE ISLAND, KEYPAD AND CARD READER COMBINATION PEDESTAL, TWO DECORATIVE PROTECTIVE BOLLARDS, TWO DECORATIVE GATE ARMS, AND SENSING WIRES PLACED IN THE ASPHALT ON EACH SIDE OF THE GATE ARMS. CONTRACTOR SHALL FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A COMPLETE AND TOTAL SYSTEM THAT IS TO WORK AS INTENDED. SYSTEM SHALL BE APPROVED BY OWNER BEFORE PURCHASE.
2. CONTRACTOR SHALL INVESTIGATE THE EXISTING POINT OF ELECTRICAL CONNECTION WITH ELECTRICAL METER TO DETERMINE IF PROPER POWER WILL BE ADEQUATE TO POWER THE NEW ENTRY SYSTEM. COORDINATE WITH ROCKY MOUNTAIN POWER.
3. INSTALL UNDERGROUND POWER FROM THE POINT OF THE CONNECTION TO THE ENTRY SYSTEM FEATURES. FOLLOW ALL COUNTY SPECIFICATIONS FOR INSTALLATION OF BURIED ELECTRICAL CONDUIT.
4. INSTALL GATE ARMS OUTSIDE OF THE SEWER EASEMENT.

PHOTO 1: VIEW OF THE EXISTING ELECTRICAL PANEL, METER, AND SWITCH.

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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#	DESCRIPTION	DATE

UTILITY PLAN

WHITE PINE RANCH SUBDIVISION ENTRY REMODEL

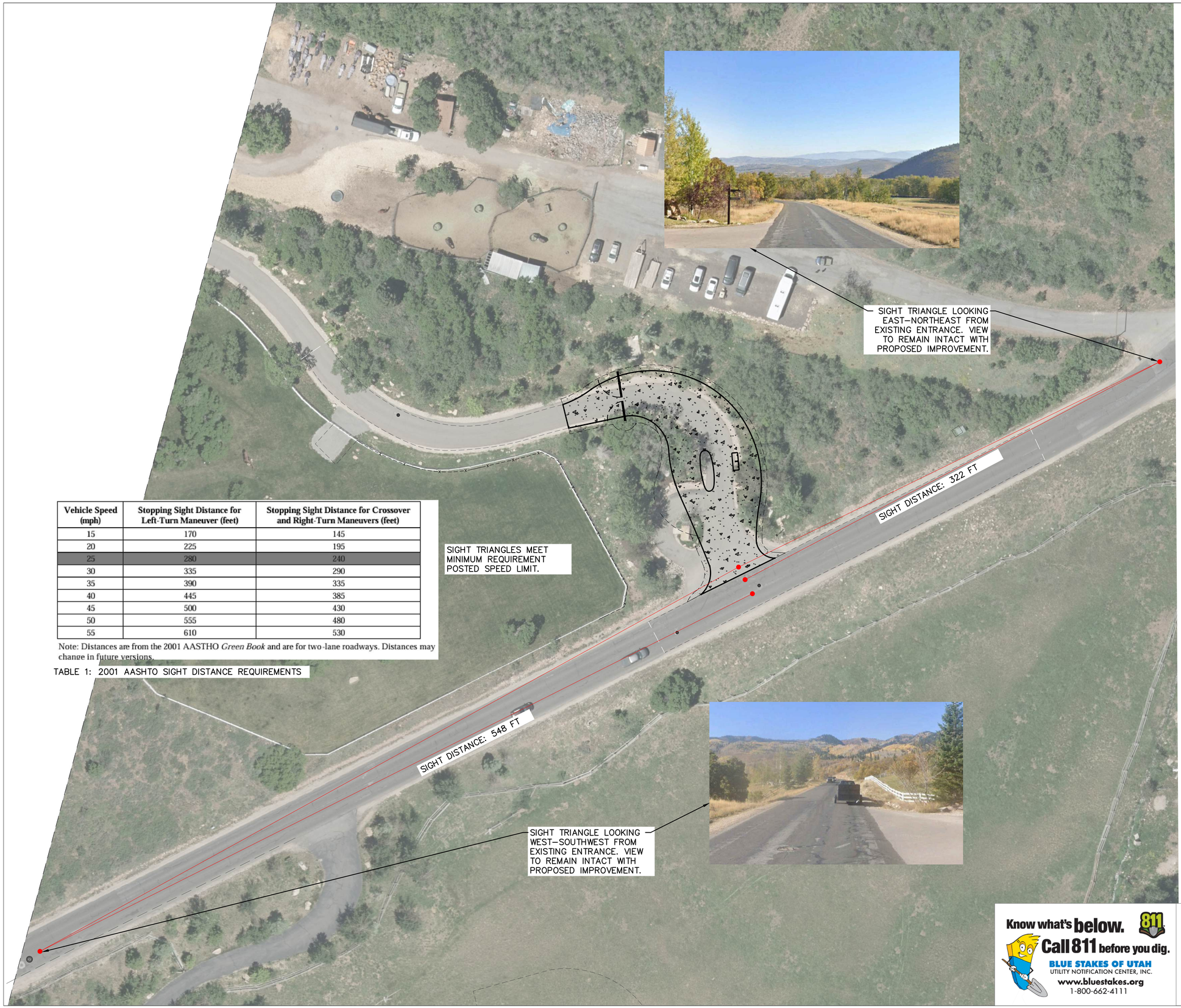
ALLIANCE ENGINEERING
P.O. BOX 2694 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: GABRIAL HARJU	6/25/25	
DESIGNED BY: GABRIAL HARJU	6/25/25	
CHECKED BY: CONNOR DINSMORE	6/25/25	
PROJECT No.: 9-7-23		

SEAL

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-400



Vehicle Speed (mph)	Stopping Sight Distance for Left-Turn Maneuver (feet)	Stopping Sight Distance for Crossover and Right-Turn Maneuvers (feet)
15	170	145
20	225	195
25	280	240
30	335	290
35	390	335
40	445	385
45	500	430
50	555	480
55	610	530

Note: Distances are from the 2001 AASTHO *Green Book* and are for two-lane roadways. Distances may change in future versions.

TABLE 1: 2001 AASHTO SIGHT DISTANCE REQUIREMENTS

LEGEND

EXISTING WATER — EW —

EXISTING SANITARY SEWER — ESS —

EXISTING POWER — EP —

NEW POWER — P —

RIGHT OF WAY — — —

EXISTING SS MANHOLE

EXISTING BOULDER (LOCATION/SIZE VARIES)

30' 0 30' 60'

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#	DATE	DESCRIPTION

INTERSECTION SIGHT DISTANCE

WHITE PINE RANCH
SUBDIVISION ENTRY REMODEL

ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: GABRIAL HARJU 6/25/25
DESIGNED BY: GABRIAL HARJU 6/25/25
CHECKED BY: CONNOR DINSMORE 6/25/25
PROJECT No.: 9-7-23

SEAL

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-500

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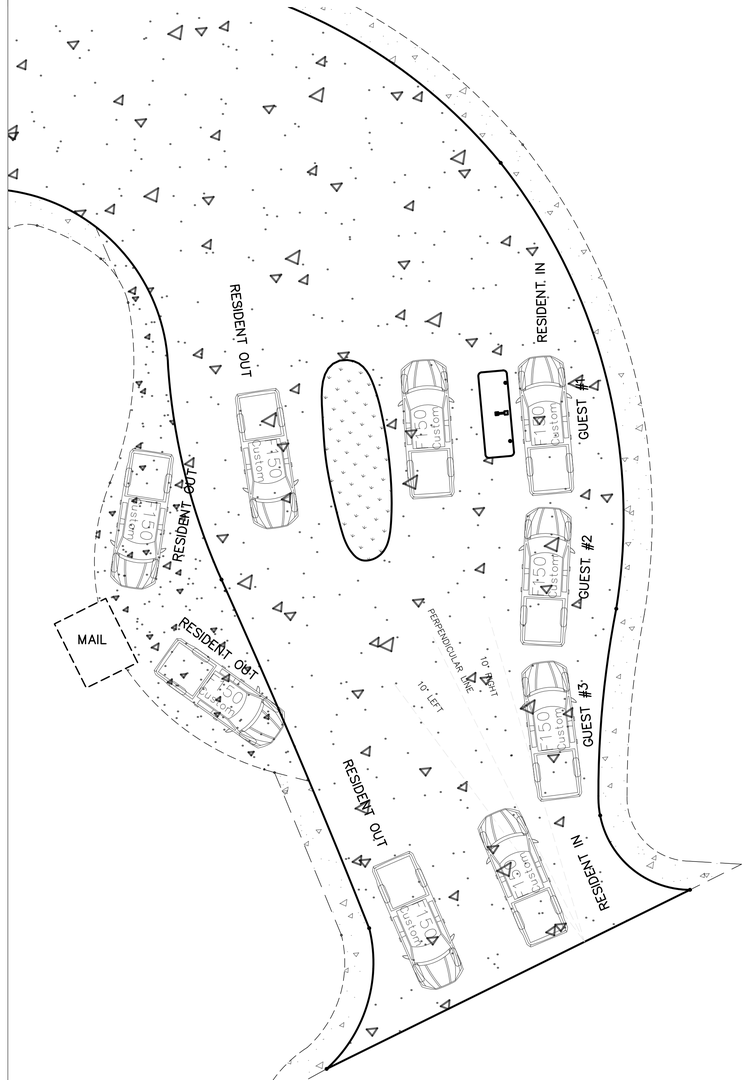
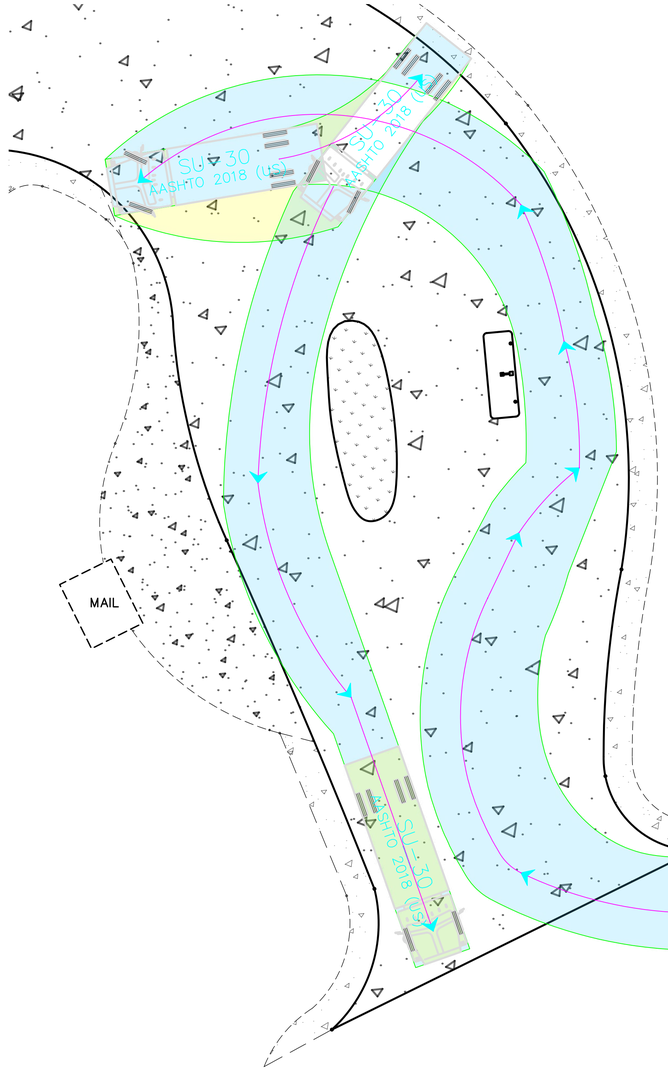


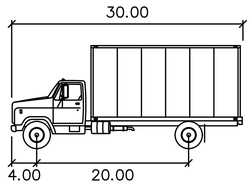
TRAFFIC PLAN

SCALE: 1"=10'



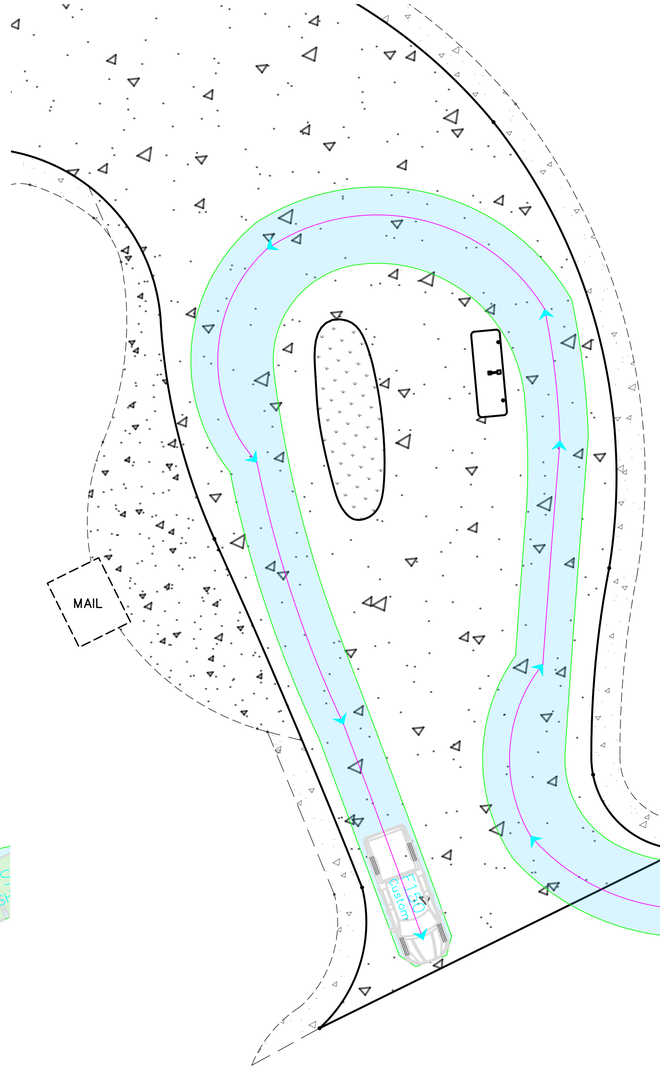
AUTOTURN DETAIL (30' BOXTRUCK)

SCALE: 1"=10'



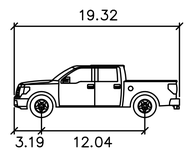
SU–30

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



AUTOTURN DETAIL (F150 CUSTOM)

SCALE: 1"=10'



F150

	feet
Width	: 7.80
Track	: 6.45
Lock to Lock Time	: 6.0
Steering Angle	: 34.7

PER DRAWING

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION: NOTICE TO CONTRACTOR
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FILE PATH: X:\CanyonsLDP\dwg\projects\090723-White Pine Ranches\.Final Drawings\2025.06.23_FINAL_DRAWINGS.dwg

#	DATE	DESCRIPTION

AUTOTURN

WHITE PINE RANCH
SUBDIVISION ENTRY REMODEL

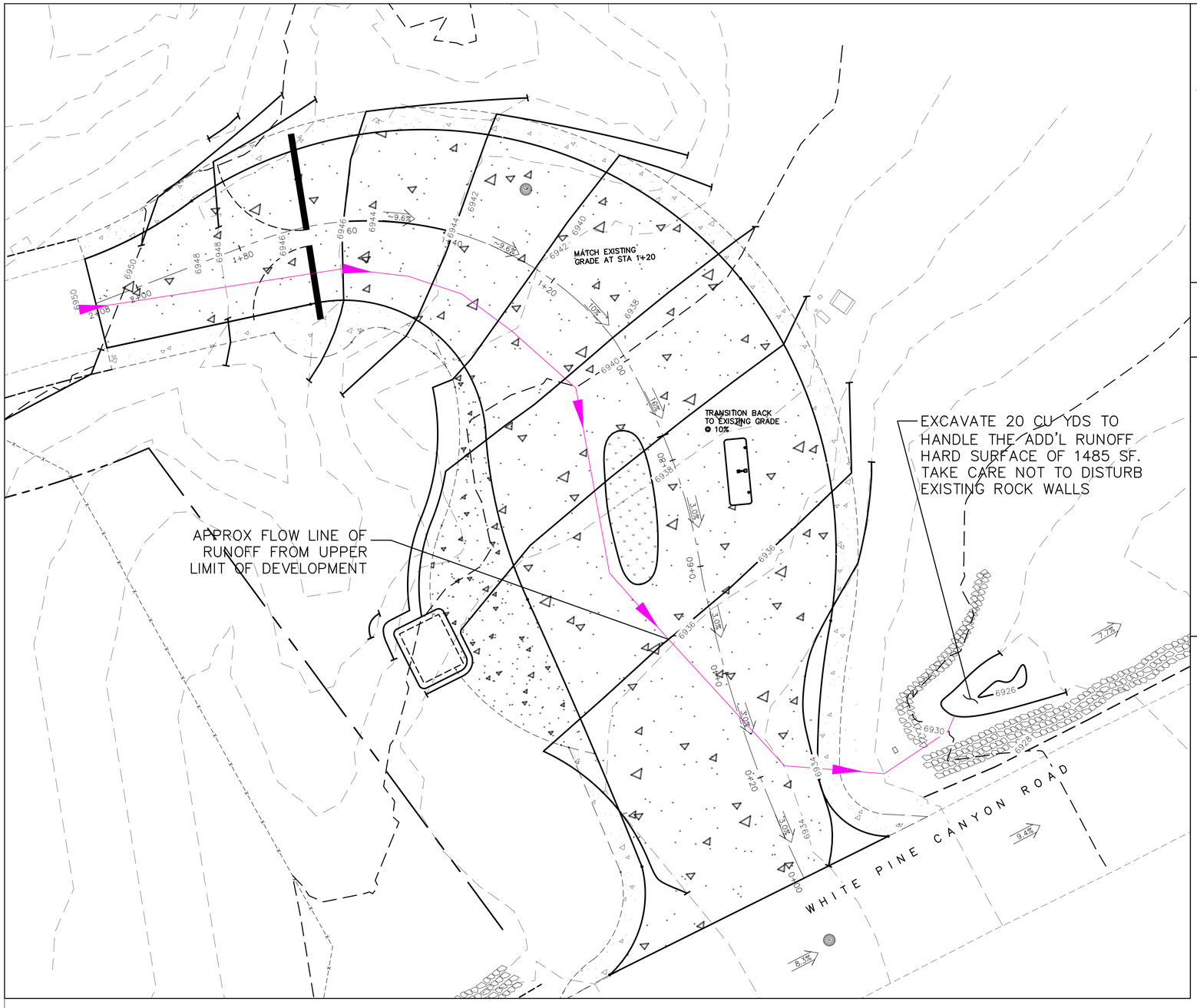
ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50,
PARK CITY, UT 84098 | 435-649-9467

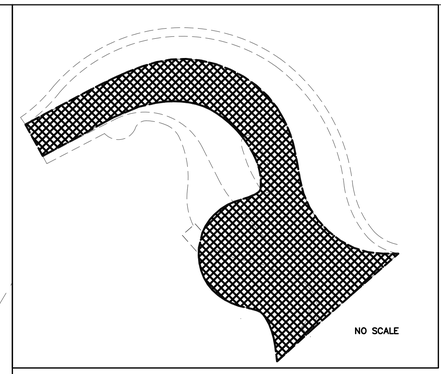
DRAWING BY: GABRIAL HARJU 6/25/25
DESIGNED BY: GABRIAL HARJU 6/25/25
CHECKED BY: CONNOR DINSMORE 6/25/25
PROJECT No.: 9-7-23

SEAL

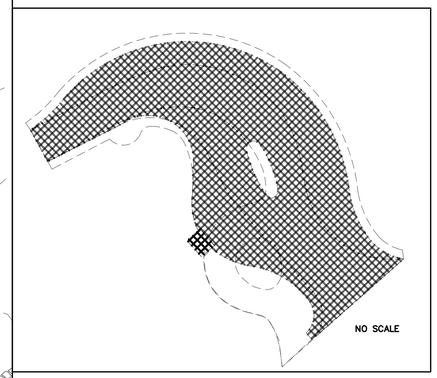
PROFESSIONAL ENGINEER
No. 12275505
MARTIN CONNOR DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-501

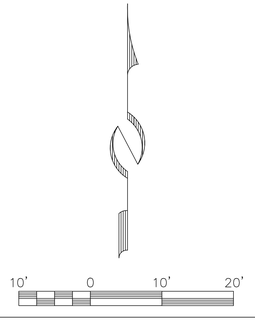




EXISTING HARD SURFACE (ASPHALT)
6540 SQFT



NEW HARD SURFACE (CONCRETE)
9310 SQFT



Time Of Concentration

$T=1.8*(1.1-C)D^{0.5} / S^{\frac{1}{3}}$ T = Time of concentration (minutes)

C = Runoff coefficient

D = Length (ft)

S = % Slope of longest water Course

Post-development Time of Concentration

$T=1.8*(1.1-0.45)\ 338^{0.5} / 0.089^{1/3}$

D = 338 ft

S = 30 ft / 338 ft = 0.089 ft/ft = 8.9%

T= 48.2 minutes

Peak discharge

$Q=C*C_f*i*A$

Q= Peak discharge (cfs)

C= Runoff coefficient

I = Rainfall intensity (in./hr)

A = Area (acres)

C_f = Adjustment Factor

100-year Pre-development Peak Discharge
Q_p = (0.38) (1.25) (2.15) (0.7467) = **0.763 cfs**

100-year Post-development Peak Discharge
Q_p = (0.45) (1.25) (2.15) (0.7467) = **0.903 cfs**

Intensity was interpolated to be 2.15 in/hr using the time of concentration as the storm duration

Volume Required to Control Peak Discharge
Volume = $\Delta Q_p * T$

ΔQ_p = (Post Q_p - Pre Q_p)

Volume (100-year) = (0.903 - 0.763 cfs) * 48.2 min. * (60 sec / 1 minute) = **404.9 ft^3 or 15 yd^3**
ROUNDED: 20yd^3

Determining the runoff coefficient

Total area considered for the calculation, A= 32,527.38 ft^2 (APPROX. 0.75 ACRE)

Existing asphalt paved area $A_{asphalt\ pre}$ = 6,540 ft^2

Existing grass and dirt area $A_{soil\ \&\ grass\ pre}$ = 25,987.38 ft^2

New asphalt paved area $A_{asphalt\ post}$= 9310ft^2

New grass and dirt area $A_{soil\ \&\ grass\ post}$= 23217.38 ft^2

Coefficient for soil type B, C = 0.24

Coefficient for asphalt paved area, C = 0.95

$C_{pre} = (C_{soil} * A_{soil\ \&\ grass\ pre} + C_{asphalt} * A_{asphalt\ pre}) / A$

C_{pre} = (0.24 * 25,987.38 + 0.95 * 6,540) / 32,527.38 = 0.38

Pre-development Runoff Coefficient, C_{pre} = 0.38

$C_{post} = (C_{soil} * A_{soil\ \&\ grass\ post} + C_{asphalt} * A_{asphalt\ post}) / A$

C_{post} = (0.24 * 23217.38 + 0.95 * 9310) / 32,527.38 = 0.45

Post-development Runoff Coefficient, C_{post} = 0.45

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#	DATE	DESCRIPTION

DRAINAGE

WHITE PINE RANCH
SUBDIVISION ENTRY REMODEL

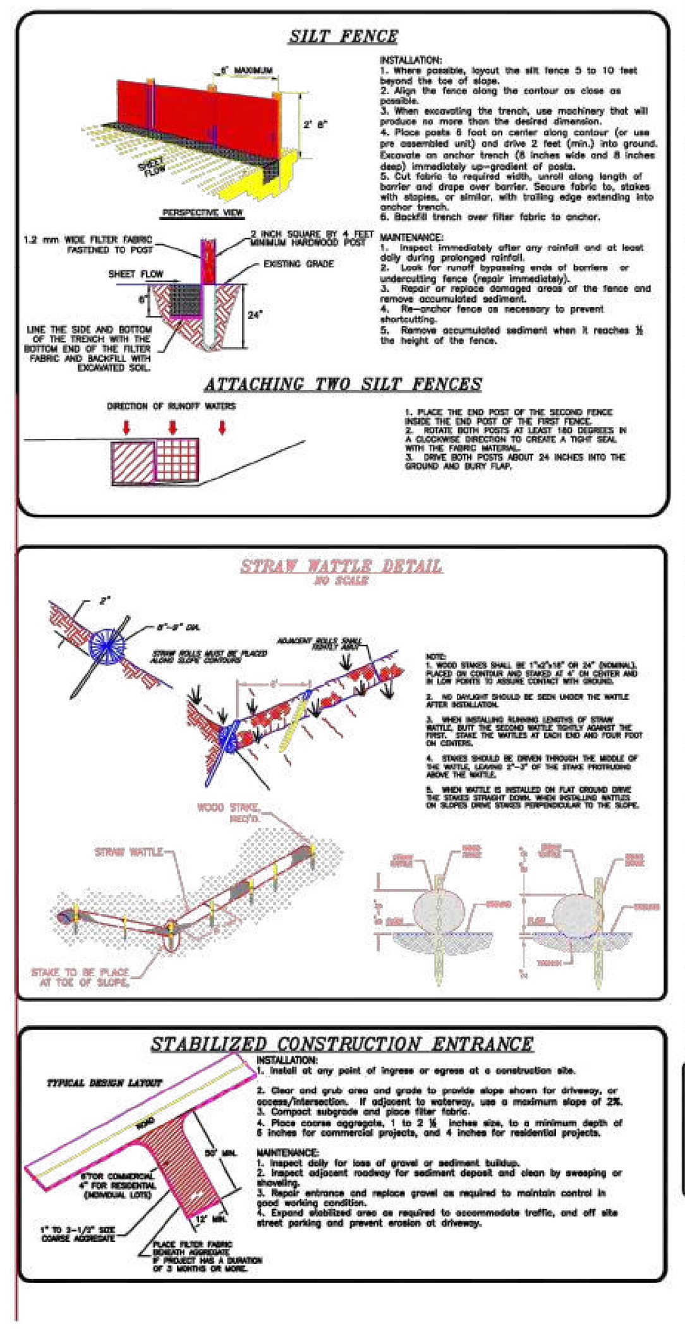
ALLIANCE ENGINEERING
P.O. BOX 2864 | 2700 W. HOMESTEAD RD. STE 50.
PARK CITY, UT 84098 | 435-649-9467

DRAWING BY: GABRIAL HARJU	6/25/25	
DESIGNED BY: GABRIAL HARJU	6/25/25	
CHECKED BY: CONNOR DINSMORE	6/25/25	
PROJECT No.:	9-7-23	

SEAL

PROFESSIONAL ENGINEER
No. 12275305
MARTIN CONNOR DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-600



Summit County Required Inspections		
Inspection	Description/Requirements	Contact
Rough Grade Engineering	**Required prior to scheduling a footing inspection.** Rough cut of driveway, stabilized construction entrance, sediment control BMPs, & concrete washout all must be installed per site plan.	Engineering
Footings	Schedule after steel is in place and before concrete is poured	Building
Foundation	Schedule after steel is in place in forms and before concrete is poured	Building
Under Slab Plumbing/Heating	Schedule before concrete is poured or plumbing has been backfilled	Building
Certificate of Elevation and/ or Survey	Performed by a licensed surveyor. Required before scheduling a Floor Framing Inspection	Planning
Floor Framing/ Foundation Drain	Required prior to placing floor sheeting	Building
Shear Wall	After the building is "up to square," all shear walls have been nailed, and all tie downs and shear wall connections installed	
Fire Sprinkler	Required prior to Four-Way Inspection, when required by Local Fire District	Building
Four-Way	All rough electrical, plumbing, and mechanical has been installed. All framing is complete, shear walls have been previously inspected, and truss specifications are on site for review. Plumbing must have either an air or water pressure test on them when the inspector arrives.	Building
Weather Barrier/ Stucco Lath	Weather barrier must be inspected prior to applying veneer. Approved stucco I.C.C. research reports on site	Building
Gas Line/Meter Set	Required before gas meter clearance is given to Dominion	Building
Masonry wall/ bond beam	Steel in masonry and before concrete/grout is poured	Building
Insulation	Pre-drywall insulation certificate required	Building
Drywall Nailing	Required before drywall is taped	Building
Power to Panel	Building must be up with permanent roof installed	Building
Pre-Surface Engineering	Before driveway is paved/stabilized. Erosion control installed on graded slopes greater than 3:1. Driveway graded to final slope.	Engineering
Final Engineering	**Required prior to Certificate of Occupancy** and/or bond release. Driveway paved/ stabilized w/ non-tracking, permanent material. Final grading must be less than 2:1 slopes, with erosion control measures installed on unretained slopes greater than 3:1	Engineering
Final Building	**Required for Certificate of Occupancy. All work is done, building is complete.** Final clearances from wastewater district, Health Department for septic, and Fire District for sprinkler system must be on site for this inspection.	Building
Certificate of Occupancy	No person may occupy the structure until CofO is issued. Final clearances must be obtained and presented to the Building Dept: Final from Building, Final from Engineering, Final from Fire District (where required), Final from Water District or Health Dept (where required).	Building
SWP3/ECP Bond Release	Site must be 100% stabilized (revegetated or covered) to at least 70% density.	Engineering

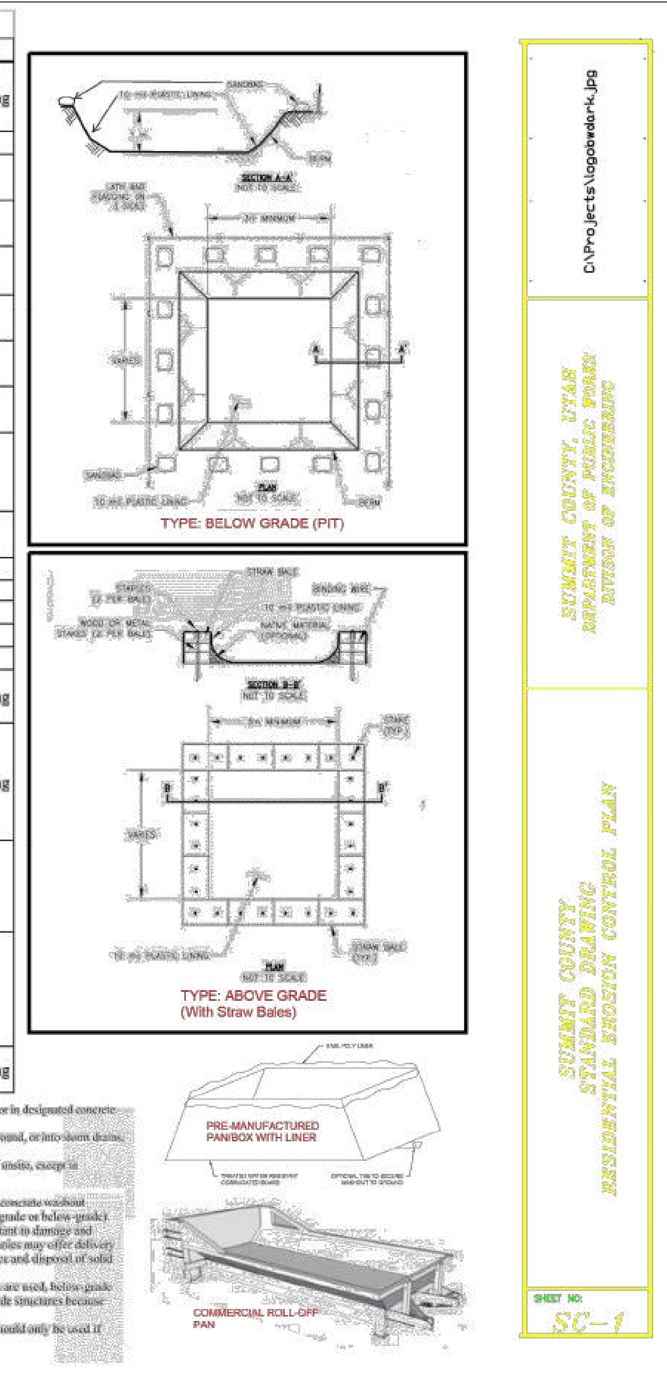
Construction Mitigation Plan Notes

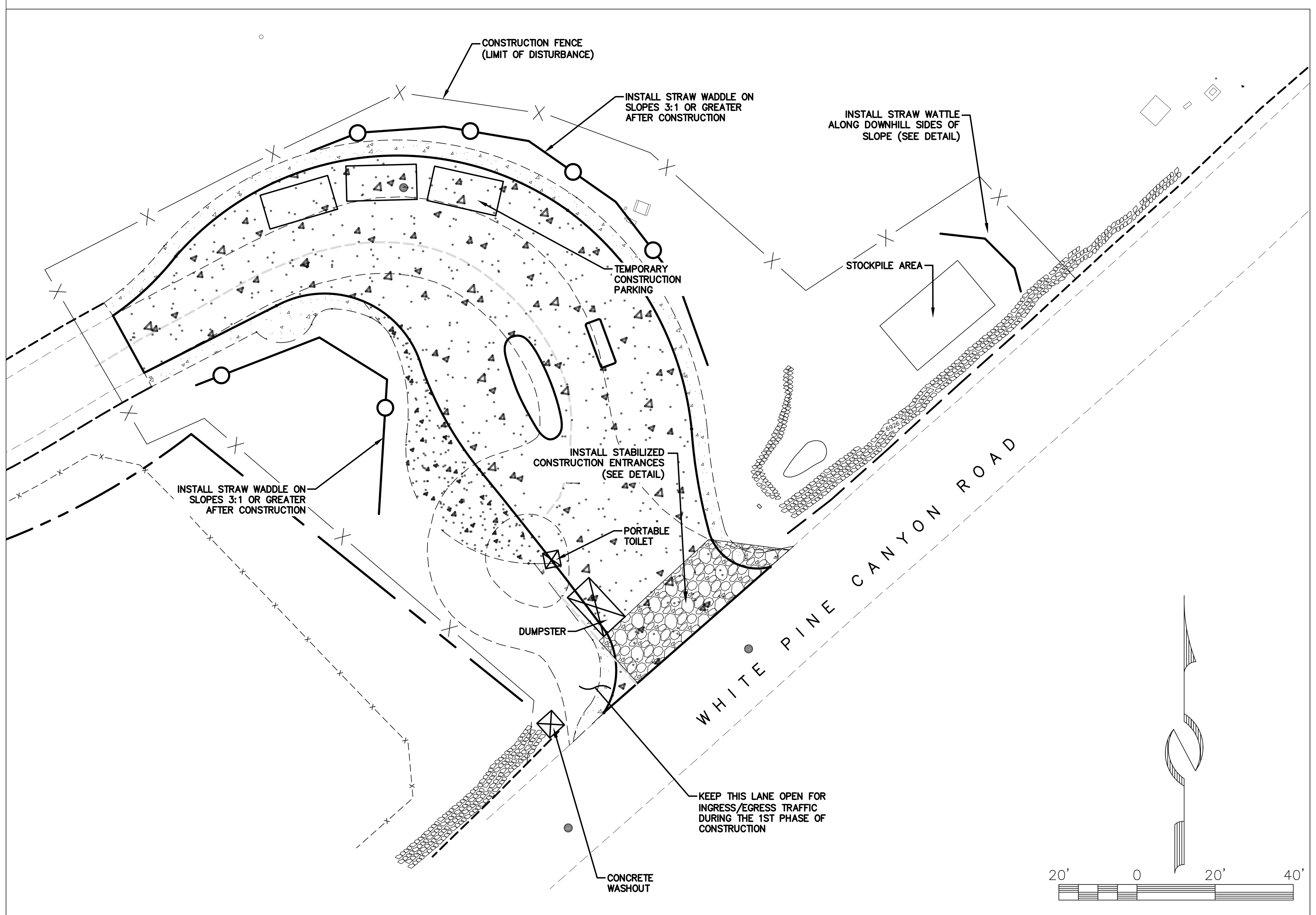
- Show location for dumpster, portable toilets, materials storage, parking
- Construction parking/traffic may not block the street without a permit (available from the Engineering Division)
- Mud tracked out onto the street must be cleaned prior to the end of the work day
- The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.
- Roadside parking is not allowed from November 1st to April 1st

- Perform washout of concrete trucks offsite or in designated concrete washout areas only.
- Do not wash out concrete trucks onto the ground, or into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated concrete washout areas.

Concrete washout areas may be prefabricated concrete washout containers, or self-installed structures (above-grade or below-grade).

- Prefabricated containers are most resistant to damage and protect against spills and leaks. Companies may offer delivery service and provide regular maintenance and disposal of solid and liquid waste.
- If self-installed concrete washout areas are used, below-grade structures are preferred over above-grade structures because they are less prone to spills and leaks.
- Self-installed above-grade structures should only be used if ...





NOTES:

1) CONTRACTOR TO CONTACT BLUE STAKES AND DOMINION ENERGY TO ENSURE NO GAS LINES ARE NEAR EARTHWORK.
2) CONTRACTOR TO LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION THROUGH BLUE STAKES AND/OR OTHER MEANS.
3) CONTRACTOR TO CONTACT PARK CITY WATER AND SNYDERVILLE BASIN WATER RECLAMATION DISTRICT TO CONFIRM ALL EXISTING UTILITIES WITHIN THE RIGHTS-OF-WAY ARE LOCATED AND PROTECTED.
4) CONTRACTOR TO INSTALL CONSTRUCTION FENCE AS REQUIRED.

Permit #______________

NEW DEVELOPMENT
NOXIOUS WEED PLAN

PROJECT NAME: White Pine Ranch Subdivision Entry Remodel
PROJECT ADDRESS: 2399-2215 W White Pin Ln Park City, UT 84060
NAME OF DEVELOPER/PROPERTY OWNER: White Pine Ranch
E- MAIL info@whitepinesranch.com **PHONE** (815) 732-7923
DEVELOPMENT SIZE (acres): 0.75 Acres

CONTROL PROGRAM

The control program must describe the complete treatment including re-treatment plans for each specific noxious weed species for the next 3 years. Developer/Landowner is responsible to set up inspections with the Weed Supervisor. The property must be inspected each year. If the inspection of the property is not completed each year one year will be added to the end of the term.

A. Specific noxious weed species of concern associated with proposed project site.
Dyeas Wood, Spotted Knapweed, Phragmities, Musk Thistle, Scotch Thistle, Dalmation Toad Flax, Canada Thistle, Hounds Tongue, Common Burdock

B. Proposed method of control (or combination of methods) you intend to use to control specific noxious weeds.
1. Chemical (herbicide to be used)
Weedmaster, Mile Stone, Aquanet
2. Mechanical (tilling, digging, grubbing, burning, etc.)
Digging, Cutting, Grubbing
3. Biological (insects or animal released on site)
N/A

C. Timing for control methods (treatment before flowering).
1. Time of year for treatment/application prior to commencement of site development.
N/A
2. Time of year for monthly follow-up examination, detection, and treatment/ application.
Spring and Fall

D. Prevention
1. Weed free certification for seed (contact USU extension for a specific seed mix).
2. Storage of topsoil, fill and gravel (on site or off site).
Top Soil stays on site
3. Method proposed to maintain weed free perimeter to prevent off site infestation.
Owner will maintain
4. Method proposed for early detection of new growth for treatment or re-treatment of site.
Owner will maintain

The Utah Noxious Weed Act (Title 4, Chapter 17, Rule R68-09) provides for the control and management of noxious weeds in Utah. Private property owners, municipalities, and state agencies are subject to the provisions of the Utah Noxious Weed Act. This act requires all landowners or people in possession of property be responsible for the control of noxious weeds on that property.

David C Bingham ______ 6/11/25
Summit County Weed Supervisor — Date
Dave Bingham
E-mail dbingham@summitcounty.org
Phone 435-640-5496

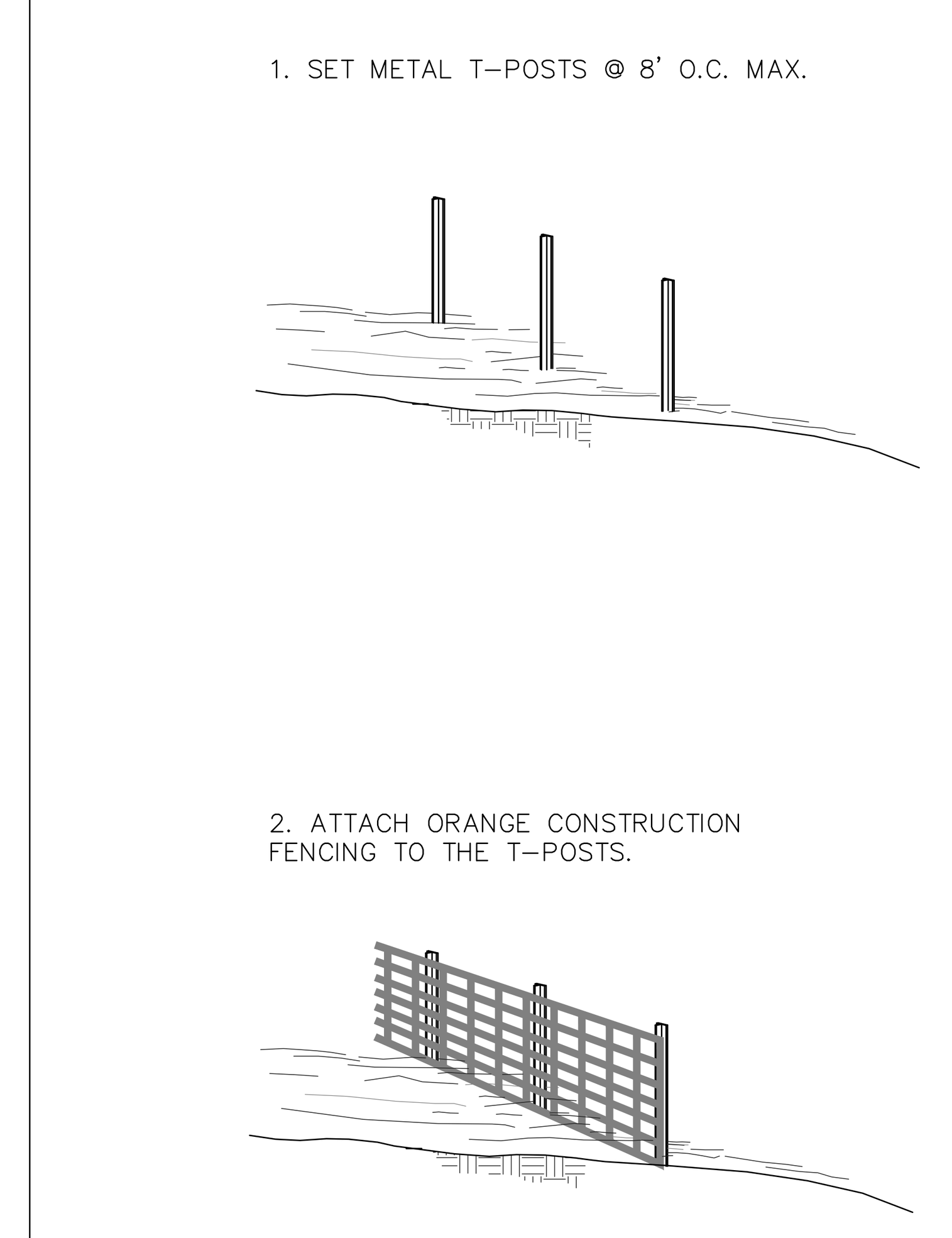
______ June 11, 2025
[redacted] — Date
White Pine Ranches HOA President

INSPECTIONS

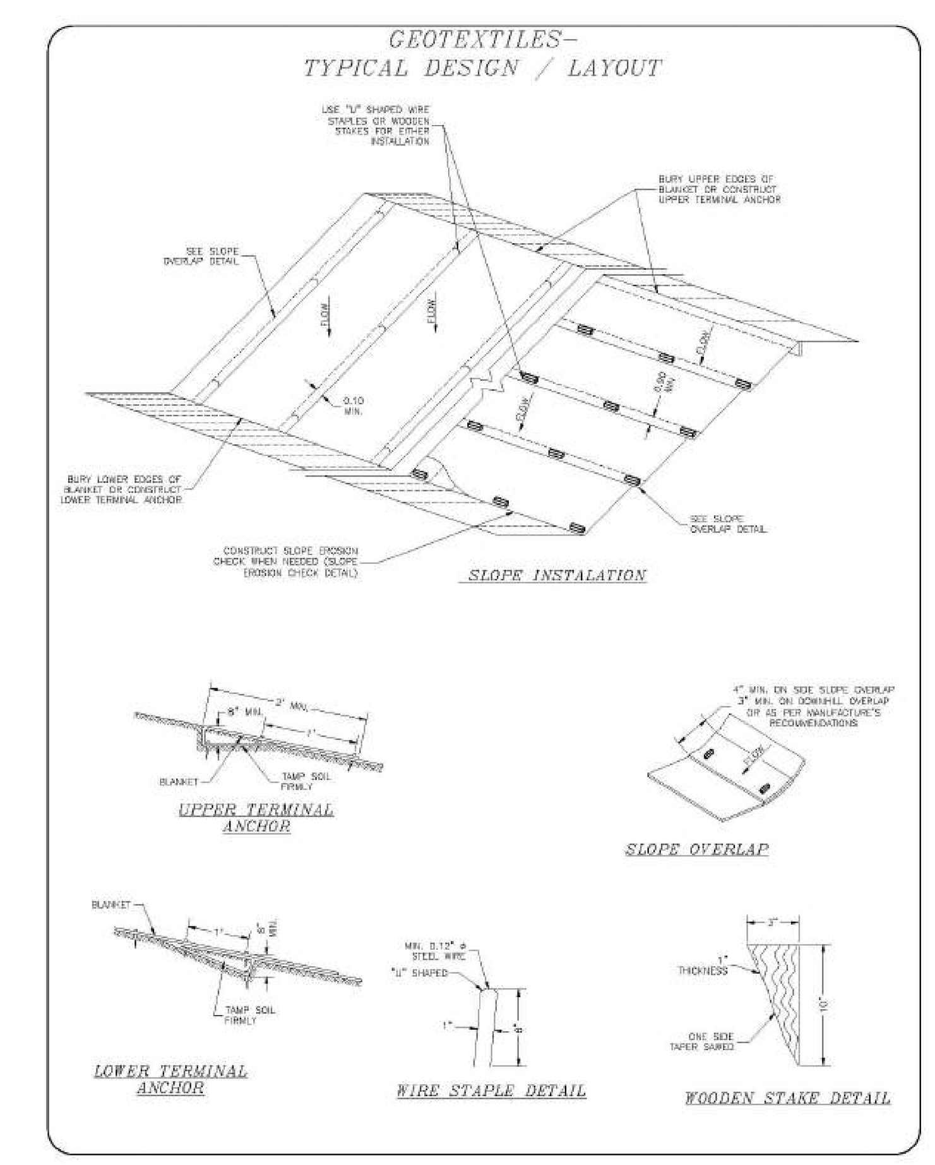
Inspection 1:
Date of Inspection: ______
Notes: ______
Developer/Property Owner Signature — **Inspector Signature**

Inspection 2:
Date of Inspection: ______
Notes: ______
Developer/Property Owner Signature — **Inspector Signature**

Inspection 3:
Date of Inspection: ______
Notes: ______
Developer /Property Owner Signature — **Inspector Signature**



CONSTRUTION FENCE DETAIL



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#	DATE	DESCRIPTION

EROSION CONTROL

WHITE PINE RANCH SUBDIVISION ENTRY REMODEL

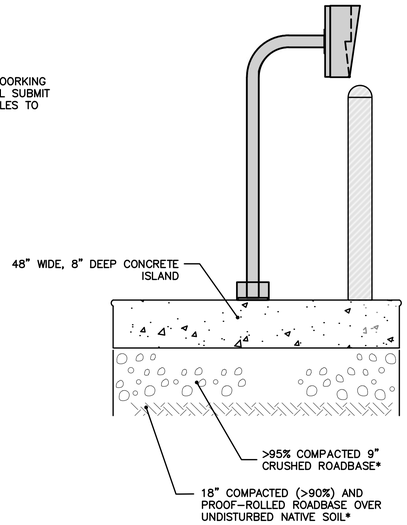
ALLIANCE ENGINEERING
P.O. BOX 2664 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

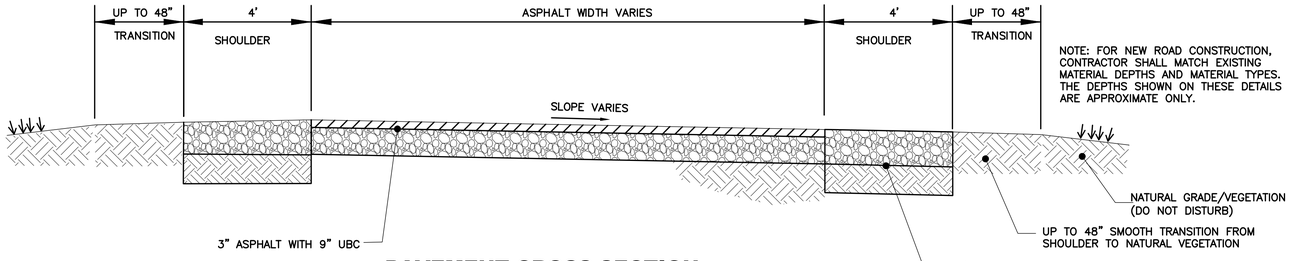
DRAWING BY: GABRIAL HARJU 6/25/25
DESIGNED BY: GABRIAL HARJU 6/25/25
CHECKED BY: CONNOR DINSMORE 6/25/25
PROJECT No.: 9-7-23

SEAL
PROFESSIONAL ENGINEER No. 12275305 MARTIN CONNOR DINSMORE 06/25/25 STATE OF UTAH

SHEET
C-700

NOTE: MODEL SHOWN IS A DOORKING PRODUCT. CONTRACTOR SHALL SUBMIT VARIOUS PRODUCTS AND STYLES TO OWNER FOR SELECTION.





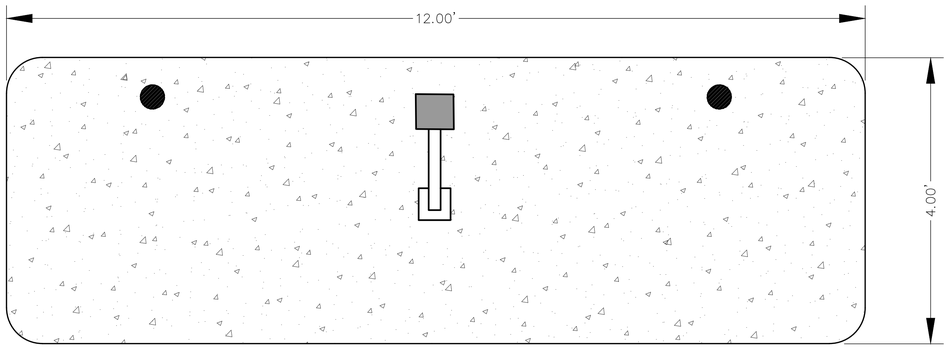
NOTE: FOR NEW ROAD CONSTRUCTION, CONTRACTOR SHALL MATCH EXISTING MATERIAL DEPTHS AND MATERIAL TYPES. THE DEPTHS SHOWN ON THESE DETAILS ARE APPROXIMATE ONLY.

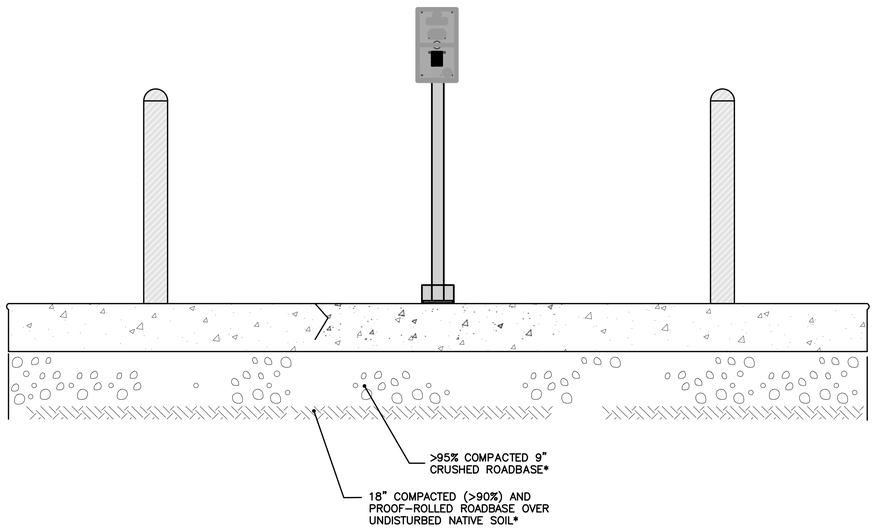
PAVEMENT CROSS-SECTION

SCALE: NONE

NOTES:

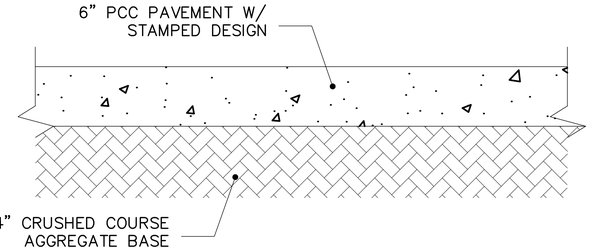
1. PAVEMENT DESIGN MUST BE REVIEWED BY GEOTECHNICAL CONSULTANT.
2. CONTRACTOR SHALL INSTALL A VEHICLE CONTROL GATE DESIGNED TO PERMIT RESIDENTS (WHITE PINE CANYON RESIDENTS ONLY) UNIMPEDED PEDESTRIAN, BICYCLE AND EQUESTRIAN ACCESS THROUGH THE NEIGHBORHOOD AND TO EXISTING PUBLIC TRAILS AND WALKWAYS. A MINIMUM GAP OF FOUR FEET (4') SHALL BE ALLOWED FOR THESE NONVEHICULAR USES. THIS 4' GAP SHALL BE PLACED AROUND THE EGRESS GATE ARM.
3. CONTRACTOR SHALL PROVIDE A GATE WITH THE FOLLOWING SPECIFICATIONS: A MINIMUM BOTTOM CLEARANCE OF TWO FEET (2') FROM THE BOTTOM OF THE GATE RAIL TO THE ROAD SURFACE. A DIAGONAL STRUCTURAL SUPPORT MAY CROSS THROUGH THE TWO FOOT (2') OPENING TO PROVIDE ADDITIONAL STRUCTURAL STRENGTH FOR THE CANTILEVERED GATE AND KEEP THE OVERALL GATE MASS TO A MINIMUM. THE GATE SHALL BE NO MORE THAN THREE FEET (3') OR THIRTY SIX INCHES (36") IN HEIGHT FROM THE BOTTOM RAIL TO THE TOP RAIL, ALTHOUGH ALLOWANCE MAY BE MADE FOR DECORATIVE ELEMENTS. THE GATE SHALL OPEN INWARD ALLOWING A VEHICLE TO STOP WHILE NOT OBSTRUCTING TRAFFIC ON THE ROADS. DESIGN AND MATERIALS SHALL RESULT IN A VISUALLY OPEN GATE. ANY WALLS ASSOCIATED WITH THE ENTRY GATE SHALL BE PEDESTRIAN IN SCALE AND SHALL GENERALLY NOT EXCEED A HEIGHT OF FIVE FEET (5'). COLUMN ELEMENTS MAY BE ADDED FOR ARCHITECTURAL INTEREST, BUT THESE COLUMN ELEMENTS SHALL NOT EXCEED A HEIGHT OF NINE FEET (9').
4. CONTRACTOR SHALL ENSURE THE METHOD OF ACCESS FOR EMERGENCY, SERVICE, AND DELIVERY VEHICLES SHALL MEET ALL REQUIREMENTS OF THE COUNTY PLANNING, ENGINEERING, AND BUILDING DEPARTMENTS AND THE PARK CITY FIRE SERVICE DISTRICT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE GATE CONSTRUCTION.
5. CONTRACTOR SHALL INSTALL A RECEIVER THAT WILL PERMIT EMERGENCY SERVICES ACCESS WITH A TRANSMITTER. IF THE GATE CAN BE LOCKED, A LOCK BOX APPROVED AND PROVIDED BY PCFSD AND THE COUNTY SHERIFF SHALL BE LOCATED ON THE EXTERIOR SIDE OF THE GATE TO PROVIDE FOR EMERGENCY EQUIPMENT ACCESS TO THE PROPERTY THROUGH THE GATE.





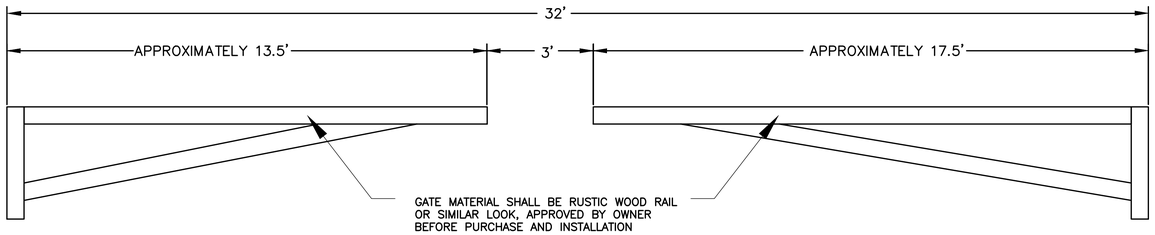
ACCESS PAD ON CONCRETE ISLAND

SCALE: NONE



CONCRETE PAVEMENT SECTION

SCALE: NONE



GATE ENTRY

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DETAILS

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PROJECT No.: 9-7-23

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No. 12275505
MARTIN
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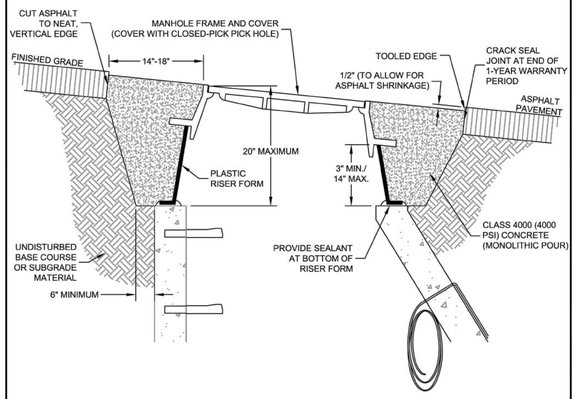
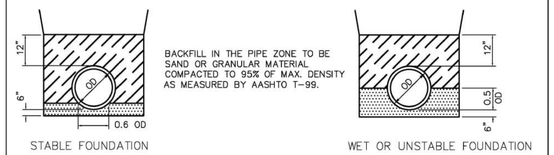
DINSMORE
06/25/25
STATE OF UTAH

SHEET
C-800



NOTES:
1. MANHOLE ADJUSTMENT SHALL OCCUR AFTER FINAL ASPHALT PAVEMENT PLACEMENT IS COMPLETED.
2. DIMENSIONS OF PLASTIC RISER FORM SHALL BE SPECIFIC TO THE DIAMETERS OF THE MANHOLE FRAME AND CONE AND OF THE ADJUSTMENT HEIGHT. PLASTIC RISER FORM SHALL NOT BE CUT VERTICALLY TO ALLOW PLACEMENT OF FRAME.
3. PLASTIC RISER FORM SHALL BE TRIMMED TO MATCH SLOPE OF PAVEMENT AND ALLOW FOR INDICATED DIMENSIONS BELOW FINISHED GRADE.
4. A WATER TIGHT SEAL BETWEEN THE TOP OF CONE AND THE PLASTIC RISER FORM SHALL BE PROVIDED WITH SEALANT. SEALANT SHALL CONSIST OF A CONTINUOUS BEAD THAT COVERS THE ENTIRE WIDTH OF THE BOTTOM FLANGE OF THE PLASTIC RISER FORM. TOP OF MANHOLE CONE SHALL BE CLEAN PRIOR TO PLACEMENT OF SEALANT.
5. CONSOLIDATE CONCRETE TO ELIMINATE ALL VOIDS.

Snyderville Basin Water Reclamation District	MANHOLE ADJUSTMENT IN ASPHALT PAVEMENT	STANDARD DETAIL MH-07 Revision Date: 4/20/20



STABLE FOUNDATION — WET OR UNSTABLE FOUNDATION

TRENCH NOTES

1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL.
2. NO ROCK LARGER THAN 1.5 INCHES IN DIAMETER FOR DUCTILE IRON PIPE OR 3/4 INCHES IN DIAMETER FOR PVC AND HDPE PIPE SHALL BE ALLOWED (1) WITHIN 6 INCHES OF THE PIPE. (2) AS BACKFILL MATERIAL FOR BEDDING, OR (3) AS BACKFILL MATERIAL IN THE PIPE ZONE.

PIPE BEDDING MATERIAL

SAND

FINE SAND (NON-PLASTIC) AND CLAYEY (CLAY FILLED) GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES, AND GRAVEL-CLAY MIXTURES. THIS MATERIAL IS NOT ALLOWED FOR BEDDING IN WET TRENCHES.

SIEVE	% PASSING
3/4"	100
NO. 4	80-100
NO. 10	30-50
NO. 40	10-30
NO. 200	7-15

GRANULAR

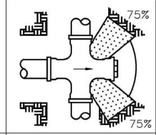
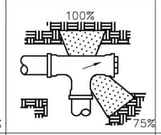
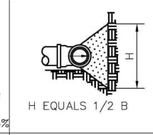
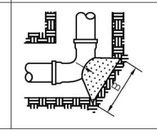
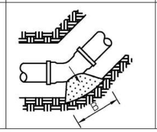
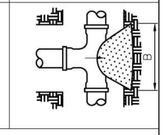
SAND AND GRAVEL WELL GRADED AND READILY COMPACTED, NON-PLASTIC, CLASSIFICATION A-1, ASTM 3282.

SIEVE	% PASSING
3/4"	100
NO. 4	60-100
NO. 40	15-60
NO. 200	0-15

BEDDING MATERIAL GRADATION FOR WET OR UNSTABLE FOUNDATION

FOR DUCTILE IRON:		FOR PVC AND HDPE:	
SIEVE	% PASSING	SIEVE	% PASSING
1-1/2"	100%	3/4"	100%
NO. 4	5%	NO. 4	5%

REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1. 10/4/95 2. 11/6/00 3. 4/3/13 4. 5/18/15 5. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	PIPE BEDDING DETAILS	2A

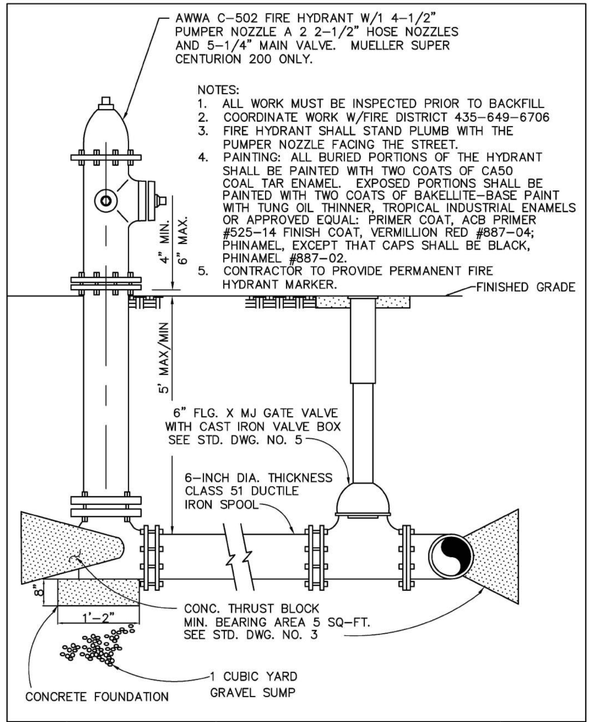
TYPE OF FITTING	CROSS W/PLUG	TEE W/PLUG	SECTION
TYPICAL INSTALLATION			 H EQUALS 1/2 B
TYPE OF FITTING	90° BEND	45° THRU 11 1/4° BEND	TEE OR DEAD END
TYPICAL INSTALLATION			

THRUST BLOCK BEARING AREA (sq. ft.)

SIZE OF PIPE	TYPE OF FITTING 90° BEND	45° BEND	11 1/4° OR 22 1/2° BEND	TEE OR DEAD END
4"	3	2	2	2
6"	6	3	2	4
8"	10	6	3	7
10"	15	9	5	11
12"	22	12	6	16
14"	30	16	9	21
16"	38	21	11	27
18"	48	26	14	34
24"	88	47	24	61
30"	134	73	37	95

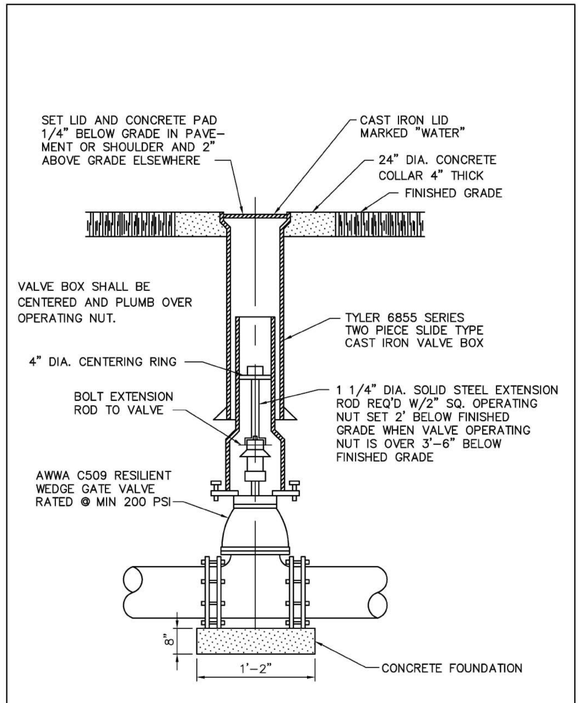
NOTE:
1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL.
2. CONSTRUCT THRUST BLOCKS W/4000 PSI CONCRETE-CURE MINIMUM 5 DAYS
3. AREAS ARE BASED ON 200 PSI TEST PRESSURE AND 1500 PSF BEARING CAPACITY.
4. BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE.
5. BLOCKS TO BE POURED AGAINST UNDISTURBED SOIL.
6. WRAP ALL FITTINGS WITH 8-MIL POLYETHYLENE FILM AFTER APPLYING 2 FIELD COATS OF NO-OXIDE WAX TO NUTS & BOLTS BEFORE POURING THRUST BLOCKS.
7. INSTALLATIONS USING DIFFERENT PIPE, TEST PRESSURES, AND/OR BEARING CAPACITIES ADJUST AREAS ACCORDINGLY, SUBJECT TO APPROVAL OF ENGINEER.

REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1. 8/20/97 2. 6/18/01 3. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	THRUST BLOCK DETAIL	3

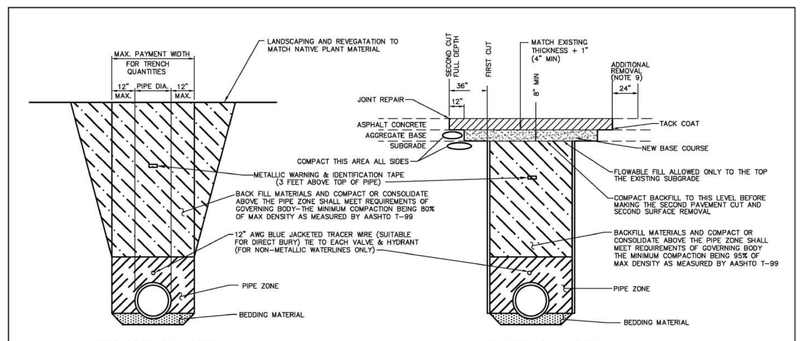


NOTES:
1. ALL WORK MUST BE INSPECTED PRIOR TO BACKFILL
2. COORDINATE WORK W/FIRE DISTRICT 435-649-6706
3. FIRE HYDRANT SHALL STAND PLUMB WITH THE PUMPER NOZZLE FACING THE STREET.
4. PAINTING: ALL BURIED PORTIONS OF THE HYDRANT SHALL BE PAINTED WITH TWO COATS OF CA50 COAL TAR ENAMEL. EXPOSED PORTIONS SHALL BE PAINTED WITH TWO COATS OF BAKELLITE-BASE PAINT WITH TUNG OIL THINNER, TROPICAL INDUSTRIAL ENAMELS OR APPROVED EQUAL: PRIMER COAT, ACB PRIMER #525-14 FINISH COAT, VERMILLION RED #887-04; PHINAMEL, EXCEPT THAT CAPS SHALL BE BLACK, PHINAMEL #887-02.
5. CONTRACTOR TO PROVIDE PERMANENT FIRE HYDRANT MARKER.

REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1. 9/11/97 2. 10/6/00 3. 11/8/07 4. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	FIRE HYDRANT DETAIL	4



REV. NO.	PREPARED BY:	SUMMIT WATER DISTRIBUTION CO.	STANDARD DWG. NO.
1. 9/11/97 2. 9/04/98 3. 12/31/15	Bowen Collins & Associates, Inc. CONSULTING ENGINEERS	BURIED GATE VALVE DETAIL	5



TRENCH SECTIONS

NOTES:
1. THE CONTRACTOR SHALL LOCATE, HORIZONTALLY AND VERTICALLY, ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSING OR PIPE CONNECTION BY POT HOLING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING.
3. PAYMENT FOR TRENCH QUANTITIES SHALL BE FOR ACTUAL AMOUNTS, BUT NOT TO EXCEED MAXIMUM SHOWN FOR IMPROVED TERRAIN.
4. CONTRACTORS MAY USE SLOPING WALLS IN IMPROVED TERRAIN, BUT PAYMENT SHALL BE AS STATED IN NOTE NO. 3.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND THEIR SERVICES, AND HE SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES.
6. THE CONTRACTOR SHALL PLACE TEMPORARY AND PERMANENT SURFACES TO CONFORM TO THE REQUIREMENTS OF THE AGENCY ISSUING THE PERMIT.
7. THE CONTRACTOR SHALL RESTORE ALL EXISTING IMPROVEMENTS TO THEIR ORIGINAL CONDITION OR BETTER. ALL COSTS FOR RESTORATION OF IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
8. TRACER WIRE SHALL BE WRAPPED AROUND ALL NON-METALLIC PIPE.
9. IF A SAW CUT IN THE DIRECTION OF VEHICULAR TRAVEL IS WITHIN A WHEEL PATH, SWDC MAY ORDER ADDITIONAL PAVEMENT REMOVAL SO SAW CUT IS FALLS OUTSIDE A WHEEL PATH.

REV.	DATE	BY	
3	12/31/15	TSC	UPDATE PER SWDC
2	8/99	DW	ADDED NOTES
1	10/95	RB	ADDED NOTES

Bowen Collins & Associates, Inc. CONSULTING ENGINEERS

SUMMIT WATER DISTRIBUTION COMPANY	TRENCH DETAILS	STD. DWG. NO. 2

CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLAN IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

FILE PATH: X:\CanyonsLDP\dwg\projects\090723-White Pine Ranches\Final Drawings\2025.06.23_FINAL_DRAWINGS.dwg

#	DATE	DESCRIPTION

STANDARD DETAILS

WHITE PINE RANCH SUBDIVISION ENTRY REMODEL

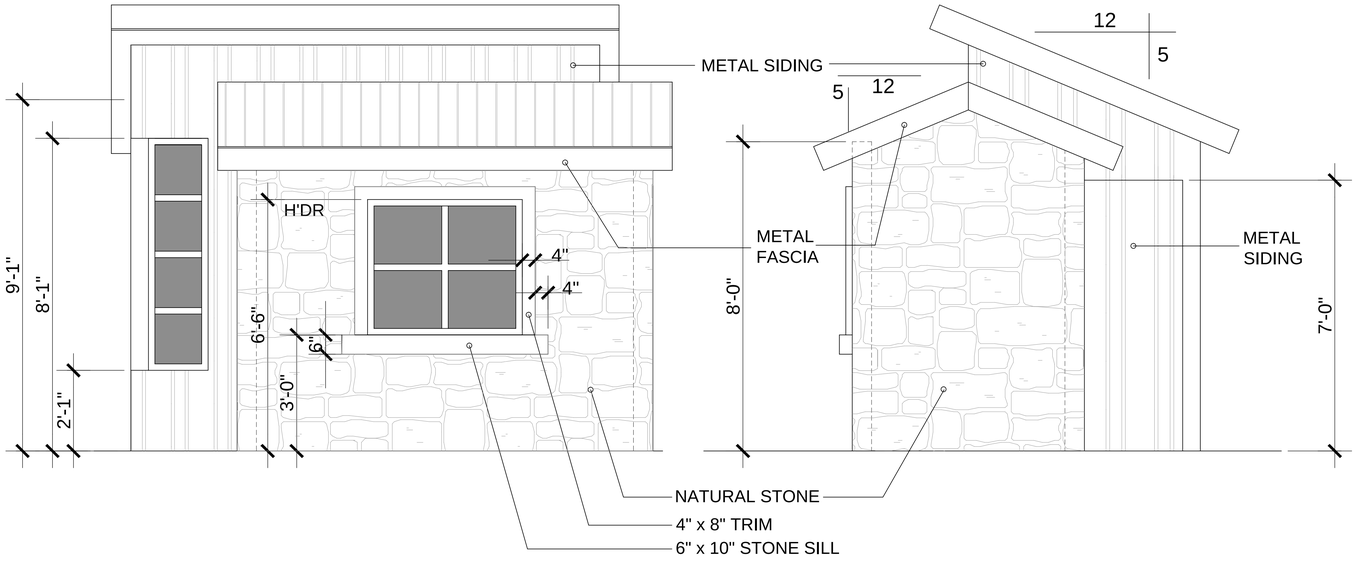
ALLIANCE ENGINEERING
P.O. BOX 2964 | 2700 W. HOMESTEAD RD. STE 50, PARK CITY, UT 84098 | 435-649-9467

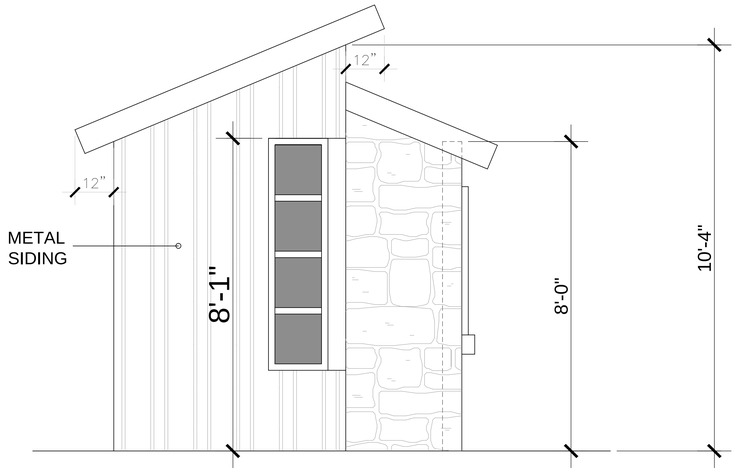
DRAWING BY: GABRIAL HARJU	6/25/25
DESIGNED BY: GABRIAL HARJU	6/25/25
CHECKED BY: CONNOR DINSMORE	6/25/25
PROJECT No.:	9-7-23

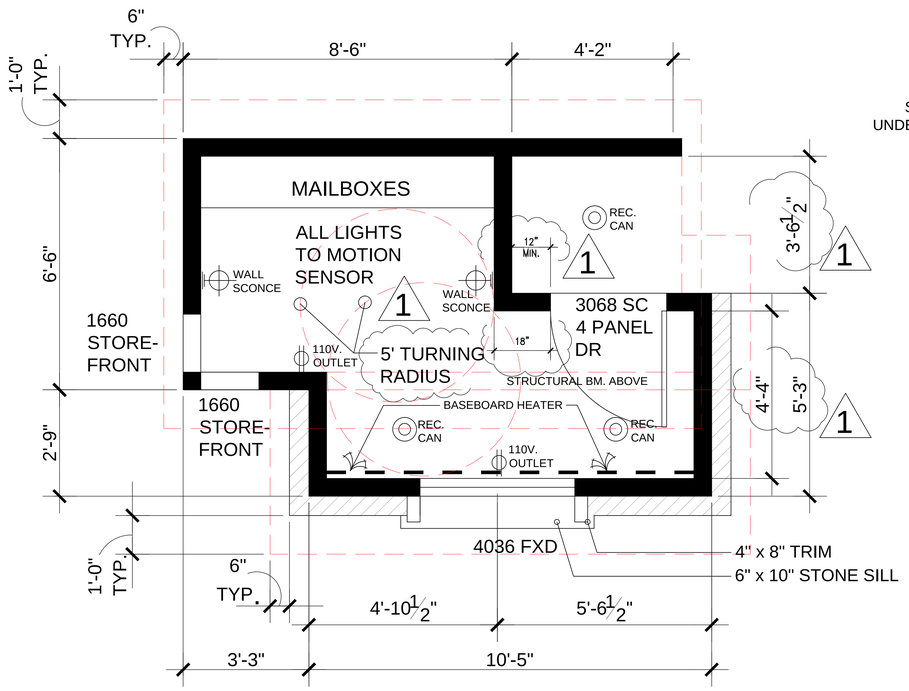
SEAL

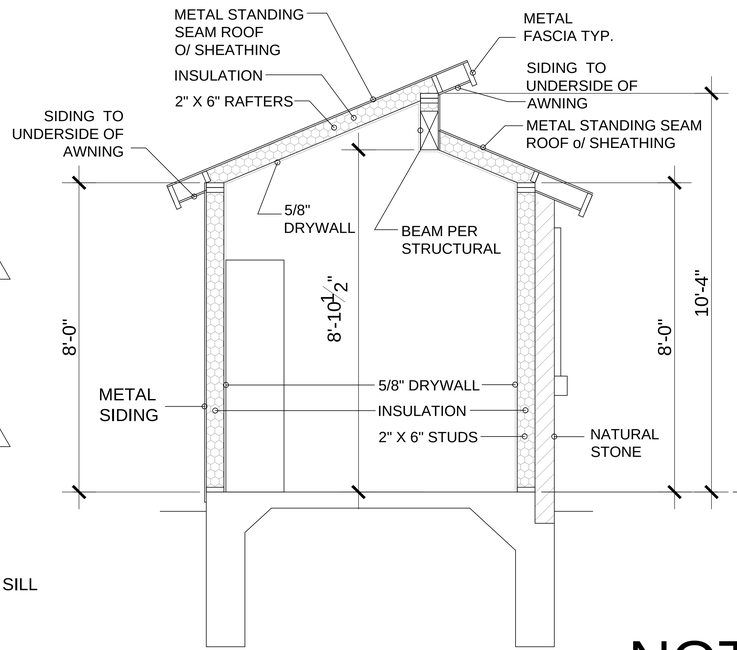
PROFESSIONAL ENGINEER No. 12275505 MARTIN CONNOR DINSMORE 06/25/25 STATE OF UTAH

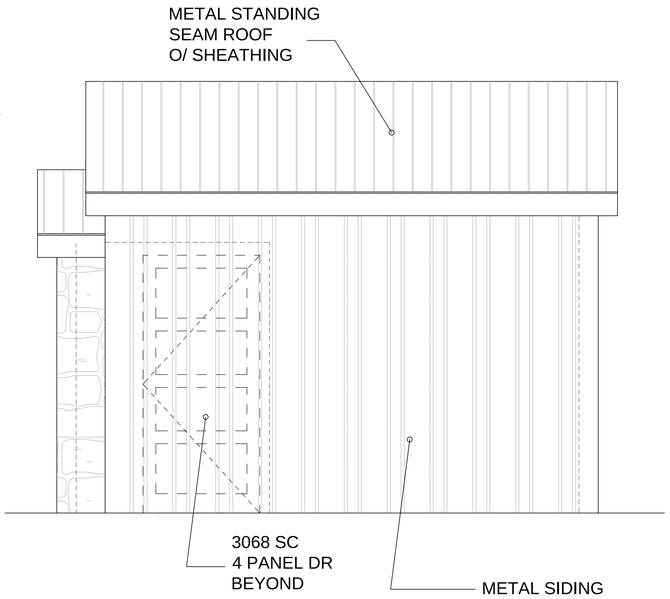
SHEET
C-801











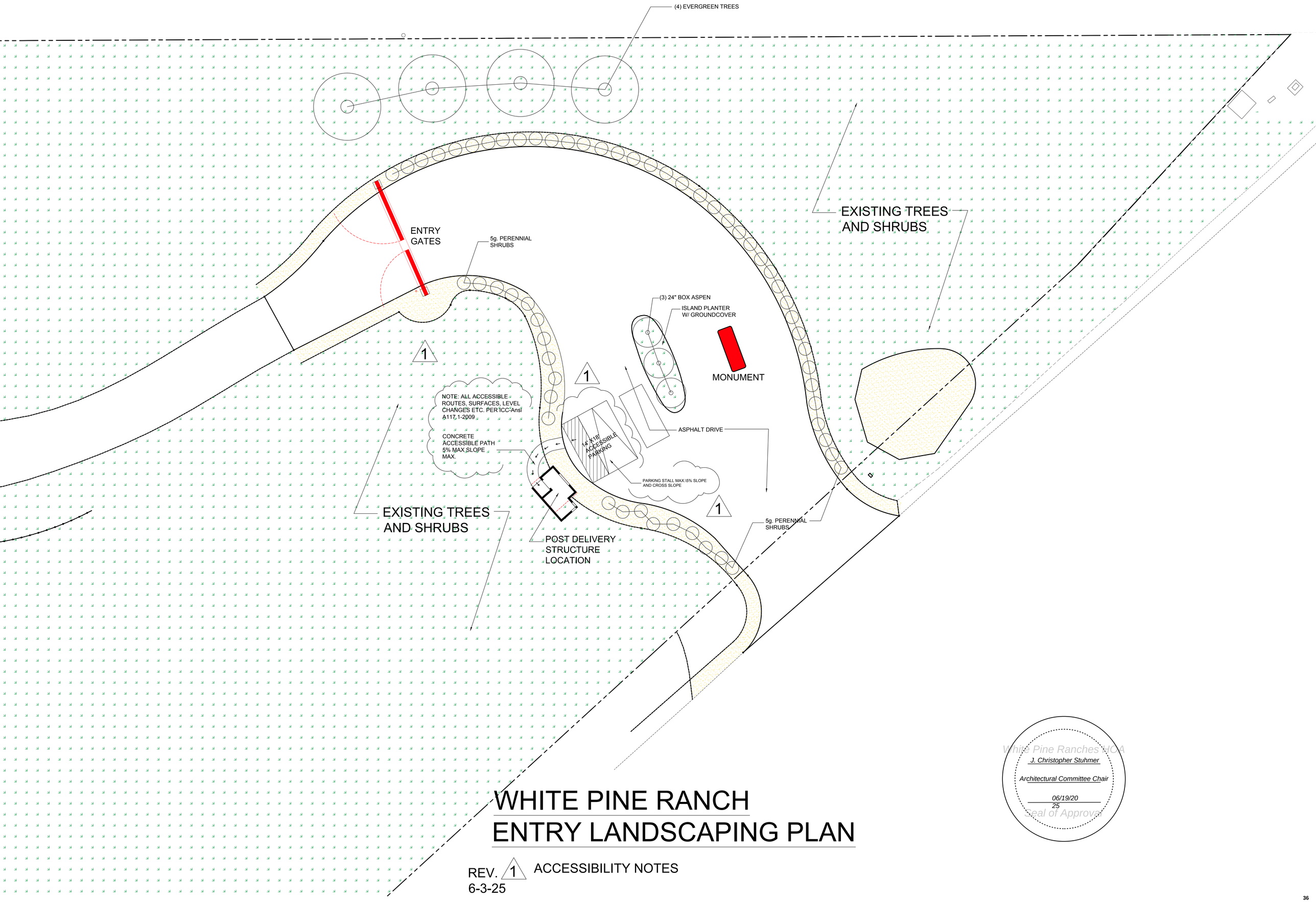
POST DELIVERY STRUCTURE

REV. 1
6-3-25

ACCESSIBILITY NOTES

White Pine Ranches HOA
J. Christopher Stuhmer
Architectural Committee Chair
06/19/20
25
Seal of Approval

NOTE: ALL ACCESSIBLE DESIGN REQUIREMENTS, ROUTES, SURFACES, LEVEL CHANGES ETC. PER ICC-Ansi A117.1-2009



WHITE PINE RANCH
ENTRY LANDSCAPING PLAN

REV. 1 ACCESSIBILITY NOTES
6-3-25

White Pine Ranches HOA
J. Christopher Stuhmer
Architectural Committee Chair
06/19/20
25
Seal of Approval

107350

COMMITMENT FOR TITLE INSURANCE
ISSUED BY
COMMONWEALTH LAND TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 Days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

METRO NATIONAL TITLE By:_____ **Authorized Signatory**	**COMMONWEALTH LAND TITLE INSURANCE COMPANY** By: ATTEST Presiden Secretary

Transaction Identification Data for reference only:
Issuing Agent: **Metro National Title**
Issuing Office: **345 East Broadway, Salt Lake City, UT 84111**
Loan ID Number:
Commitment Number:
Issuing Office File Number: **107350**
Property Address: **2280 & 2215 West White Pine Lane, Park City, UT 84060**
Revision Number:

SCHEDULE A

1. Commitment Date: **May 27, 2025 at 7:45 AM**

2. Policy to be issued:
   (a) 2006 ALTA Owner's Policy
   Proposed Insured: **Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below**
   Proposed Policy Amount:
   Owner's Policy: **$0.00**

   (b) 2006 ALTA Loan Policy (Extended)
   Proposed Insured:
   Proposed Policy Amount:
   Lender's Policy: **$0.00**
   Endorsements:
   Endorsement Premium(s): **$0.00**

   (c) 2006 ALTA Leasehold Policy
   Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE**

4. Title to the estate or interest in the Land is at the Commitment Date vested in:

   Parcel 1: Gray Haven, LLC, a Nevada limited liability company, as to an undivided portion and Grey Haven, LLC, a Nevada limited liability company, as to an undivided portion

   Parcel 2: The White House, LLC, a Nevada limited liabilty company

5. The land referred to in this Commitment is in the State of Utah, County of Summit and is described as follows:

   See attached Exhibit "A"

Exhibit "A"

Parcel 1:

Lot 6A, WHITE PINE RANCHES, PHASE I-Lot 6 Amended, a Planned Residential Development, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitations, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

Less and Excepting therefrom the well located on said Lot 6 and Subject to an Easement in favor of Leon H. Saunders for egress and ingress to the well site located on Lot 6 and for access to maintain, repair and use said site.

Parcel 2:

Lot 7A, WHITE PINE RANCHES, PHASE II-Lot 7 Amended, a Planned Residential Development, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

Together with a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitations, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot to a physically open and legally dedicated public street.

SCHEDULE B, PART I
Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Affidavit executed by the Owner/Seller of the property certifying that said property is free and clear of liens and encumbrances.

6. None at this time

7. THE FOLLOWING NOTE IS FOR INFORMATIONAL PURPOSES ONLY:

THE FOLLOWING CONVEYANCES AFFECTING SAID LAND WERE RECORDED WITHIN TWENTY-FOUR (24) MONTHS OF THE DATE OF THIS REPORT

Quit Claim Deed, as to a portion
Grantor: The White House, LLC, a Nevada limited liability company
Grantee: Gray Haven LLC, a Nevada limited liability company
Recorded: March 21, 2025
Entry No.: 1233001
Book/Page: 2853 / 836

Vesting Lot 7A

Vesting Lot 6a (as to a portion)

NOTE: The following names have been checked for Judgments, Federal Tax Liens and Bankruptcies and none appear of record that attach to the herein described property, except as shown herein.

Purchaser with contractual rights under a purchaser agreement with the vested owner identified at Item 4 below

Parcel 1: Gray Haven, LLC, a Nevada limited liability company, as to an undivided portion and Grey Haven, LLC, a Nevada limited liability company, as to an undivided portion

Parcel 2: The White House, LLC, a Nevada limited liabilty company

Escrow Officer: at

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a Public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, that are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

The printed Exceptions 1 through 7 will be deleted for the ALTA Extended Loan Policy

8. Parcel 1:
Lien of Taxes, now accruing as a lien, but not yet due and payable
Year: 2025
New Tax ID No. not yet assigned
Tax ID No.: WPR-1-6
Prior year: 2024 Paid
Amount: $66,349.25

Parcel 2:
Lien of Taxes, now accruing as a lien, but not yet due and payable
Year: 2025
New Tax ID No. not yet assigned
Tax ID No.: WPR-II-7

Prior year: 2024 Paid
Amount: $ 55,827.98

9. The land described herein is located within the boundaries of Park City School District, Weber Basin Water District, Snyderville Sewer, Park City Fire and Snyderville Rec, and is subject to any assessments levied thereby. Current.

10. Water rights, claims or title to water, whether or not shown by the public records.

11. Easement(s), Setbacks, notes and restrictions, as shown on the subdivision plat:
Recorded: March 21, 2025
Entry No.: 1233000

Easement(s), Setbacks, notes and restrictions, as shown on the subdivision plat:
Recorded: March 21, 2025
Entry No.: 1232999

12. All non-exclusive and exclusive easements and rights of way which affect the Common Area, and which are appurtenant to the subject property, filed of record in the Summit County Recorder's Office.

13. Covenants, conditions, restrictions and reservation of easements in the declaration of restrictions but not limited to any recitals creating easements or party walls, omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: August 27, 1993
Entry No.: 385989
Book/Page: 747 / 777

Amended Declaration of Covenants, Conditions and Restrictions:
Recorded: May 28, 2008
Entry No.: 845490
Book/Page: 1932 / 22

Contains provision for continuing assessment liens, compliance should be checked by contacting the owners association.

14. Easement, and the terms and conditions thereof:
In Favor of: Snyderville Basin Sewer
Purpose: Sanitary Sewer Easement
Recorded: January 13, 1984
Entry No.: 215557
Book/Page: 287 / 288

15. Easement, and the terms and conditions thereof:

Purpose: Private Roadway
Recorded: November 27, 1992
Entry No.: 369721
Book/Page: 696 / 272

16. Easment for ingress and Egress to Well site, as set forth in that Warranty Deed, recorded October 17, 1994, as Entry No. 417045, in Book 843, at Page 722, of Official Records.

17. Easement, and the terms and conditions thereof:
Purpose: Underground Public Utility Easement
Recorded: November 20, 2001
Entry No.: 603860
Book/Page: 1412 / 556

18. Easement (for Pedestrian and Snowmobile Ingress and Egress), and the terms and conditions thereof:
Recorded: September 7, 2011
Entry No.: 929809
Book/Page: 2094 / 1307

19. Agreement, including the terms and conditions thereof:
Dated: September 13, 2012
Recorded: September 17, 2012
Entry No.: 953343
Book/Page: 2147 / 509

First Amendment to Agreement
Recorded: January 20, 2021
Entry No.: 01153255
Book/Page: 2634/1087

20. Agreement to Grant Ski Trail Easements, including the terms and conditions thereof:
Between: Iron Mountain Associates, L.L.C.
And: Kevin L. Samuelson and Daniel T. Lemaitre
Dated: December 28, 2015
Recorded: January 21, 2016
Entry No.: 1037396
Book/Page: 2335 / 58

Grant of Private Ski Trail Sub-Easement
Recorded: January 23, 2019
Entry No.: 1104976
Book/Page: 2494/ 371

21. Grant of Private Ski Trail Sub-Easement, including the terms and conditions thereof:
Dated: December 28, 2015
Recorded: October 17, 2016
Entry No.: 1055942
Book/Page: 2378 / 570

22. Private Ski Trail Easement Agreement, including the terms and conditions thereof:
Dated: October 6, 2016
Recorded: October 17, 2016
Entry No.: 1055943
Book/Page: 2378 / 579

First Amendment to Private Ski Trail Easement Agreement:
Recorded: October 2, 2019
Entry No.: 1119020
Book/Page: 2532 / 883

Second Amendment to Private Ski Trail Easement Agreement:
Recorded: September 3, 2020
Entry No.: 1140729
Book/Page: 2596 / 548

23. Private Ski Trail Easement Agreement, including the terms and conditions thereof:
Dated: October 6, 2016
Recorded: October 17, 2016
Entry No.: 1055944
Book/Page: 2378 / 585

First Amendment to Private Ski Trail Easement Agreement:
Recorded: July 9, 2019
Entry No.: 1113846
Book/Page: 2516 / 1539

Re-Recorded: October 2, 2019
Entry No.: 1119021
Book/Page: 2532 / 896

Second Amendment to Private Ski Trail Easement Agreement:
Recorded: September 3, 2020
Entry No.: 1140728
Book/Page: 2596 / 534

24. Amendment to Amended and Restated Development Agreement, including the terms and conditions thereof:
Between: ASC Utah, Inc., a Main corporation, d/b/a The Canyons, American Skiing Company Resort Properties, Inc., a Main corporation
And: Summit County
Dated: June 2, 2004
Recorded: March 21, 2017
Entry No.: 1065938
Book/Page: 2402 / 40

25. Subject to the rights of parties in possession of the subject property under unrecorded leases, rental or occupancy agreements and any claims thereunder.

26. A search of the Construction Registry for the State of Utah reveals Preliminary Notices.

SCR Lot 6A

SCR Lot 7A

Commonwealth
LAND TITLE INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements; and
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Fidelity National Title Insurance Company

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public that we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

In the course of our business, we may collect Personal Information about you from the following sources:

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by, us, our affiliates, or others;
- From our internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumers or other reporting agencies.

Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Our Policies and Practices Regarding the Sharing of Your Personal Information

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement service providers. We also may disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested;
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for the products or services that we believe you may find of interest.

In addition we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

Right to Access Your Personal Information and Ability To Correct Errors Or Request Changes Or Deletion

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request corrections, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer
Chicago Title Insurance Company
601 Riverside Avenue, 12th Floor
Jacksonville, FL 32204

Multiple Products or Service

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.

Commonwealth
LAND TITLE INSURANCE COMPANY

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

Types of Information

Depending on which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, but telephone or any other means;
- Information about your transaction with us, our affiliated companies, or other; and
- Information we receive a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non affiliated party. Therefore, we will not release your information to non affiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may. However, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purposes, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard you nonpublic personal information.

June 19, 2025

Summit County Building Department
60 N. Main Street
P.O. Box 128
Coalville, UT 84017

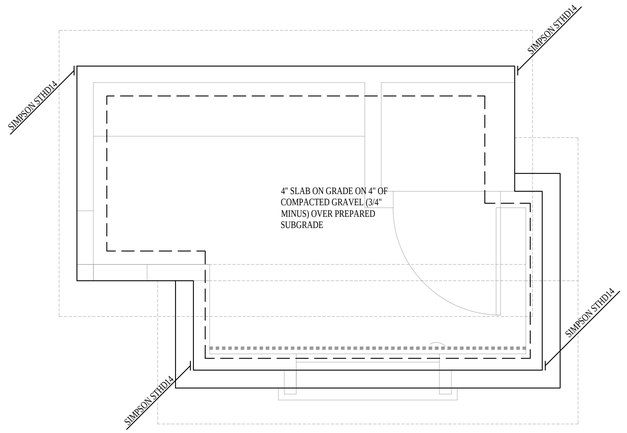
To Whom It May Concern,

This memo is to confirm our impact fee determination concerning the project at 2280 W White Pine Lane. The design plans provided; the mail house does not add additional dwelling unit. Therefore, the project does not require an impact fee from the Snyderville Basin Special Recreation District.

Please contact (435) 649-1564, if you have any further questions.

Sincerely,

Matt Wagoner, District Superintendent
Snyderville Basin Special Recreation District



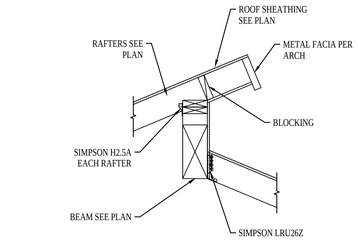
NORTH

FOOTING AND FOUNDATION PLAN

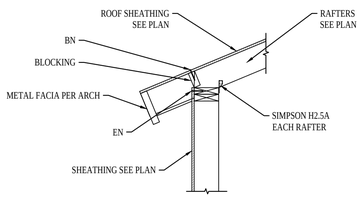
SCALE: 1/2"=1'-0"

0' 1' 2' 4' 6' 10'

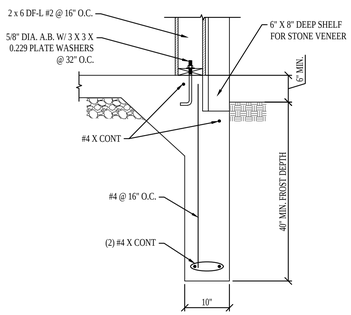
NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



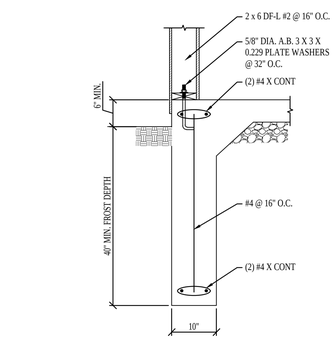
1-D S1.00 ROOF EAVE
3/4"=1'-0"



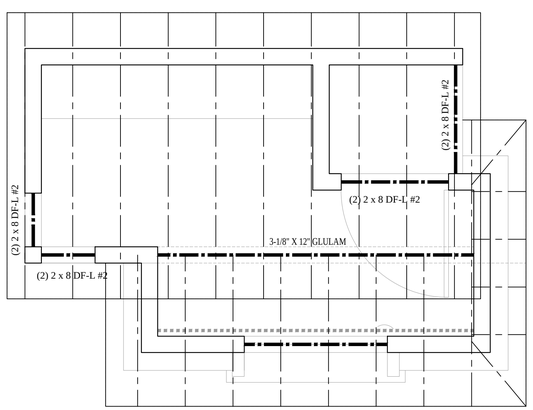
1-C S1.00 ROOF EAVE
3/4"=1'-0"



1-B S1.00 FOUNDATION DETAIL - STONE
3/4"=1'-0"



1-A S1.00 FOUNDATION DETAIL - NO STONE
3/4"=1'-0"



NOTES:

USE 2 X 6 DF-L RAFTERS @ 16" O.C. TYP.

SHEATH ROOF WITH 5/8" 40/20 RATED OSB. FASTEN WITH 8d NAILS WITH 6/6/12 PATTERN - UNBLOCKED

SHEATH ALL WALLS WITH 7/16" OSB. FASTEN WITH 8d NAILS WITH 6/6/12 PATTERN - BLOCKED

NORTH

ROOF FRAMING PLAN

SCALE: 1/2"=1'-0"

0' 1' 2' 4' 6' 10'

NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

GENERAL:
UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, AND TO FULLY COORDINATE ALL DIMENSIONS AND CONDITIONS OF DETAILS WITH OTHER DISCIPLINES. ANY FIELD CONDITIONS REQUIRING CONSTRUCTION THAT IS DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY CONFLICTING DETAILS SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE CONSTRUCTION OF SAID DETAIL. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION. IF ANY CONTRADICTIONS BETWEEN PLANS DETAILS OR SPECIFICATIONS ARE FOUND, THE CONTRACTOR SHALL PROCEED WITH THE MOST STRINGENT SCENARIO UNLESS DIRECTED OTHERWISE IN WRITING BY THE ARCHITECT OR ENGINEER.

THESE STRUCTURAL DRAWINGS ARE AN INTEGRAL PART OF THE ENTIRE CONSTRUCTION PROJECT AND MUST BE COORDINATED WITH ALL TRADES INVOLVED. IT IS CRUCIAL TO ENSURE PROPER COORDINATION AND COMMUNICATION BETWEEN THE STRUCTURAL DESIGN AND OTHER DISCIPLINES SUCH AS ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING. ANY CONFLICTS OR DISCREPANCIES BETWEEN THESE DRAWINGS AND OTHER TRADE-SPECIFIC DRAWINGS SHOULD BE PROMPTLY ADDRESSED AND RESOLVED BY THE PROJECT TEAM. COORDINATION MEETINGS AND REGULAR COMMUNICATION AMONG ALL PARTIES INVOLVED ARE ESSENTIAL TO ACHIEVE A SUCCESSFUL AND WELL-COORDINATED CONSTRUCTION PROJECT. ANY MODIFICATIONS OR CHANGES TO THE STRUCTURAL DESIGN SHOULD BE COMMUNICATED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD TO MAINTAIN THE INTEGRITY AND SAFETY OF THE STRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL TRADES TO REVIEW AND COORDINATE THESE STRUCTURAL DRAWINGS WITH OTHER DISCIPLINES TO ENSURE A COHESIVE AND HARMONIOUS CONSTRUCTION PROCESS.

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, CENTERLINE OF COLUMNS, BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS. THE FOLLOWING DESIGN CRITERIA SHALL BE ENFORCED.

ROOF DEAD LOAD: 15 PSF.
ROOF SNOW LOAD:
Pf = 90 PSF
Ce = 1.0
I = 1.0
Ct = 1.2
WIND FORCES:
BASIC WIND SPEED: 115 PSF (ULTIMATE)
WIND EXPOSURE TYPE: B
WIND IMPORTANCE FACTOR: 1.0
SEISMIC USE GROUP I
SDS = 0.95
SD1 = 0.51
SITE CLASS D
SEISMIC DESIGN CATEGORY D
BASIC LFRS = LIGHT FRAMED WALLS WITH SHEAR PANELS
R=6.5
W WEIGHT OF STRUCTURE:
DESIGN BASE SHEAR – 0.146W (ULTIMATE)
0.102W (SERVICE)
DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE

ALTERNATES:
ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

FOUNDATIONS:
MAXIMUM ALLOWABLE SOIL PRESSURE: = 1500 PSF. PER IBC 2018 TABLE 1804.2

ALL FOOTING DEPTHS INDICATED ON PLANS ARE MINIMUM DEPTHS. FOOTINGS MAY BE PLACED IN NEAT EXCAVATED TRENCHES. TRENCH SHALL BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE:
ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE

LOCATION	SPECIAL INSPECTION	SLUMP (MAX)	AGGREGATE (MAX SIZE)	COMPRESSIVE STRENGTH (PSI)
ALL CONCRETE	NO	4"	3/4" DIA.	3,000 PSI (2,500 USED IN DESIGN)

USE OF CALCIUM CHLORIDE IS NOT PERMITTED IN ANY CONCRETE MIXES. ALL OTHER ADDITIVES AND ADMIXTURES MUST HAVE THE WRITTEN APPROVAL OF THE ENGINEER.

ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, DESIGN, PLACEMENT AND REMOVAL OF ALL FORMWORK. ALL SHORING DURING PLACEMENT OF CONCRETE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONCRETE REINFORCING:
ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60, Fy=60,000 PSI MIN., UNLESS NOTED OTHERWISE. BARS SHALL BE TIED SECURE PRIOR TO PLACEMENT OF CONCRETE TO MAINTAIN PROPER PLACEMENT AFTER CONCRETE IS IN PLACE. LAP ALL BARS 40 DIAMETERS UNLESS NOTED OTHERWISE. SPLICE BARS ONLY WHERE SHOWN ON PLANS.

MAINTAIN THE FOLLOWING CONCRETE COVERAGES FOR CONCRETE REINFORCING:

UNFORMED SURFACES IN CONTACT WITH EARTH.....3"
FORMED SURFACES IN CONTACT WITH EARTH.....2"
FORMED SURFACES EXPOSED TO OUTSIDE WEATHER.....2"
SLABS AND WALLS NOT EXPOSED TO WEATHER.....1 ½"
CLEAR DISTANCE BETWEEN BARS.....2" U.N.O.

HORIZONTAL REINFORCEMENT IS REQUIRED ACROSS THE TOP AND BOTTOM OF EACH OPENING THAT IS 2 FEET OR MORE IN WIDTH. THE HORIZONTAL BAR OVER THE TOP CREATES A STRUCTURAL LINTEL. IN ALL CASES THESE HORIZONTAL BARS MUST EXTEND AT LEAST 24 INCHES BEYOND EITHER SIDE OF THE OPENING. THE MINIMUM REINFORCEMENT IS ONE #4 BAR WITH ITS CENTER BETWEEN 1½ INCHES AND 2½ INCHES FROM THE EDGE OF THE OPENING TO ENSURE ADEQUATE CONCRETE COVER.

POST INSTALLED ANCHORS:
ADHESIVE ANCHORS IN GROUTED MASONRY SHALL BE: HILTI HIT HY-150 (ESR-1967); SIMPSON SET (ESR-1772) OR DEWALT AC100+ GOLD (ESR-3200). ADHESIVE ANCHORS IN CONCRETE SHALL BE: HILTI HIT RE-500 SD (ESR-2322); SIMPSON SET-3G (ESR-4057); OR DEWALT PURE 110+ (ESR-3298).

ANCHORS MUST HAVE BEEN TESTED AND QUALIFIED, BY A THIRD PARTY, SPECIFICALLY FOR PERFORMANCE IN FILLED CONCRETE MASONRY TO MATCH THE PROJECT'S ACTUAL BASE MATERIAL. ADHESIVES MUST BE MOISTURE INSENSITIVE, LOW CREEP, STRUCTURAL ADHESIVE. THREADED RODS MUST MEET THE REQUIREMENTS OF ASTM F1554 GRADE 36

PROVIDE ANCHORS OF THE TYPE, EFFECTIVE EMBEDMENT, AND DIAMETER INDICATED ON CONTRACT DRAWINGS. DESIGN VALUES LISTED IN THE PRODUCT BEING USED MUST BE AS TESTED ACCORDING TO ASTM E488/E488M FOR THE SUBSTRATE TYPE, SUBSTRATE MOISTURE CONDITION, CONCRETE AGGREGATE TYPE (NORMAL WEIGHT OR LIGHTWEIGHT CONCRETE), AND CONCRETE/MASONRY STRENGTH.

EACH WORKER ENGAGED IN THE INSTALLATION OF POST-INSTALLED ANCHORS MUST HAVE SATISFACTORILY COMPLETED AN APPLICABLE CERTIFICATION PROGRAM OR EQUIVALENT INSTRUCTION PROGRAM THROUGH THE MANUFACTURER OR MANUFACTURER'S
REPRESENTATIVE FOR ALL ANCHORING PRODUCTS THEY WILL INSTALL. A MANUFACTURER'S REPRESENTATIVE MUST TRAIN ALL INSTALLERS PER THE INSTALLATION INSTRUCTIONS AS LISTED IN THE ICC-ES EVALUATION REPORT FOR THE ANCHOR BEING INSTALLED. TRAINING MUST CONSIST OF A REVIEW AND PERFORMANCE TEST OF THE COMPLETE INSTALLATION PROCESS, INCLUDING BUT NOT LIMITED TO:
(1) HOLE DRILLING PROCEDURE
(2) HOLE PREPARATION & CLEANING TECHNIQUE
(3) ADHESIVE INJECTION TECHNIQUE & DISPENSER TRAINING / MAINTENANCE
(4) ANCHOR/THREADED ROD PREPARATION AND INSTALLATION
(5) REBAR DOWEL PREPARATION AND INSTALLATION
(6) PROOF LOADING/TORQUING
(7) INSTALLATION IN HORIZONTAL AND UPWARD ORIENTATIONS
SUBMIT CERTIFICATION FOR EACH WORKER SHOWING THAT THEY HAVE COMPLETED THE ABOVE TRAINING WITHIN THREE YEARS PRIOR TO ONSITE WORK. CERTIFICATION MUST INCLUDE ORGANIZATION OR MANUFACTURER'S NAME, INSTRUCTOR'S NAME AND QUALIFICATIONS, TRAINEE'S NAME, LIST OF INSTRUCTION RECEIVED, DATE OF INSTRUCTION, AND CONFIRMATION OF SUCCESSFUL PERFORMANCE TESTS.

THE CONTRACTOR MUST RETAIN THE SERVICES OF A THIRD-PARTY SPECIAL INSPECTOR INDEPENDENT OF THE INSTALLING CONTRACTOR AND MANUFACTURER. THE INDIVIDUAL(S) WHO PERFORM SPECIAL INSPECTIONS FOR POST-INSTALLED ANCHORS MUST MEET ALL INSTALLER QUALIFICATION REQUIREMENTS AND HAVE A MINIMUM OF 5 YEARS OF EXPERIENCE AS A SPECIAL INSPECTOR ON PREVIOUS PROJECTS INVOLVING SIMILAR SCOPE OF WORK. SUBMIT RESUMES, PERTINENT INFORMATION, PAST EXPERIENCE, AND TRAINING.

SPECIAL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THE ICC EVALUATION REPORT, PER SECTION 1704.13 OF THE IBC. PERIODIC INSPECTION IS ALLOWED FOR MECHANICAL ANCHORS PER SECTION 6.6 OF ICC-ES AC193.

LAMINATED VENEER LUMBER:
ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF BOISE CORPORATION FOR VENEER LUMBER, OR ENGINEER APPROVED EQUIVALENT. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE TRUSS BOISE PRODUCT GUIDE, LATEST EDITION. A COMPLETE SET OF STRUCTURAL SHOP DRAWINGS, INDICATING MEMBERS AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE FABRICATION OF THE MEMBERS. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

PLYWOOD WEB JOIST:
ALL PLYWOOD WEB, WOOD I-JOIST SHALL CONFORM TO THE SPECIFICATIONS OF BOISE CORPORATION FOR ALL PLYWOOD WEB JOISTS, OR ENGINEER APPROVED EQUAL. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE BOISE JOIST PRODUCT GUIDE, LATEST EDITION. A COMPLETE SET OF STRUCTURAL SHOP DRAWINGS, INDICATING MEMBERS AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE FABRICATION OF THE JOISTS. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

SHEATHING:
SHEATHING SHALL BE A.P.A. RATED, SEE PLAN FOR SPAN RATING AND THICKNESS.
SHEATHING INSTALLATION:
ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING MEMBERS U.N.O. AND END JOINTS SHALL BE STAGGERED. WALL SHEATHING MAY BE APPLIED HORIZONTALLY OR VERTICALLY.
ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. EQUIVALENT PNEUMATIC DRIVEN NAILS MAY BE USED IF FASTENER MANUFACTURER HAS CURRENT I.C.C. APPROVAL. FASTENERS TO BE USED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED. TYPICAL NON-SHEAR WALL NAILING SHALL BE 8d @ 6" O.C. AT SUPPORTED EDGES AND 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.

ROOF SHEATHING:
EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS. PLY CLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MID SPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGE BLOCKING IS NOT SPECIFIED.

TYPICAL NAILING SHALL BE 8d @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.

ROUGH CARPENTRY:
FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARD U.N.O.

USE	SPECIES	GRADE
SILL PLATES 2 x 4	D.F.	STANDARD OR BETTER.
2 x 6, 2 x 8	D.F	NO. 2 OR BETTER.

ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR CALIFORNIA REDWOOD.

HORIZONTAL FRAMING LUMBER: (UNO)

4x4 AND SMALLER	D.F.	NO. 2
2x ROOF JOISTS & RAFTERS	D.F.	NO. 2
2x FLOOR JOISTS	D.F.	NO. 2
3x LEDGERS	D.F.	NO. 1
4x HEADERS & BEAMS	D.F.	NO. 1
6x6 & LARGER BEAMS	D.F.	NO. 1

VERTICAL FRAMING LUMBER: (U.N.O.)

ALL STUDS	D.F.	NO. 2
ALL POSTS	D.F.	NO. 1
ALL OTHER LUMBER U.N.O	D.F.	STANDARD OR BETTER.

PROVIDE THE FOLLOWING AT ALL BEARING LOCATIONS U.N.O.:

OPENING UP TO 3'-0" - ONE TRIMMMER ONE KING STUD
OPENING FROM 3'-1" TO 6'-0" - ONE TRIMMER TWO KING STUDS
OPENING FROM 6'-1" TO 8'-0" - TWO TRIMMERS AND TWO KING STUDS

PROVIDE A MINIMUM OF (3) STUDS UNDER ALL GIRDER TRUSS BEARING LOCATIONS UNO. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE IDENTIFIED ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. BLOCK JOISTS AT ALL SUPPORTS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS. BLOCK UNDER PERPENDICULAR PARTITIONS AT 32" O.C.

JOISTS HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRD TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURER WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED, WHEN APPROVED BY ENGINEER.

BOLTS: HOLES IN WOOD 1/16" OVERSIZE MAX. USE WASHERS AGAINST WOOD. RETIGHTEN ALL BOLTS BEFORE CLOSING IN. PRE-DRILL HOLES FOR LAG BOLTS AND TURN BOLTS INTO HOLES, DO NOT DRIVE-IN. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NON-BEARING WALLS AND OTHER NON-STRUCTURAL FRAMING IS NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS.
SEE FASTENING SCHEDULE (U.N.O.) PER IBC 2021 TABLE 2304.91.

White Pine Ranches LLC
J. Christopher Stuhmer
Architectural Committee Chair
5/27/2025
Seal of Approval

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

#0189978-2203
MATTHEW ROBLEZ
03/19/2025
LICENSED PROFESSIONAL ENGINEER
STATE OF UTAH

WHITE PINE RANCHES - MAIL BUILDING

WHITE PINE LANE PARK CITY, UT 84060

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 25187
DRAWN BY: AAL
CHECKED BY: MR
DATE: 03/19/25
SHEET: 01 OF 1

STRUCTURAL PLANS

S1.00

D:\Mcneil Projects\25187- White Pines Mailroom\25187- White Pines Mailroom_STRUCT[03-19-25].dwg user Mar 19, 2025 - 10:50am

Designing For the Future Since 1983™

McNeil Engineering Structural L.C.
8610 South Sandy Parkway – Suite 200
Sandy, UT 84070
Ph: 801-255-7700 fax: 801-255-8071

Structural Calculations

For

Roger Knight Construction

White Pine Ranches – Mail Building

White Pine Lane Park City, UT

Prepared by: Matthew Roblez, S.E.

LICENSED CERTIFIED STRUCTURAL ENGINEER
#0189978-2203
MATTHEW
ROBLEZ
04/14/2025
STATE OF UTAH

IMPORTANT
... seal is not in ... or green ink ...nd the signature is not in red or blue ink, then this is an unauthorized copy and is to be rejected as unsanctioned and unusable.

April 14, 2025

McNeil Engineering assumes responsibility only for the items addressed herein and does not assume responsibility for the remainder of the structure. No site observations are scheduled to verify the understanding of the contractor or the proper installation of the items addressed.

These calculations have been authorized for use at the property shown above. No provisions have been made for the re-use of these calculations on any other property.

25187

Utah Ground Snow Load Map

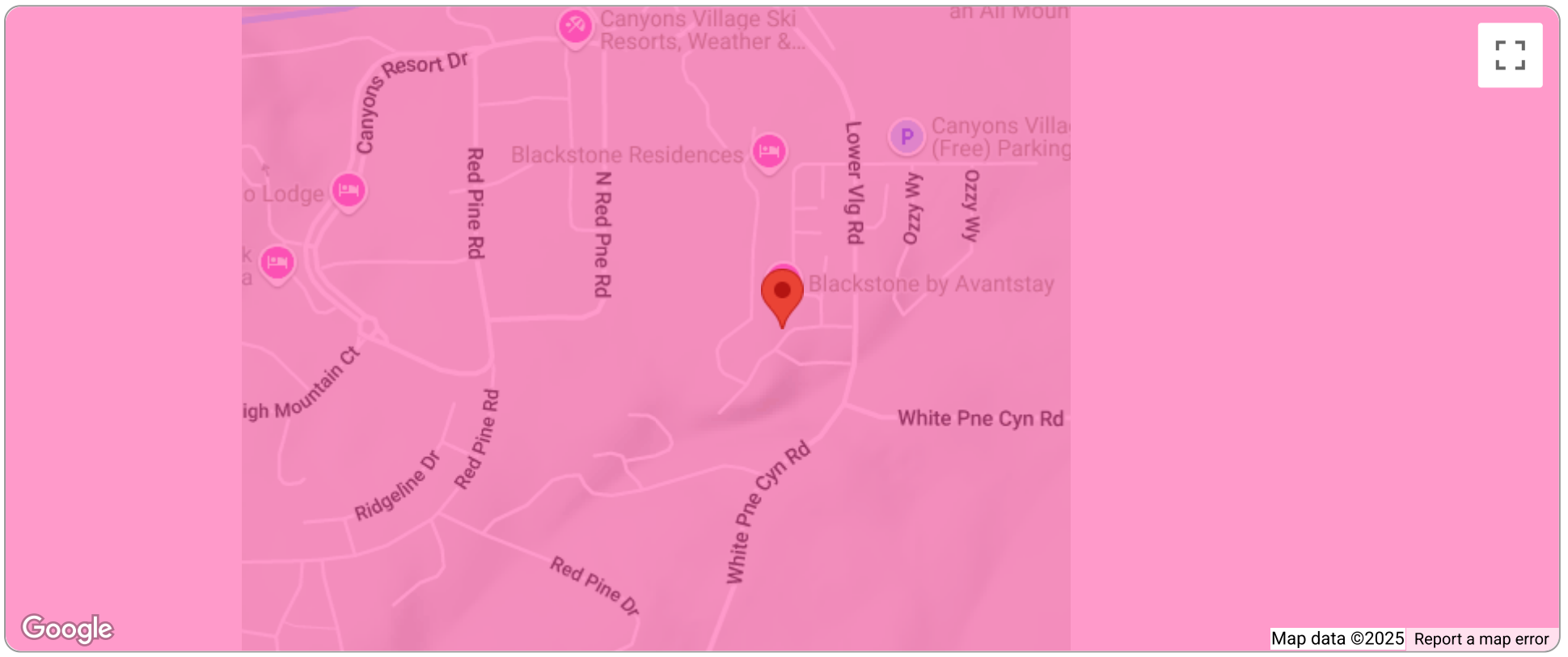
WHITE PINES RANCH MAIL HOUSE

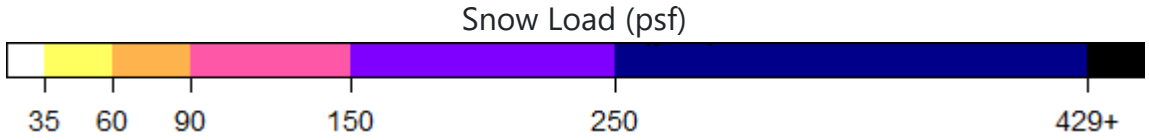
Latitude: 40.684
Longitude: -111.548
Elevation: 6,797 ft

Ground Snow Load:
105 psf / 5.04 kPa

ROOF SNOW LOAD = 105 PSF X 0.7 X 1.2
= 88 PSF SAY 90 PSF

*This document is not legally binding. The user is urged to verify ground snow load values with the local authority having jurisdiction.





These ground snow load values represent 50-year ground snow load estimated value at a 2% probability of exceedance for the location given. The grid used in the map is 3350ft by 3350ft. Elevations for these grid cells were estimated by aggregating data from 100ft by 100ft USGS digital elevation models and may not coincide with the actual site elevation. These predictions are calculated using the process outlined in The Utah Snow Load Study.[1]

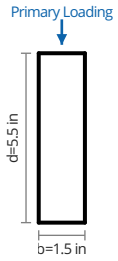
Final predictions given are bounded at a lower limit for a minimum ground snow load of 21 psf to meet ASCE 7. Estimated values for snow loads at elevations significantly higher than all nearby stations lead to unreasonably high snow load estimates, therefore, the predictions in the map are not allowed to extend beyond the highest 50-year station ground snow load of 429 psf. Elevations over 9,000 ft are also considered less accurate due to the limited number of stations at these elevations. The results shown in this report have included a warning if the results have reached or exceeded the upper limit.

While great efforts have been made to ensure these predictions are as accurate as possible, designers must use expert judgement to ensure that such predictions are appropriate for their particular project. The SEAU and the authors cannot accept responsibility for prediction errors or any consequences resulting therefrom.

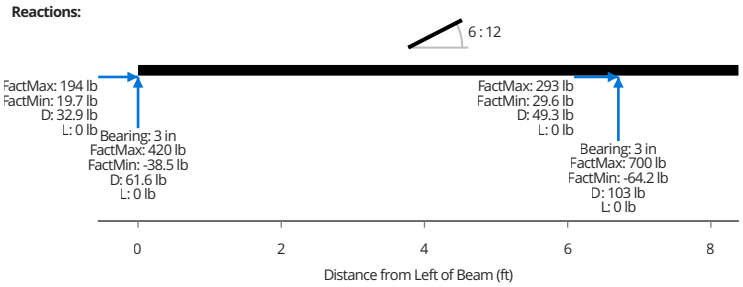
1 Bean, Brennan; Maguire, Marc; and Sun, Yan, "The Utah Snow Load Study" (2018). Civil and Environmental Engineering Faculty Publications. Paper 3589.

Client:	**Author:** Matthew Roblez	**Date:** Apr 14, 2025
Project: WHITE PINES RANCHES MAIL BUILDING		**Job #:** 25187
Address:		**Subject:** RAFTERS PASS
References: NDS 2018 (ASD)		

Summary

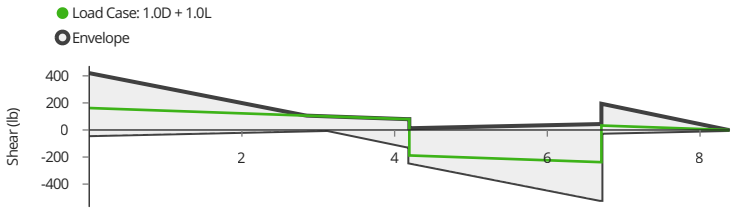


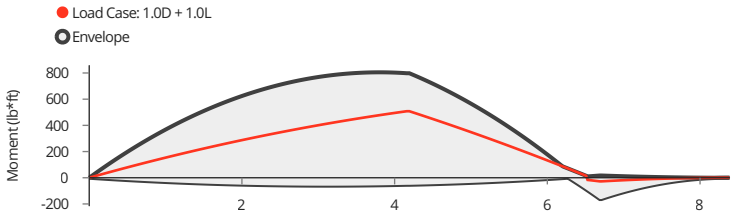
74%	Moment Utilization	$M/M' =$ 721 lb*ft / 975 lb*ft
	Governing Axial Load	$P =$ -216 lb
	Allowable Axial Load	$P' =$ Not Checked
40%	Shear Utilization	$V/V' =$ 452 lb / 1138 lb
22%	Bearing Utilization	$R/R' =$ 700 lb / 3164 lb
	Minimum Bearing Length (End Supports)	$\ell_{b,min,end} =$ 0.448 in
	Minimum Bearing Length (Int Supports)	$\ell_{b,min,int} =$ 0.664 in
	Maximum Vertical Reaction	$R_{vertical} =$ 757 lb
	Maximum Horizontal Reaction	$R_{horizontal} =$ 575 lb
33%	Governing Live / Short-Term Deflection	$\delta_{ST} =$ 0.0739 in (L/272)
27%	Governing Long-Term Deflection	$\delta_{LT} =$ 0.0907 in (L/222)

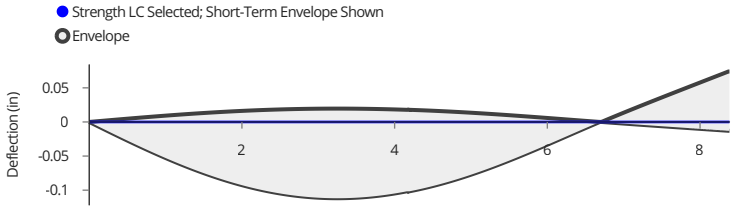


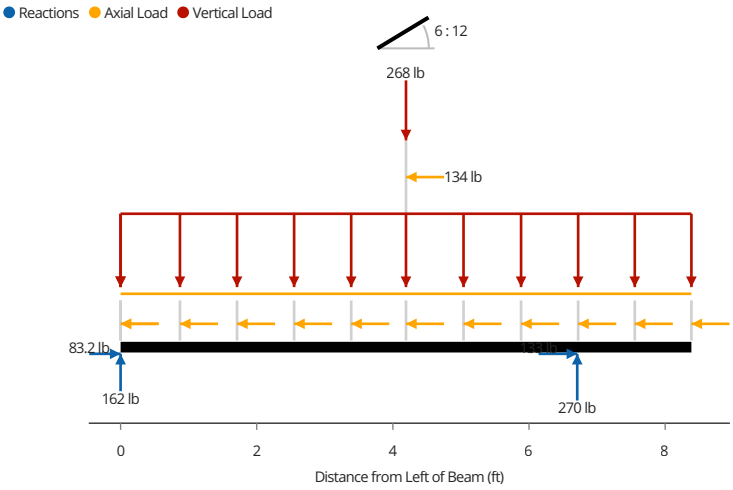
Diagrams

Graphed Load Combination D + L









Key Properties

Section Type		Standard Sections Database
Size and Grade		2x6 D.Fir-L No. 2
Number of Plies	$n_{\text{plies}} =$	1
Beam Plan Length	$L_X =$	7.5 ft
Incline Pitch	$\alpha =$	6 : 12
Enter Support and Load Locations Based on Plan or Inclined length?		Plan
Supports and Braces	$r =$	

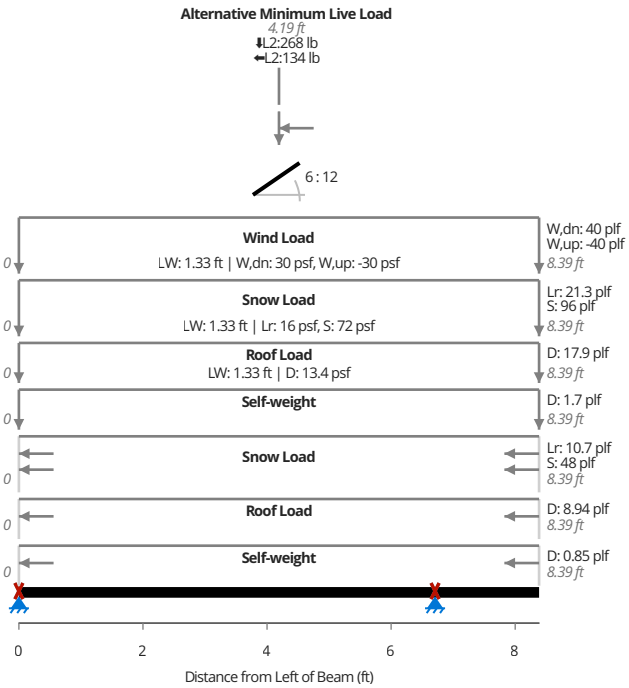
Support/Brace Type	Position From Left x (ft)	Bearing Length ℓ_b (in)
Pinned	0	3
Pinned	6	3

Continuous Bracing for Lateral Torsional Buckling		Top Braced

Top and bottom flange bracing corresponds to positive and negative bending respectively, but cantilever spans typically require a brace on the top flange despite being in negative bending.

Add Flitch Plates?	No

Loads



Center-to-Center Spacing (= tributary width)	$s = 16$ in
Distributed Loads	$w =$

Label	Start Location x_s (ft)	End Location x_e (ft)	Total Start Trib. Width TW_s (ft)	Total End Trib. Width TW_e (ft)	Orientation $orient$	Load Magnitudes w
Roof Load	0	7.5	1.33	1.33	Gravity - Inclined	D: 15 psf
Snow Load	0	7.5	1.33	1.33	Gravity - Plan	S: 90 psf, Lr: 20 psf
Wind Load	0	7.5	1.33	1.33	Aligned	W,dn: 30 psf, W,up: -30 psf

Point & Moment Loads $P, M =$

Label	Location x (ft)	Orientation $orient$	Load Magnitudes P, M
Alternative Minimum Live Load	3.75	Gravity	L2: 300 lb, 0 lb ft

Enable Automatic Live Load Patterning? (BETA)	No
Brace at Point Loads?	No
Include Self-weight	Yes
Live Load Type	Occupancy

Design Conditions

International Building Code (IBC) 2021

Beam Incline	Simple Slope	
Total Material Length	$L = 8$ ft, 4.6 in	
Member Orientation	Strong (X-X)	
Repeating Member?	Repeating	NDS 2018, Cl 4.3.9
Service Condition	Dry	NDS 2018, Cl 4.3.3

Temperature Range		T ≤ 100°F	NDS 2018, Table 2.3.3
Incised?		No	NDS 2018, Cl 4.3.8
Directly Consider Shear Deflection?		No	[APA TT-082, *True (Shear-Free) and Apparent Moduli of Elasticity*](https://www.apawood.org/publication-search?q=tt-082&tid=1)
Deflection Limit Absolute Limit	$\Delta_{max} =$	1 in	
Live / Short-term Deflection Limit	$(L/)_{ST} =$	180	IBC, Table 1604.3
Long Term Deflection Limit	$(L/)_{LT} =$	120	
Double L/ Deflection Limits for Cantilevers?		Yes	[International Building Code 2018, Table 1604.3](https://codes.iccsafe.org/content/IBC2018/chapter-16-structural-design)

Advanced Design Criteria

Adjusted Allowable Bending Stress Limit	$F'_{b,max} =$	0 psi
Adjusted Allowable Shear Stress Limit	$F'_{v,max} =$	0 psi

Member Properties

Base Allowable Shear Stress	$F_v =$	180 psi	NDS 2018 Supplement

Load Combination Analysis

Snow Load Duration Factor	$C_{D,snow} =$	1.15	NDS 2018, Table 2.3.2
Strength Load Combinations	$LC_{str} =$		

Load Combination	Duration Factor C_D	Total Load ΣR (lb)	Shear V (lb)	Pos. Moment M^+ (lb · ft)	Neg. Moment M^- (lb · ft)	Max Reaction R (lb)
1.0D	0.9	164	69.8	96.8	−27.5	103
1.0D + 1.0L	1	433	238	508	−27.5	270
1.0D + 1.0Lr	1.25	343	146	202	−57.5	214
1.0D + 1.0S	1.15	969	412	571	−163	606
1.0D + 1.0R	1.15	164	69.8	96.8	−27.5	103
1.0D + 0.75L + 0.75Lr	1.25	500	253	473	−50	312
1.0D + 0.75L + 0.75S	1.15	969	452	721	−129	606
1.0D + 0.75L + 0.75R	1.15	366	196	402	−27.5	228
1.0D + 0.6W,dn	1.6	366	155	215	−61.3	228
1.0D + 0.7Ev + 0.7Eh	1.6	164	69.8	96.8	−27.5	103
1.0D + 0.75L + 0.75Lr + 0.45W,dn	1.6	651	317	552	−75.4	407
1.0D + 0.75L + 0.75S + 0.45W,dn	1.6	1120	516	805	−154	700
1.0D + 0.75L + 0.75R + 0.45W,dn	1.6	516	260	482	−52.9	323
1.0D + 0.75L + 0.75S + 0.525Ev + 0.525Eh	1.6	969	452	721	−129	606
0.6D + 0.6W,up	1.6	−103	43.6	58.1	−60.5	−64.2
0.6D + -0.7Ev + 0.7Eh	1.6	98.6	41.9	58.1	−16.5	61.6

Short-term Serviceability Load Combinations $LC_{servST} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0L	268	−0.0806
1.0Lr	179	−0.0248
1.0S	805	−0.112
0.42W,dn	141	−0.0196
0.42W,up	−141	0.0196

Long-term Serviceability Load Combinations $LC_{servLT} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0(0.5D) + 1.0L + 1.0Lr	529	−0.117

Unfactored Load Analysis

Unfactored Loads

Load Type	Total Load ΣR (lb)	Shear V (lb)	Moment M (lb · ft)	Max Reaction R (lb)	Deflection δ (in)
D	164	−69.8	96.8	103	−0.0228
Lr	179	−76	105	112	−0.0248
S	805	−342	475	503	−0.112
W,dn	335	−143	198	210	−0.0466
W,up	−335	143	−198	−210	0.0466
L2	268	−168	422	168	−0.0806

Governing Load Combination Determination

Governing Bending Moment $M = 721 \text{ lb} \cdot \text{ft}$

Governing Shear Force $V = 452 \text{ lb}$

Elastic Modulus (NDS 2018 2.3)

Wet Service Factor	$C_{M,E} = 1$	NDS 2018 Supplement
Temperature Factor	$C_{t,E} = 1$	NDS 2018, Table 2.3.3
Incising Factor	$C_{i,E} = 1$	NDS 2018, CI 4.3.8
Buckling Stiffness Factor	$C_T = 1$	NDS 2018, CI 4.4.2
Adjusted Modulus of Elasticity	$E' = 1.60 \times 10^6 \text{ psi}$	NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)
Adjusted Minimum Modulus of Elasticity	$E'_{min} = 580\,000 \text{ psi}$	NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)
Adjusted Flexural Stiffness	$E'I = 231\,076 \text{ lb} \cdot \text{ft}^2$	

Section Bending (NDS 2018 2.3)

Load Applied on Compression Side?	Yes	AWC TR14, CI 2.1.3.4
Wet Service Factor	$C_{M,b} = 1$	NDS 2018 Supplement (Tables 4A and 5A)
Temperature Factor	$C_{t,b} = 1$	NDS 2018, Table 2.3.3
Size Factor	$C_{F,b} = 1.3$	NDS 2018, CI 4.3.6
Flat Use Factor	$C_{fu,b} = 1$	NDS 2018 4.3.7 for lumber and 5.3.7 for glulam
Incising Factor	$C_{i,b} = 1$	NDS 2018, CI 4.3.8
Repeating Member Factor	$C_r = 1.15$	NDS 2018 4.3.9

Positive Bending (NDS 2018 2.3)

Governing Duration Factor - Positive Bending	$C^+_{D,b} = 1.15$	NDS 2018, CI 2.3.2
Governing Beam Stability Factor - Positive Bending	$C^+_L = 1$	AWC TR14, CI 2.1.3.4
Adjusted Bending Strength - Positive Bending	$F'^+_b = 1547 \text{ psi}$	NDS 2018, Table 4.3.1

Negative Bending (NDS 2018 2.3)

Governing Duration Factor - Negative Bending	$C^-_{D,b} = 1.15$	NDS 2018, CI 2.3.2
Governing Buckling Moment Calculation - Negative Bending	$M^-_{cr\text{Table}} =$	k-factor: AWC TR14 2.1.3.4 Load eccentricity factor: AWC TR14 2.1.3.4 Governing buckling moment: AW TR14 2.1.3.2 Beam stability factor: AW TR14 2.1.3.1

Span Length L (in)	Span Type	k-Factor k	Load Eccentricity Factor C_e	Governing Buckling Moment M_{cr} (lb · ft)	Beam Stability Factor C_L	M^-/C_L (lb · ft)
80.5	Int	1.72	0.859	1207	0.888	−183
20.1	Cant	1	0.706	3410	0.981	−166

Governing Beam Stability Factor - Negative Bending	$C_L^- = 0.888$	AWC TR14, Cl 2.1.3.4
Adjusted Bending Strength - Negative Bending	$F_b'^- = 1373 \text{ psi}$	NDS 2018, Table 4.3.1

Shear Design (NDS 2018 3.4)

Governing Duration Factor	$C_D = 1.15$	NDS 2018, Table 2.3.2
Wet Service Factor	$C_{M,v} = 1$	NDS 2018 Supplement
Temperature Factor	$C_{t,v} = 1$	NDS 2018, Table 2.3.3
Incising Factor	$C_{i,v} = 1$	NDS 2018, Cl 4.3.8
Adjusted Shear Strength	$F_v' = 207 \text{ psi}$	NDS 2018, Table 4.3.1

Bearing (NDS 2018 3.10)

Wet Service Factor	$C_{M,\perp} = 1$	NDS 2018 Supplement
Temperature Factor	$C_{t,\perp} = 1$	NDS 2018, Table 2.3.3
Incising Factor	$C_{i,\perp} = 1$	NDS 2018, Cl 4.3.8
Base Bearing Strength	$F_{c\perp}'/C_b = 625 \text{ psi}$	NDS 2018, Table 4.3.1
Linear Base Bearing Resistance	$R_\perp/C_b\ell_b = 937 \text{ lbf/in}$	
Bearing Strength per Support	$BR =$	NDS 2018, Cl 3.10.4

Location (ft)	Bearing Length ℓ_b (in)	Bearing Area Factor C_b	Allowable Bearing Load R' (lb)	Governing Reaction R (lb)	Utilization	Min Bearing Length (in)	Type
0	3	1	2812	420	0.149	0.448	Ext
6	3	1.13	3164	700	0.221	0.664	Int

Deflections

Live / short-term deflections per span $\delta_{\text{TableST}} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio $L/$
6.71	Int	−0.112	0.447	0.25	720
1.68	Cant	0.0739	0.224	0.331	272

Long-term Deflections per Span $\delta_{\text{TableLT}} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio $L/$
6.71	Int	−0.117	0.671	0.174	691
1.68	Cant	0.0907	0.335	0.27	222

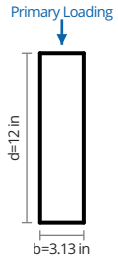
Comments

Assumptions

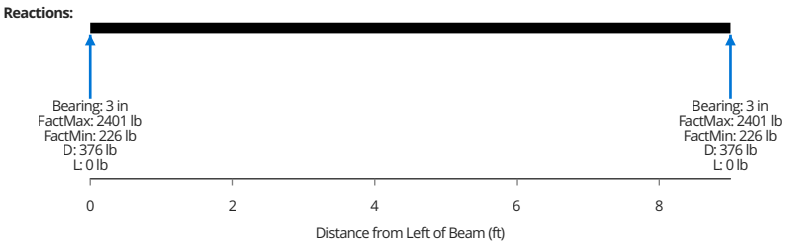
1. Axial load is assumed to be negligible. This is a particularly important point for inclined beams, in which axial load is by definition non-zero; it is left to the engineer to verify that the axial load is, in fact, negligible.
2. Shear is conservatively taken at the absolute highest location, instead of distance d as allowed per code.
3. Members are straight, prismatic (not-tapered) and not notched
4. For impact live loads, the wood is conservatively assumed to be treated (Cd = 1.6)
5. When flitch plates are used: shear and bearing are assumed 100% carried by wood, flitch plates don't affect C_L calculation, and steel is conservatively assumed to creep the same as wood for long term deflection
6. I-Joists are fully braced and all holes are within manufacturer limits.
7. Bearing is not considered at point loads.
8. All glulam beams are assumed to include at least four laminations, and if there are multiple pieces across the width, these are edge-bonded.
9. When shear deflections are explicitly considered, we make use of an approximation as defined here: https://support.clearcalcs.com/article/198-shear-deflection-in-us-and-canada-wood-beam-calculators
10. In weak axis multi-ply beam bending, the plies are assumed to act non-compositely.
11. Two-ply I-joists are assumed to meet all detailing requirements and blocking is to be added where required.

Client:	**Author:** Matthew Roblez	**Date:** Apr 14, 2025
Project: WHITE PINES RANCHES MAIL BUILDING		**Job #:** 25187
Address:		**Subject:** RIDGE BEAM PASS
References: NDS 2018 (ASD)		

Summary

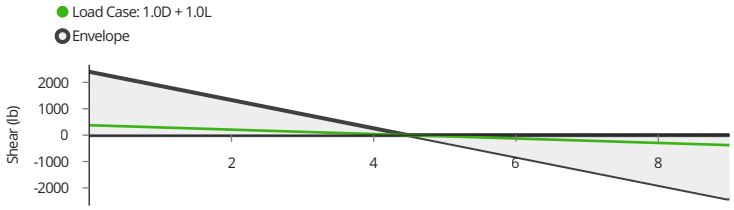


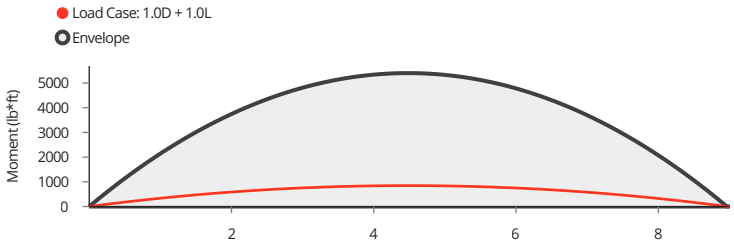
34%	Moment Utilization	$M/M' =$ 5403 lb*ft* / *15 964 lb*ft
32%	Shear Utilization	$V/V' =$ 2401 lb / 7619 lb
39%	Bearing Utilization	$R/R' =$ 2401 lb / 6094 lb
	Minimum Bearing Length (End Supports)	$\ell_{b,min,end} =$ 1.18 in
27%	Governing Live / Short-Term Deflection	$\delta_{ST} =$ -0.082 in (L/1317)
2%	Governing Long-Term Deflection	$\delta_{LT} =$ -0.00762 in (L/14 171)

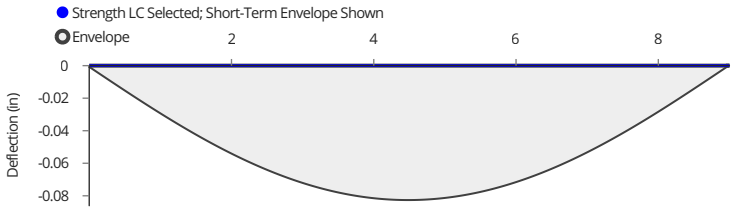


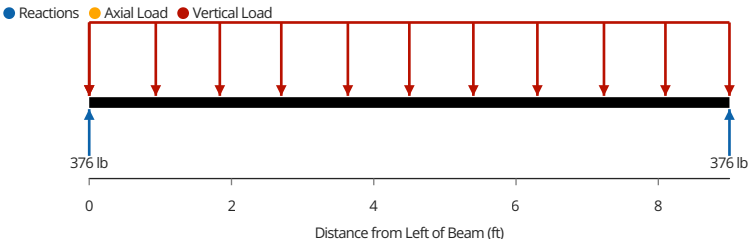
Diagrams

Graphed Load Combination D + L









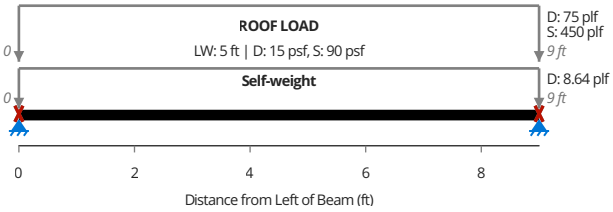
Key Properties

Section Type	Standard Sections Database
Size and Grade	3-1/8x12 24F-V4 DF
Number of Plies	$n_{\text{plies}} = 1$
Beam Plan Length	$L_X = 9$ ft
Supports and Braces	$r =$

Support/Brace Type	Position From Left x (ft)	Bearing Length ℓ_b (in)
Pinned	0	3
Pinned	9	3

Continuous Bracing for Lateral Torsional Buckling	No Continuous Bracing
Add Flitch Plates?	No

Loads



Distributed Loads $w =$

Label	Start Location x_s (ft)	End Location x_e (ft)	Total Start Trib. Width TW_s (ft)	Total End Trib. Width TW_e (ft)	Load Magnitudes w
ROOF LOAD	0	9	5	5	D: 15 psf, S: 90 psf

Enable Automatic Live Load Patterning? (BETA)	No	
Brace at Point Loads?	No	
Include Self-weight	Yes	
Live Load Type	Occupancy	

Design Conditions

International Building Code (IBC) 2021

Beam Incline		Horizontal	
Total Material Length	$L =$	9 ft, 0 in	
Member Orientation		Strong (X-X)	
Service Condition		Dry	NDS 2018, Cl 4.3.3
Temperature Range		T ≤ 100°F	NDS 2018, Table 2.3.3
Directly Consider Shear Deflection?		No	[APA TT-082, *True (Shear-Free) and Apparent Moduli of Elasticity*1](https://www.apawood.org/publication-search?q=tt-082&tid=1)
Deflection Limit Absolute Limit	$\Delta_{max} =$	1 in	
Live / Short-term Deflection Limit	$(L/)_{ST} =$	360	IBC, Table 1604.3
Long Term Deflection Limit	$(L/)_{LT} =$	240	
Double L/ Deflection Limits for Cantilevers?		Yes	[International Building Code 2018, Table 1604.3](https://codes.iccsafe.org/content/IBC2018/chapter-16-structural-design)

Advanced Design Criteria

Adjusted Allowable Bending Stress Limit	$F'_{b,max} =$	0 psi
Adjusted Allowable Shear Stress Limit	$F'_{v,max} =$	0 psi

Member Properties

Number of Laminations	$n_{lam} =$	8	
Base Allowable Shear Stress	$F_v =$	265 psi	NDS 2018 Supplement

Load Combination Analysis

Snow Load Duration Factor	$C_{D,snow} =$	1.15	NDS 2018, Table 2.3.2

Strength Load Combinations $LC_{str} =$

Load Combination	Duration Factor C_D	Total Load ΣR (lb)	Shear V (lb)	Pos. Moment M^+ (lb · ft)	Neg. Moment M^- (lb · ft)	Max Reaction R (lb)
1.0D	0.9	753	376	847	0	376
1.0D + 1.0L	1	753	376	847	0	376
1.0D + 1.0Lr	1.25	753	376	847	0	376
1.0D + 1.0S	1.15	4803	2401	5403	0	2401
1.0D + 1.0R	1.15	753	376	847	0	376
1.0D + 0.75L + 0.75Lr	1.25	753	376	847	0	376
1.0D + 0.75L + 0.75S	1.15	3790	1895	4264	0	1895
1.0D + 0.75L + 0.75R	1.15	753	376	847	0	376
1.0D + 0.6W,dn	1.6	753	376	847	0	376
1.0D + 0.7Ev + 0.7Eh	1.6	753	376	847	0	376
1.0D + 0.75L + 0.75Lr + 0.45W,dn	1.6	753	376	847	0	376
1.0D + 0.75L + 0.75S + 0.45W,dn	1.6	3790	1895	4264	0	1895
1.0D + 0.75L + 0.75R + 0.45W,dn	1.6	753	376	847	0	376
1.0D + 0.75L + 0.75S + 0.525Ev + 0.525Eh	1.6	3790	1895	4264	0	1895
0.6D + 0.6W,up	1.6	452	226	508	0	226
0.6D + -0.7Ev + 0.7Eh	1.6	452	226	508	0	226

Short-term Serviceability Load Combinations $LC_{servST} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0L	0	0
1.0Lr	0	0
1.0S	4050	−0.082
0.42W,dn	0	0
0.42W,up	0	0

Long-term Serviceability Load Combinations $LC_{servLT} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0(0.5D) + 1.0L + 1.0Lr	376	−0.00762

Unfactored Load Analysis

Unfactored Loads

Load Type	Total Load ΣR (lb)	Shear V (lb)	Moment M (lb · ft)	Max Reaction R (lb)	Deflection δ (in)
D	753	376	847	376	−0.0152
S	4050	2025	4556	2025	−0.082

Governing Load Combination Determination

Governing Bending Moment $M = 5403 \text{ lb} \cdot \text{ft}$

Governing Shear Force $V = 2401 \text{ lb}$

Elastic Modulus (NDS 2018 2.3)

Wet Service Factor $C_{M,E} = 1$ NDS 2018 Supplement

Temperature Factor $C_{t,E} = 1$ NDS 2018, Table 2.3.3

Adjusted Modulus of Elasticity $E' = 1.80 \times 10^6 \text{ psi}$ NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)

Adjusted Minimum Modulus of Elasticity $E'_{min} = 950\,000 \text{ psi}$ NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)

Adjusted Flexural Stiffness $E'I = 5.62 \times 10^6 \text{ lb} \cdot \text{ft}^2$

Section Bending (NDS 2018 2.3)

Load Applied on Compression Side?	Yes	AWC TR14, Cl 2.1.3.4
Wet Service Factor	$C_{M,b} = 1$	NDS 2018 Supplement (Tables 4A and 5A)
Temperature Factor	$C_{t,b} = 1$	NDS 2018, Table 2.3.3
Flat Use Factor	$C_{fu,b} = 1$	NDS 2018 4.3.7 for lumber and 5.3.7 for glulam
Volume Factor	$C_V = 1$	NDS 2018, Cl 5.3.6

Positive Bending (NDS 2018 2.3)

Governing Duration Factor - Positive Bending	$C_{D,b}^{+} = 1.15$	NDS 2018, Cl 2.3.2
Governing Buckling Moment Calculation - Positive Bending	$M_{cr\,\mathrm{Table}}^{+} =$	k-factor: AWC TR14 2.1.3.4 Load eccentricity factor: AWC TR14 2.1.3.4 Governing buckling moment: AW TR14 2.1.3.2 Beam stability factor: AW TR14 2.1.3.1

Span Length L (in)	Span Type	k-Factor k	Load Eccentricity Factor C_e	Governing Buckling Moment M_{cr} (lb · ft)	Beam Stability Factor C_L	M^{+}/C_L (lb · ft)
108	Int	1.72	0.782	25 870	0.925	5838

Governing Beam Stability Factor - Positive Bending	$C_L^{+} = 0.925$	AWC TR14, Cl 2.1.3.4
Adjusted Bending Strength - Positive Bending	$F_b'^{+} = 2554$ psi	NDS 2018, Table 4.3.1

Negative Bending (NDS 2018 2.3)

Governing Duration Factor - Negative Bending	$C_{D,b}^{-} = 0.9$	NDS 2018, Cl 2.3.2
Governing Buckling Moment Calculation - Negative Bending	$M_{cr\,\mathrm{Table}}^{-} =$	k-factor: AWC TR14 2.1.3.4 Load eccentricity factor: AWC TR14 2.1.3.4 Governing buckling moment: AW TR14 2.1.3.2 Beam stability factor: AW TR14 2.1.3.1

Span Length L (in)	Span Type	k-Factor k	Load Eccentricity Factor C_e	Governing Buckling Moment M_{cr} (lb · ft)	Beam Stability Factor C_L	M^{-}/C_L (lb · ft)
108	Int	1.72	0.782	25 870	0.969	0

Governing Beam Stability Factor - Negative Bending	$C_L^{-} = 0.969$	AWC TR14, Cl 2.1.3.4
Adjusted Bending Strength - Negative Bending	$F_b'^{-} = 1613$ psi	NDS 2018, Table 4.3.1

Shear Design (NDS 2018 3.4)

Governing Duration Factor	$C_D = 1.15$	NDS 2018, Table 2.3.2
Wet Service Factor	$C_{M,v} = 1$	NDS 2018 Supplement
Temperature Factor	$C_{t,v} = 1$	NDS 2018, Table 2.3.3
Shear Reduction Factor	$C_{vr} = 1$	NDS 2018, Cl 5.3.10
Adjusted Shear Strength	$F_v' = 305$ psi	NDS 2018, Table 4.3.1

Bearing (NDS 2018 3.10)

Wet Service Factor	$C_{M,\perp} = 1$	NDS 2018 Supplement
Temperature Factor	$C_{t,\perp} = 1$	NDS 2018, Table 2.3.3
Base Bearing Strength	$F_{c\perp}'/C_b = 650$ psi	NDS 2018, Table 4.3.1
Linear Base Bearing Resistance	$R_\perp/C_b\ell_b = 2031$ lbf/in	
Bearing Strength per Support	$BR =$	NDS 2018, Cl 3.10.4

Location (ft)	Bearing Length ℓ_b (in)	Bearing Area Factor C_b	Allowable Bearing Load R' (lb)	Governing Reaction R (lb)	Utilization	Min Bearing Length (in)	Type
0	3	1	6094	2401	0.394	1.18	Ext
9	3	1	6094	2401	0.394	1.18	Ext

Deflections

Live / short-term deflections per span $\delta_{\mathrm{TableST}} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio $L/$
9	Int	−0.082	0.3	0.273	1317

Long-term Deflections per Span $\delta_{\mathrm{TableLT}} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio $L/$
9	Int	−0.00762	0.45	0.0169	14 171

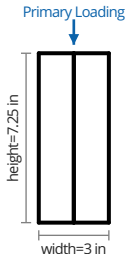
Comments

Assumptions

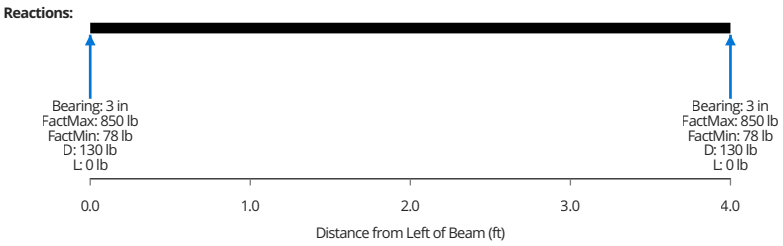
1. Axial load is assumed to be negligible. This is a particularly important point for inclined beams, in which axial load is by definition non-zero; it is left to the engineer to verify that the axial load is, in fact, negligible.
2. Shear is conservatively taken at the absolute highest location, instead of distance d as allowed per code.
3. Members are straight, prismatic (not-tapered) and not notched
4. For impact live loads, the wood is conservatively assumed to be treated (Cd = 1.6)
5. When flitch plates are used: shear and bearing are assumed 100% carried by wood, flitch plates don't affect C_L calculation, and steel is conservatively assumed to creep the same as wood for long term deflection
6. I-Joists are fully braced and all holes are within manufacturer limits.
7. Bearing is not considered at point loads.
8. All glulam beams are assumed to include at least four laminations, and if there are multiple pieces across the width, these are edge-bonded.
9. When shear deflections are explicitly considered, we make use of an approximation as defined here: https://support.clearcalcs.com/article/198-shear-deflection-in-us-and-canada-wood-beam-calculators
10. In weak axis multi-ply beam bending, the plies are assumed to act non-compositely.
11. Two-ply I-joists are assumed to meet all detailing requirements and blocking is to be added where required.

Client:	**Author:** Matthew Roblez	**Date:** Apr 14, 2025
Project: WHITE PINES RANCHES MAIL BUILDING		**Job #:** 25187
Address:		**Subject:** TYPICAL HEADER PASS
References: NDS 2018 (ASD)		

Summary

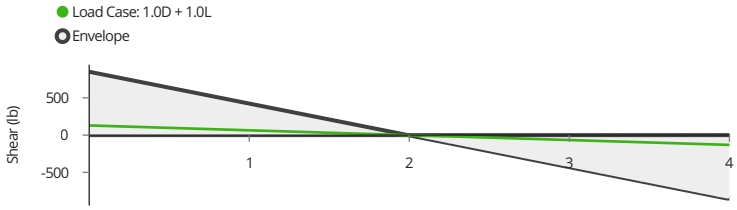


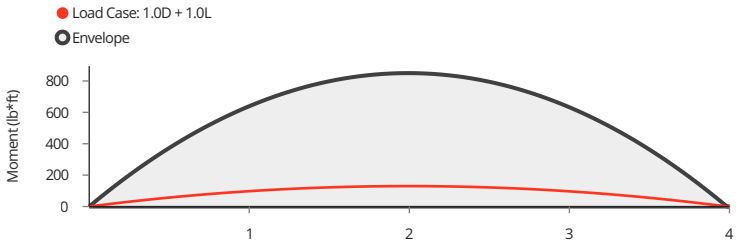
31%	Moment Utilization	M/M' =	850 lb*ft* / 2720 lb*ft*
28%	Shear Utilization	V/V' =	850 lb / 3001 lb
15%	Bearing Utilization	R/R' =	850 lb / 5625 lb
	Minimum Bearing Length (End Supports)	$\ell_{b,min,end}$ =	0.453 in
10%	Governing Live / Short-Term Deflection	δ_{ST} =	-0.0136 in (L/3529)
1%	Governing Long-Term Deflection	δ_{LT} =	-0.00123 in (L/39 081)

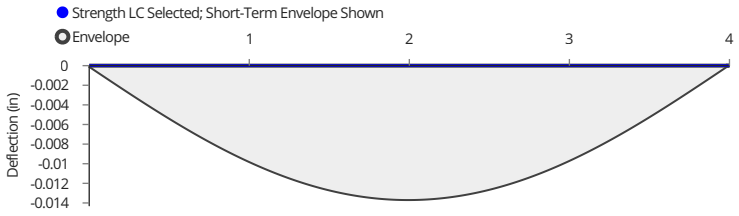


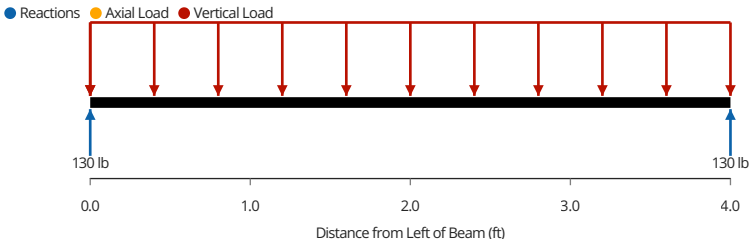
Diagrams

Graphed Load Combination D + L









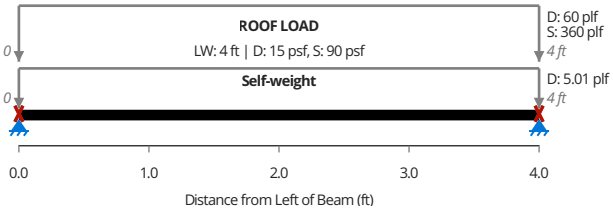
Key Properties

Section Type	Standard Sections Database
Size and Grade	2x8 D.Fir-L No. 2
Number of Plies	$n_{\text{plies}} = 2$
Beam Plan Length	$L_X = 4$ ft
Supports and Braces	$r =$

Support/Brace Type	Position From Left x (ft)	Bearing Length ℓ_b (in)
Pinned	0	3
Pinned	4	3

Continuous Bracing for Lateral Torsional Buckling	Top Braced
Add Flitch Plates?	No

Loads



Distributed Loads $w =$

Label	Start Location x_s (ft)	End Location x_e (ft)	Total Start Trib. Width TW_s (ft)	Total End Trib. Width TW_e (ft)	Load Magnitudes w
ROOF LOAD	0	4	4	4	D: 15 psf, S: 90 psf

Enable Automatic Live Load Patterning? (BETA)	No	
Brace at Point Loads?	No	
Include Self-weight	Yes	
Live Load Type	Occupancy	

Design Conditions

International Building Code (IBC) 2021

Beam Incline		Horizontal	
Total Material Length	$L =$	4 ft, 0 in	
Member Orientation		Strong (X-X)	
Repeating Member?		Non-Repeating	NDS 2018, Cl 4.3.9
Service Condition		Dry	NDS 2018, Cl 4.3.3
Temperature Range		T ≤ 100°F	NDS 2018, Table 2.3.3
Incised?		No	NDS 2018, Cl 4.3.8
Directly Consider Shear Deflection?		No	[APA TT-082, *True (Shear-Free) and Apparent Moduli of Elasticity*](https://www.apawood.org/publication-search?q=tt-082&tid=1)
Deflection Limit Absolute Limit	$\Delta_{max} =$	1 in	
Live / Short-term Deflection Limit	$(L/)_{ST} =$	360	IBC, Table 1604.3
Long Term Deflection Limit	$(L/)_{LT} =$	240	
Double L/ Deflection Limits for Cantilevers?		Yes	[International Building Code 2018, Table 1604.3](https://codes.iccsafe.org/content/IBC2018/chapter-16-structural-design)

Advanced Design Criteria

Adjusted Allowable Bending Stress Limit	$F'_{b,max} =$	0 psi
Adjusted Allowable Shear Stress Limit	$F'_{v,max} =$	0 psi

Member Properties

Base Allowable Shear Stress	$F_v =$	180 psi	NDS 2018 Supplement

Load Combination Analysis

Snow Load Duration Factor	$C_{D,snow} =$	1.15	NDS 2018, Table 2.3.2

Strength Load Combinations $LC_{str} =$

Load Combination	Duration Factor C_D	Total Load ΣR (lb)	Shear V (lb)	Pos. Moment M^+ (lb · ft)	Neg. Moment M^- (lb · ft)	Max Reaction R (lb)
1.0D	0.9	260	130	130	0	130
1.0D + 1.0L	1	260	130	130	0	130
1.0D + 1.0Lr	1.25	260	130	130	0	130
1.0D + 1.0S	1.15	1700	850	850	0	850
1.0D + 1.0R	1.15	260	130	130	0	130
1.0D + 0.75L + 0.75Lr	1.25	260	130	130	0	130
1.0D + 0.75L + 0.75S	1.15	1340	670	670	0	670
1.0D + 0.75L + 0.75R	1.15	260	130	130	0	130
1.0D + 0.6W,dn	1.6	260	130	130	0	130
1.0D + 0.7Ev + 0.7Eh	1.6	260	130	130	0	130
1.0D + 0.75L + 0.75Lr + 0.45W,dn	1.6	260	130	130	0	130
1.0D + 0.75L + 0.75S + 0.45W,dn	1.6	1340	670	670	0	670
1.0D + 0.75L + 0.75R + 0.45W,dn	1.6	260	130	130	0	130
1.0D + 0.75L + 0.75S + 0.525Ev + 0.525Eh	1.6	1340	670	670	0	670
0.6D + 0.6W,up	1.6	156	78	78	0	78
0.6D + -0.7Ev + 0.7Eh	1.6	156	78	78	0	78

Short-term Serviceability Load Combinations $LC_{servST} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0L	0	0
1.0Lr	0	0
1.0S	1440	−0.0136
0.42W,dn	0	0
0.42W,up	0	0

Long-term Serviceability Load Combinations $LC_{servLT} =$

Load Combination	Total Load ΣR (lb)	Max Deflection δ_s (in)
1.0(0.5D) + 1.0L + 1.0Lr	130	−0.00123

Unfactored Load Analysis

Unfactored Loads

Load Type	Total Load ΣR (lb)	Shear V (lb)	Moment M (lb · ft)	Max Reaction R (lb)	Deflection δ (in)
D	260	−130	130	130	−0.00246
S	1440	720	720	720	−0.0136

Governing Load Combination Determination

Governing Bending Moment $M = 850\ \text{lb} \cdot \text{ft}$

Governing Shear Force $V = 850\ \text{lb}$

Elastic Modulus (NDS 2018 2.3)

Wet Service Factor $C_{M,E} = 1$ NDS 2018 Supplement

Temperature Factor $C_{t,E} = 1$ NDS 2018, Table 2.3.3

Incising Factor $C_{i,E} = 1$ NDS 2018, Cl 4.3.8

Buckling Stiffness Factor $C_T = 1$ NDS 2018, Cl 4.4.2

Adjusted Modulus of Elasticity $E' = 1.60 \times 10^6\ \text{psi}$ NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)

Adjusted Minimum Modulus of Elasticity	$E'_{min} = 580\,000$ psi	NDS 2018 Table 4.3.1 (lumber), 5.3.1 (glulam), 8.3.1 (SCL)
Adjusted Flexural Stiffness	$E'I = 1.06 \times 10^6$ lb · ft²	

Section Bending (NDS 2018 2.3)

Load Applied on Compression Side?	Yes	AWC TR14, Cl 2.1.3.4
Wet Service Factor	$C_{M,b} = 1$	NDS 2018 Supplement (Tables 4A and 5A)
Temperature Factor	$C_{t,b} = 1$	NDS 2018, Table 2.3.3
Size Factor	$C_{F,b} = 1.2$	NDS 2018, Cl 4.3.6
Flat Use Factor	$C_{fu,b} = 1$	NDS 2018 4.3.7 for lumber and 5.3.7 for glulam
Incising Factor	$C_{i,b} = 1$	NDS 2018, Cl 4.3.8
Repeating Member Factor	$C_r = 1$	NDS 2018 4.3.9

Positive Bending (NDS 2018 2.3)

Governing Duration Factor - Positive Bending	$C^+_{D,b} = 1.15$	NDS 2018, Cl 2.3.2
Governing Beam Stability Factor - Positive Bending	$C^+_L = 1$	AWC TR14, Cl 2.1.3.4
Adjusted Bending Strength - Positive Bending	$F'^+_b = 1242$ psi	NDS 2018, Table 4.3.1

Negative Bending (NDS 2018 2.3)

Governing Duration Factor - Negative Bending	$C^-_{D,b} = 0.9$	NDS 2018, Cl 2.3.2
Governing Buckling Moment Calculation - Negative Bending	$M^-_{cr\text{Table}} =$	k-factor: AWC TR14 2.1.3.4 Load eccentricity factor: AWC TR14 2.1.3.4 Governing buckling moment: AW TR14 2.1.3.2 Beam stability factor: AW TR14 2.1.3.1

Span Length L (in)	Span Type	k-Factor k	Load Eccentricity Factor C_e	Governing Buckling Moment M_{cr} (lb · ft)	Beam Stability Factor C_L	M^-/C_L (lb · ft)
48	Int	1.72	0.718	17 436	0.993	0

Governing Beam Stability Factor - Negative Bending	$C^-_L = 0.993$	AWC TR14, Cl 2.1.3.4
Adjusted Bending Strength - Negative Bending	$F'^-_b = 965$ psi	NDS 2018, Table 4.3.1

Shear Design (NDS 2018 3.4)

Governing Duration Factor	$C_D = 1.15$	NDS 2018, Table 2.3.2
Wet Service Factor	$C_{M,v} = 1$	NDS 2018 Supplement
Temperature Factor	$C_{t,v} = 1$	NDS 2018, Table 2.3.3
Incising Factor	$C_{i,v} = 1$	NDS 2018, Cl 4.3.8
Adjusted Shear Strength	$F'_v = 207$ psi	NDS 2018, Table 4.3.1

Bearing (NDS 2018 3.10)

Wet Service Factor	$C_{M,\perp} = 1$	NDS 2018 Supplement
Temperature Factor	$C_{t,\perp} = 1$	NDS 2018, Table 2.3.3
Incising Factor	$C_{i,\perp} = 1$	NDS 2018, Cl 4.3.8
Base Bearing Strength	$F'_{c\perp}/C_b = 625$ psi	NDS 2018, Table 4.3.1
Linear Base Bearing Resistance	$R_\perp/C_b\ell_b = 1875$ lbf/in	
Bearing Strength per Support	$BR =$	NDS 2018, Cl 3.10.4

Location (ft)	Bearing Length ℓ_b (in)	Bearing Area Factor C_b	Allowable Bearing Load R' (lb)	Governing Reaction R (lb)	Utilization	Min Bearing Length (in)	Type
0	3	1	5625	850	0.151	0.453	Ext
4	3	1	5625	850	0.151	0.453	Ext

Deflections

Live / short-term deflections per span $\delta_{\text{TableST}} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio $L/$
4	Int	−0.0136	0.133	0.102	3529

Long-term Deflections per Span $\delta_{\mathrm{TableLT}} =$

Span Length L (ft)	Span Type	Deflection δ (in)	Deflection Limit Δ_{lim} (in)	Deflection Utilisation δ/Δ_{lim}	Deflection Ratio $L/$
4	Int	−0.00123	0.2	0.00614	39 081

Comments

Assumptions

1. Axial load is assumed to be negligible. This is a particularly important point for inclined beams, in which axial load is by definition non-zero; it is left to the engineer to verify that the axial load is, in fact, negligible.
2. Shear is conservatively taken at the absolute highest location, instead of distance d as allowed per code.
3. Members are straight, prismatic (not-tapered) and not notched
4. For impact live loads, the wood is conservatively assumed to be treated (Cd = 1.6)
5. When flitch plates are used: shear and bearing are assumed 100% carried by wood, flitch plates don't affect C_L calculation, and steel is conservatively assumed to creep the same as wood for long term deflection
6. I-Joists are fully braced and all holes are within manufacturer limits.
7. Bearing is not considered at point loads.
8. All glulam beams are assumed to include at least four laminations, and if there are multiple pieces across the width, these are edge-bonded.
9. When shear deflections are explicitly considered, we make use of an approximation as defined here: https://support.clearcalcs.com/article/198-shear-deflection-in-us-and-canada-wood-beam-calculators
10. In weak axis multi-ply beam bending, the plies are assumed to act non-compositely.
11. Two-ply I-joists are assumed to meet all detailing requirements and blocking is to be added where required.

ALLIANCE
ENGINEERING

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

To: White Pines Ranches HOA President
From: Gabrial Harju, Civil Engineer, Alliance Engineering
RE: White Pine Ranches Subdivision Entry Remodel Engineer Estimate of Construction Costs

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Below is our Engineer Estimate for the proposed entry remodel and automatic gate installation. This estimate does not include the cost of ongoing utilities or erosion control.

White Pine Ranches
Subdivision Entry Remodel
Project Number: 9-7-23

Engineer's Estimate of Construction Cost

ALLIANCE ENGINEERING

Item Number	Description	Quantity	UM	Unit Price	Estimated Price	
GENERAL CONDITIONS - SWPPP						
100.01	Construction Fence	525	LF	$3.00	$1,575	
100.02	4' LOD Fence With TEE Posts	255	LF	$5.00	$1,275	
100.03	Stripping (Centerline, Lane, Stop Bar)	1	LS	$833.00	$833	
100.04	R1-1 Stop Sign	1	EACH	$863.00	$863.00	
					sub total	$4,546
EARTHWORK						
200.01	Remove Hardscape - Asphalt	6,600	SF	$2.00	$13,200	
200.02	Remove Rock Fence - Unclassified Excavation	145	SF	$23.00	$3,335	
200.03	Remove Mail Cluster - Unclassified Excavation	94	SF	$23.00	$3,335	
200.04	Earthwork Cut - Roadway Base	400	CY	$23.00	$9,200	
200.05	Earthwork Cut - Site Runoff Drainage	20	CY	$23.00	$448.50	
					sub total	$29,519
CONCRETE - ASPHALT						
300.01	3" Asphalt Paving	1,040	SY	$23.00	$23,920	
300.02	9" UBC	29	CY	$46.00	$1,329	
300.03	48" Gravel Shoulder	43	CY	$23.00	$978	
300.04	6" Curb	32	LF	$23.00	$736	
300.05	Mail Box Pad	119	SF	$8.00	$948.00	
					sub total	$27,910
WATER LINE						
400.01	6" Ductile Iron Fire Hydrant Supply Line	32	LF	$100.00	$3,200	
400.02	Connect To Existing 8" Lateral	1	EACH	$4,850.00	$4,850	
400.03	Fire Hydrant Installation	1	EACH	$7,000.00	$7,000	
					sub total	$15,050
GATE ENTRY						
500.01	Key Pad Entry System	1	EACH	$10,000.00	$10,000	
500.02	Entry Gate	1	EACH	$20,000.00	$20,000	
500.03	Revegetation - Landscape Area Island	207	SF	$0.18	$37	
					sub total	$30,037

Total	$77,025
10% Contingency =	$7,702
10% Warranty =	$15,405
Engineer's Estimate Total =	**$100,132**

Permit #_____

NEW DEVELOPMENT
NOXIOUS WEED PLAN

PROJECT NAME: White Pine Ranch Subdivision Entry Remodel

PROJECT ADDRESS: 2399-2215 W White Pin Ln Park City, UT 84060

NAME OF DEVELOPER/PROPERTY OWNER: White Pine Ranch

E- MAIL info@whitepinesranch.com **PHONE** (815) 732-7923

DEVELOPMENT SIZE (acres): 0.75 Acres

CONTROL PROGRAM

The control program must describe the complete treatment including re-treatment plans for each specific noxious weed species for the next 3 years. Developer/Landowner is responsible to set up inspections with the Weed Supervisor. The property must be inspected each year. If the inspection of the property is not completed each year one year will be added to the end of the term.

A. Specific noxious weed species of concern associated with proposed project site.

Dyeas Wood, Spotted Knapweed, Phragmities, Musk Thistle, Scotch Thistle, Dalmation Toad Flax, Canada Thistle, Hounds Tongue, Common Burdock

B. Proposed method of control (or combination of methods) you intend to use to control specific noxious weeds.

1. Chemical (herbicide to be used)
   Weedmaster, Mile Stone, Aquanet
2. Mechanical (tilling, digging, grubbing, burning, etc.)
   Digging, Cutting, Grubbing
3. Biological (insects or animal released on site)
   N/A

C. Timing for control methods (treatment before flowering).

1. Time of year for treatment/application prior to commencement of site development.

   N/A

2. Time of year for monthly follow-up examination, detection, and treatment/ application.

   Spring and Fall

D. Prevention

1. Weed free certification for seed (contact USU extension for a specific seed mix).

2. Storage of topsoil, fill and gravel (on site or off site).

   Top Soil stays on site

3. Method proposed to maintain weed free perimeter to prevent off site infestation.

   Owner will maintain

4. Method proposed for early detection of new growth for treatment or re-treatment of site.

   Owner will maintain

The Utah Noxious Weed Act (Title 4, Chapter 17, Rule R68-09) provides for the control and management of noxious weeds in Utah. Private property owners, municipalities, and state agencies are subject to the provisions of the Utah Noxious Weed Act. This act requires all landowners or people in possession of property be responsible for the control of noxious weeds on that property.

David C Bingham _____ 6/11/25 _____

Summit County Weed Supervisor Date

Dave Bingham

E-mail dbingham@summitcounty.org

Phone 435-640-5496

_____ June 11, 2025 _____

Developer/Property Owner Date

White Pine Ranches HOA President

INSPECTIONS

Inspection 1:

Date of Inspection: _____

Notes:_____

_____

_____ _____

Developer/Property Owner Signature **Inspector Signature**

Inspection 2:

Date of Inspection: _____

Notes:_____

_____

_____ _____

Developer/Property Owner Signature **Inspector Signature**

Inspection 3:

Date of Inspection: _____

Notes:_____

_____

_____ _____

Developer /Property Owner Signature **Inspector Signature**

Community Development Department
P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcounty.org

STAFF REPORT

To:	Summit County Council
From:	Jennifer Leslie, County Planner
Date of Meeting:	August 6, 2025
Date of Report:	July 23, 2025
Type of Item:	Eastern Summit County Development Code Amendments – Public Hearing and Possible Action
Final Land Use Authority:	Summit County Council
Process:	Legislative
Project Number:	25-016

PROPOSAL

Staff proposes to remove the requirements for Final Site Plans and the entirety of Section 11-4-6 of the Eastern Summit County Development Code (Code). Staff proposes to remove references to Section 11-4-6 and make minor spelling or capitalization corrections in affected sections.

Final Site Plans are required to have signature blocks and include the meets and bounds of a property with the proposed development shown. The intention of the Final Site Plan language is to ensure that a document is recorded against the property to depict the site plan for an approved development. The Final Site Plan requirements in Section 11-4-6 can only be applied to Conditional Use Permits (CUP), which also have their own site plan and survey requirements. Because CUPs run with the land and are publicly available, the site plan requirements for CUPS effectively achieve the same result as recordation of a Final Site Plan.

As written, the current language requires that a separate land use application for a Final Site Plan is filed with any CUP, plus associated application, noticing, and recordation fees. A separate public hearing with the Eastern Summit County Planning Commission is also required. If an applicant wanted to amend an approved conditional use, both the CUP and the Final Site Plan must be amended.

Because the Final Site Plans must be recorded prior to construction activity, the recordation requirement is adding time, often weeks or months, before an approved land use can get an approved building permit and begin construction. Staff believes that the Final Site Plan requirement is redundant, time consuming, and costly for applicants. Similar processes were once in the Snyderville Basin Development Code and were removed.

The proposed amendments are attached as **Exhibit A** and summarized below:

Changes to Chapter 2:

1. Remove reference to final site plans when demonstrating proof of adequate water. Replace "final site plan" with "*Development Permit".*
2. Correct references to the Low Impact Permit (LIP) section and fix capitalization of "low impact permit".

Changes to Chapter 3:

1. Remove reference to Final Site Plans for industrial uses; instead reference "site plans", which are a requirement for a complete application for any Development Permit.
2. Update references to code sections for Temporary Use Permits (TUP), LIPs, and CUPs.

Changes to Chapter 4:

1. Remove Final Site Plan reference in table of contents and update numbering in all sections following the Final Site Plans.
2. Update capitalization and code references for Special Exceptions.
3. Remove all of Section 11-4-6: Final Site Plans.
4. Change reference to Final Site Plans to "site plans" in CUP and Master Planned Development (MPD) sections.

Changes to Chapter 6:

1. Capitalize defined terms including "low impact permit", "conditional use permit", and "land use authority" where written.
2. Update references to the LIP, CUP, and MPD code sections.
3. Remove reference to Final Site Plans for care facilities for the elderly or disabled; instead reference "site plans".
4. Update references for "final plat" to "Final Subdivision Plat" to appropriately reference the new subdivision language.

Changes to Appendix A:

1. Capitalize defined terms including "low impact permit", "conditional use permit", "conditional use", "final subdivision plat", and "record of survey".
2. Update appropriate code references for all affected sections.
3. Remove any reference to "final site plan" within defined terms.
4. Remove definitions of *Final Site Plan* and *Site Plan, Final.*

Changes to Appendix B:

1. Update references to MPD section.

BACKGROUND

On March 6, 2025, the Eastern Summit County Planning Commission (ESCPC) reviewed the proposed amendments, opened and closed a public hearing, and expressed concerns related to public access to approved conditional uses. The ESCPC requested that Staff explore ways to combine the Final Site Plan requirements with the site plan requirements for Conditional Use Permits. There was no public comment.

The item was brought back to the ESCPC on July 17, 2025 with the same proposed amendments. Staff clarified the challenges associated with the Final Site Plan code and clarified how approved conditional uses may be found in the public record. The ESCPC unanimously voted to forward a positive recommendation to the County Council.

ANALYSIS

Section 11-5-3 of the Eastern Summit County Development Code establishes a process for amendments to the text of the Code. It states that whenever an amendment to the Code is initiated, it must be reviewed by the Planning Commission who will deliver a recommendation to the County Council. The County Council, after holding a public hearing, can approve, approve with modifications, or deny the amendment. There is no criterion.

RECOMMENDATION

Staff recommends the Summit County Council review the proposed language amending Sections 11-2-3 Water and Sewage, 11-2-4 Natural Resources, 11-3-12 Industrial, 11-3-15 Allowed, Conditional, Low Impact, and Temporary Uses, 11-3-16 Use Table, Chapter 4: Standards for Approval of Development Permits, Chapter 6: Installation and Guarantee of Development Improvements, Appendix A: Definitions, and Appendix B: Master Plan Development Deed Restricted Open Space Calculation of the Eastern Summit County Development Code, conduct a public hearing, and vote to approve the amendments through the adoption of Ordinance 995, based on the following Findings of Fact and Conclusions of Law.

Findings of Fact:

1. Staff is proposing amendments to the Eastern Summit County Development Code (Code) to remove Section 11-4-6: Final Site Plans and all references to Final Site Plans. Any references to the Code sections following 11-4-6 within Chapter 4 would have updated references.
2. Staff determined these amendments are primarily administrative in nature, intended to clarify and reduce the submittal requirements for *Development Permit* applicants.
3. These amendments do not affect density or other substantive development standards.
4. The amendments apply to the entire Eastern Summit County Planning District.

Conclusions of Law:

1. The amendments are consistent with the goals, objectives, and policies of the General Plan.

2. The amendments are consistent with the requirements established in chapter 6 of the Eastern Summit County Development Code.
3. The proposed amendments are not detrimental to public health, safety, and welfare.

Attachments

Exhibit A: Proposed Amendments – Ordinance 995

SUMMIT COUNTY, UTAH
ORDINANCE NO. 995

AN ORDINANCE AMENDING THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE SECTIONS 11-2-3 WATER AND SEWAGE, 11-2-4 NATURAL RESOURCES, 11-3-12 INDUSTRIAL, 11-3-15 ALLOWED, CONDITIONAL, LOW IMPACT, AND TEMPORARY USES, 11-3-16 USE TABLE, CHAPTER 4: STANDARDS FOR APPROVAL OF DEVELOPMENT PERMITS, CHAPTER 6: INSTALLATION AND GUARANTEE OF DEVELOPMENT IMPROVEMENTS , APPENDIX A: DEFINITIONS, AND APPENDIX B: MASTER PLAN DEVELOPMENT DEED RESTRICTED OPEN SPACE CALCULATION

PREAMBLE

WHEREAS, Utah Code Annotated ("UCA") §17-27a-503(1) provides that counties can amend any regulation of or within the zoning district or any other provision of a land use regulations; and

WHEREAS, Section 11-5-3 of the Eastern Summit County Development Code provides that the County Council may from time to time amend, supplement, or repeal the provisions and regulations of such Code; and,

WHEREAS, the goal of Chapter 2 of the Eastern Summit County General Plan is to develop land use codes which balance the diversity of desires of Eastern Summit County residents, including private property rights; and

WHEREAS, In furtherance of this goal, §11-1-1 of the Eastern Summit County Code provides that "The Eastern Summit County general plan was developed to ensure that the rural, agricultural and small town character of the eastern portion of the County shall remain, even in the presence of growth and change. The intention of the County is to assure the managed, proper and sensitive development of land to protect and enhance these desired qualities and the lifestyle that exists"; and

WHEREAS, the proposed amendments do not affect existing land uses, density, or other substantive development standards; and,

WHEREAS Staff determined these amendments are primarily administrative in nature, intended to clarify and simplify development processes; and,

WHEREAS, the Eastern Summit County Planning Commission held a public hearing on March 6, 2025; and

WHEREAS, the proposed amendments apply to the entire Eastern Summit County Planning Area; and,

WHEREAS, the Eastern Summit County Planning Commission recommended adoption of the amended sections of the Eastern Summit County Development Code on July 17, 2025 and

WHEREAS the Summit County Council held a public hearing on August 6, 2025; and,

NOW, THEREFORE, the County Council of the County of Summit, State of Utah, ordains as follows:

Section 1. **EASTERN SUMMIT COUNTY DEVELOPMENT CODE** The Eastern Summit County Development Code is amended as depicted in Exhibit A.

Section 2. **Effective Date.** This Ordinance shall take effect immediately after publication.

Enacted this ___ day of _____, 2025.

ATTEST:

_____
Evelyn Furse
Summit County Clerk

APPROVED AS TO FORM

_____
David L. Thomas
Chief Civil Deputy

SUMMIT COUNTY COUNCIL

_____
Tonja Hanson, Chair

VOTING OF COUNTY COUNCIL:

Councilmember McKenna _____

Councilmember Robinson _____

Councilmember Harte _____

Councilmember Armstrong _____

Councilmember Hanson _____

EXHIBIT A
PROPOSED AMENDMENTS

Title 11 Eastern Summit County Development Code

Chapter 2: Development Evaluation Standards

Section 11-2-3: Water and Sewage

E. Adequate Water: No Building Permit, Low Impact Use, Conditional Use or commercial or industrial development shall be approved without adequate water quantity, quality, pressure and dependability to support the Use intended and to provide for protection from fire.

1. Applicability: With the exception of Subdivisions consisting of three (3) or less Lots and Low Impact Uses, the standards for adequate water rights to serve a project shall be satisfied prior to the approval of a Final Subdivision Plat or ~~final site plan~~ Development Permit for the proposed development.

Section 11-2-4: Natural Resources

G. Natural Grade Slopes (Exception): In the event a Conforming Parcel has no locations (or insufficient area) for otherwise permissible Development without violating subsection F of this section, or in the event access to a suitable development area on a Conforming Parcel requires the crossing of an area of thirty percent (30%) slope, the Community Development Director may approve development as a ~~low impact permit~~ Low Impact Permit subject to the findings in section ~~11-4-8~~ 11-4-7 of this title and the following additional findings:

...

J. Ridgeline Development (Exception): Where it is not possible to build on a Conforming Parcel without violating the prohibition in subsection I of this section, the Community Development Director may approve ridgeline development as a ~~low impact permit~~ Low Impact Permit subject to the findings in section ~~11-4-8~~ 11-4-7 of this title and all of the following additional criteria:

Chapter 3: Zoning Districts and Requirements

Section 11-3-12: Industrial (I)

C. Industrial Zone And Use Criteria: New Industrial Uses shall not be established nor shall existing industrial uses be expanded within the Industrial Zone unless the Use complies with all of the following criteria:

...

5. A ~~final~~ site plan, design guidelines and operational management plan will be required as part of any ~~conditional use~~ Conditional Use, rezoning or expansion of an industrial use to fully address potential impacts to neighboring uses or the community at large.

Section 11-3-15: Allowed, Conditional, Low Impact, and Temporary Uses

D. A Temporary Use is a Use that can be established for a limited duration with the intent to discontinue such Use upon the expiration of the time period. Any Use not listed as an Allowed Use or a Conditional Use within a Zone District may be considered as a Temporary Use pursuant to and in accordance with the provisions of section ~~11-4-9~~ 11-4-8 of this title. (Ord. 877, 4-18-2018, eff. 6-1-2018)

Section 11-3-16: Use Table

Permitted Uses	R-2.5	AG-5	AG-10	AG-20	AG-40	AG-80	CA	C	LI	I	Additional Reference
...											
Ground mounted solar energy system	L	L	L	L	L	L	L	A	A	A	~~11-4-8~~ 11-4-7, 11-6-22
Ground mounted solar energy system, large scale		C	C	C	C	C		C	C	C	~~11-4-7~~ 11-4-6, 11-6-22
...											
Oil wells, natural gas wells and steam wells					C	C				C	Subsection ~~1~~ ~~11-4-7I~~ 11-4-6I of this title
…											

Note:

1. Wind power generation facilities greater than 45 feet in height are exempt from the ridgeline prohibition provisions in subsections 11-2-4I and J of this title provided it meets all of the conditional uses permit requirements in section ~~11-4-7~~ 11-4-6 of this title.

Chapter 4: Development Review Processes and Procedures

Table of Contents:

Section 11-4-2: Lot/Parcel Requirement for Development, Subdivisions and/or Uses

C. Eligibility For Development:

...

2. A Non-Conforming Parcel is eligible for Development of a Single-Family Dwelling, Subdivision, or other Development Action, Permit, or Use identified in section 11-3-16 of this title, by an Action of the County through one of the following Development processes, as defined and outlined in this title, provided all criteria can be met.

...

d. Special Exception: Special ~~exception~~ Exception as granted by the County Council if the criteria for approval as outlined in section ~~11-4-0 11~~ 11-4-10 of this chapter can be satisfied. (Ord. 868, 6-14-2017)

Section 11-4-6: Final Site Plans

A. Information Required: A detailed Final Site Plan is required for all conditional use permits. Final Site Plans shall contain the information set forth in this section. The Community Development Director may waive specific submittal requirements if it is determined that the submittal requirement(s) are not necessary to demonstrate compliance with the provisions of this chapter.

1. A vicinity map at a scale of not less than one inch equals one thousand feet (1" = 1,000').

2. A legal description and accompanying map exhibit of the exterior boundaries of the development area giving lengths and bearings of the boundary lines at the scale of one inch equals one hundred feet (1" = 100'), showing the location and type of boundary evidenced. Such information should be provided from the recorded plats. The legal description shall include the following data:

a. Metes and bounds of all property lines;

(1) Total area of property;

(2) North scale and north arrow; and

b. Name and route numbers of boundary roads and the width of existing rights-of-way.

3. Existing topography with maximum contour intervals of two feet (2').

4. A final detailed land use plan at a scale of not less than one inch equals one hundred feet (1" = 100') showing:

a. The location and arrangement of all proposed uses, including building area.

b. The height and number of floors of all buildings, other than single-family dwelling units, both above and below or partially below the finished grade.

c. A cross section elevation plan depicting all buildings, structures, monuments, and other significant natural and manmade features of the proposed development.

d. The yard dimensions from the development boundaries and adjacent private and public roads and alleys.

e. The traffic and the pedestrian circulation system, including the location and width of all public and private roads, driveways, entrances to parking areas and parking structures, trails, walkways and bicycle paths.

f. Off street parking and loading areas and structures, and landscaping for parking areas.

g. Greenbelt and other active recreation space areas, together with proposed private recreational areas, specifying the proposed improvement of all such areas, and delineating those areas proposed for specific types of recreational facilities.

h. Architectural features of typical proposed structures, including lighting fixtures, signs and landscaping.

i. A plan or statement showing the location and design of all screening measures and indicating the type and height of such screening.

j. When the development is to be constructed in stages or units, a final sequence of development schedule showing the order of construction of such stages or units, and approximate completion date for the construction of each stage or unit.

k. A copy of all Covenants, Restrictions and Conditions pertaining to the use, maintenance and operation of private open space areas.

l. All existing monuments found during the course of the survey (including a physical description such as "brass cap").

m. All existing easements or rights-of-way, including those contiguous to the platted area, their nature, width, and the book and page number of their recording in the County Recorder's Office.

n. All rights-of-way and easements and trails (including open space) created by the development with their boundary, bearings, lengths, widths, name, number or purpose. For curved boundaries, the curve radius, central angle and length of arc shall be given.

o. A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

(1) The area of all parcels created, total acreage, total acreage in lots, and total acreage in private or public roads or other dedicated parcels;

(2) Total number of dwelling units, by development phase;

(3) Residential density and units per acre;

(4) Total floor area and floor area ratio for each type of use;

(5) Total area in open space and length of trails;

(6) Total area in developed recreational open space; and

(7) Total number of off street parking and loading spaces.

B. Site Plan Contents: In addition to the requirements of subsection A of this section, the Final Site Plan shall conform to current surveying practice and shall show the following information:

1. A title block giving the development's name and the quarter-quarter section, section, township, range, principal meridian, and county of its location.

2. A notation of any adjoining plats or certificates of survey and titles thereto.

3. All monuments set during the course of the survey (including a physical description such as "rebar driven to depth of..."), including appropriate witness monuments.

4. The owner's Certificate of Consent, including a legal description of the subdivision's boundaries and the dedication of public ways or spaces. This certificate shall be signed, dated and notarized.

5. The owner's Certificate of Consent should include a reference to any covenants that may be declared and blanks where the County Recorder may enter the book and page number of their recording.

6. A Certificate of Consent from any and all mortgagors, lien holders, or others with a real property interest in the subdivision. These Certificates of Consent shall be signed, dated and notarized.

7. A Surveyor's Certificate showing the name and registration number of the surveyor responsible for making the survey. This Surveyor's Certificate shall be signed and dated. polyester film (mylar). Final site plans may be either eighteen inches by twenty four inches (18" x 24"), or twenty four inches by thirty six inches (24" x 36"). Three (3) paper copies shall be submitted along with the linen or film copy.

~~8. Signature blocks prepared for the dated signatures of the Planning Commission, County Manager, County Recorder, County Engineer, County Attorney, electrical and gas utilities (when applicable) and applicable fire district. A signature block shall also be provided for the County Treasurer indicating that all taxes, tax notice charges, interest and penalties charged to the property have been paid.~~

~~C. Site Plan Materials, Size, Copies: Final site plans may be prepared on linen or on a stable base~~

~~D. Multiple Sheets: Multiple sheet final site plans may be used. All sheets shall be numbered and referenced to an index, and all required certificates shall appear on a single sheet (along with the index and vicinity maps).~~

~~E. Review Procedure:~~

~~1. The Community Development Director shall review the application for a final site plan, prepare a staff report, which makes recommendations and proposed findings, and present such to the Planning Commission. Following a lawfully advertised public hearing, the Planning Commission shall take final action on the application for a final site plan. (Ord. 868, 6-14-2017; amd. Ord. 938, 5-14-2022)~~

Section ~~11-4-7~~ 11-4-6: Conditional Use Permits

F. Establishment Of A Conditional Use Permit: Final Action on an Application for a Conditional Use Permit shall be in the form of a signed letter issued by the Community Development Director to the Applicant specifically identifying each condition together with the approved ~~Final Site Plan~~ site plan and any other accompanying documents determined to be relevant by the Community Development Director.

Section ~~11-4-8~~ 11-4-7: Low Impact Permits

Section ~~11-4-9~~ 11-4-8: Temporary Use Permits

Section ~~11-4-10~~ 11-4-9: Zoning Variances

Section ~~11-4-11~~ 11-4-10: Special Exceptions

Section ~~11-4-12~~ 11-4-11: Master Planned Developments

D. Process

...

6. Vesting Of Approval:

a. Master Planned Developments: Construction within the MPD area will be required to commence within five (5) years of the date of the Planning Commission MPD approval. After construction commences, the MPD shall remain valid as long as it is consistent with the approved specific project-phasing plan as set forth in the approved ~~Final Site Plan~~ site plan and associated documents. It is anticipated that the specific project-phasing plan may require review and re-evaluation of the project at specified points in the development of the project.

~~c~~ b. Master Planned Developments Associated With A Rezone: Construction within the MPD area will be required to commence within five (5) years of the date of the County Council MPD approval. After construction commences, the MPD shall remain valid as long as it is consistent with the approved specific project-phasing plan as set forth in the approved ~~final~~ site plan and associated documents. It is anticipated that the specific project-phasing plan may require review and re-evaluation of the project at specified points in the development of the project. In the event that the required construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the zone shall revert to the previous zone designation.

Chapter 6: General Regulations

Section 11-6-2: Non-conforming Uses, Structures and Lots

H. Enlargement Of A Non-conforming Residential, Agricultural, Or Accessory Structure: A Non-conforming Residential, Agricultural, or Accessory Structure may be enlarged according to the following criteria:

...

3. Low Impact Permit Required: Any portion of a Non-conforming Residential, Agricultural, or Accessory Structure that does not comply with the Setback requirements for the Zone District in which the Structure is located may be enlarged through the Low Impact Permit ~~low impact permit~~ process described in section 11-4-7 ~~11-4-8~~ of this title and according to the following criteria:

...

I. Enlargement Of A Non-conforming Commercial Or Industrial Structure: A non-conforming commercial or industrial Structure may be enlarged according to the following criteria:

...

2. Low Impact Permit Required: A non-conforming commercial or industrial Structure shall not be enlarged in any way that increases the nonconformity, except through the Low Impact Permit ~~low impact permit~~ process described in section 11-4-7 ~~11-4-16~~ of this title and according to the criteria found in this section. A Public Hearing shall be held before the Commission. Following the Public Hearing, the Commission shall make a recommendation to the CDD regarding an approval, approval with conditions, or denial of the Application.

J. Enlargement Or Conversion Of A Non-conforming Commercial Or Industrial Use: A non-conforming commercial or industrial Use may be enlarged or converted to another Non-conforming Use according to the following criteria:

1. Low Impact Permit Required: A non-conforming commercial or industrial Use shall not be enlarged in any way that increases the nonconformity except through the Low Impact Permit ~~low impact permit~~ process described in section 11-4-7 ~~11-4-16~~ of this title and according to the criteria found in this section. A Public Hearing shall be held before the Commission. Following the Public Hearing, the Commission shall make a recommendation to the CDD regarding an approval, approval with conditions or denial of the Application.

Section 11-6-6: Equipment Enclosures, Utility Structures and Related Facilities

B. Application: All applicants wishing to submit an Application to construct utility facilities/structures shall: 1) submit to staff the latitude and longitude of proposed utility facilities/structures; 2) meet or exceed the following criteria in addition to the ~~conditional use~~ Conditional Use criteria in section ~~11-4-7~~ 11-4-6 of this title:

Section 11-6-9: Development Agreements

A. Authority: The County may, but under no circumstances is it required to, enter into a Development Agreement with a property owner or Applicant for Development approval. The County, at its sole discretion, may opt to use a Development Agreement when it determines that such an approach to Development promotes and protects the public health, safety and general welfare. Development Agreements shall be used to implement a Rezone under a Master Planned Development, as indicated in section ~~11-4-12~~ 11-4-11of this title.

...

D. Criteria For Approval: The criteria for approval are as follows:

...

4. Development allowed under a Development Agreement shall comply with the Development Evaluation Standards in chapter 2 of this title, the Infrastructure Standards in this chapter, and all other criteria described in section ~~11-4-12~~ 11-4-11of this title.

...

E. Procedure For Approving Agreements: All Development Agreements shall be reviewed and approved in accordance with the procedures for a Master Planned Development, as described in section ~~11-4-12~~ 11-4-11 of this title. (Ord. 708, 12-10-2008; amd. Ord. 931, 10-13-2021)

Section 11-6-14: Completion of Improvements

A. Financing: Installation of the improvements required in a Development or development phase shall be guaranteed by:

1. Installation of all required and represented improvements with an approved improvement agreement prior to the filing of a ~~final plat or final site plan~~ Final Subdivision Plat; or

Section 11-6-18: Residential Care Facilities for the Elderly or Disabled

A. A Residential Care Facility for the elderly or disabled may not be established unless:

1. A ~~conditional use permit~~ Conditional Use Permit has been issued;

2. Development review and approval of a ~~final~~ site plan has occurred and a building permit has been issued.

Section 11-6-21: Adaptive Reuse of Historically Significant Structures

F. Qualifying Provisions: In order to qualify for Conditional Use review under section ~~11-4-7~~ 11-4-6, "Conditional Use Permits", of this title, the Applicant must first demonstrate compliance with all of the following to the Planning Commission:

Section 11-6-22: Solar Energy Systems

D. Large Scale Ground Mounted Solar Energy System:

...

4. Systems should be designed, oriented, and constructed to minimize impacts on adjacent properties and the environment. When reviewing an application, the ~~land use authority~~ Land Use Authority shall consider the following in addition to § ~~11-4-7~~ 11-4-6:

Section 11-6-24: Off-Site Parking Lots for Event Centers or Guest Ranches or Lodges

B. Standards. In addition to the standards for a Conditional Use in Chapter ~~11-4-7~~ 11-4-6 of this Title the following standards will apply to all Off-Site Parking Lots for Event Center/Guest Ranches or Lodges:

Appendix A Definitions

CERTIFICATE OF CONSENT: The owner's dedication on a ~~final subdivision plat or Final Site Plan~~ Final Subdivision Plat; or the lienholder's consent on a Final Subdivision Plat.

CONDITIONAL USE PERMIT: A Development Permit which approves a ~~conditional use~~ Conditional Use.

CONDITIONAL USE PERMIT, MAJOR AMENDMENT: An amendment to a ~~conditional use permit~~ Conditional Use Permit as set forth in subsection ~~11-4-7G2~~ 11-4-6G2 of this title.

CONDITIONAL USE PERMIT, MINOR AMENDMENT: An amendment to a Conditional Use Permit as set forth in subsection ~~11-4-7G1~~ 11-4-6G1 of this title.

~~FINAL SITE PLAN: A map establishing detailed development layout, and other development details as set forth in section 11-4-6 of this title.~~

~~SITE PLAN, FINAL: A document or map that may be required by Summit County during a preliminary review preceding the issuance of a development permit to demonstrate that an owner's or developer's proposed development activity meets a land use requirement. Final Site Plans shall conform to the requirements of section 11-4-6 of this title.~~

MASTER PLANNED DEVELOPMENT (MPD): A development process set forth in section ~~11-4-12~~ 11-4-11 of this title whereby comprehensive project design is accomplished through development strategies, efficiencies in land resources, and flexibility and innovation in design.

MPD, Major Amendment: An amendment to an MPD as set forth in subsection ~~11-4-12D5b~~ 11-4-11D5b of this title.

MPD, Minor Amendment: An amendment to an MPD as set forth in subsection ~~11-4-12D5a~~ 11-4-11D5a of this title.

OPEN SPACE, DEED RESTRICTED: Land which is deed restricted for public or private agricultural, scenic, or recreational purposes. This has reference to the bonus density set forth in subsection ~~11-4-12E2~~ 11-4-11E2 of this title.

SKETCH PLAN: A sketch preparatory to the preparation of a Final Subdivision Plat ~~or Final Site Plan~~.

SURVEYOR'S CERTIFICATE: A certification by a registered land surveyor which appears on a Final Subdivision Plat or Record of Survey ~~final subdivision plat, record of survey, or final site plan~~.

VARIANCE, SPECIAL CIRCUMSTANCES: A circumstance which complies with subsection ~~11-4-10E~~ 11-4-9E of this title.

VARIANCE, UNREASONABLE HARDSHIP: A hardship which complies with subsection ~~11-4-~~

Appendix B: Master Plan Development Deed Restricted Open Space Land Calculation

Bonus Density Calculation

If the number of lots in a proposed Subdivision within an MPD is greater than the Base Density, then so long as: a) the number and configuration of the Lots complies with section ~~11-4-12~~ 11-4-11 of this title, and b) the greater of either the Deed Restricted Open Space required by this appendix or the ten percent (10%) Open Space minimum requirement of subsection ~~11-4-12E6~~ 11-4-11E6 of this title is set aside, the Applicant shall be entitled to such increased number of Lots in excess of Base Density. The amount of required Deed Restricted Open Space is calculated using the following formula: