

**STATE RECORDS COMMITTEE**

**NOTICE OF PUBLIC MEETING**

**Thursday, November 12, 2015, at 9 a.m. to 4 p.m.**

**Utah State Archives Building  
346 S. Rio Grande St.  
Salt Lake City, UT 84101**

**NOTE: The Chair may recess at 12 noon and may reconvene at 12:30 p.m. for lunch when there are two or more hearings scheduled.**

**AGENDA**

**HEARINGS:**

**Scott Gollaher vs. Morgan County Attorney's Office:** Mr. Gollaher is appealing denial of email receipt and/or record of receipt for five colored photographs by Morgan County Attorney's Office. Telephonic.

**Tammy Halvorson, Diamond Parking Services, LLC vs. Utah State Tax Commission:** Ms. Halvorson, Diamond Parking Services, LLC, represented by Stoel Rives LLP, is appealing the State Tax Commission's denial for Motor Vehicle Information Account record.

**Kurt Bailey vs. Perry City Police Department:** Mr. Bailey is appealing access denial to his case records.

**Nestor Gallo vs. Provo City Housing Authority:** Mr. Gallo is appealing access denial to Executive Director's compensation, St. Francis Project financial records, PCHA policy and code for "net play pen" violation, and financial analysis of benefit reductions.

**John Rice vs. Utah Department of Corrections:** Mr. Rice is appealing access denial to his LEB Background Check Report.

**WITHDRAWN/POSTPONED HEARINGS:**

**Roger Bryner vs. Davis County:** Mr. Bryner is appealing access denial to other inmate financial reports, deposit records, transfer records and any other financial records designated "private." (Withdrawn on October 29, 2015)

**Patrick Sullivan vs. Department of Corrections:** Mr. Sullivan is appealing denial of fee waiver and access to emails on server where he is the subject created by multiple UDC staff members. Telephonic. (Postponed on November 4, 2015)

**Chris McDaniel, BuzzFeed Inc., vs. Department of Corrections:** BuzzFeed is appealing partial denial request for public interest records referring to the UDC Execution Policy and the execution protocol that law enforcement followed for Ronnie Lee Gardner's execution. (Postponed on November 4, 2015)

**Patrick Sullivan vs. Insurance Department, Fraud Division:** Mr. Sullivan is appealing the Utah Insurance Department, Fraud Division, partial denial of records responsive to case number # 121402082 and/or 141402082 between January 1, 2012 and March 30, 2015. Telephonic. (Postponed on November 6, 2015)

## **BUSINESS**

**Approval of October 8, 2015, SRC Minutes, action item**

**Retention Schedules, action item**

**SRC appeals received**

**Cases in District Court**

**Other Business**

**Next meeting scheduled for December 10, 2015, @ 9 a.m. to 4 p.m.  
Review 2016 State Records Committee meeting dates**

**ADA:** In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Nova Dubovik at the Utah State Archives and Records Service, 346 S. Rio Grande, Salt Lake City, Utah 84101, or call (801)531-3834, at least three days prior to the meeting.

**Electronic Participation:** One or more members of the State Records Committee may participate electronically or telephonically pursuant to Utah Code 52-4-207(2) and Administrative Rule 35-1-2. Please direct any questions or comments to: State Records Committee, Utah State Archives, 346 S. Rio Grande, Salt Lake City, Utah 84101 (801) 531-3834.

## APPEALS TO THE STATE RECORD COMMITTEE: As of November 2015

Archives Case No.	Case Title/ Participants	Records Sought	Notes	Status
<b>Withdrawn, Denied, Incomplete, Pending Review</b>				
2015-77	<b>Patrick Sullivan vs. Department of Technology Services (Appealed 9 October)</b>			<b>Hearing denied.</b>
Mr. Sullivan is appealing access denial to Utah Insurance Department emails stored at the Department of Technology Services. DTS is a provider of computer services for the governmental entity within the state of Utah including storage of electronic data on behalf of other governmental entities DTS has no ownership of the records. The Chair and Committee member, Ms. Richardson, reviewed and declined hearing pursuant to R35-2-2(2) and R895-1-4(3). Mr. Sullivan was provided the option to appeal SRC's decision to the District Court within 30 days of the denial letter dated October 20, 2015.				
2015-79	<b>Cindy St. Clair, KUTV SLC vs. Spring City, UT (Appealed 20 October)</b>			<b>Incomplete Appeal</b>
Ms. St. Clair is appealing a fee waiver denial for records received by the City. The appeal is missing the governmental entities and chief administrative officers denial letters.				
2015-80	<b>Matthew Johnson vs. Utah Department of Corrections (Appealed 21 October)</b>			<b>Incomplete Appeal</b>
Mr. Johnson is appealing access denial to his "Incident and Discipline Report #301062." The appeal is missing the original GRAMA request and CAO denial letter.				
2015-82	<b>Ramon A. Somoza vs. Utah County Attorney's Office (Appealed 2 November)</b>			<b>Pending review</b>
Mr. Somoza is requesting a 30-day extension from the Utah Commissioners or State Records Committee so he can appeal its decision. He is claiming the decision was not sent in a timely manner allowing him time to appeal to the next appropriate authority. The notice of appeal was received on Nov. 2, 2015. He is appealing the partial access denial of full disclosure of the communication between the Utah County Prosecution, Ron T. Edwards (crime scene invest.), and the Utah county Public Defenders Association. The appeal is untimely by 8 days. The Chair and Committee member, Mr. Fleming, reviewed and a decision is pending, pursuant to Subsection 63G-2-403(1)(a).				
2015-83	<b>Roger Bryner vs. Utah Department of Health, Utah Public Health Laboratory, Forensic Toxicology Program (Appealed 29 Oct)</b>			<b>Incomplete Appeal</b>
Mr. Bryner is appealing access denial to copyrighted material. The appeal is missing original GRAMA request and governmental entity response. Notified has 2 weeks to provide material-deadline Nov. 16.				

<b>2015-85</b>	<b>Patrick Sullivan vs. Utah Department of Corrections (Appealed 9 November)</b>	<b>Telephonic Draper</b>	<b>Pending review</b>
Mr. Sullivan is appealing a fee waiver denial for multiple UDC staff member emails in which he is the subject. This is similar to the rescheduled appeal, case no. 15-48.			
<b>2015-86</b>	<b>Patrick Sullivan vs. Utah Department of Human Resource Management (Appealed 9 November)</b>	<b>Telephonic Draper</b>	<b>Pending review</b>
Mr. Sullivan is appealing access to denial to multiple UDC staff member disciplinary records/reports, and performance evaluations classified protected under Subsections 63G-2-305(11) & (13).			
<b>SCHEDULED HEARINGS</b>			
<b>2015-48</b>	<b>Patrick Sullivan vs. Department of Corrections (Appealed 28 July)</b>	<b>Telephonic Draper</b>	<b>Hearing Rescheduled December 10, 2015</b>
Mr. Sullivan is appealing denial of fee waiver and access to emails on server where he is the subject created by multiple UDC staff members. Request # 23804, 23809, 23422, and 23287. On September 1, 2015, the Petitioner requested a postponement of September 10, 2015, because parties in mediation. On November 4, 2015, Petitioner requested a postponement of Nov. 12 <sup>th</sup> hearing. Both parties are in mediation.			
<b>2015-69</b>	<b>Scott Gollaher vs. Morgan County Attorney's Office (Appealed 4 Sep)</b>	<b>Telephonic SL County Metro Jail</b>	<b>Hearing Scheduled November 12, 2015</b>
Mr. Gollaher is appealing denial of email receipt and/or record of receipt for five colored photographs by Morgan County Attorney's Office. The chief administrative officer failed to make a decision on the appeal, the failure is equivalent of a decision affirming the access denial.			

<b>2015-39</b>	<b>Patrick Sullivan vs. Insurance Department, Fraud Division (Appealed 7 June)</b>	<b>Telephonic Draper</b>	<b>Hearing Rescheduled December 10, 2015</b>
	Mr. Sullivan is appealing the Utah Insurance Department, Fraud Division, partial denial of records responsive to case number # 121402082 and/or 141402082 between January 1, 2012 and March 30, 2015. Petitioner postponed, both parties working towards a resolution through mediation.		
<b>2015-71</b>	<b>Kurt Bailey vs. Perry City Police Department (Appealed 23 September)</b>		<b>Hearing Scheduled November 12, 2015</b>
	Mr. Bailey is appealing access denial to radar training certificates for officer & vehicle radar equipment; all video recordings including but limited to dash cam, body camera, and any audio used for citation #P10329319.		
<b>2015-72</b>	<b>Roger Bryner vs. Davis County (Appealed 24 September)</b>		<b>Appeal Withdrawn</b>
	Mr. Bryner is appealing access denial to other inmate financial reports, deposit records, transfer records and any other financial records designated "private." The County is requesting more specificity before responding. Dispute resolved through mediation.		
<b>2015-60</b>	<b>Chris McDaniel, BuzzFeed Inc., vs. Department of Corrections (Appealed 10 Aug)</b>		<b>Hearing Rescheduled December 10, 2015</b>
	BuzzFeed is appealing partial denial request for public interest records referring to the UDC Execution Policy and the execution protocol that law enforcement followed for Ronnie Lee Gardner's execution. On Oct. 1, parties requested postponement until November 12, 2015. November 12 <sup>th</sup> hearing postponed. Both parties in mediation.		
<b>2015-50</b>	<b>Tammy Halvorson, Diamond Parking Services, LLC vs. Utah State Tax Commission (Appealed 30 July)</b>		<b>Hearing Rescheduled November 12, 2015</b>
	Ms. Halvorson, Diamond Parking Services, LLC, represented by Stoel Rives LLP, is appealing the State Tax Commission's denial for Motor Vehicle Information Account record. On August 31, 2015, the Petitioner requested a postponement of the September 10, 2015, and on September 30, 2015, the Petitioner requested postponement because parties in mediation.		
<b>2015-70</b>	<b>Nestor Gallo vs. Provo City Housing Authority (PCHA) (Appealed 22 September)</b>		<b>Hearing Scheduled November 12, 2015</b>
	Mr. Gallo is appealing access denial to Executive Director's compensation, St. Francis Project financial records, PCHA policy, and code for "net play per" violation, and financial analysis of benefit reductions.		
<b>2015-73</b>	<b>John Rice vs. Utah Department of Corrections (Appealed 30 September)</b>		<b>Hearing Scheduled November 12, 2015</b>
	Mr. Rice is appealing access denial to his LEB Background Check Report.		

2015-74	Denny Niumatalolo vs. Utah Transit Authority (UTA) Board of Trustees (Appealed 2 October)		Hearing Scheduled December 10, 2015
Mr. Niumatalolo is appealing partial access denial to a video of an incident that occurred March 31, 2015. UTA Board of Trustees permitted the inspection of the video and denied the request for a copy.			
2015-75	Edgar Frye vs. Dept. of Human Services (Division of Aging and Adult Services) (Appealed 5 October)		Hearing Scheduled December 10, 2015
Mr. Frye is appealing access denial to "All records of interviews, phone calls, ect, in the abuse case # 2144836."			
2015-76	Steven Rossi vs. Park City Police Department (Appealed 9 October)		Hearing Scheduled December 10, 2015
Mr. Rossi is appealing partial access denial to all information related to the "number, date, and outcome of complaints" made against a Park City Police Officer.			
2015-78	Chad Lambourne vs. Provo City Police Department (Appealed 16 October)		Hearing Scheduled December 10, 2015
Mr. Lambourne is appealing partial access denial to his GRAMA request: video and/or audio, DUI report form, incident report, and search warrant.			
2015-81	Robert Gehrke, Salt Lake Tribune vs. Attorney General's Office (Appealed 26 Oct)		Hearing Scheduled December 10, 2015
Mr. Gehrke is appealing access denial to "copies of the file of any closed investigation conducted into San Juan County Commissioner Phil Lyman within the last five years."			
2015-84	Ronald Smith, Smith Hartvigsen, PLLC vs. Department of Human Services, Office of Licensing		Hearing Scheduled December 10, 2015
Mr. Smith, on behalf of his clients, is appealing access denial to two incident reports relative to Discovery Ranch.			

## November 2015 State Records Committee Case Updates

### District Court Cases

**Paul Amann v. Utah Dept. of Human Resources**, 3<sup>rd</sup> District, Salt Lake County, Case No. 150904275, filed June 24, 2015.

**Current Disposition:** Answer filed on behalf of the Committee. Potential that case may be combined with other GRAMA appeal.

**Utah Attorney General v. Salt Lake Tribune**, 3<sup>rd</sup> District, Salt Lake County, Case No. 150904266, Filed June 24, 2015.

**Current Disposition:** Answers have been filed. Motion to Intervene filed unopposed by Sherriff Cameron Noel on September 4, 2015.

**Utah Dept. of Human Resources v. Paul Amann**, 3<sup>rd</sup> District, Salt Lake County, Case No. 150901160, filed February 19, 2015.

**Current Disposition:** Motion to consolidate the case with Case No. 150904275 filed on September 22, 2015.

**Salt Lake City v. Jordan River Restoration Network**, 3<sup>rd</sup> Judicial District, Salt Lake County, Case No. 100910873, Judge Stone, filed June 18, 2010.

**Current Disposition:** Case is set for two day trial set for December 3<sup>rd</sup> and 4<sup>th</sup> on the issue of fee waiver.

<b>DATE</b>	<b>TIME</b>	<b>Place of Scheduled Meetings</b>
January 14, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
February 11, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
March 17, 2016 (Legislature)	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
April 14, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
May 12, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
June 9, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
July 14, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
August 11, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
September 8, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
October 13, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
November 10, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT
December 8, 2016	9:00 a.m.	Courtyard Meeting Room, State Archives Bldg, 346 S. Rio Grande Str., SLC, UT

# To The State Records Committee

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Kurt Bailey vs. Perry City November 12, 2015

I am submitting this GRAMA request to the State of Utah, since I have not received the dash camera video and the radar training certificates for the officer and the vehicle radar equipment certification that was used for citation #P10329319. I have submitted four different requests which are included. I have only received the Officer Report for Incident 15-P000817 and the body camera recording. My GRAMA denials were improperly handled by Perry City and the Perry City Police Department who did not legally follow the GRAMA laws.

I have submitted four GRAMA requests. The first GRAMA request was on July 20, 2015 which requested all video for the citation above. I received a call from Perry Police Administrator, she told me that I could not receive the video. I went to the city offices a couple days later on July 27, 2015 and requested a denial in writing as stated per Utah code 63G-2-205. The Police Administrator/Secretary wrote my denial at that time. In that written denial, Chief Dale Weese told here to write "video is evidence and could not be released." He also stated, "I may request a copy by filing a motion of the court." I did not find a filing a motion with the court included in denials per Utah code 63G-2-205, instead it states under sub section (c) "the requester has the right to appeal the denial to the chief administrative officer of the governmental entity". I felt I was improperly denied my rights under Utah codes 63G-2-201 and 63G-2-202.

I decided to be safe and submit a second GRAMA request on July 27, 2015. This second GRAMA requested, "All video and recording including but not limited to dash cam., body camera, and any other audio and or video taken or used." In this GRAMA request I also requested, "Radar training certificate for the officer & vehicle radar equipment used for citation #P10329319." I received a written denial again on July 29, 2015. I was again told to file "a motion of discovery with the Box Elder Justice Court since this is an on-going investigation." I do not understand the reasoning given that it was an "on-going investigation" since I was immediately given the citation on July 18, 2015. I was not given a reason to the denial of the officer's radar certificates and training.

In the process of complying with Utah code 63G-2-205 (denials), I appealed these denials to the Chief Administrator of Perry City dated August 6, 2015. I did not receive a verbal or written response.

In the meantime I had tried to contact the city attorney (William Morris) to file "a motion of discovery with the Box Elder Justice Court". I left voice mail messages with the purpose to file "a motion of discovery

with the Box Elder Justice Court". He finally left me a voice mail message to meet with him at the court house on August 19, 2015, but did not respond to my questions. My first contact with William Morris was at the Box Elder Court House on August 19, 2015. I showed him my GRAMA requests. He said that he

did not have any video (body camera and dash camera video) and the radar training certificates for the officer and the vehicle radar equipment certification. He asked me to resubmit the same request again, which I mailed on the next day, August 20, 2015. Only the body camera video was sent to me and was postmarked on August 25, 2015. I feel my court appearance was not fair and that I could not defend myself properly, since I did not receive everything requested. Again, I have not received the dash camera video and the radar training certificates for the officer and the vehicle radar equipment certification. I did not receive the body camera video until after my court date and after the sentence was issued even though

sufficient time was given according to the GRAMA laws.

There are several reasons way I am submitting this request to the State of Utah. I still feel bullied and a misuse of power by Perry City and the Perry City Police Department. I now have a fear of the Perry Police Department, instead of respecting them. Yesterday evening I was driving in my vehicle, a Perry Police Officer closely followed me for no apparent reason for 1 mile, until the end of Perry City limits. The Perry Police know where I live and what vehicles I drive. My family and neighbors have noticed increased patrols for no apparent reason, than they were previously performed prior to July 18, 2015.

I would like to talk to someone at the State of Utah to discuss this further. You can contact me at 435-339-3870.

Thank you for reading and responding to this request. It is much appreciated.

Thank you, Kurt Bailey

*"... Mr. Gallo's appeal number 1 should be denied because PCHA does not have any records that have not been provided to Mr. Gallo that meet the description contained in the request. Mr. Gallo has been given the information on what the increase was. His appeal for "staff report and/ or type of public fund account from which the funds were going to be withdrawn" and the request for written documentation on "who initiated such recommendation" are request for records that do not exist and have never existed. PCHA is not obligated to create such a record just to comply with this request ..."*

When a discussion item is shown on a public meeting agenda for review and action requires some form of staff report showing documentation to support the recommendation. The information is then reviewed by the members of the Board before the meeting and discussed with staff members before making a vote.

For some odd reason, the increase in compensation to the PCHA Executive Director did not include a staff report.

For some odd reason, the audio file is missing only the time period when the discussion of the increase in compensation to the PCHA Executive Director was presented to the members of the Board.

The minutes of the meeting include a statement showing the vote but does not include the specifics of the increase in Mr. Runia's salary and if the increase in compensation was going to have an impact on the benefits allocated to low income families and people with disabilities.

***Request for public records:***

**Option 1:** In order to be show the public that an increase in compensation to the PCHA Executive Director was not granted at the expense of a low income annual benefit, I will respond to this question.

**Option 2:** I do not want to share with the public that an increase in compensation to the PCHA Executive Director was granted at the expense of a low income annual benefit, I will not respond to this question.

**Disclaimer:** I am not asking to create a reproduce a record that did not or does not exist as wrongfully stated by Mr. David Church, Attorney At Law, and Mr. Jeremy Runia, PCHA Executive Director.

*" ... Appeal number 2 seeks documents that belong to a private entity that is building the Saint Francis project with private funds. It is the Saint Francis Housing Partners LLC. This is not a governmental entity. While PCHA does have a copy of the documents Mr. Gallo is requesting, those documents have been classified as protected records under Utah Code 63G-2-305 (2). After receiving the request for those records PCHA inquired if the representative of the investor who is financing this project as to whether this information should be considered public and that representative indicated that it should not be. Utah Code 63G-2-305(2)(a) provides that it is appropriate to protect information if disclosure would impair the ability of the "governmental entity to obtain necessary information in the future". This project is being done in a manner that it will provide tax credits to a private investor for building low income housing. If PCHA is not able to satisfy investors that their commercial information is protected from public dissemination it will be more difficult in the future for housing authority like PCHA to convince investors to participate in these needed low income housing projects. Pursuant to Utah Code 63G-2-305(2)(b) PCHA believes that the interest of Saint Francis Housing Partners LLC in keeping the information protected exceeds the interest of Mr. Gallo in knowing the information as Mr. Gallo has not made any disclosure of what his interest is other than he intends to forward these files to some federal government offices. (See records request attached as exhibits A through C). If the federal government offices desire this information they have their own means of acquiring it without the aid of Mr. Gallo.*

Requested information:

- a. Bid Schedule
- b. Bid Unit Prices
- c. Change orders

Advertisement for bid stages:

1. PCHA advertises the construction of the Saint Francis Project and consequently makes the bid schedule a public record.
2. Contractors submit bids which include the bid schedule and unit prices. The record is a private and confidential before the bid opening date. After the bid opening date, the bid schedule and the unit prices become a public record considering that high bidders need to be notified about the results of the bid.
3. Change orders for the Saint Francis Project were discussed by Mr. Runia in multiple PCHA Board meeting according to the meeting minutes.
4. The construction standard specifications are public records and published by many professional associations.
5. Construction unit prices are also published by many agencies to guide construction estimators before submitting a bid.
6. The Building Permit was submitted to the Provo City Building Department under the PCHA's name.
7. The Notice Of Intent was submitted to the Utah State Division of Water Quality under the PCHA's name.

8. The construction management is also under the supervision of the PCHA as stated by Mr. Runia in multiple PCHA Board meetings.
9. Provo City, Community Development process the application as any other private development and provided copies of the building permit and construction information as part of a GRAMA request.

I am not requesting private or confidential information regarding the Saint Francis Project LLC at all.

***Request for public records:***

**Option 1:** The bid schedule with unit prices shared with high bidders as public information and the change orders discussed openly in multiple PCHA Board meetings is not protected information.

**Option 2:** The bid schedule with unit prices shared with high bidders as public information and the change orders discussed openly in multiple PCHA Board meetings is protected information.

***Disclaimer:*** *I am not asking to create a reproduce a record that did not or does not exist as wrongfully stated by Mr. David Church, Attorney At Law, and Mr. Jeremy Runia, PCHA Executive Director. GRAMA laws do not require that the public explain a reason for requesting access to public information.*

*"... Appeal number 3 is also a request for records that he already has been provided. His insistence on PCHA providing him with a code or policy that specifically refers to a net play pen as being a hazard is silly and becoming abusive. He admits that he has been provided policies and codes on this issue three times. He is now demanding that Mr. Runia make a statement of some sort stating that there is no code or policy which refers to a net play pen as a violation. There is no obligation in the law for Mr. Runia to now create this record. Mr. Gallo has been given the policies and codes that he requested he can now read them and draw his own conclusions whether or not the play pen could have been considered a hazard under those codes ..."*

On February 2014, a re-certification inspection to a house located at 2221 Alaska Avenue was failed by two PCHA inspectors. The inspection was failed for having a net play pen inside the master bedroom ... as a consequence of the failed inspection, Mr. Runia decided to suspend the benefits to a low income family which included a disable infant.

On March 10, 2014, Mr. Jeremy Runia wrote: 1) A bedroom did not have a clear unencumbered pathway to the window to allow a safe and quick exit in the event of a fire.

The International Building Code does not include any regulations addressing a net play pen being a hazard. The International Fire Code does not include any regulations including a net play pen being a hazard.

First GRAMA request response: A PCHA inspection check list that does not include a net play pen inside a bedroom as a violation.

Second GRAMA request response: A copy of the FHA inspection guidelines adopted October 14, 2014. The inspection took place on February 2014. The code does list a net play pen as a violation either.

Third GRAMA request response: A copy of the FHA inspection guidelines without an adoption date. The code does list a net play pen as a violation either.

***Request for public records:***

**Option 1:** Yes, there is a code or guideline that addresses a net play pen as a public safety concern.

**Option 2:** No, there is not a code or guideline that addresses a net play pen as a public safety concern.

***Disclaimer:*** I am not asking to create a reproduce a record that did not or does not exist as wrongfully stated by Mr. David Church, Attorney At Law, and Mr. Jeremy Runia, PCHA Executive Director. If this a public safety issue significant enough to suspend the benefits to a low income family, then the public is entitled to know why and how to prepare for such inspections.

*"... Appeal Number 4 also asks for documents that Mr. Gallo knows do not exist in the he is requesting them. He has been given the minutes of the meeting and the board packet on this matter and knows what the discussion was and the outcome the board approved. He is now attempting to get this Committee to require PCHA, through Mr. Runia, to create a new document saying that no financial research or analysis was done. PCHA is not required to create new records to respond to this records request."*

First GRAMA request response dated July 13<sup>th</sup> 2015: copies of website research and newspaper article.

On March 27, 2014: Mr. Runia informed Mrs. Cundiff that no surveys of financial analysis exist to support the recommendation label as Tab 5. We agreed that Mr. Runia will provide a written notice of denial stating that PCHA does not have records responsive to this request.

The written notice was never provided by Mr. Runia.

Later on, Mr. Runia denied ever admitting that the recommendation to reduce benefits to 900 low income families was done without a financial analysis.

Second GRAMA request response was a referral to the U.S. Department of Housing and Urban Development

Third GRAMA request response did not include an answer.

***Request for public records:***

**Option 1:** Yes, there was a financial study to justify the recommendation to reduce the Public Housing Assistance benefits to 900 low income families and people with disabilities.

**Option 2:** No, there was not a financial study to justify the recommendation to reduce the Public Housing Assistance benefits to 900 low income families and people with disabilities.

**Disclaimer:** *I am not asking to create a reproduce a record that did not or does not exist as wrongfully stated by Mr. David Church, Attorney At Law, and Mr. Jeremy Runia, PCHA Executive Director.*

## INSPECTION CHECKLIST

Each unit rented to a Section 8 voucher holder must pass a Housing Quality Standard (HQS) inspection. The checklist below is a tool for owners and tenants to prepare the unit for an HQS inspection. This checklist highlights some of the most common violations found during unit inspections. Please remember, rental subsidy does not begin until the unit passes the HQS inspection. UTILITIES MUST BE TURNED ON BEFORE INSPECTION.

1. Unit must be empty/vacant from previous tenant.
2. Utilities must be turned on before inspection.
3. No peeling or chipping paint inside or outside the unit.
4. There must be a permanently installed working heating system.
5. Hot and cold running water in the kitchen and bathroom(s).
6. There must be a sink, toilet, tub or shower that works and does not leak.
7. Bathroom must have either a window that opens or an exhaust fan vented to the outside.
8. CEILINGS, WALLS, OR FLOORS that have large cracks or holes, severe bulging or leaning or have loose or falling material. Bubbled or warped floor due to moisture damage. Carpet coming up or separating at seams and no carpet tacks exposed. ( No tripping hazards)
9. WINDOWS that are cracked, broken or missing panes. Windows that are designed to be opened must be able to open. All windows and doors must have locks that work. A bedroom MUST have at least one window that opens.
10. Pressure release valve and discharge pipe on Water Heater. Discharge pipe must be no shorter than 6" from floor. Storage of items around a water heater or furnace will fail.
11. No loose, broken or missing steps. A handrail is required where there are four or more consecutive steps and any porches, balconies, or decks which are 30 inches or more above ground.
12. SMOKE DETECTORS are required on all floors (upstairs, main, basement.)
13. Stove and Fridge must be clean and in working order with a good seal and no missing handles.
14. Separate entrances and thermostats required on all dwelling units.
15. Yards cannot have "a heavy accumulation" of trash, garbage, discarded furniture, old vehicles. Weeds over 6" need to be cut or removed.
16. No broken or frayed wiring, light fixtures hanging from wires with no firm support, missing cover plates on switches or outlets, badly cracked outlets.
17. All plumbing must be fully functional
18. The unit must be in a clean and sanitary condition.
19. No evidence of rats, mice or roaches.
20. The roof must be in good condition, with no evidence of leakage.
21. Mobile homes must have a smoke detector and tie downs.

## SECTION 1005 MEANS OF EGRESS SIZING

### **[B] 1005.1 General.**

All portions of the *means of egress* system shall be sized in accordance with this section.

**Exception:** *Means of egress* complying with Section 1028.

### **[B] 1005.2 Minimum width based on component.**

The minimum width, in inches (mm), of any *means of egress* component shall not be less than that specified for such component elsewhere in this code or the *International Building Code*.

### **[B] 1005.3 Required capacity based on occupant load.**

The required capacity, in inches (mm), of the *means of egress* for any room, area, space or story shall not be less than that determined in accordance with Sections 1005.3.1 and 1005.3.2.

#### **[B] 1005.3.1 Stairways.**

The capacity, in inches (mm), of *means of egress stairways* shall be calculated by multiplying the occupant load served by such *stairway* by a means of egress capacity factor of 0.3 inch (7.6 mm) per occupant. Where *stairways* serve more than one story, only the occupant load of each story considered individually shall be used in calculating the required capacity of the *stairways* serving that story.

**Exception:** For other than Group H and I-2 occupancies, the capacity, in inches (mm), of *means of egress stairways* shall be calculated multiplying the occupant load served by such *stairway* by a means of egress capacity factor of 0.2 inch (5.1 mm) per occupant in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

#### **[B] 1005.3.2 Other egress components.**

The capacity, in inches (mm), of *means of egress* components other than *stairways* shall be calculated by multiplying the occupant load served by such component by a *means of egress* capacity factor of 0.2 inch (5.1 mm) per occupant.

**Exception:** For other than Group H and I-2 occupancies, the capacity, in inches (mm), of *means of egress* components other than *stairways* shall be calculated multiplying the occupant load served by such component by a *means of egress* capacity factor of 0.15 inch (3.8 mm) per occupant in buildings equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

### **[B] 1005.4 Continuity.**

The capacity of the *means of egress* required from any story of a building shall not be reduced along the path of egress travel until arrival at the *public way*.

**[B] 1005.5. Distribution of egress capacity.**

Where more than one *exit*, or access to more than one *exit*, is required, the means of egress shall be configured such that the loss of any one exit, or access to one exit, shall not reduce the available capacity to less than 50 percent of the required capacity.

**[B] 1005.6 Egress convergence.**

Where the *means of egress* from stories above and below converge at an intermediate level, the capacity of the *means of egress* from the point of convergence shall not be less than the sum of the required capacities for the two adjacent stories.

**[B] 1005.7 Encroachment.**

Encroachments into the required *means of egress* width shall be in accordance with the provisions of this section.

**[B] 1005.7.1 Doors.**

Doors, when fully opened, shall not reduce the required width by more than 7 inches (178 mm). Doors in any position shall not reduce the required width by more than one-half.

**Exceptions:**

1. Surface-mounted latch release hardware shall be exempt from inclusion in the 7-inch maximum (178 mm) encroachment where:
  - 1.1. The hardware is mounted to the side of the door facing away from the adjacent wall where the door is in the open position; and
  - 1.2. The hardware is mounted not less than 34 inches (865 mm) nor more than 48 inches (1219 mm) above the finished floor.
2. The restrictions on door swing shall not apply to doors within individual *dwelling units* and *sleeping units* of Group R-2 occupancies and *dwelling units* of Group R-3 occupancies.

**[B] 1005.7.2 Other projections.**

*Handrail* projections shall be in accordance with the provisions of Section 1012.8. Other nonstructural projections such as trim and similar decorative features shall be permitted to project into the required width a maximum of  $1\frac{1}{2}$  inches (38 mm) on each side.

**[B] 1005.7.3 Protruding objects.**

Protruding objects shall comply with the applicable requirements of Section 1003.3.

**R308.6.4 Screens with multiple glazing.** When the inboard pane is fully tempered, heat-strengthened or wired glass, a retaining screen meeting the requirements of Section R308.6.7 shall be installed below the glass, except for either condition listed in Section R308.6.5. All other panes in the multiple glazing may be of any type listed in Section R308.6.2.

**R308.6.5 Screens not required.** Screens shall not be required when fully tempered glass is used as single glazing or the inboard pane in multiple glazing and either of the following conditions are met:

1. Glass area 16 square feet (1.49 m<sup>2</sup>) or less. Highest point of glass not more than 12 feet (3658 mm) above a walking surface or other accessible area, nominal glass thickness not more than  $\frac{3}{16}$  inch (4.8 mm), and (for multiple glazing only) the other pane or panes fully tempered, laminated or wired glass.
2. Glass area greater than 16 square feet (1.49 m<sup>2</sup>). Glass sloped 30 degrees (0.52 rad) or less from vertical, and highest point of glass not more than 10 feet (3048 mm) above a walking surface or other accessible area.

**R308.6.6 Glass in greenhouses.** Any glazing material is permitted to be installed without screening in the sloped areas of greenhouses, provided the greenhouse height at the ridge does not exceed 20 feet (6096 mm) above *grade*.

**R308.6.7 Screen characteristics.** The screen and its fastenings shall be capable of supporting twice the weight of the glazing, be firmly and substantially fastened to the framing members, and have a mesh opening of no more than 1 inch by 1 inch (25 mm by 25 mm).

**R308.6.8 Curbs for skylights.** All unit skylights installed in a roof with a pitch flatter than three units vertical in 12 units horizontal (25-percent slope) shall be mounted on a curb extending at least 4 inches (102 mm) above the plane of the roof unless otherwise specified in the manufacturer's installation instructions.

**R308.6.9 Testing and labeling.** Unit skylights and tubular daylighting devices shall be tested by an *approved* independent laboratory, and bear a *label* identifying manufacturer, performance *grade* rating and *approved* inspection agency to indicate compliance with the requirements of AAMA/WDMA/CSA 101/I.S.2/A440.

## SECTION R309 GARAGES AND CARPORTS

**R309.1 Floor surface.** Garage floor surfaces shall be of *approved* noncombustible material.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

**R309.2 Carports.** Carports shall be open on at least two sides. Carport floor surfaces shall be of *approved* noncombustible material. Carports not open on at least two sides shall

be considered a garage and shall comply with the provisions of this section for garages.

**Exception:** Asphalt surfaces shall be permitted at ground level in carports.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.

**R309.3 Flood hazard areas.** For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be:

1. Elevated to or above the design flood elevation as determined in Section R322; or
2. Located below the design flood elevation provided they are at or above *grade* on at least one side, are used solely for parking, building access or storage, meet the requirements of Section R322 and are otherwise constructed in accordance with this code.

**R309.4 Automatic garage door openers.** Automatic garage door openers, if provided, shall be listed and labeled in accordance with UL 325.

**R309.5 Fire sprinklers.** Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.

## SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

**R310.1 Emergency escape and rescue required.** *Basements*, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where *basements* contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a *yard* or court that opens to a public way.

**Exception:** *Basements* used only to house mechanical *equipment* and not exceeding total floor area of 200 square feet (18.58 m<sup>2</sup>).

**R310.1.1 Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m<sup>2</sup>).

**Exception:** Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m<sup>2</sup>).

**R310.1.2 Minimum opening height.** The minimum net clear opening height shall be 24 inches (610 mm).

**R310.1.3 Minimum opening width.** The minimum net clear opening width shall be 20 inches (508 mm).

**R310.1.4 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

**R310.2 Window wells.** The minimum horizontal area of the window well shall be 9 square feet (0.9 m<sup>2</sup>), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

**Exception:** The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

**R310.2.1 Ladder and steps.** Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

**R310.2.2 Drainage.** Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

**Exception:** A drainage system for window wells is not required when the foundation is on well-drained soil or sand-gravel mixture soils according to the United Soil Classification System, Group I Soils, as detailed in Table R405.1.

**R310.3 Bulkhead enclosures.** Bulkhead enclosures shall provide direct access to the *basement*. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.7.8.2.

**R310.4 Bars, grilles, covers and screens.** Bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening.

**R310.5 Emergency escape windows under decks and porches.** Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches (914 mm) in height to a *yard* or court.

## SECTION R311 MEANS OF EGRESS

**R311.1 Means of egress.** All *dwelling*s shall be provided with a means of egress as provided in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the *dwelling* to the exterior of the *dwelling* at the required egress door without requiring travel through a garage.

**R311.2 Egress door.** At least one egress door shall be provided for each *dwelling* unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the *dwelling* without the use of a key or special knowledge or effort.

**R311.3 Floors and landings at exterior doors.** There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed  $\frac{1}{4}$  unit vertical in 12 units horizontal (2-percent).

**Exception:** Exterior balconies less than 60 square feet (5.6 m<sup>2</sup>) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

**R311.3.1 Floor elevations at the required egress doors.** Landings or finished floors at the required egress door shall not be more than  $1\frac{1}{2}$  inches (38 mm) lower than the top of the threshold.

**Exception:** The landing or floor on the exterior side shall not be more than  $7\frac{3}{4}$  inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at *grade*, they shall be provided with access to *grade* by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

**R311.3.2 Floor elevations for other exterior doors.** Doors other than the required egress door shall be provided with landings or floors not more than  $7\frac{3}{4}$  inches (196 mm) below the top of the threshold.

**Exception:** A landing is not required where a stairway of two or fewer risers is located on the exterior side of

**PROVO**  
COMMUNITY  
DEVELOPMENT

**BUILDING PERMIT APPLICATION**  
COMMUNITY DEVELOPMENT DEPARTMENT

Name of Owner Provo City Housing Authority (Jeremy Runia) Permit # 32568

Owner Mailing Address 650 West 100 North

City Provo State Utah Zip Code 84601

Mobile Phone n/a Home Phone 801-900-5670

Email jrunia@provohousing.org

Job Site Address 455 West 200 North Parcel/Serial # 04:079:0025, 26, 27 & 28

Subdivision Name \_\_\_\_\_ Plat \_\_\_\_\_ Lot \_\_\_\_\_

Building Permit Type  
 New Construction     Addition/Remodel     Demolition  
 Electrical     Plumbing     Mechanical  
 Describe Work to be Done New construction of a 42-unit senior housing complex.

Existing Use of Parcel  
 Vacant     Agriculture     Single Family     Duplex  
 Multiple Units     Institutional     Commercial - Type     Industrial - Type  
 Other - Type    Specify Type Here \_\_\_\_\_

Intended Use of Parcel  
 Single Family     Basement Finish     2nd Kitchen     Accessory Unit  
 Duplex     Multiple Units     Addition/Remodel     Town Houses  
 Sign     Tenant Finish     Commercial - Type     Industrial - Type  
 Fire Repair     Re-Roof     Accessory Building - Type     Other - Type  
 Specify Type Here \_\_\_\_\_

Property Information  
 Existing Dwelling Units n/a New Dwelling Units 42 Dwelling Units Removed \_\_\_\_\_  
 Number of Bedrooms one bedroom units Number of Stories 3  
 Parking Spaces Required \_\_\_\_\_ Existing Parking Spaces \_\_\_\_\_  
 Electric Load Amps \_\_\_\_\_ Lot Dimensions & Area 56,408 sq. ft. (1.29 acres)  
 Building Dimensions & Area 16,256 sq. ft. (first floor) Garage/Carport Dimensions \_\_\_\_\_  
 Flood Plain?  Yes  No    Fire Place?  Yes  No  
 Rental?  Yes  No    Garage Attached?  Yes  No

Contractor Information  
 Name of Contractor Kier Construction  
 Contractor Address 3710 Quincy Ave.  
 City Ogden State Utah Zip Code 84403  
 Mobile Phone \_\_\_\_\_ Office 801-627-1414  
 Utah License # \_\_\_\_\_ Email joe@kierconstructioncorp.com  
 Name of Architect/Engineer WPA Architecture  
 Email bfallon@wpa-architecture.com Phone 801-374-0800

I agree to comply with all City, County and State Building Laws, Ordinances and Codes. The representations in this building permit application are true and accurate. Any misrepresentation or errors herein are the sole responsibility of the applicant and shall in no way incur or accrue liability or obligation to the jurisdiction, its enforcing officers or agents.

This application is null and void 180 days after filing and approval if it is not issued. The permit becomes null and void if construction is not commenced within 180 days after the permit is issued, or if construction is suspended or abandoned for a period of 180 days any time after work is commenced. A status inspection will be requested to confirm progress if an inspection has not been conducted in 180 days.

Amended plans will require additional review and may incur additional fees. The fees listed below reflect the fees from the Community Development Department only. Other city departments will assess their fees after the plans have been reviewed.

Approval of a Final Inspection and issuance of the Certificate of Occupancy is required before the structure may be occupied. A Zoning and Compliance Certificate is required to document the jurisdiction's approval. Violation may result in legal action.

I have or will check the sewer depth of the above lot and will take all responsibility for staking the property and setting the building accordingly.

Owner Signature Jane Edwards - ~~UPA~~ ARCHITECTURE (OWNER REPRESENTATIVE) Date June 17, 2014

Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_

**OFFICE USE ONLY - DO NOT COMPLETE BELOW THIS LINE**

Permit Number \_\_\_\_\_ Issued By \_\_\_\_\_  
Application Date \_\_\_\_\_ Parcel # \_\_\_\_\_  
Plans Approved By \_\_\_\_\_ Zone \_\_\_\_\_  
Construction Type \_\_\_\_\_ Zoning Approval \_\_\_\_\_  
Use \_\_\_\_\_ Occupancy Type \_\_\_\_\_  
Fire Sprinkler \_\_\_\_\_ Building Height \_\_\_\_\_  
1st Floor Sq. Ft. \_\_\_\_\_ 2nd Floor Sq. Ft. \_\_\_\_\_  
3rd Floor Sq. Ft. \_\_\_\_\_ Basement Sq. Ft. \_\_\_\_\_  
Porch/Balcony Sq. Ft. \_\_\_\_\_ Carport/Garage Sq. Ft. \_\_\_\_\_

Fees:  
Total Valuation 3.5 M/maf \_\_\_\_\_  
Electrical Permit \_\_\_\_\_  
Plumbing Permit \_\_\_\_\_  
Mechanical Permit \_\_\_\_\_  
Plan Check Fee \_\_\_\_\_  
Building Permit Fee \_\_\_\_\_  
State Surcharge \_\_\_\_\_  
Building Inspection Fee \_\_\_\_\_  
Total \_\_\_\_\_

Receipt # \_\_\_\_\_ Receipt # \_\_\_\_\_ Receipt # \_\_\_\_\_  
Date \_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_

**PROVO**  
COMMUNITY  
DEVELOPMENT

**Commercial  
Building Permit  
Cover Sheet**

CITY COPY  
JOB COPY  
FAST TRACK

Date Submitted: **6/17/2014**

PLEASE READ THE FOLLOWING  
INFORMATION, IT IS IMPORTANT!

**JOB COPY - This set of plans must  
be on-site for all inspections.**

**TOILET FACILITIES -** Are to be  
provided at the time of foundation  
inspection.

**INSPECTIONS -** Must be requested  
24 hours in advance by calling Provo  
City Building Inspection at 852-6450

**SITE ADDRESS -** Must be posted on  
a sign legible from the road with  
house number first, street  
name/number second.

**IMPROVEMENT BONDS -** Side walk  
must be without cracks or breaks.  
Curb, gutter and strip paving must be  
in line and functional to the  
satisfaction of the Engineering  
Department at the time of bond  
release. Contact the Provo City  
Engineering Office for Improvement  
inspections and bond release at 852-  
6740.

**SENSITIVE LANDS -** Prior to  
connection of permanent power for  
those structures in the "SENSITIVE  
LANDS", the geotechnical engineer  
who signed the geological report  
must certify in writing that the  
requirements of the report have been  
met and that the structure, grading  
and improvements conform to the  
requirements of that report. Provo  
City 15.08.100, Ordinance #85.029.

**PROPERTY LINE -** Prior to submittal  
of plans and construction, property  
lines and/or property corners need to  
be identified on the site plans and at  
the construction site.

**NO FRAMING ALLOWED ON FAST  
TRACK PERMIT!!!  
DOUBLE FEE PENALTY  
IMPOSED.**

This plan has been reviewed by  
Provo City.

**CORRECTIONS** for code  
compliance are noted in the plans in  
"RED INK" or attached document.

Job Address: **431 W 200 N**  
Owner(s) : Provo City Housing Authority  
Work Phone: 801-900-5670  
Cell Phone:  
Home Phone:

Contractor: Kier Construction  
Work Phone: 801-627-1414  
Cell Phone:

Subdivision: St. Francis Church Subdivision  
Structure Use: New commercial  
Valuation: \$3,500,000

Description:  
NEW CONSTRUCTION OF 42-UNIT SENIOR  
HOUSING COMPLEX, APPROX . 40,677 SQFT,  
TYPES "R2/B/S2" OCCUPANCIES, TYPE VB  
CONST., BLDG IS FIRE SPRINKLERED AND HAS

**Department/Approvals**

Department	Approver	Date
Planning & Zoning	Sean Allen	8/14/2014
	N/A	
Engineering	Justin Carlile	8/13/2014
Water & Wastewater	Laramie Gonzales	8/18/2014
Storm Water	Scot Allen	8/14/2014
Electrical	Randy Barney	6/19/2014
Fire Dept.	Lynn Schofield	ynn Schofield
Building Inspection	Skip Tandy	8/25/2014

**Notes:**

THE PARKS IMPACT FEE WAS CALCULATED BY THOMAS  
McKENNA, PARKS DEPT., AND A CREDIT WAS GIVEN FOR  
THREE (3) PRIOR RESIDENCES-SKIP TANDY

PLAN REVIEW FEE, \$9,576.94, PAID 6/17/2014

**Permit #32568  
PRO141112568**

Issued: 11/12/2014

Lot# 1

Plat# A

div.: St. Francis Church Subdivi:

Zone# DT1

Tax ID: 040790025

SQFT per floor:

1st: 16256 2nd: 14217

3rd: 10204 Basmnt: 0

Garage: 0 Total: 40677

Bedrooms: 0

Bsmnt Finished:

**Permit Fees**

Parks Impact:	107,748.00
Tree:	0.00
Cash Bond Zoning:	0.00
Engineering Cash Bond:	0.00
Asphalt Overlay:	0.00
Water Lateral Inspection:	0.00
Sewer Lateral Inspection:	0.00
Water Connection:	410.00
Water Impact:	0.00
Water Bond:	0.00
Sewer Impact:	51,660.00
Sewer Bond:	0.00
Storm Water Impact:	6,230.00
Street Impact:	27,594.00
Street Cut:	0.00
Traffic Mitigation:	0.00
Commercial Sign:	0.00
Electrical Hookup:	6,700.00
Electrical Impact:	9,619.11
Aid to Construction:	24,882.11
Street Lighting	0.00
Transformers	11,208.80
Solar Construction	0.00
Electrical Permit:	250.00
Plumbing Permit:	250.00
Mechanical Permit:	250.00
Expediting Plans:	0.00
Plan Check:	9,576.94
Building Permit:	14,733.75
State Surcharge:	147.34
Building Inspection:	0.00
Development Inspection:	0.00
Asphalt Inspections:	0.00
Storm Drain Inspection:	0.00
Utility Inspection:	0.00
Concrete Inspection:	0.00

**Total Fees: \$271,260.05**

I will personally confirm that all contractors and workers read and comply  
with the plan for that portion of the work they are doing.

By signing below I agree this structure will not be occupied prior to receiving a  
CERTIFICATE of OCCUPANCY or CERTIFICATE of COMPLETION, I also agree to  
assume responsibility for all improvements to be unbroken and uncracked at the time of the  
improvement bond release.

Owner/Contractor/Agent signature

Date

Witnessed and Approved (Provo City)

# PROVO COMMUNITY DEVELOPMENT

## Commercial Building Permit Cover Sheet

CITY COPY  
JOB COPY

Security Features: Obvoid on Mark

Job Address: 431 W 200 N  
 Owner(s): Provo City Housing Authority  
 Work Phone: 801-900-5670  
 Cell Phone:  
 Home Phone:  
 Contractor: Kier Construction  
 Work Phone: 801-627-1414  
 Cell Phone:  
 Subdivision: St. Francis Church Subdivision  
 Structure Use: New commercial  
 Valuation: \$3,500,000

Permit #32568

Issued:  
 Lot# 1  
 Plat# A  
 div.: St. Francis Church Subdivi:  
 Zone# DT1  
 Tax ID: 040790025  
 SQFT per floor:  
 1st: 16256 2nd: 14217  
 3rd: 10204 Basmnt: 0  
 Garage: 0 Total: 40677

Bedrooms: 0  
 Bsmnt Finished:

**Permit Fees**

Parks Impact:	107,748.00
Tree:	0.00
Cash Bond Zoning:	0.00
Engineering Cash Bond:	0.00
Asphalt Overlay:	0.00
Water Lateral Inspection:	0.00
Sewer Lateral Inspection:	0.00
Water Connection:	410.00
Water Impact:	0.00
Water Bond:	0.00
Sewer Impact:	51,660.00
Sewer Bond:	0.00
Storm Water Impact:	6,230.00
Street Impact:	27,594.00
Street Cut:	0.00
Traffic Mitigation:	0.00
Commercial Sign:	0.00
Electrical Hookup:	6,700.00
Electrical Impact:	9,619.11
Aid to Construction:	24,862.11
Street Lighting:	0.00
Transformers:	11,208.80
Solar Construction:	0.00
Electrical Permit:	250.00
Plumbing Permit:	250.00
Mechanical Permit:	250.00
Expediting Plans:	0.00
Plan Check:	*** PrePaid ***
Building Permit:	14,733.75
State Surcharge:	147.34
Building Inspection:	0.00
Development Inspection:	0.00
Asphalt Inspections:	0.00
Storm Drain Inspection:	0.00
Utility Inspection:	0.00
Concrete Inspection:	0.00

Total Fees: \$261,683.11

CONSTRUCTION OF 42-UNIT SENIOR COMPLEX, APPROX. 40,677 SQFT, 1/2" OCCUPANCIES, TYPE VB. THE PROJECT IS FIRE SPRINKLERED AND HAS

Department/Approvals	Date
	8/14/2014
	8/13/2014
Water	8/18/2014
Plumbing	8/14/2014
Electrical	6/19/2014
Fire	6/18/2014
Inspection	8/25/2014

IMPACT FEE WAS CALCULATED BY THOMAS ARKS DEPT., AND A CREDIT WAS GIVEN FOR (3) PRIOR RESIDENCES-SKIP TANDY

REVIEW FEE, \$9,576.94, PAID 6/17/2014

**PAID**

NOV 12 2014

*arobyn14112*

I hereby personally confirm that all contractors and workers read and comply with the plan for that portion of the work they are doing.

By signing below I agree this structure will not be occupied prior to receiving a CERTIFICATE of OCCUPANCY or CERTIFICATE of COMPLETION, I also agree to be responsible for all improvements to be unbroken and uncracked at the time of the improvement bond release.

*[Signature]* KIER 12 Nov 2014  
 contractor signature Date Witnessed and Approved (Provo City)

122377  
 ITS # 62173

ZIONS FIRST NATIONAL BANK  
 MURRAY OFFICE  
 MURRAY, UTAH 84107  
 315-1240

INTEGRATED TITLE INSURANCE SERVICES, LLC  
 TRUST ACCOUNT #4  
 1092 E. South Union Avenue  
 Midvale, Utah 84047  
 (801) 307-0160  
 www.itisllc.com

DATE: November 10, 2014

Amount: \$ 261,683.11  
 VOID AFTER 180 DAYS  
 -Two Hundred Sixty One Thousand Six Hundred Eighty Three and 11/100

PAY TO THE ORDER OF Provo City Permit #32568

*[Signature]*



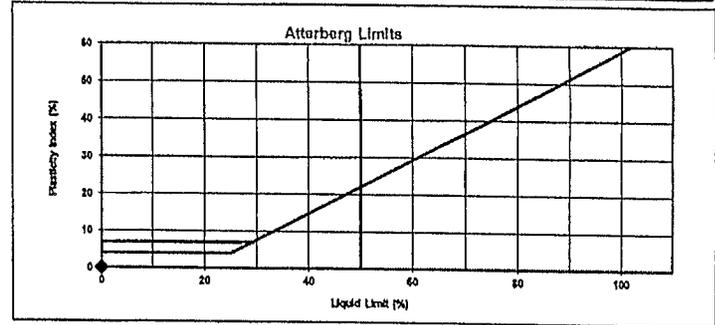
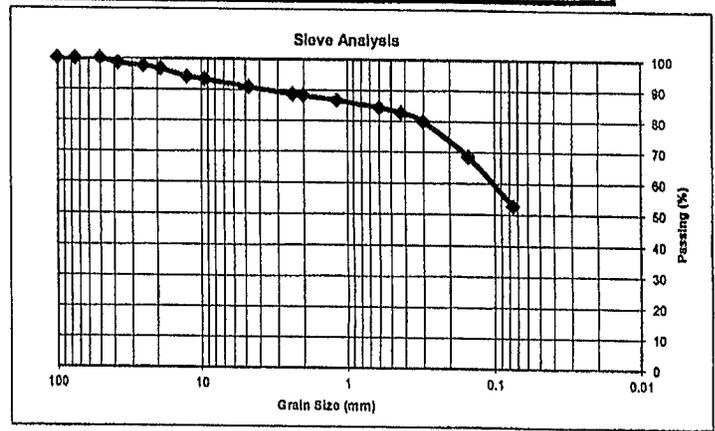
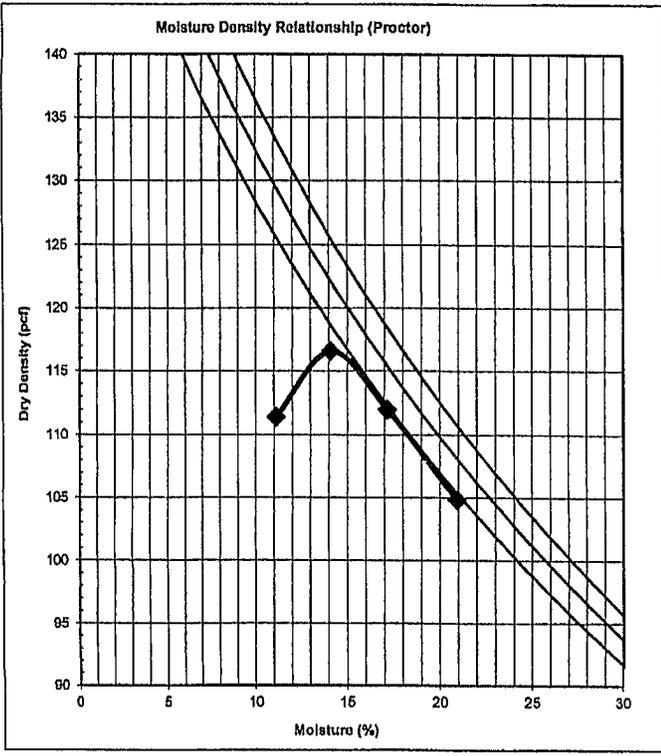
# GeoStrata

## Soil Analysis Summary

Client: Provo Housing  
 Project: St. Francis Sernior Housing  
 Material: Native Sandy SILT (ML)  
 Sample Location: N. Center Stockpile

Project #: 1050-001  
 Sample #: 1479  
 Sampled By: S. Winkleman  
 Date Sampled: 12/12/2014

Test Method	Physical Properties	Test Results	Specifications	Pass/Fail
<input type="checkbox"/> AASHTO T 99	Maximum Dry Density (pcf)	119.3		
<input type="checkbox"/> AASHTO T 180				
<input type="checkbox"/> ASTM D 698	Optimum Moisture Content (%)	13.1		
<input checked="" type="checkbox"/> ASTM D 1557				
<input type="checkbox"/> AASHTO T 89/T 90	Liquid Limit	NP		
<input checked="" type="checkbox"/> ASTM D 4318	Plasticity Index	NP		
<input type="checkbox"/> AASHTO T 27 <input type="checkbox"/> AASHTO T 11 <input checked="" type="checkbox"/> ASTM C 136 <input checked="" type="checkbox"/> ASTM C 117	Sieve Analysis	Passing(%)		
	4"	100		
	3"	100		
	2"	100		
	1.5"	99		
	1"	98		
	3/4"	97		
	1/2"	94		
	3/8"	93		
	No. 4	91		
	No. 8	89		
	No. 10	88		
	No. 16	87		
	No. 30	84		
	No. 40	83		
	No. 50	80		
	No. 100	68		
No. 200	52.7			



PCHA Inspection Check List

Item #9: *“WINDOWS that are cracked, broken or missing panels. Windows that are designed to be opened must be able to open. All windows and doors must have locks to work. A bedroom MUST have at least one window that open”*

Yes  No Windows that are cracked, broken or missing panels.

Yes  No Windows that are designed to be opened must be able to open.

Yes  No All windows and doors must have locks to work.

Yes  No A bedroom MUST have at least one window that open.

“1) A bedroom did not have a clear unencumbered pathway to the window to allow a safe and quick exit in the event of a fire.” Statement by Mr. Runia.