

Planning Commission Staff Report



MAPLETON

Item:

2

Applicant:

David & Michele
Broadbent

Location:

1255 S 1500 E

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

A-2, CE-1

Attachments:

1. Application
information.

REQUEST

Consideration of a request for a Conditional Use Permit to operate a single-family residence as a short-term vacation rental located at 1255 South and 1500 East in the Agricultural-Residential (A-2) Critical Environment (CE-1) zones.

BACKGROUND & DESCRIPTION

The subject property is just under 6 acres in size and includes both A-2 and CE-1 zoning. The property had been developed with a five-bedroom single family dwelling. However, on August 3, 2020 the City issued a building permit to replace the existing dwelling with a new dwelling that includes 14 bedrooms. The dwelling is currently under construction.

The site also includes an 1,100 square foot, three-bedroom cottage, two ponds, one of which is entirely on the applicant's property and another that is only partially on the applicant's property, a small amphitheater and two pavilions. The property does not have frontage on a City street but does have access easements and a driveway that crosses two adjacent properties to the south (Rocking O Ranch & Mapleton Pond) and connects to 1600 South.

On August 11, 2016 the Planning Commission reviewed a request for a conditional use permit application to operate the property as a short-term rental. Prior to the meeting, concerns regarding the access easement were raised by an adjacent property owner (Rocking O Ranch). Based on these concerns, the Planning Commission continued the application.

On June 12, 2019 a new access easement was recorded that appears to have resolved the access concerns across the Rocking O Ranch property. On February 21, 2020 the applicant requested that the Planning Commission again consider the conditional use permit application. However, they were now proposing an expansive addition to the home to include a total of 14 bedrooms and requested a maximum occupancy of 40.

The Planning Commission was scheduled to review the revised application on April 9, 2020. However, the staff report was recommending that the application be continued until such time as the applicant had obtained a building permit for the additions. Upon receiving a copy of the staff report, the applicant requested that the item again be continued so that they could obtain the required permit. Therefore, the Planning Commission did not discuss the

application on the 9th.

On August 7, 2020 the applicant updated their application to include the following:

- The short-term rental would take place in a new dwelling, rather than the existing dwelling which was being replaced.
- The maximum requested occupancy is being reduced from 40 to 34.

EVALUATION

Planning Commission Review: Mapleton City Code (MCC) 18.28.040 identifies short-term rental property as a condition use in the A-2 zone. A conditional use permit is considered an administrative permit. Utah Code section 10-9a-507 states the following regarding conditional use permit review:

*“A land use authority **shall** approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” (emphasis added)*

In other words, unless there are reasonably anticipated detrimental effects that cannot be mitigated, and/or the proposal is not in compliance with adopted standards, the conditional use permit must be approved. Special conditions, however, can be added when necessary to mitigate reasonably anticipated detrimental effects.

General Plan and A-2 Zone: The subject property has both a Rural Residential (RR) and a Critical Environmental (CE) land use designation. The RR category is intended for areas with open fields, farms and large residential lots. The RR designation discourages uses that would impede environmental protection and agricultural uses. The CE designation is meant to protect environmentally sensitive areas and to limit development. Finally, goal #7 of the Land Use Element encourages preserving a peaceful, country, rural atmosphere.

MCC Section 18.28.010 outlines the purpose and objective of the A-2 zone as follows:

*“A-2 zone is established to provide areas in which agricultural pursuits can be encouraged and supported within the municipality. The A-2 zone is designed and intended to protect agricultural uses from encroachment of typical urban development. Uses permitted in the A-2 zone, in addition to agricultural and residential uses, **must be incidental there to and should not change the basic agricultural character of the zone**” (emphasis added).*

As the Commission reviews this application, it is important to keep the guidance from the General Plan and the A-2 zone in mind.

Zoning Standards: MCC Chapter 18.28.040 outlines several requirements that apply to short term rentals. These requirements are outlined below followed by a brief response from staff.

A. The rental shall be located on a legal lot of record of five (5) acres in size or larger;

Response: The project site exceeds the minimum lot size of five acres. In 2002, the City issued a letter to the property owner indicating that the lot was a legal non-conforming lot of record.

- B. The property is developed or will be developed with a single-family residence that has received proper building permit approvals.*

Response: A permit was issued for a new dwelling on August 3, 2020. There is no evidence in the file of any original permit for the cottage. However, a permit was issued for some interior remodeling a few years ago.

- C. Off street parking shall be provided to include two (2) parking spaces for the residence and one (1) additional space for each guest room. A site plan shall be submitted with the proposed parking plan.*

Response: As proposed, the main residence would include 14 bedrooms and the cottage includes three bedrooms. This would require 19 parking spaces. The applicant's site plan shows a total of 34 parking spaces. The site has more than adequate parking for the proposed use.

- D. A business license shall be required.*

Response: If the Commission approves the Conditional Use Permit, the applicant would then be required to apply for a business license.

- E. A building and fire inspection shall be required prior to issuance of a business license. Additional safety requirements may be imposed above those typically required for a single-family dwelling. A checklist of inspection items shall be provided to the applicant prior to the inspection.*

Response: Staff has provided the attached inspection checklist to the applicant. Prior to the issuance of the business license, a building and fire inspection will be required. The Fire Department has reviewed the proposed site plan and has determined that it satisfies their emergency access requirements.

- F. All short-term residential rental properties shall be subject to the municipality transient room tax as allowed under Utah Code.*

Response: The applicant is required to file with the Utah State Tax Commission and pay all required taxes. Most of the online services such as VRBO and AirBnB automatically collect the applicable taxes and send them to the state.

- G. Failure to comply with the standards of this section and/or conducting the short-term rental property in a manner constituting or conducive to a breach of the public peace or a menace to the public health, safety, morals or welfare may result in a revocation of the conditional use permit by the planning commission.*

Response: The applicant will be required to follow the disturbing the peace ordinance and other nuisance standards. If the applicant is found to be in violation of these standards, staff can schedule the application with the Planning Commission to establish additional conditions or to revoke the permit.

- H. The property shall be rented as a single unit. Individual rooms may not be rented*

separately.

Response: The applicant has indicated that it is their intent to rent the property as a single unit. Staff addresses the use of the cottage in more detail below.

I. All rental contracts shall require a minimum of stay of two (2) consecutive nights.

Response: The applicant has indicated that they intend to rent it for a least two consecutive nights.

J. All short term residential rental properties shall designate a local property manager. The local property manager shall be available twenty four (24) hours per day to respond to tenant and neighborhood questions or concerns. Each short term residential rental property shall have a clearly visible sign within the unit containing the name and phone number of the local property manager.

Response: The applicant will act as the local property manager that will be available to address complaints and other issues that may arise.

K. No on-site camping shall be permitted (i.e. tents, RV's, campers, etc.). All tenants shall utilize the indoor sleeping accommodations provided with the rental.

Response: This condition will help limit the allowed occupancy by precluding the use of the outdoor areas for camping, which will also help avoid unnecessary noise impacts on neighboring properties.

L. The owner and property manager shall be jointly and severally liable for any violations of this article. Any rental dwelling unit which is found in violation of this article or any other requirement of this code may be subject to revocation of the short term residential rental property's business license and the conditional use permit.

Response: This requirement is meant to ensure that the property manager and the property owner (if different) are accountable to ensure that the regulations of the ordinance are being followed.

M. The applicant shall agree, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any appeal, claim, suit or other legal proceeding related to the short-term residential rental property approval.

Response: This requirement protects the City against any claims that may result from the approval of a short-term rental license.

Occupancy: The conditional use permit standards do not specifically address occupancy limitations. The building code limits occupancy in residential structures to one occupant per 200 square feet of living space. The applicant had previously requested a maximum occupancy of 40 people, but have now revised that number to 34. This is significantly lower than the maximum occupancy that the building code would allow.

In the staff report published for the April 9, 2020 Planning Commission meeting, staff was recommending that the maximum occupancy be based on allowing two people per bedroom. Based on this recommendation, the maximum occupancy for the main residence would be 28 and the maximum occupancy for the cottage would be six, for a total of 34. The applicant's revised request is consistent with staff's previous recommendation.

Shared Pond: The subject property, the property to the south also owned by the applicant's family and the property to the west include a portion of an existing pond. The property lines run through the pond from north to south. The applicant owns approximately 25% of the pond and the adjacent owner to the west owns approximately 75%.

The applicant has indicated that they would prohibit occupants from swimming, kayaking or otherwise entering the water of the shared pond unless an agreement for a more expansive use was reached with the adjacent neighbor. Staff supports this solution.

Cottage: The cottage is not considered an accessory apartment, meaning it cannot be rented or occupied separately from the main residence. Accessory apartments also require that the owner occupy one of the units as their primary dwelling. Therefore, since the cottage has not been approved as an accessory apartment and neither of the units on site will be occupied by the owner as their primary dwelling, the cottage must either be rented together with the main residence or not occupied at all. The owner could not rent out the main residence and then stay in the cottage.

RECOMMENDATION

Approve the conditional use permit with the attached special conditions.

SPECIAL CONDITIONS

1. The application shall comply with MCC Section 18.28.010 related to short-term rentals.
2. The maximum occupancy of the main residence shall be 28 and the maximum occupancy of the cottage shall be six, for a total maximum occupancy of 34. All advertisements and contracts for the short-term rental of the property shall make the maximum occupancy limitations clear.
3. Occupants of the short-term rental shall be prohibited from swimming, kayaking or otherwise entering the water of the shared pond unless an agreement for a more expansive use is reached with the majority owner(s) of the shared pond.

Date August 14, 2015 -amended August 7, 2020

To: Mapleton City Planning Commission

From: David Broadbent

RE: Application for Short Term Rental Permit – Amended

Purpose: David Broadbent previously applied for a Short-Term Rental Permit to rent the Broadbent home. This amendment accommodates changes to the home design.

Description of the Home:

House and Property: The home, located at 1255 South 1500 East Mapleton, Utah 84664, will be 10800 square feet and the Cottage is about 1100 square feet. Both home and cottage are several hundred feet off the public road and are separated from neighboring properties by fields, fences and a pond. The location is very private, secluded and borders the United States Forest Service property on one side.

Parking: Parking is several hundred feet from other properties and has 34 designated spots.

Inside Amenities: The home has 14 bedrooms, 8 full bathrooms, 2 half baths, and 3 kitchens. The cottage has 3 bedroom and 1 kitchen and 1 full bathroom.

Outside Amenities: The property has 3 outdoor kitchens, 3 firepits, 2 pavilions, and an amphitheater. The homes are situated on about 6 acres of land and have 2 ponds. The lower pond will provide fishing off the bank and the upper pond will provide canoeing, kayaking, swimming, and fishing. There is a proposed swimming pool and 2 hot tubs. There is a soccer size field and a children's beach. There is a fenced off pasture area.

Not allowed on the Property:

1. Rental for less than 2 consecutive nights.
2. On-site rental camping.
3. Loud Noises between 10:00 PM and 7:00 AM. Guests will be instructed verbally and in writing that they are subject to eviction and fines if they violate the noise provision.
4. Outside four wheelers, snowmobiles, or other off-road vehicles.

Property Manager: David Broadbent will be available 24/7 to take care of any issues that arise. His contact information will be posted inside the Home and Cottage, and neighbors will be given his telephone number.

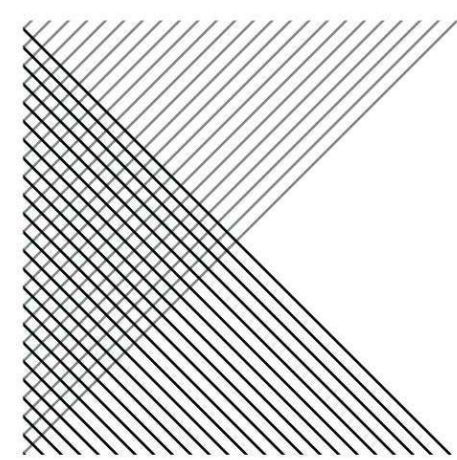
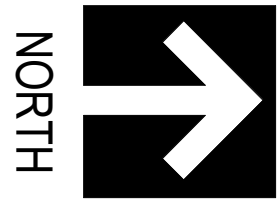
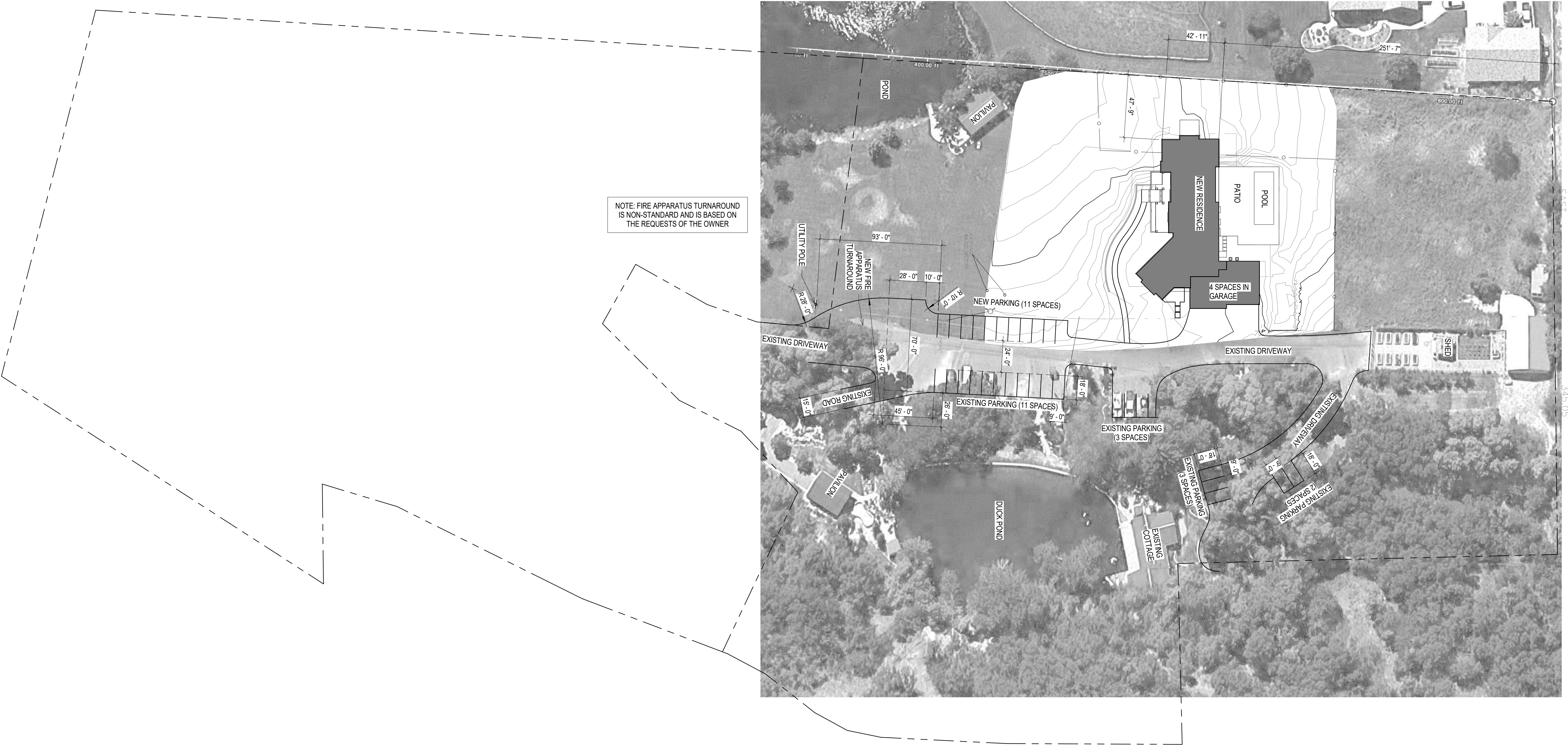
MAPLETON CITY RECEPTION CENTER USE QUESTIONNAIRE

1. is your property at least 5 acres? yes
2. How many dwelling units are on the site and how many bedrooms are in each? Large home (10800 sq feet) with 14 bedrooms and a cottage (1100 sq feet) 3 bedrooms
3. What is the maximum occupancy to be? 34
4. How often do you anticipate renting the property? I would think the property would rent mainly in the summer and might rent couple of times a week during those three months. Spring and Fall I would think it would tend to rent on weekends and might rent a couple of times a month. Winter, I would think it wouldn't rent very much, but might over the Christmas holidays.
5. Will you have a local property manager that will be available 24 hours a day to respond to tenant, neighbor and City complaints? We live in Orem Utah 20 minutes away and are available 24 hours a day, and we may have a manager on site at peak usage times.
6. How will you ensure that renters are respectful of neighboring property owners and will obey the City's Disturbing the Peace Ordinance? There is no access to any neighboring property except the 5 acre adjoining lot that we own and the property across the pond. The renters will not be able to use the lower pond except for fishing from the bank. The Disturbing the Peace ordinance will be part of the contract that they sign and will be posted in the main house. Contract will include a loss of deposit or fine for any citations received.
7. How will the parking be accommodated? 34 parking spots, please see sight plan.
8. Are you proposing signage? No signage.

Have you read and do you understand the attached Disturbing the Peace Ordinance, Short-term rental Ordinance and the Short-Term Rental Inspection Checklist? Yes

C:\Documents\Kelly\Kelly Swan Architecture\Projects\2020\2015 David and Michele Broadbent\Revit\Broadbent R2.rvt
8/27/2020 9:33:03 AM

Site Plan with Parking Layout
1" = 40'-0" (24"x36" Sheet)

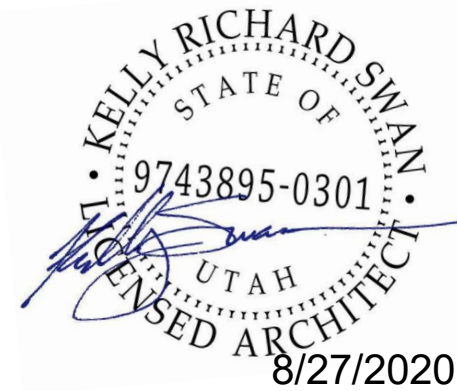


KELLY
SWAN

ARCHITECTURE

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(385) 265 2663 kelly@architectks.com

Maple Mountain Springs
Residence
1255 South 1500 East
Mapleton, Utah 84664



Revisions (mm-dd-yy)

Site Plan with
Parking Layout

August 27, 2020

A004

C:\Documents\Kelly\Kelly Swan Architecture\Projects\2020\2015 David and Michele Broadbent\Revit\Broadbent V3 R2.rvt 7/10/2020 12:07:12 PM

Code Compliance
2015 IRC 2015 IECC 2017 NEC
Code Summary
Zone: A-2 Agricultural-Residential Setbacks: Front 30' Side 10' Rear 25' Max Height: 40' Climate Zone: 5

This set of construction documents has been licensed to the Client by Kelly Swan Architecture for use in the construction of a single building. Any use of these plans outside of the aforementioned use is strictly prohibited.

These construction documents have been prepared carefully for use by the owner/contractor; however adaptation of the plans to meet specific local building codes may be required and it is the responsibility of the owner/contractor to bring such requirements to the attention of Kelly Swan Architecture when/lf they occur. Kelly Swan Architecture will not be responsible for any damages relating to the accuracy and overall integrity of the plans except as contracted.

- General Notes:
- All work shall comply with the currently adopted International Residential Code (www.iccsafe.org).
 - The contractor is responsible to thoroughly review the plans, including dimensions, prior to construction and notify Kelly Swan Architecture when clarification is needed.
 - Dimensions shall have precedence. Contractor shall scale plan prints at his/her own risk.
 - All conditions not specifically detailed on drawings shall be similar to those shown or implied.
 - The construction documents are provided to illustrate the design and general type of construction desired and imply high quality construction, material, and workmanship throughout.
 - The contractor shall coordinate the specific design of all millwork and cabinetry
 - All fixtures, finishes, and appliances to be pre-approved by the owner prior to installation.

- Site Notes:
- Grade shall slope away 6" minimum for the first 10'-0" from the building
 - Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building
 - Contractor shall be responsible to see that all site grading adjacent to building allows for natural site drainage away from foundations.

- Ventilation:
- Ventilation shall be provided to all crawl spaces by means of screened vents placed so as to provide cross ventilation. A class 1 vapor retarder material shall be used, and the minimum net area of ventilation openings shall not be less than 1 square foot for each 1,500 square feet of under-floor space area. One such ventilating opening shall be within 36" of each corner of the building.
 - Attics to be ventilated according to the requirements of section R806.2: The minimum net free ventilating area shall be 1/150 of the area of the vented space.

- Framing:
- All dimensions on floor plans are to face of framing members.
 - All trusses shall be designed by a licensed engineer and built according to the engineers specifications in accordance with local adopted building codes.
 - All door and window openings shall be framed according to the window or door manufacturer's recommended dimensions. The contractor is to verify all window and door rough opening requirements.
 - Framing bids to include all fur downs as per plan.
 - Where not noted otherwise, connect all wood to concrete, wood to steel, and wood to wood, except stud to plate or TJI to plate, with metal connectors. Use Simpson Strong-Tie or equal.
 - All floor sheathing must be fastened with continuous glue bead and ring shank nails (no substitution permitted)
 - Unless specified otherwise in the drawings, as a minimum: shelves in walk-in closets shall be 15" in depth. Shelves in other closets to be 12" deep. In closets with double shelves, upper shelf to be at 84" and lower shelf to be at 42". In closets with single shelves, shelf shall be set at 72" above finished floor.
 - Fire blocking shall be provided in wood-framed walls, horizontally, at intervals not exceeding 10 feet, per section R302.11.
 - All wood framing in contact with concrete or soil shall be pressure treated.
 - Where structural plans differ, the more stringent requirement shall be used.

- Stairs:
- The maximum stair riser shall be 8" (See 2016 Utah State Amendment 15a-3-202) and the minimum tread depth shall be 10".
 - The minimum head room as measured vertically from the stair nosing shall be 6'-8".
 - The minimum stair width shall be 36".
 - Every stairway landing shall have a dimension measured in the direction of travel, at least equal to the stairway width.
 - A minimum of (3) 1 1/4" x 11 7/8" LVL / LSL stringers (or structural equivalent) required at all stairways.

- Insulation (Minimum Requirements Climate Zone 5/6 IECC 2105/2018 Table R402.1.2):
- Fenestration U-Factor: 0.32
 - Skylight U-Factor: 0.55
 - Ceiling R-Value: R-49
 - Wood Frame Wall R-Value: R-20 (20 Cavity + 5 Continuous in Climate Zone 6)
 - Floor R-Value Over Uninsulated Space: R-30 (Or fill the cavity and not less than R-19)
 - Basement and Crawl Space Wall R-Value: R-15 Continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
 - Slab Edge R-value & Depth Below Grade: R-10 for 2 ft. (4 ft. for Zone 6), R-5 required under full heated slabs.

- Weather and Moisture Protection:
- Install (1) layer of ice and water shield to extend from the eave's edge to a point at least 24" inside the inside face of the exterior wall of the building.
 - Install (1) layer of ice and water shield at all roof valleys centered on the valley line.
 - Provide metal flashing at all foundations and brick and EIFS transitions to protect the exterior wall assemblies from moisture intrusion.
 - Provide metal flashing or 15lb felt between wood sheathing and concrete porches, landings, steps, and stairs.
 - Provide 9" flashing, counter flashing, and window manufacturer approved caulking at all exterior windows and doors.
 - A 6-mil polyethylene or approved vapor retarder with joints lapped not less than 6" shall be placed between the concrete floor slab and the base course, or the prepared subgrade where no base course exists.
 - At a minimum, all basement foundation walls below grade to be dampproofed from grade to 6" below concrete slabs.
 - Foundation drains shall be installed for all basement foundations below grade. Foundation drains shall drain to daylight or a sump pump unless noted otherwise.

- Fire:
- Provide one layer of 5/8" type "x" gypsum board on the ceiling and walls of the garage where separating or bearing habitable living spaces.
 - Enclosed usable space under stairs shall be protected on walls and ceiling with 5/8" type "X" gypsum board.
 - Doors leading from garage areas to living area shall be solid wood and 1 3/8" thick or have a 20 minute fire rating. The door shall be equipped with self-latching hardware.
 - Permanently wired smoke detectors are required and must be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate area. When the dwelling unit has more than one story or basement or is split into two or more levels, the detector shall be installed on the upper level. Exception: when a lower level contains a sleeping area, a detector shall be installed on each level. When sleeping rooms are on an upper level the detector shall be placed on the ceiling of the upper level in close proximity of the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more; smoke detectors shall be installed in the hallway and the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located. Detectors must have a battery backup and must emit a signal when the batteries are low. Detectors must be wired in series.
 - Wood burning fireplace chimneys must extend 24" minimum above any roof surface within a 10'-0" radius.
 - All stud walls over 10'-0" in height shall have fire blocking at mid-span.

- Doors, Windows, and Window Wells:
- All 6'-8" doors to have (3) hinges. All 8'-0" doors to have (4) hinges. All doors to have lockset and/or latchsets by Emtek or as noted in the window and door schedules or selected by the owner.
 - All fenestration glazing in the following areas shall be tempered: Glazing within 24" of either side of doors. Glazing in damp areas such as a bath or shower and less than 60" above the floor. Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface and less than 60" above the plane of the adjacent walking surface. Glazing within 18" of the floor.
 - In rooms used for sleeping, at least one window per room shall have a sill height of no more than 44" above finished floor with a net clear opening of not less than 5.7 square feet (5.0 square feet for ground floor). Height of opening shall not be less than 24", with a clear net opening width of not less than 20".
 - Window wells used for egress shall have a 44" maximum depth or provide steps or ladder rungs. Wells shall have a 36" horizontal clearance from foundation to front of window well. Wells shall have a 36" vertical clearance from any horizontal overhead projection (e.g. bay windows or cantilevers). Gratings or guardrails protecting window wells shall be easily removable or be designed so as not to hinder egress. Window wells shall have a net clear opening of 9 square feet minimum.
 - Window wells shall have drains connected to the foundation drain.
 - Window wells to have a minimum of 24" of gravel in the base of the well. Gravel shall be a minimum of 4" below window opening in the foundation.
 - Contractor is not to wash windows or remove labels prior to inspection and verification of U Factor and window properties.
 - Factory and/or field mulled windows shall be determined by architect, owner, and window representative at time of window order.
 - All glass to be clear and all windows to be dual glazed with screens where applicable—unless noted otherwise.

- Masonry:
- Masonry veneer above openings shall be supported per table R703.
 - Flashing shall be located beneath the first course of masonry above finished grade level above the foundation wall and at all other points of support.
 - Weep holes shall be provided in the outside withe of masonry walls at a maximum spacing of 33" o.c. weep holes shall not be less than 3/16" diameter. Weep holes shall be located immediately above the flashing.

- Tile and Wet Locations:
- Use water resistant gypsum board at all "wet" locations.

- Mechanical:
- Maximum length of dryer exhaust duct shall be 25'. Maximum length shall be reduce 2.5' for each 45 degree bend and 5' for each 90 degree bend.
 - All combustion air to rooms or spaces containing fuel burning appliances shall be obtained from the outdoors or from spaces freely communicating with the outdoors and the mechanical design shall be considered unusually tight construction as defined in the mechanical code.
 - Vents shall terminate not less than 4' below or 4' away horizontally and at least 1' above a door, operable window, or a gravity air inlet into a building.
 - Flue vents and exhaust fan vents shall be not less than 3' from an outside air inlet located within 10' and at least 4" from a property line.
 - No cloth type duct tape allowed. Metal or foil tape must be used.
 - All joints, transverse and longitudinal seams, and connections must be properly sealed with tape or mastic.
 - Gas lines shall not pass through or penetrate any duct or plenum.
 - A gas line sediment trap shall be installed downstream of the equipment shut off valve as close to the inlet of the equipment as practical.
 - All gas line piping material shall be steel or wrought iron (schedule 40 minimum) and shall be ASME compliant.
 - Insulate heating trunk and branch supply ducts in unfinished areas.
 - Provide prefabricated fireplace units (where shown) with triple wall insulated pipe, termination cap, spark arrester, and all items for a complete and operating system. All systems shall meet state energy requirements.

- Electrical:
- Bathroom receptacle outlets shall be supplied by dedicated 20 amp branch circuit.
 - All closet lighting to be LED.
 - Ground fault interrupt circuit (GFCI) protection is required for all 110v, single phase 15 and 20 amp receptacles in bathrooms, garages and outdoors. GFCI is also required for all kitchen receptacles above the level of the counter-top. Garage outlets must be a min of 18" above floor.
 - All incandescent lighting fixtures recessed into insulated areas shall be approved for zero clearance insulation cover.
 - Conduit for meter based service entrance shall be anchored to foundation with unistrut and conduit clamps (powder actuated fasteners are not permitted)
 - Outlets shall be spaced according to prevailing codes as a minimum requirement. Actual outlet location may vary from plan.
 - Metallic water service or a concrete encased electrode available for use as a grounding electrode for the house which meets the requirements of the 2015 IRC shall be required. Ufer ground shall be required when soil conditions and ground water content do not provide adequate grounding resistance.
 - Plastic electrical boxes in walls separating garage and living spaces to be 2hr listed.
 - All bedroom circuits shall be arc fault protected (AFCI)
 - Include one carbon monoxide detector per level; wire in series with smoke alarms and provide a battery back-up
 - Locate exterior 110v service outlet within 25' of AC unit.
 - Recessed lights above showers & tub/showers are to be waterproof and gasketed.

- Plumbing:
- Water heaters shall be strapped to walls within 12" at the upper one third and lower one third, with the lower strap not closer than 4" above any controls.
 - Provide pressure regulator and shut off valve.
 - Interior waste and vent lines shall be constructed of ABS.
 - Freeze resistant backflow prevention hose bibs with interior located accessible shut off valves required.
 - Plumbing vents shall be at least 6'-0" above or 10'-0" away from all outside air intake openings.
 - No slip joint plumbing connections allowed in concealed areas.
 - Individually insulate all plumbing, water, and drain lines in areas subject to freezing.
 - Install expansion tank for water heater. Insulate hot water lines in unfinished areas with 1/2" foam.
 - Check valve required at water heater inlet.
 - Bathrooms divided into separate water fixture areas require individual venting for each of the individual areas.

- Railings:
- Handrails are required at all stairways having four or more risers.
 - Provide 1 1/4" to 2 5/8" handrails 34" to 38" in height that run continuous and have returning ends to wall, newel post, or 12" past last tread.
 - Handrails deeper than 2 5/8" shall have a finger groove 3/4" x 1/4" deep routed the entire length of at least one side of handrail.
 - Handrails adjacent to walls shall have a space not less than 1-1/2" between wall and handrail.
 - Minimum 36" high guardrails are required at all landings, decks or floor levels that are more than 30" above an adjacent surface within 36".
 - Stair, guardrails and handrails shall be designed & pre-engineered by the manufacturer to meet all applicable codes and requirements governing its construction. The handrails are to be designed for a 200 lbs. point load applied at any angle.
 - Balusters shall be arranged such that a 4" diameter sphere cannot pass through.
 - One handrail shall be continuous for the full length of the stairs and shall end in a newel post, or return to the wall.

Floor Area	
Name	Area
Basement	2620 SF
First Floor	4655 SF
Upper Floor	3013 SF
Finished	10288 SF
Basement Mechanical	146 SF
Basement Cold Storage	366 SF
Unfinished	512 SF
Total House Square Footage	10800 SF
Garage	1750 SF
Garage	1750 SF
	1750 SF
Storage Vault	861 SF
Existing	861 SF
	861 SF

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Truss Package	
Soils Report	
Automatic Fire Sprinklers	
Swimming Pool/Pool Cover & Pool Equipment (Under Separate Package)	
Supplemental Documents	
Structural Calculations	

- Finishes and Finish Materials:
- All gypsum board to have square corner—unless noted otherwise. All gypsum board shall have a smooth wall/hand applied light plaster finish, as selected by owner—unless noted otherwise.
 - Contractor shall examine all surfaces to receive finish and notify owner of any unsatisfactory conditions of surfaces that will affect application of finish materials.
 - Contractor shall coordinate the final selection of all finishes, exposed hardware and paint colors with the owner.
 - Carpeted areas shall be installed per manufacturer's specs. For installation over pad conditions. Provide underlayment board where necessary to align with finish floors.
 - Tile floors at showers are required to be a ceramic tile with slip resistant surface, and shall be installed over mortar setting bed or an approved underlayment.
 - All hardware finishes shall be selected by owner.
 - All closets to be provided with a single hanging pole and a single paint-grade shelf unless noted otherwise on the drawings or requested otherwise by the owner.
 - All painting work shall be coordinated with owner. Contractor shall provide paint specification to owner for approval.
 - The owner shall select all plumbing fixtures (i.e. sinks, faucets, tubs, etc.), appliances and surface mounted light fixtures. The contractor shall provide an allowance in the contract for these items, or specifically exclude them from the contract and provide for installation only.

Permit Plans R2



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Maple Mountain Springs
Residence
1255 South 1500 East
Mapleton, Utah 84664

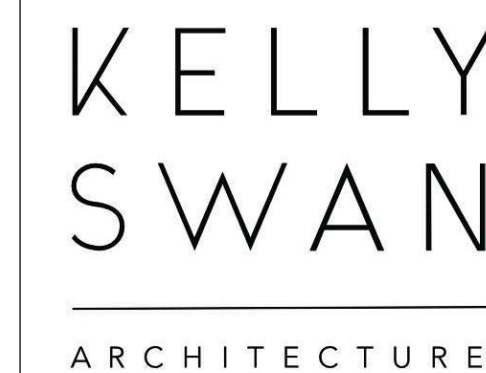


#	Revisions (mm-dd-yy)
1	Plan Updates 06-25-20
2	City/Owner Updates 07-10-20

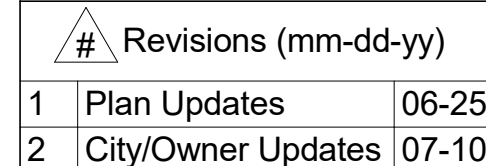
Cover Sheet
and General
Notes

June 15, 2020

A000

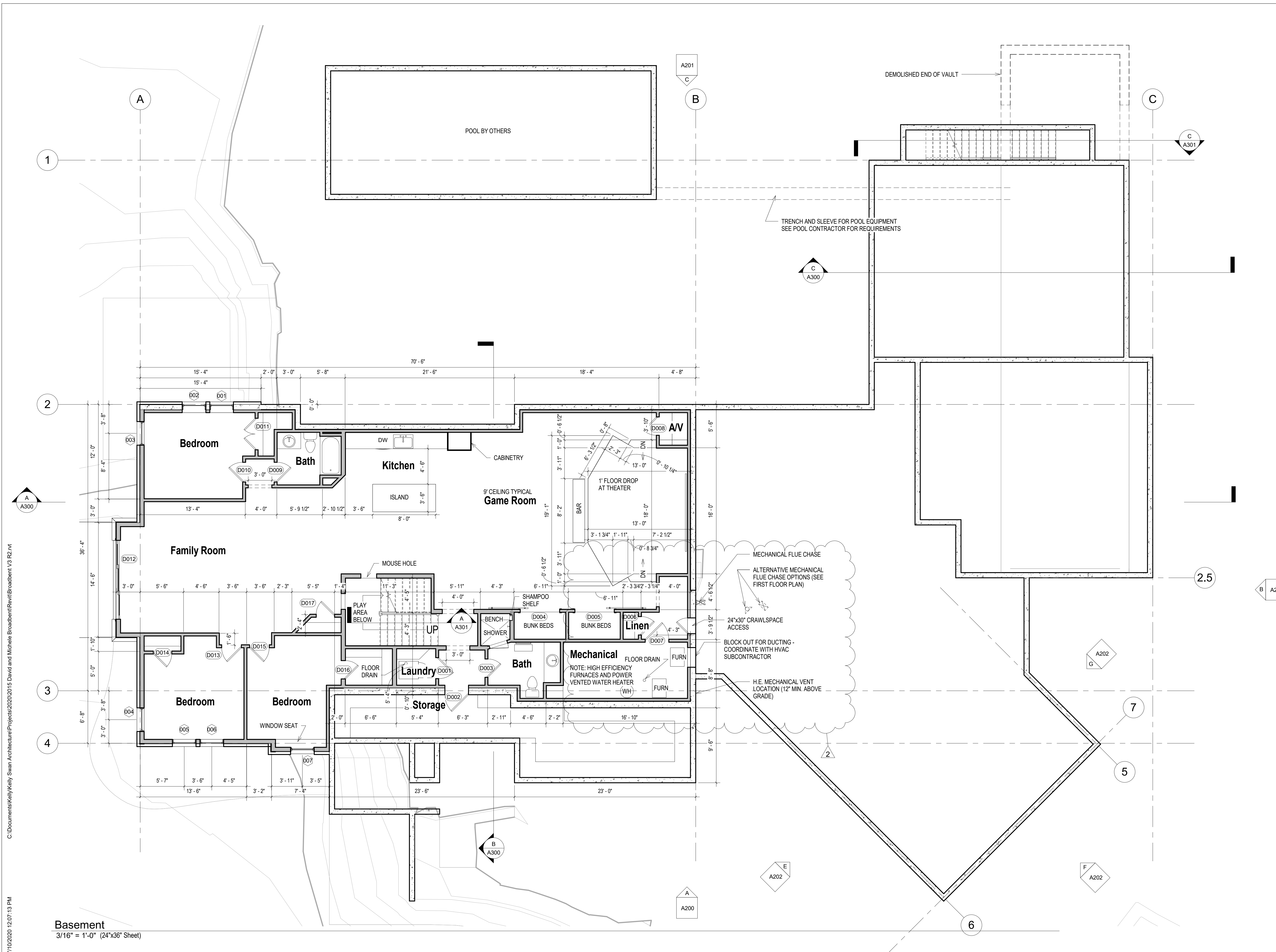


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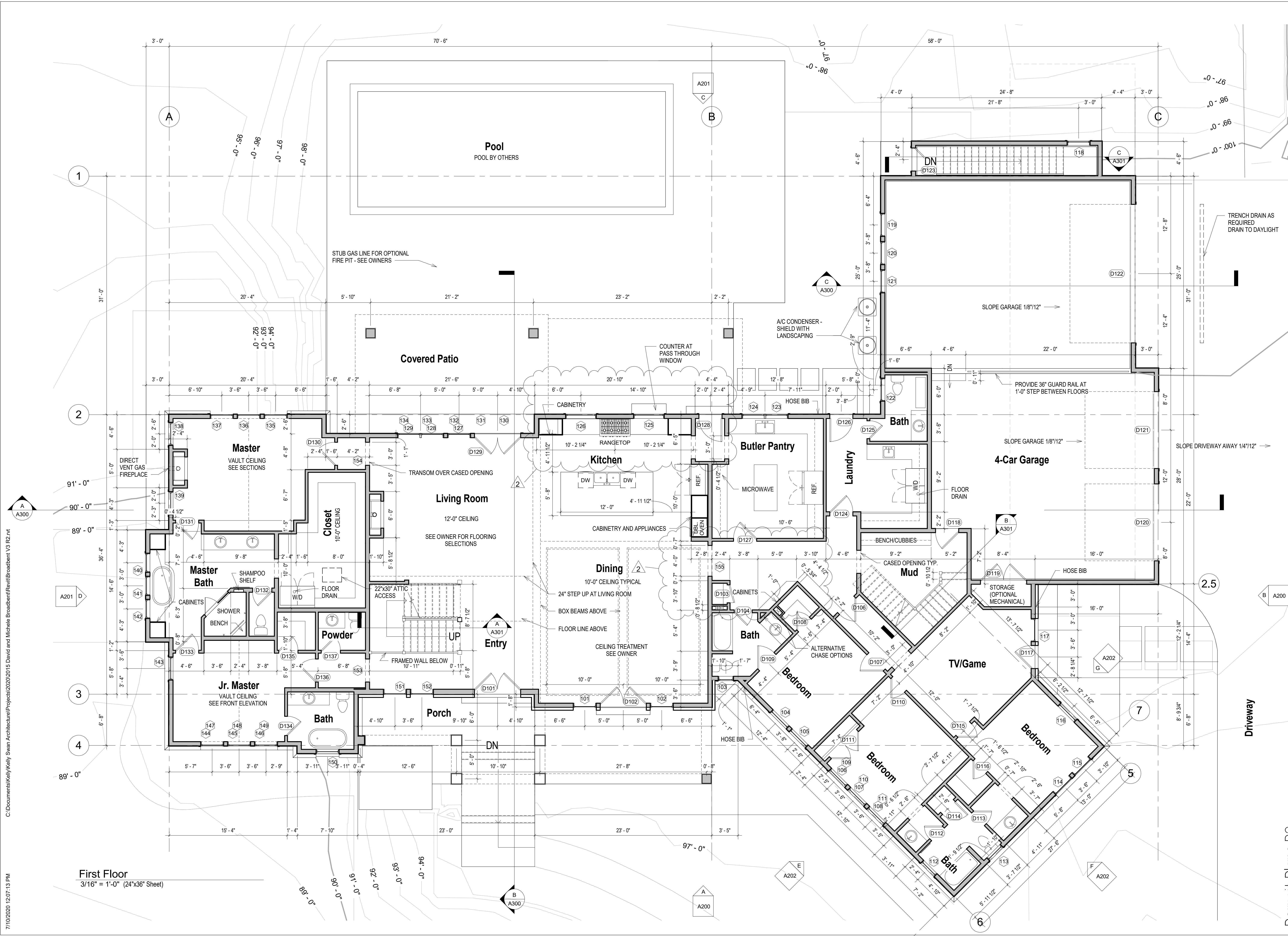


Basement Plan

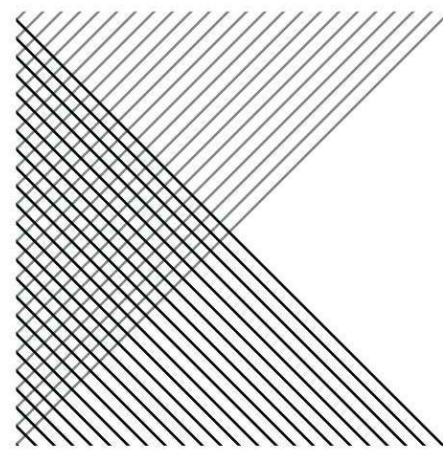
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C:\Documents\Kelly Swan Architecture\Projects\2020\2015 David and Michele Broadbent\Revit\Broadbent V3 R2.rvt 7/10/2020 12:07:13 PM



First Floor
3/16" = 1'-0" (24"x36" Sheet)



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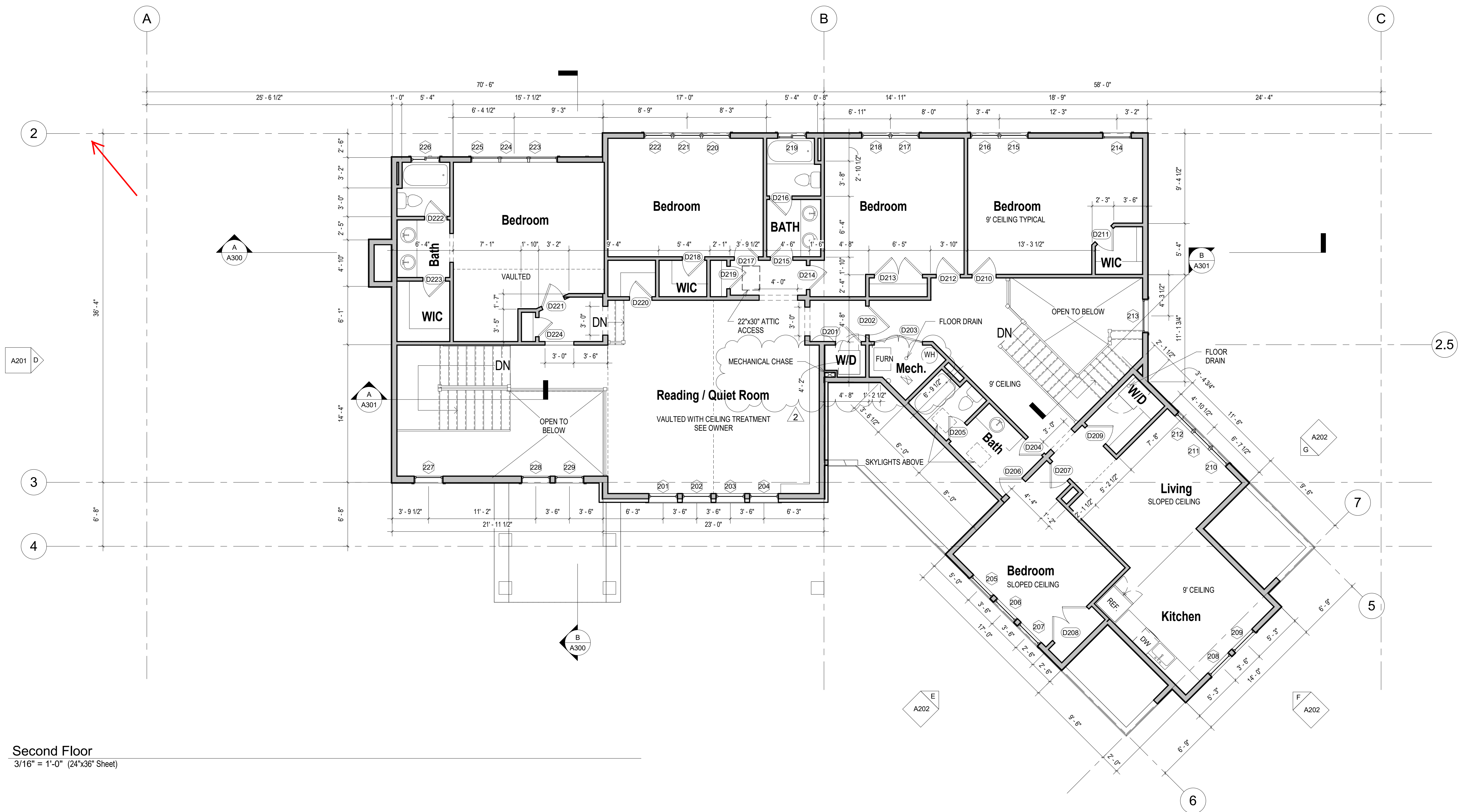
#	Revisions (mm-dd-yy)
1	Plan Updates 06-25-20
2	City/Owner Updates 07-10-20

First Floor Plan

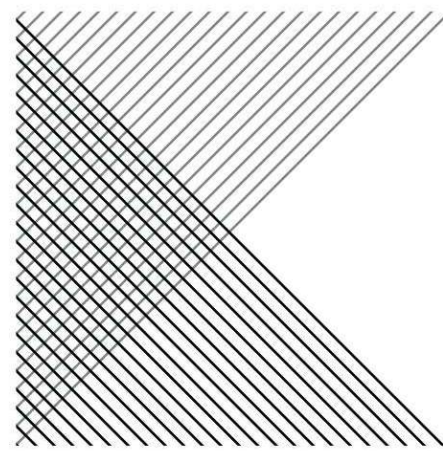
June 15, 2020

A101

Permit Plans R2



Second Floor
3/16" = 1'-0" (24"x36" Sheet)



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#	Revisions (mm-dd-yy)
1	Plan Updates 06-25-20
2	City/Owner Updates 07-10-20

Second Floor
Plan

June 15, 2020

A102

Permit Plans R2

87:0027:00001

1456 E 19th St, 11th Fl, 67.027-0001

1456 E 19th St, 11th Fl, 67.027-0001

1456 E 19th St, 11th Fl, 67.027-0001

1300.83

46.509.0006

Main Residence

Accessory Unit

Upper pond

Shared Pond

26.073.0094

46.509.0008

26.073.0094

Shared Pond



Cottage



Upper Pond



Short-term Rental Inspection Checklist

1. Smoke alarms (less than 10 yrs. old) are required in each bedroom, each adjacent hallway to a bedroom and one on each floor, including the basement.
2. Carbon Monoxide detectors are required on each floor.
3. GFCI breakers are required in bathrooms, non-dedicated garage plugs and kitchen countertops (including islands or wet bars).
4. Water heaters
 - a. Strapped with approved straps (one strap on the top third and one on the bottom third of the tank)
 - b. Water heater expansion tank must also be strapped
 - c. Must be de-rated and have a sticker to reflect
 - d. Proper venting and gas connections
5. Furnace
 - a. Must have required clearances and access
 - b. Correct venting and gas/electrical connections
 - c. Combustion air
6. Handrails are required on any stairs over 3 risers.
7. Hot tubs
 - a. Disconnect must be a minimum of 5' but no more than 50' away (5 to 50 rule)
 - b. Guardrails must be provided on a raised deck
 - c. Glass within 5' must be tempered
8. Windows must be tempered in hazardous locations
9. Fire extinguishers shall be provided on each floor and at special locations as directed by the Fire Inspector (type 2A, 10 lbs min.)
10. Emergency egress windows in bedrooms
11. Safety ladders available in each second-story bedroom.
12. Buildings with fire sprinklers require annual inspections.
13. Adequate sanitary facilities.
14. Gas fired appliances are not allowed in sleeping areas.