



**PARK CITY COUNCIL MEETING
SUMMIT COUNTY, UTAH
January 7, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regular City Council meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Thursday, January 7, 2021.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 05-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Council members will connect electronically. Public comments will be accepted virtually as described below.

To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record, but not read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org.

Exhibit A: Determination of Substantial Health and Safety Risk

On December 8, 2020, the Mayor determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code section 52-4-207(4) requires this determination and the facts upon which it is based, which include: • Summit County has extended its Emergency Declaration and Public Health Emergency Declaration through January 8, 2021. • Statewide COVID cases and hospitalizations are increasing exponentially. This determination is valid for 30 days, and is set to expire on January 7, 2021.

WORK SESSION - 3:00 p.m.

Park City Arts and Culture District – Follow Up Discussion
[Arts and Culture District Follow Up Staff Report](#)
[Arts and Culture Presentation Slides](#)

REGULAR MEETING - 6:00 p.m.

I. ROLL CALL

II. APPOINTMENTS

1. Appointment of a Mayor Pro Tem and Alternate for Calendar Year 2021

III. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments

Staff Communications Reports

1. Renewable Energy Project for City Operations
[Renewable Energy Project Staff Report](#)
2. COVID-19 Community Support Measures
[COVID-19 Staff Report](#)

IV. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

V. CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from December 10, 15, and 17, 2020

[December 10, 2020 Minutes](#)

[December 15, 2020 Minutes](#)

[December 17, 2020 Minutes](#)

VI. OLD BUSINESS

1. Skier Day Parking at Deer Valley Snow Park Base Area Update
[Deer Valley Base Area Parking Staff Report](#)
[Exhibit A: Temporary Operational Plan for Deer Valley Overflow Parking](#)
[Exhibit B: Deer Valley Letter to Mayor and Council](#)

VII. NEW BUSINESS

1. Consideration to Approve Ordinance 2021-01, an Ordinance Approving the 2021 Regular Meeting Schedule for City Council
(A) Public Hearing (B) Action
[City Council Annual Meeting Notice Ordinance](#)
2. Consideration to Approve Ordinance No. 2021-02, an Ordinance Approving an Extension of City Council's January 15, 2019 Approval of Ordinance No. 2019-03, an Ordinance Approving the 510 Ontario Avenue Plat Amendment, Located at 510 Ontario Avenue, Park City, Utah, and Ordinance No. 2019-04, an Ordinance Amending Ordinance No. 15-12 and Approving the Roundabout Condominiums First Amendment, Located at 300 Deer Valley Drive, Park City, Utah
(A) Public Hearing (B) Action
[510 Ontario Avenue and Roundabout Condominium Plat Extension Staff Report](#)
[Exhibit A: Ordinance No. 2021-02](#)
[Exhibit B: Roundabout Condominiums First Amended Plat](#)
[Exhibit C: 510 Ontario Avenue Plat](#)
[Exhibit D: Background Information](#)

3. Consideration to Approve Ordinance No. 2021-03, an Ordinance Approving the King's Crown Re-Subdivision Second Amended Lot Line Adjustment Plat, Amending Lots 27, 28, and 29, Located in Park City, Summit County, Utah
(A) Public Hearing (B) Action
[King's Crown Single-Family Dwelling Lot Combination Staff Report](#)
[Exhibit A: Ordinance 2021-03](#)
[Exhibit B: Applicant's Statement](#)
[Exhibit C: King's Crown Development Agreement](#)
[Exhibit D: King's Crown Third Amended Housing Mitigation Plan](#)
[Exhibit E: January 10, 2018 MPD-CUP Final Action Letter](#)
[Exhibit F: Snyderville Basin Water Reclamation District Requirements](#)
[Exhibit G: Public Input](#)
[Exhibit H: Background Information](#)
4. Consideration to Approve Ordinance 2021-04, an Ordinance Accepting the Public Improvements for the Park City Heights, Phase 1 Subdivision and Park City Heights, Phase 2 Subdivision
(A) Public Hearing (B) Action
[PC Heights Public Improvements Acceptance Staff Report](#)
[Exhibit A: PC Heights Public Improvements Ordinance](#)
5. Consideration to Approve Resolution 01-2021, a Resolution Adopting the American Public Works Association (APWA) Standard Specifications/Plans and the Park City 2020 Supplemental Standard Plans and Specifications as the Standards to be Used for the Design and Construction of Projects, Including Private Development, within Existing and Future Public Right of Way
(A) Public Hearing (B) Action
[American Public Works Association Standard Plans and Specifications and the 2020 Park City Supplemental Standard Plans and Specifications Staff Report](#)
[Exhibit A: Supplemental Standard Drawings & Specifications](#)
[Exhibit B: APWA and Supplemental Standards Resolution](#)

VIII. ADJOURNMENT

IX. PARK CITY HOUSING AUTHORITY MEETING

I. ROLL CALL

II. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

III. NEW BUSINESS

1. Consideration to Approve Resolution HA 01-2021, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2021 Meetings and Appointing Officers of the Board of Directors of the Housing Authority of Park City, Utah
(A) Public Hearing (B) Action
[Housing Authority Annual Meeting Notice Resolution](#)

IV. ADJOURNMENT

X. PARK CITY REDEVELOPMENT AGENCY MEETING

I. ROLL CALL

II. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

III. NEW BUSINESS

1. Consideration to Approve Resolution RDA 01-2021, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2021 Meetings and Appointing Officers of the Board of Directors of the Redevelopment Agency of Park City, Utah
(A) Public Hearing (B) Action
[Redevelopment Agency Annual Meeting Notice Resolution](#)

IV. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.**

Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: David Everitt

Submitting Department: Executive

Item Type: Work Session

Agenda Section:

Subject:

Park City Arts and Culture District – Follow Up Discussion

Suggested Action:

Attachments:

[Arts and Culture District Follow Up Staff Report](#)

[Arts and Culture Presentation Slides](#)



City Council Staff Report

Subject: Park City Arts and Culture District – Discussion
Author: David Everitt
Department: Executive
Date: January 7, 2021
Type of Item: Administrative

Recommendation

Continue the comprehensive discussion regarding the proposed revised scope, financial plan, and potential phasing approach for the Park City Arts and Culture District.

Background

On [December 15](#) ([staff report](#) and [audio](#)) and [December 17](#) ([audio](#)), 2020, the City Council discussed the proposed scope revisions, a construction phasing plan, and a financial plan for the first phase of the Park City Community Arts and Culture District. Council and the public identified a number of issues requiring additional clarification and supplemental information. They include:

1. A funding strategy for full buildout of the City's portion of the previously conceived District;
2. Specific project identification and funding strategy for additional active transportation connections to the District;
3. Confirmation of timeline from the Project Partners to purchase their respective parcels;
4. More detail about the affordable housing rental model and how it sustains the Housing Pipeline in the future;
5. Information on market demand for and the utility of smaller for-rent units compared to larger for-sale units;
6. Information regarding opportunity costs of diverting capital project funds and transportation funds to the District; and
7. Discussion about financial off-ramps if there is a major economic downturn in the next 1-3 years, including alternatives for District partnerships and land disposition if Project Partners decline to proceed.

Staff will prepare a presentation that will drill down and provide information and analysis on the items identified above. This analysis is currently underway among various departments.

No action is recommended for the January 7, 2021, Council Meeting. The goal is for the Council to continue their deliberations and to provide another opportunity to inform the public, seek and engage stakeholders and feedback, fulfill Council's requests for additional information, and allow a comprehensive and in-depth discussion.

Affordable Housing – Rental Analysis & Housing Pipeline

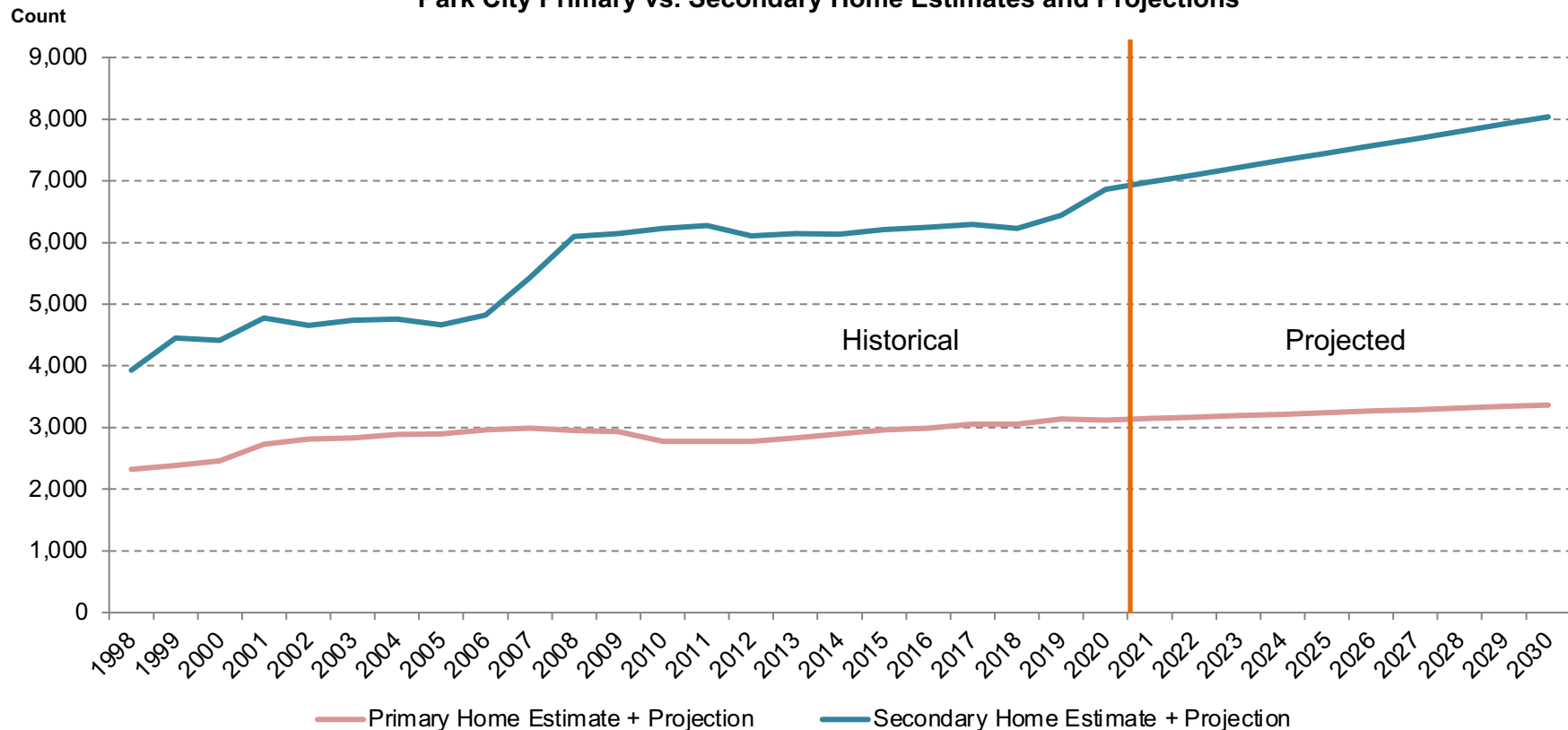


Housing Goal



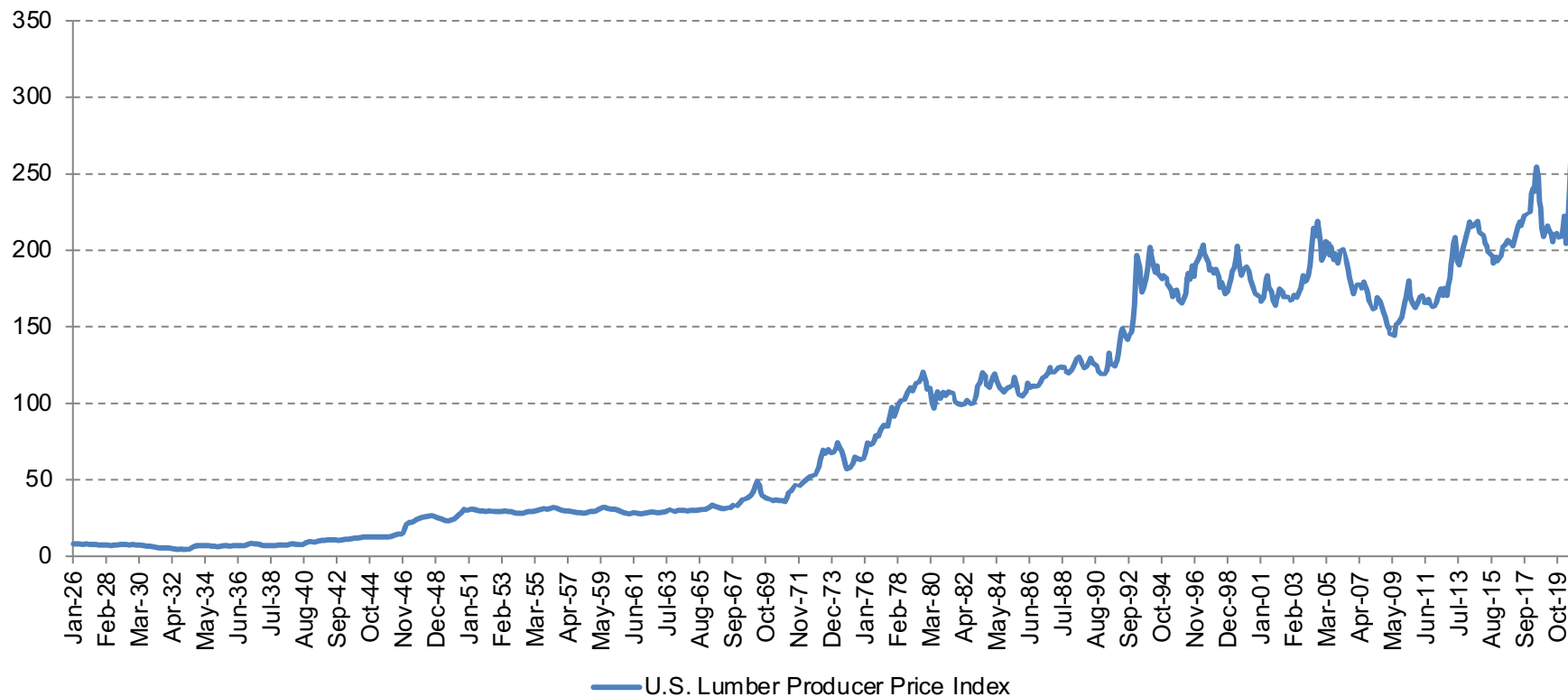
Primary vs. Secondary Homes

Park City Primary vs. Secondary Home Estimates and Projections



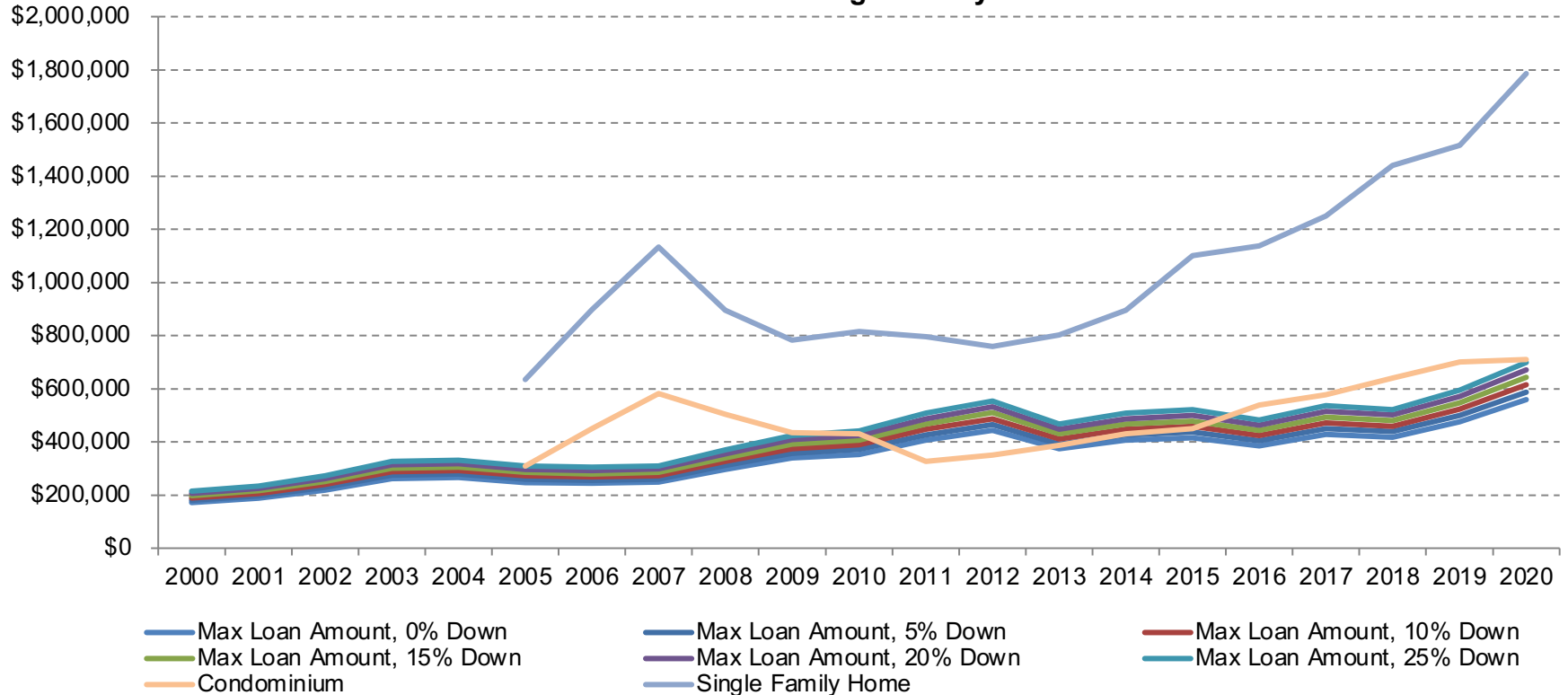
Building Costs

U.S. Lumber Producer Price Index



— Housing Costs vs. Borrowing Power —

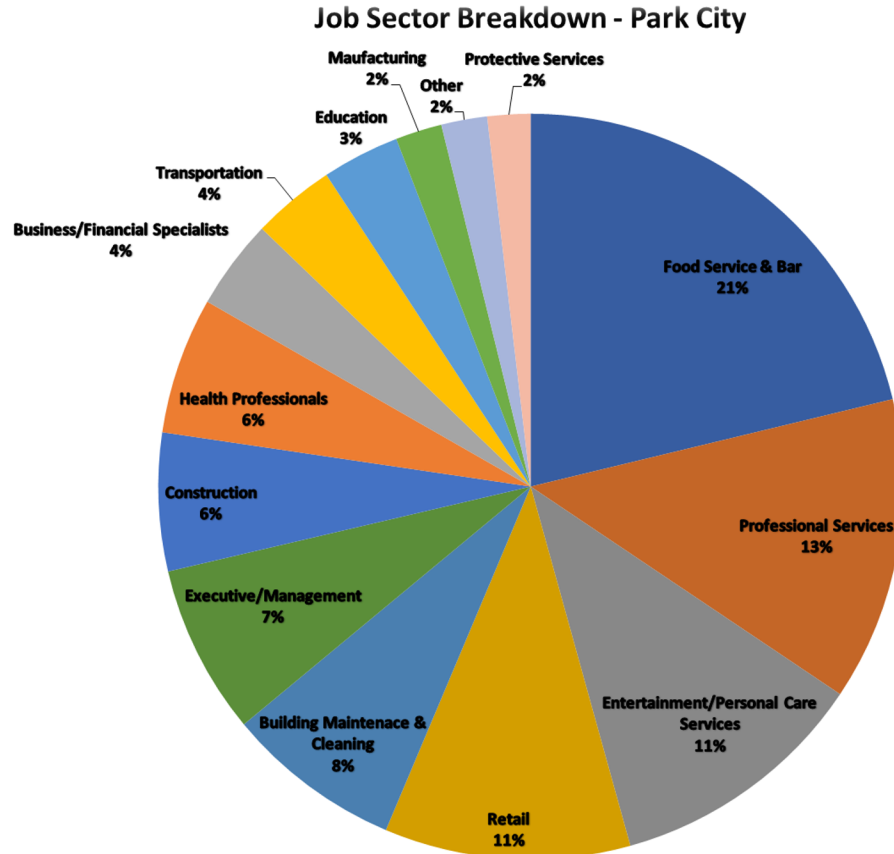
First Qualifying Level for 100% AMI Borrower at Various % Down vs. Median Home Price for Condominium and Single Family Home



Source: Park City Municipal Corporation. As of 10/29/2020. First qualifying level is tested at 30% of monthly income. Second qualifying level is tested at 36% of monthly income.

Jobs Breakdown

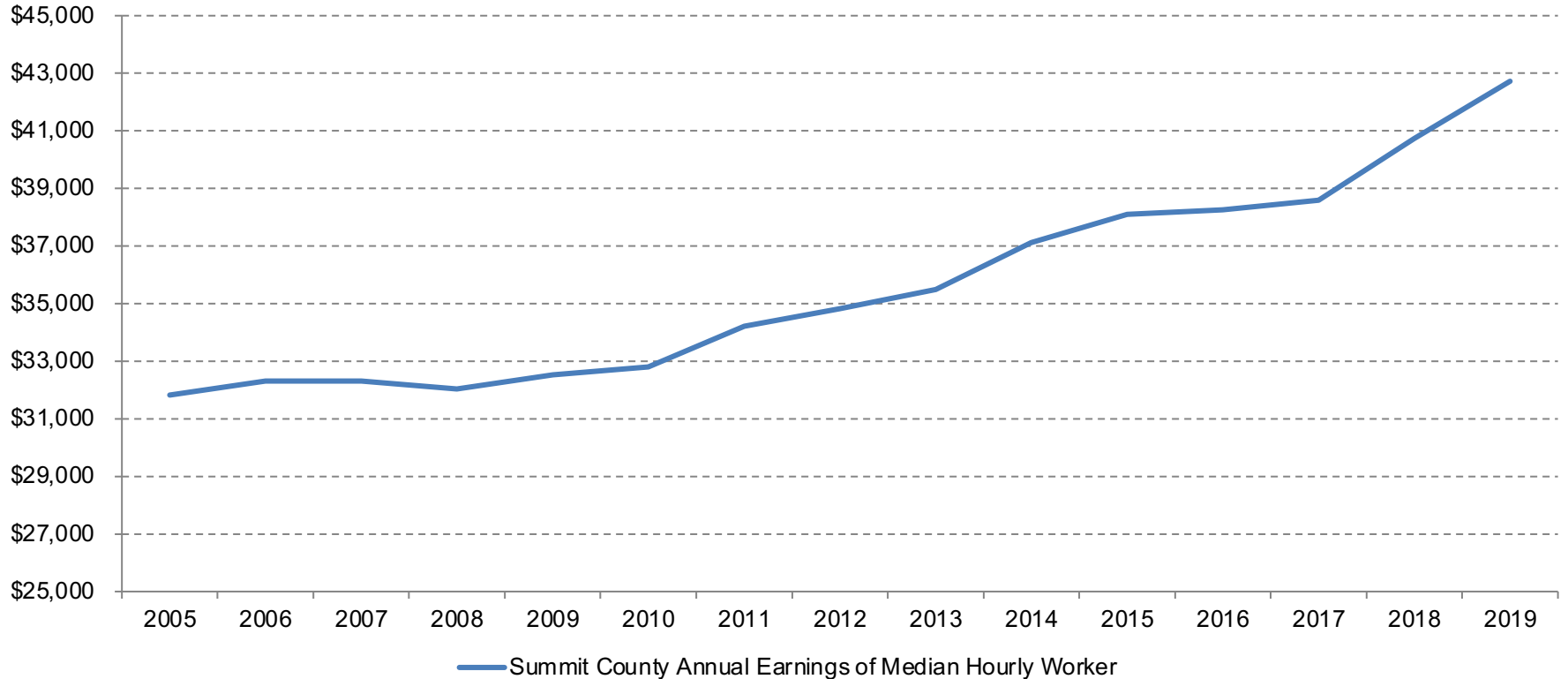
Category	# of Jobs
Food Service & Bar	3,090
Professional Services	1,917
Entertainment/Personal Care Services	1,643
Retail	1,553
Building Maintenance & Cleaning	1,111
Executive/Management	1,070
Construction	872
Health Professionals	863
Business/Financial Specialists	568
Transportation	523
Education	490
Manufacturing	293
Other	290
Protective Services	272
TOTAL	14,282



Earnings

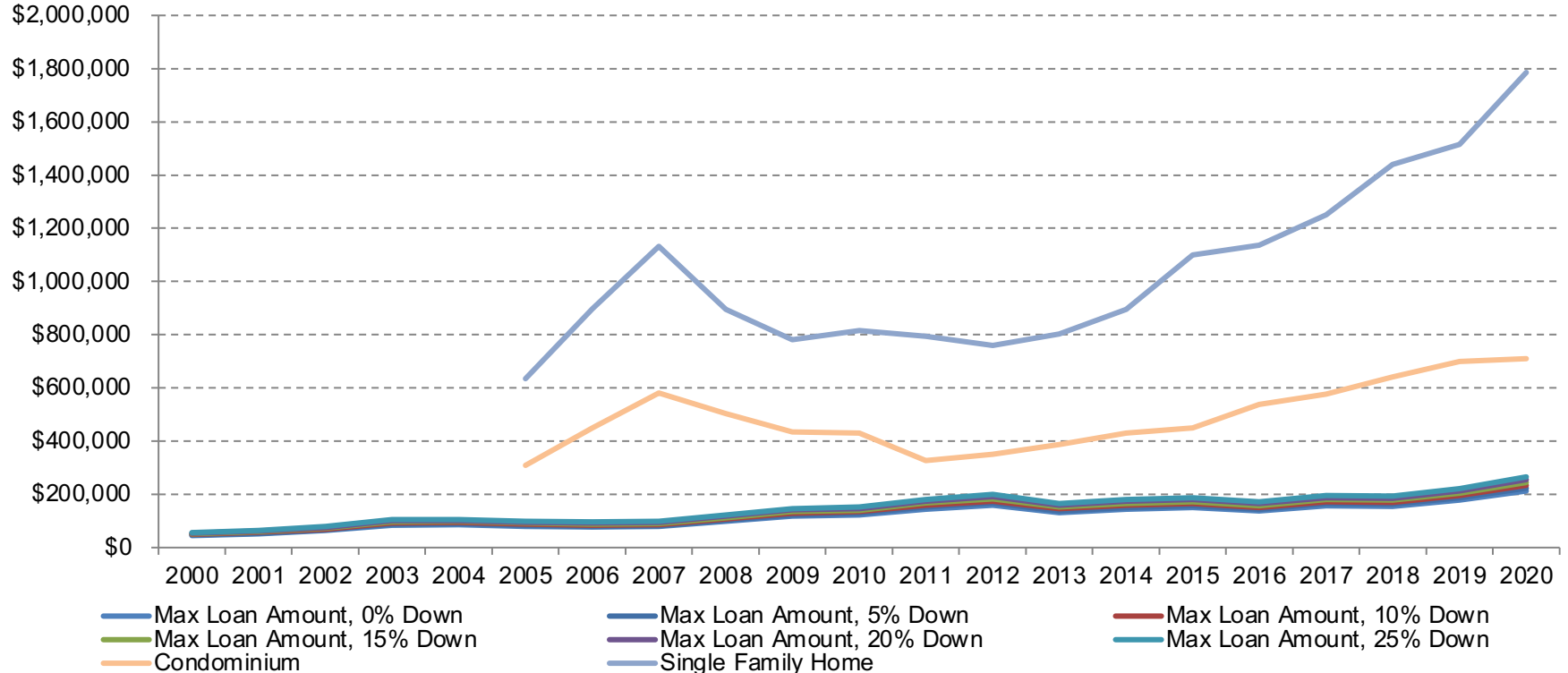
Hourly Earnings

Summit County Median Annual Earnings of Hourly Workers



— Housing Costs vs. Borrowing Power —

First Qualifying Level for 50% AMI Borrower with Various % Down vs. Median Home Price for Condominium and Single Family Home



Source: Park City Municipal Corporation. As of 10/29/2020. First qualifying level is tested at 30% of monthly income. Second qualifying level is tested at 36% of monthly income.

Regional Needs Assessment

Table 1
Annual Housing Needs Projections for Renter Households 2019-2023
Selected Jurisdiction in Summit/Wasatch Region
(Excludes Renters at < 30% AMI)

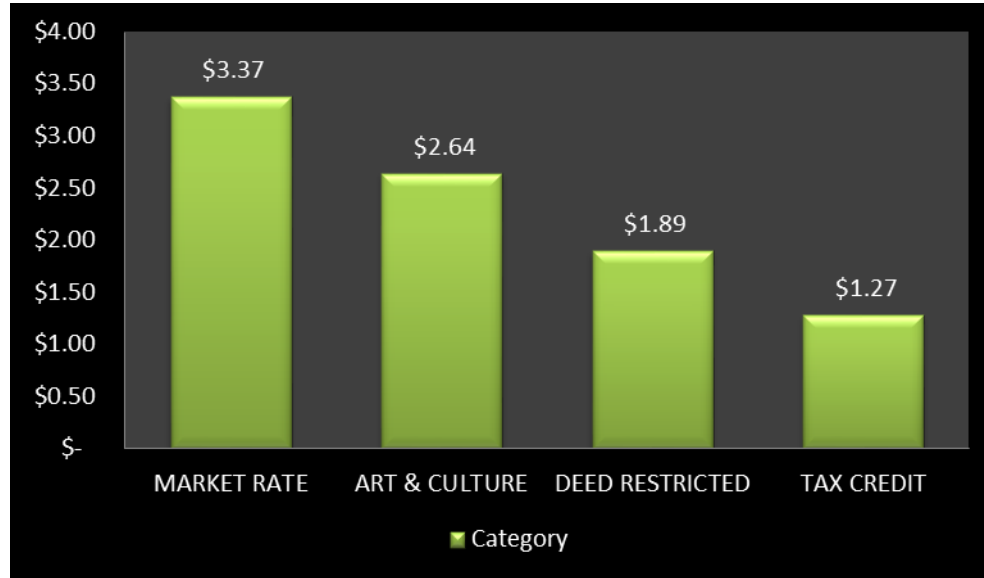
	Total	31%-50%	>50%-60%	>60%-80%	>80%-100%	>100%-120%
Summit County	231	62	23	48	49	49
Beyersville	123	30	13	27	27	26
Eastern Branch	44	12	4	9	9	10
Park City	64	21	6	12	13	12
Wasatch County	192	38	12	19	23	19
Heber City	50	16	11	13	3	7
Wasatch County	52	17	1	6	20	8
Total	333	96	35	67	72	63

Source: James Wood.

Local Rental Demand

- Waitlist numbers – 156 Applicants on waitlist
- Waitlist time period – 18 to 24 months
- Inventory for both affordable and market rate rental units is extremely limited.
- Higher demand for smaller units as they are cheaper and do not require a roommate.

Rental Rates Study



AVERAGE RENTAL RATES BY CATEGORY	COST PER SQFT	RENT FOR A STUDIO	AMI	SALARY
MARKET RATE	\$ 3.37	\$ 1,516.95	75%	\$60,677.97
ART & CULTURE	\$ 2.64	\$ 1,186.56	60%	\$47,462.40
DEED RESTRICTED	\$ 1.89	\$ 851.80	45%	\$34,071.97
TAX CREDIT*	\$ 1.27	\$ 573.65	30%	\$22,945.97
*No studio units in inventory within city limits				

Rental vs. Sale Tradeoffs

Compare/Contrast Affordable Housing Sale vs. Rental Model		
	Sale	Rental
Public	Owner gains equity in home	Leasee does not gain equity
	Higher entry price to living in community (higher AMI requirements)	Lower entry price to living in community (lower AMI requirements)
	Lower diversity of income availability in housing community	Greater diversity of income availability in housing community
City	Assets sold at a loss (revenue negative each time a project is built, \$ subsidies constrain ability to build future affordable housing, pipeline \$ are drawn down)	Potential for assets to generate new revenue stream to further support housing (however, highly dependent on AMIs and assumption of inflationary rent increases over time)
	City less operationally involved	City more operationally involved
	HOA directed by owners	City can guide standards of HOA

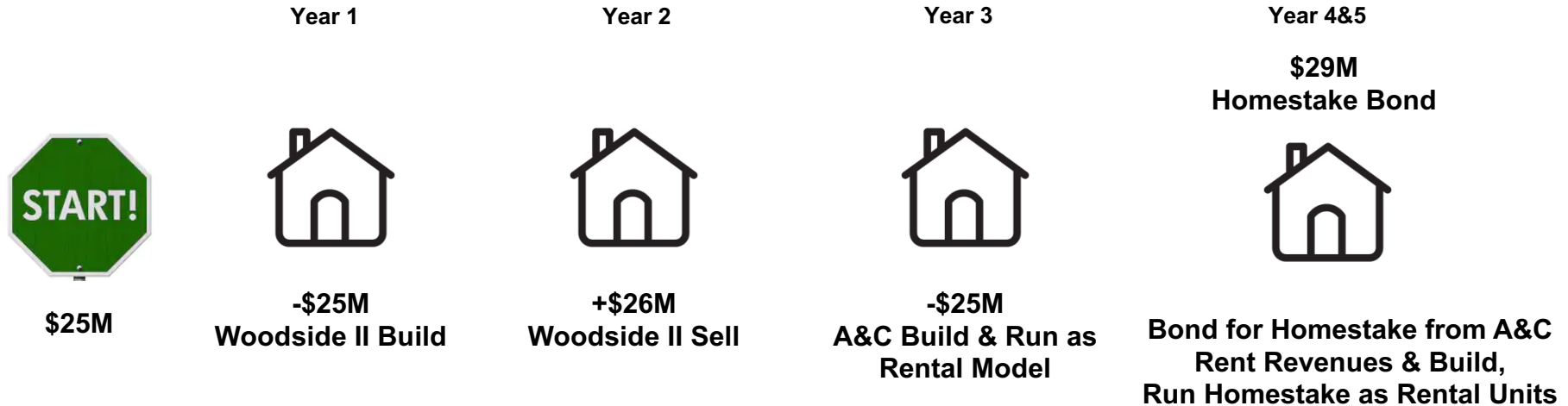
Why Micro Units

- Popular in cities where cost of living is high. People want to live where they work rather than commute, reduces carbon footprint.
- Normally cost a little more per square foot to rent but savings can be made up on reduced utility bills and cost of commute.
- Millennials make up the largest share of micro-unit apartment dwellers, with those under age 27 the biggest demographic, according to a study released by the Urban Land Institute. However, secondary segments include couples, older-move-down singles and pied-à-terre users, ULI notes.
- Popularity in Baby boomers is growing. For boomers, these small spaces offer a simplified style of living commensurate with empty nester downsizing and the desire to free up time and money spent on home and yard maintenance

Micro Unit Demand

- According to a 2015 study conducted by the Urban Land Institute (ULI), micro units are approximately 20% to 30% cheaper than conventionally sized units.
- Rental apartment communities with micro units also emphasize what is outside the confines of the unit itself. Developers tend to offer an extensive array of amenities, intimate gathering spaces, and services to residents that enable them to experience community outside their micro unit.
- Smaller and micro units financially outperform conventional units in the marketplace—they achieve higher occupancy rates and garner significant rental-rate premiums (rent per square foot) compared with conventional units.

Hybrid Sale/Rental Model Woodside II first – What We Had Previously Discussed – City Development



Caution: not moving Senior Center prevents
this plan from working

Additional subsidy needed:
~\$3.5M over two years until
Homestake is up and
running

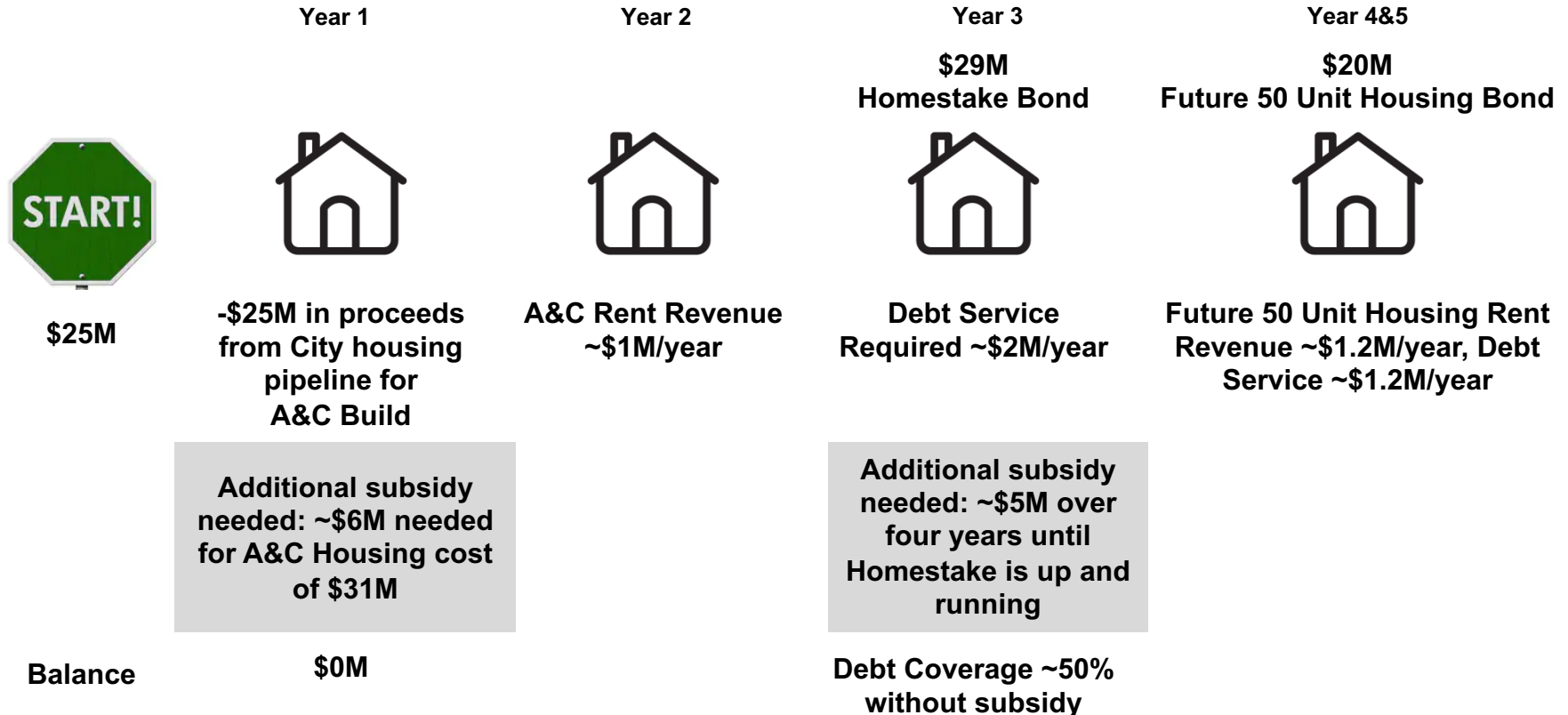
Balance

\$0M

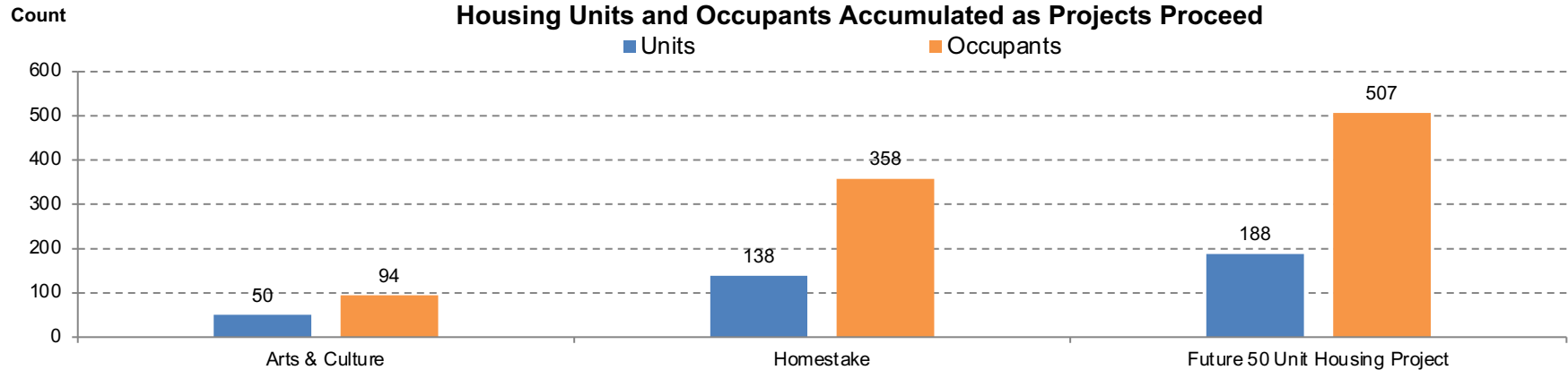
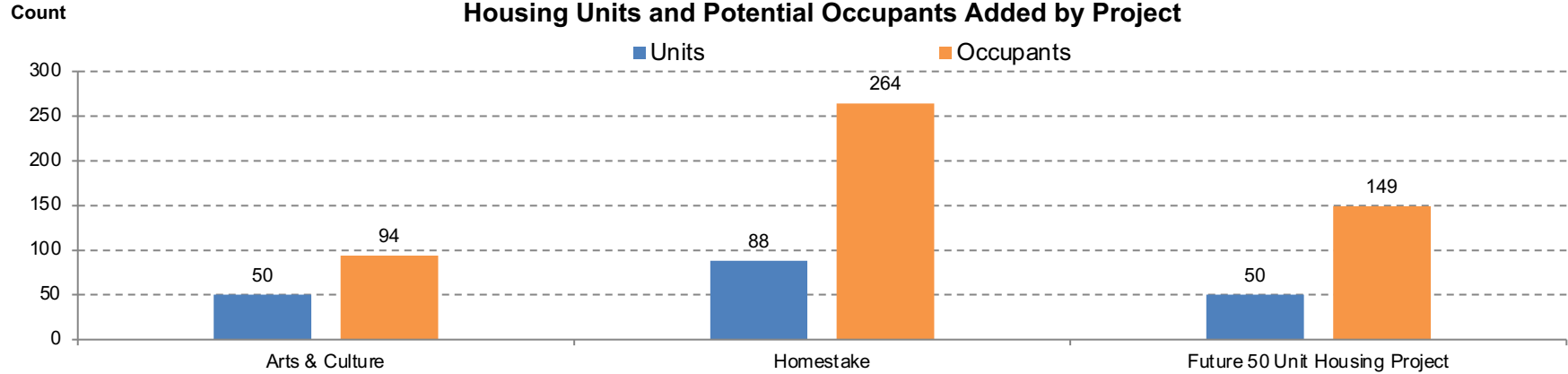
\$26M

\$1M

Rental Model, A&C first, Bond at End of A&C for Homestake – City Development



Units & Occupants Added Over Time



Rental Model Parameters

Parameters we can control

Rental Model Parameters	
Parameters	Current Model Configuration
AMIs	A&C, 76% weighted average
Annual Rent Increase	2.0%
Annual Assumed Ops Cost Increase	2.0% (set equivalent to annual HOA fee increase)
Unit Count Mix	Specific to Each Property
Debt Maturity	20 years

Additional Key Assumptions
Assumptions
Interest rates stay below 2.70% for next 6 years
Bond maturities of 20 years issued
Construction costs stable with 10% contingency based off today's costs
A&C housing can be built without dependency on additional \$ for the broader A&C project
Vacancy rates and bad payments assumed to be 0%/\$0 at moment

Rental Model Parameters

Current Assumptions as Modeled A&C Housing

Arts & Culture				
Unit Type	Count	AMI %	Monthly Rent	Number of Occupants Served
Micro Unit - Type 1	13	60%	\$ 1,196	13
Micro Unit - Type 2	8	60%	\$ 1,196	8
Studio - Type 1	8	60%	\$ 1,196	16
Studio - Type 2	6	60%	\$ 1,196	12
1 Bedroom - Type 1	4	60%	\$ 1,367	12
1 Bedroom - Type 2	11	75%	\$ 1,709	33
Total	50			94

Rental Model Parameters

Current Assumptions as Modeled Homestake

Homestake		
Capital Costs		
Land Costs		\$0
Construction Costs		\$22,650,700
Construction Management, Design, Contingency		\$5,889,182
Total Construction Costs		\$28,539,882

Homestake				
Unit Type	Count	AMI %	Monthly Rent	Number of Occupants Served
Studio	28	80%	\$ 1,595	56
1 Bedroom	32	80%	\$ 1,823	96
2 Bedroom	28	85%	\$ 2,178	112
Total	88			264

Rental Model Parameters

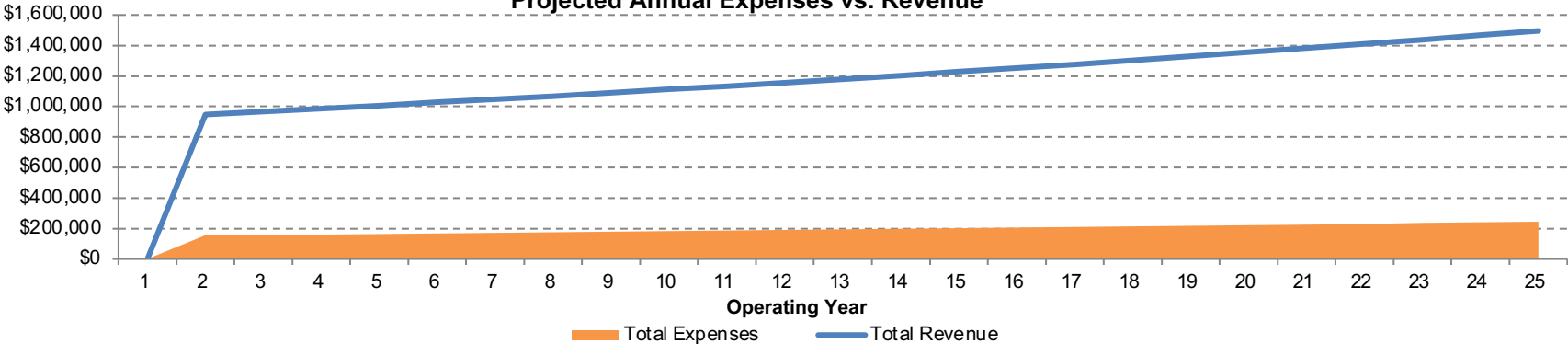
Current Assumptions as Modeled 50 Unit Future Housing Project

50 Unit Future Housing Project		
Capital Costs		
Land Costs		\$0
Construction Costs		\$15,506,000
Construction Management, Design, Contingency		\$4,031,560
Total Construction Costs		\$19,537,560

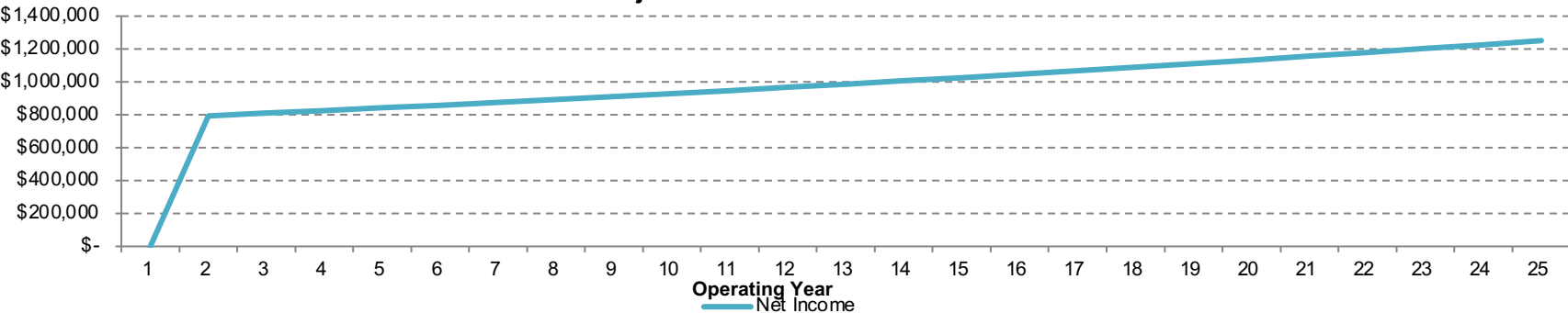
Future 50 Unit Housing Project				
Unit Type	Count	AMI %	Monthly Rent	Number of Occupants Served
Studio	12	80%	\$ 1,595	24
1 Bedroom	27	80%	\$ 1,823	81
2 Bedroom	11	100%	\$ 2,563	44
Total	50			149

Cashflow Profile: A&C

PC Housing Authority - Arts & Culture -
Projected Annual Expenses vs. Revenue

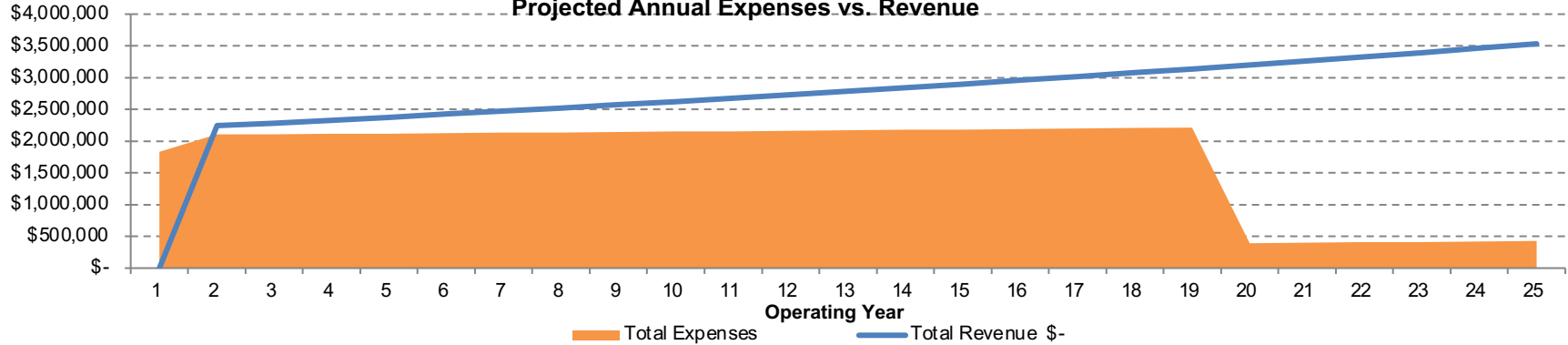


PC Housing Authority - Arts & Culture -
Projected Annual Net Income

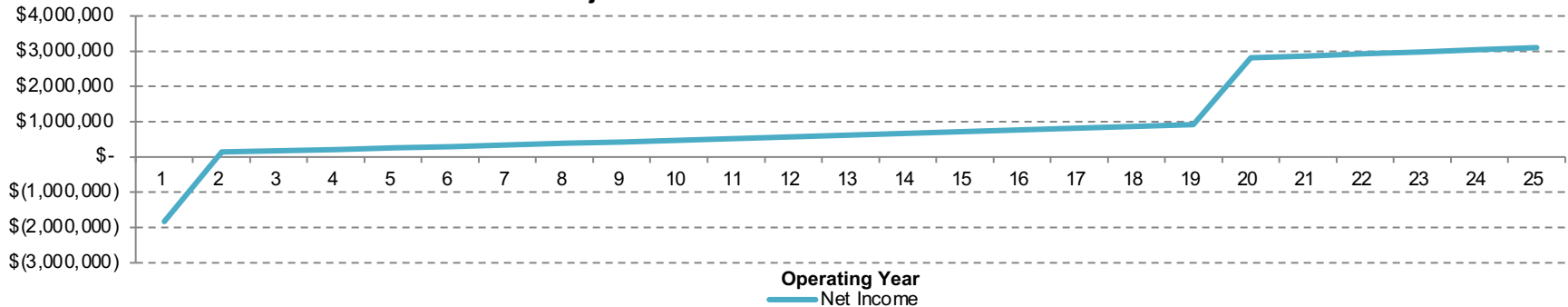


Cashflow Profile: Homestake

PC Housing Authority - Homestake -
Projected Annual Expenses vs. Revenue

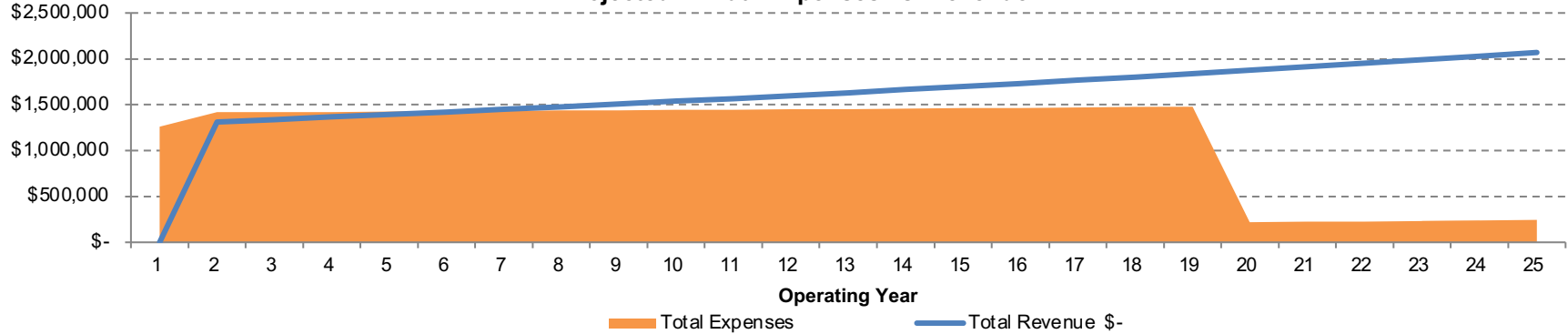


PC Housing Authority - Homestake -
Projected Annual Net Income

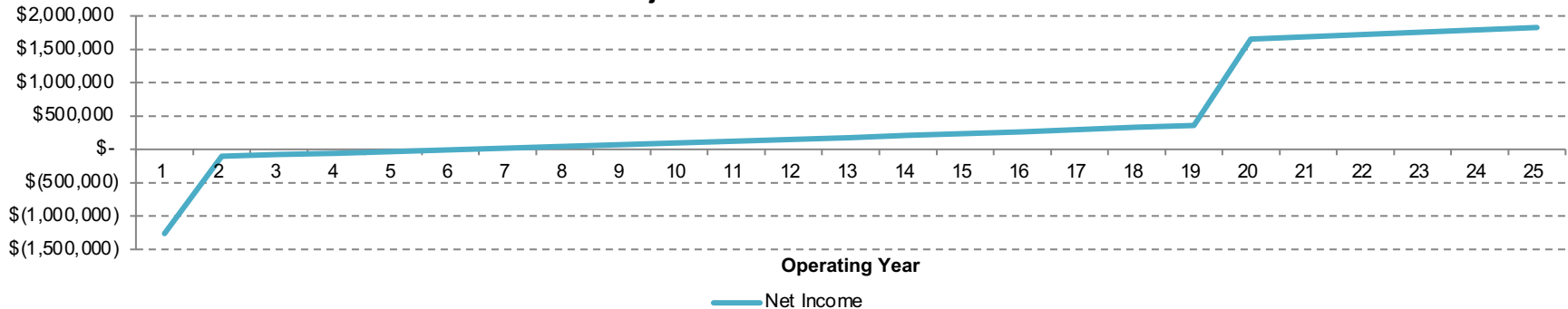


Cashflow Profile: Future Additional Housing

PC Housing Authority - Future 50 Unit Housing -
Projected Annual Expenses vs. Revenue

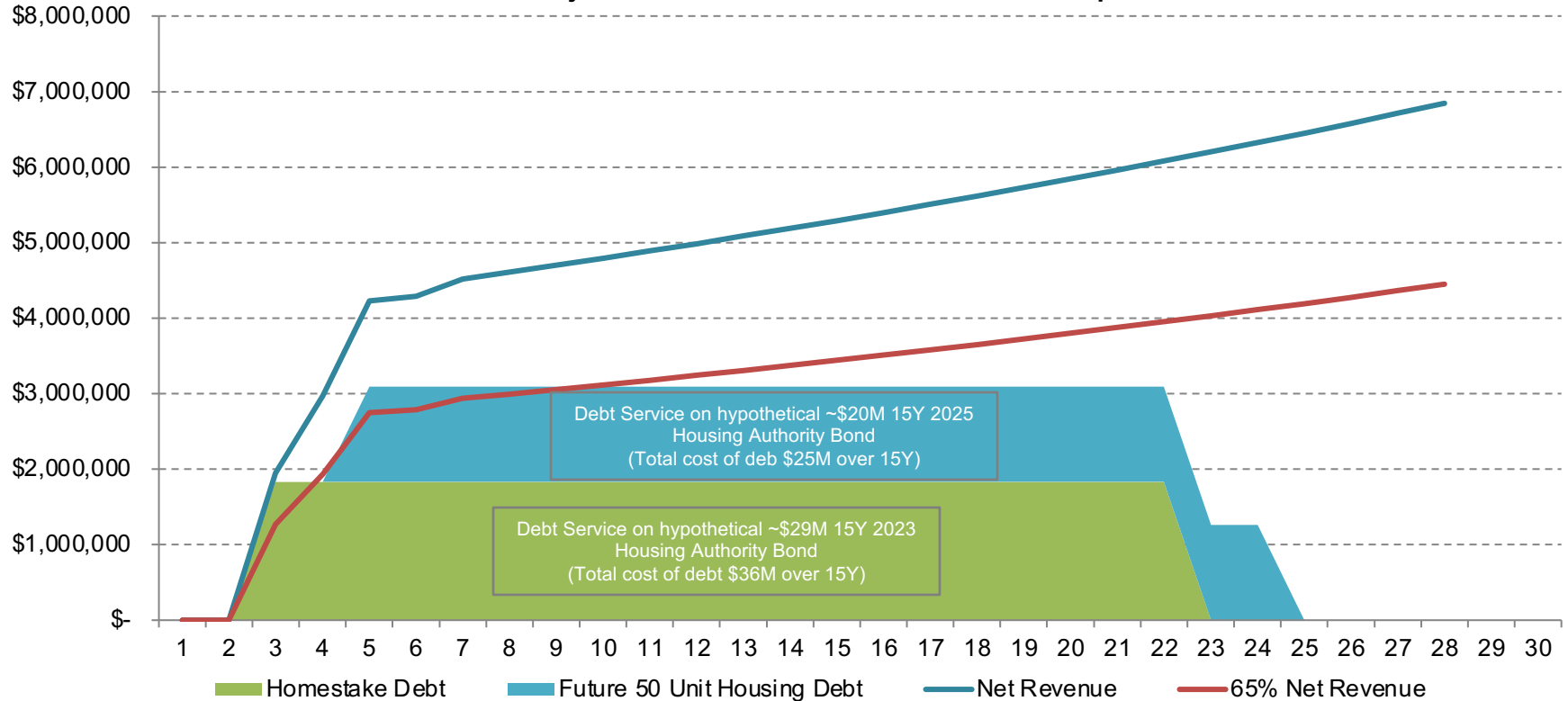


PC Housing Authority - Future 50 Unit Housing -
Projected Annual Net Income



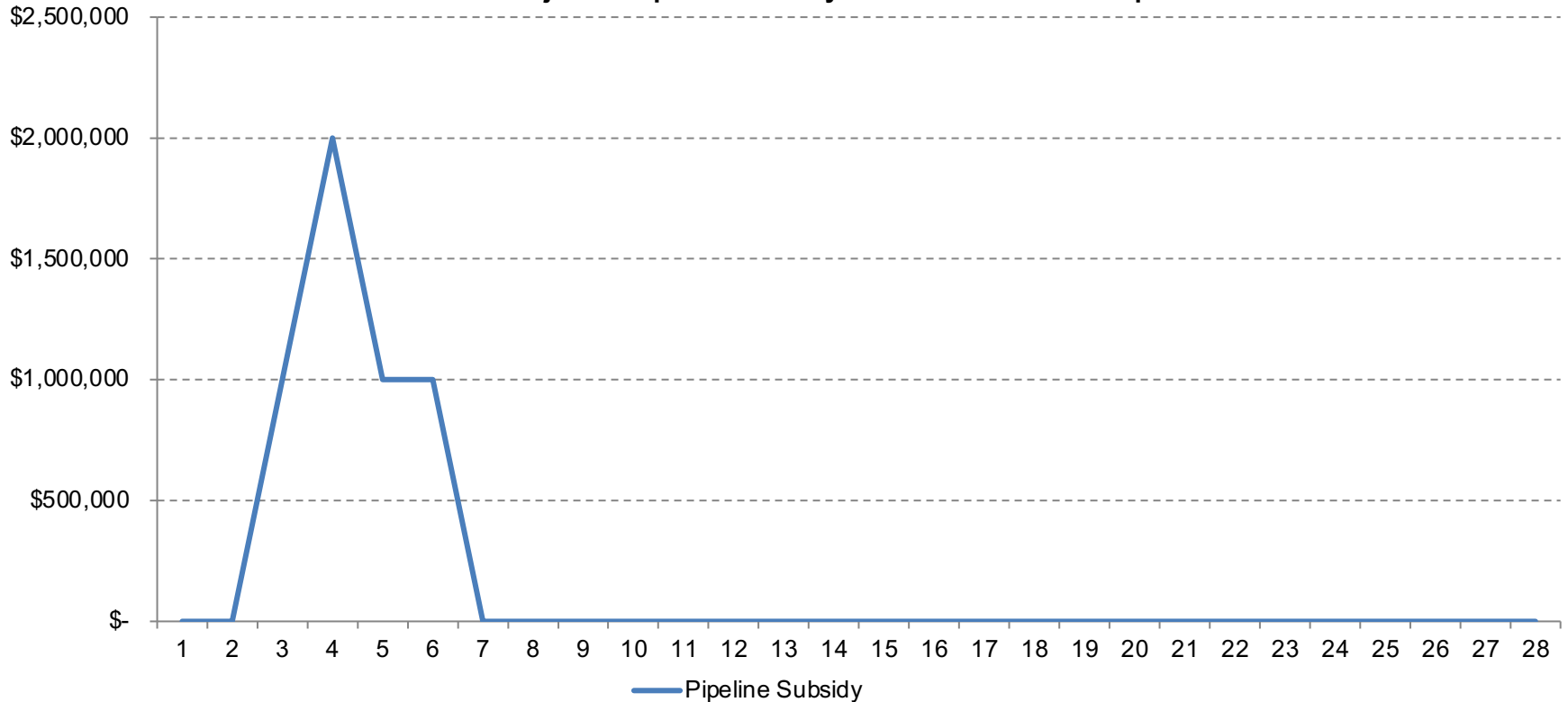
Financial Viability

PC Housing Authority with Rental Model 30Y Projected Revenue vs. Debt Post A&C Development



Financial Viability

PC Housing Authority Rental Model
30Y Projected Pipeline Subsidy Need Post A&C Development

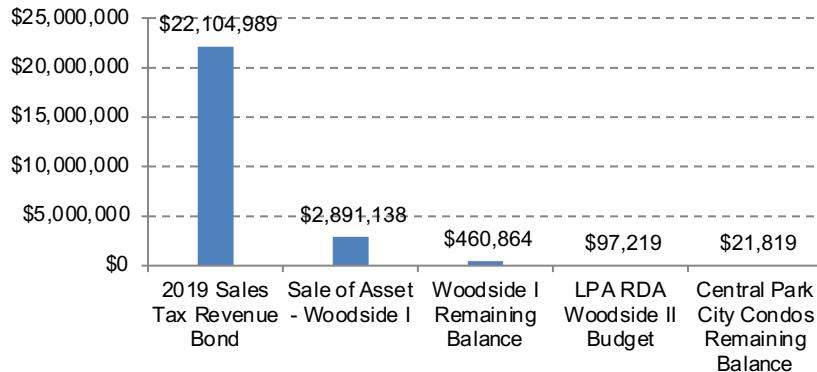


Current & Potential Housing Funding Sources

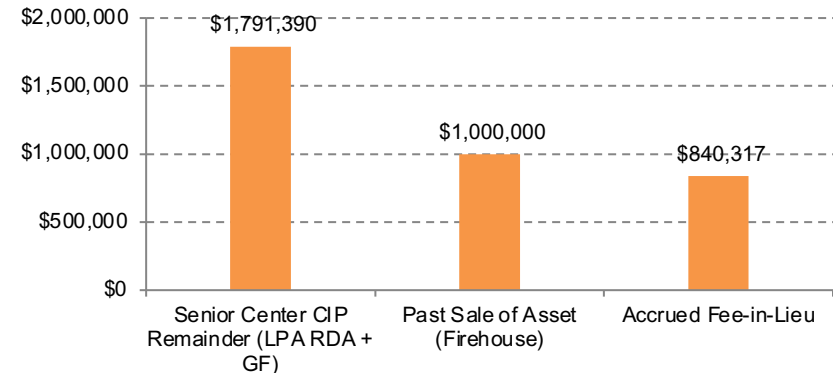
Currently Programmed Housing Funds	
Source	Amount
2019 Sales Tax Revenue Bond	\$ 22,104,989
Sale of Asset - Woodside I	\$ 2,891,138
Woodside I Remaining Balance	\$ 460,864
LPA RDA Woodside II Budget	\$ 97,219
Central Park City Condos Remaining Balance	\$ 21,819
Total Currently Programmed	\$ 25,576,029

Additional Potential Flexible Funding Sources	
Senior Center CIP Remainder (LPA RDA + GF)	\$ 1,791,390
Past Sale of Asset (Firehouse)	\$ 1,000,000
Accrued Fee-in-Lieu	\$ 840,317
Total Additional Flexible	\$ 3,631,707

Currently Programmed Housing Funding Sources



Potential Additional Flexible Funding Sources



Housing Considerations

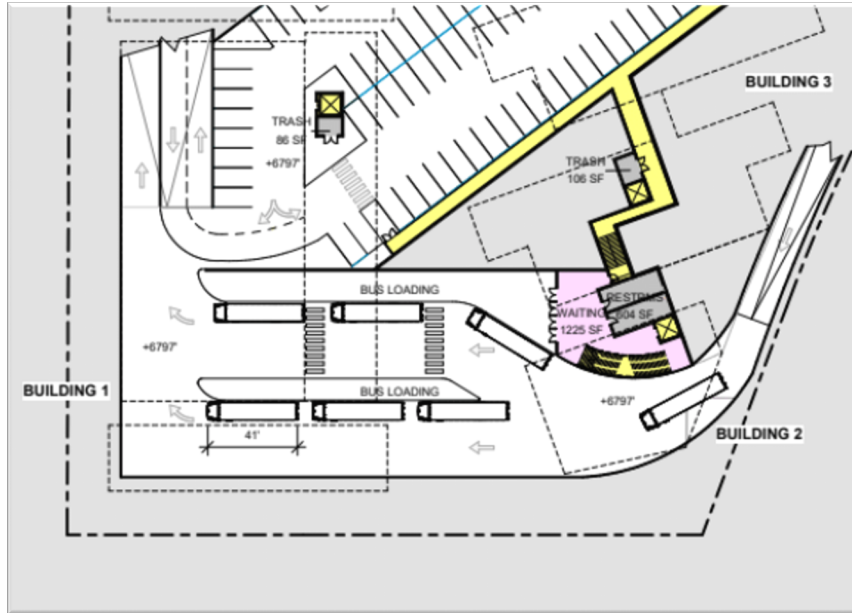
- **Major Future Housing Projects** – Utilize \$29.2M for housing
- **Pipeline** – Pursue rental model to sustain housing funds
- **Long-term Funding** – Pursue other financing options for housing (e.g., Main St RDA, extend bond maturity, partnerships, etc.)
- **Housing Authority** – Create financial fund to account for rental financing in FY22 budget

Policy Questions

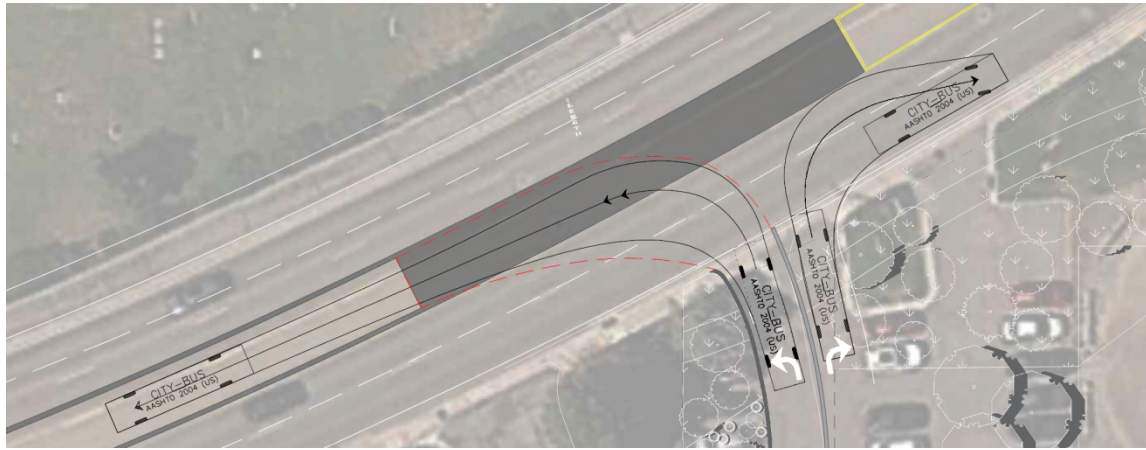
1. What is more important as part of the housing goal?
 - Maximize the number of units serve a lower AMI level?
2. What segment of the market does the City want to serve?
 - Couples making combined \$150k+ a year who want to buy a house vs. worker making \$50k a year who wants to live in PC?
3. What financial risks does the City want to own?
 - Sales model (higher subsidy) vs. Rental model (revenue generating)
4. Does the City want to look at charging an additional fee for parking or a reduction in rent for people that do not take a parking space?

Transit Infrastructure

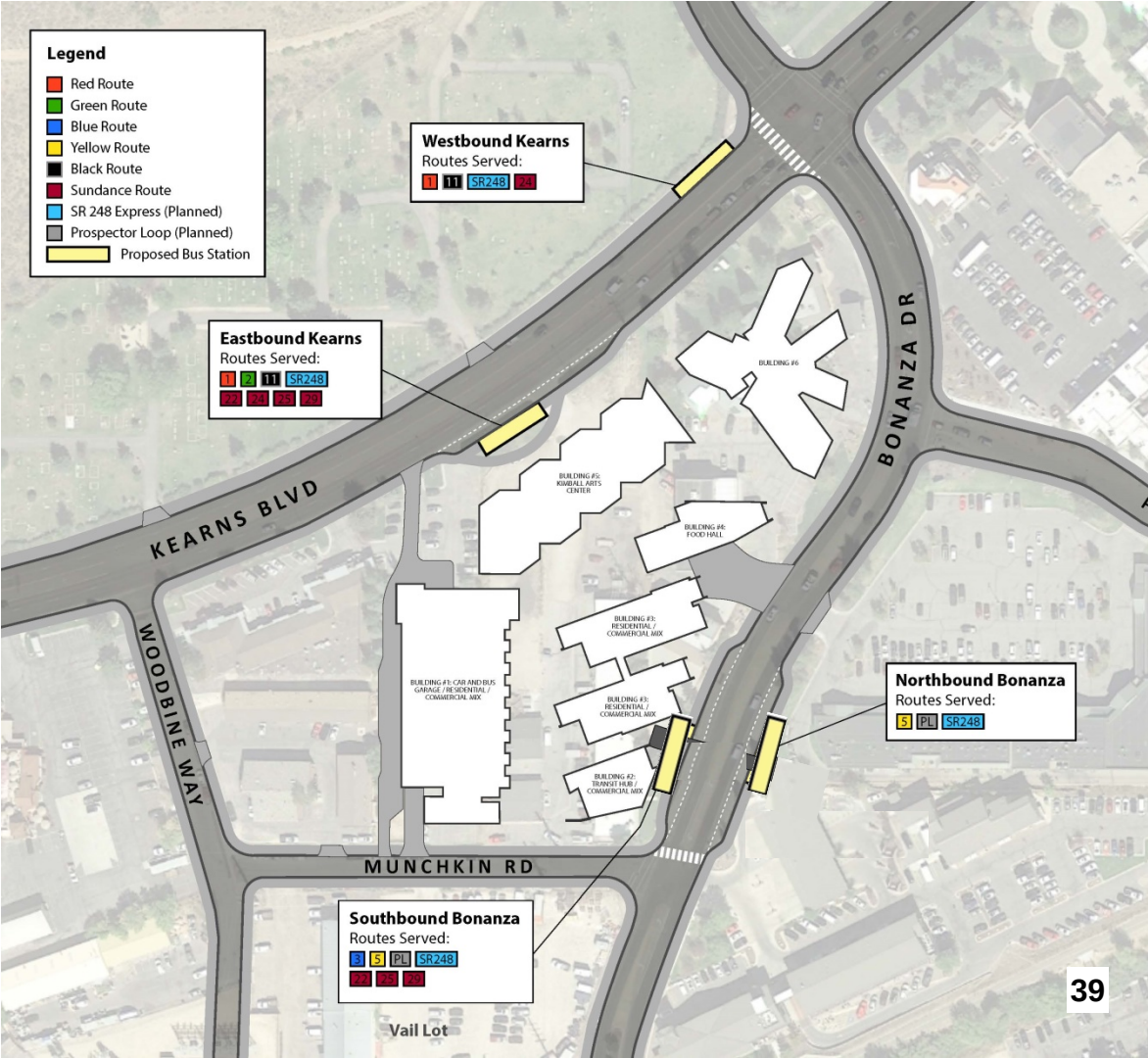
Previous Transit Circulation



Bus Only Left Turn Analysis For Garage Exit



Conceptual At-grade Transit Station Configuration





Finance Plan

Financing A&C – Phase 1

Phase 1

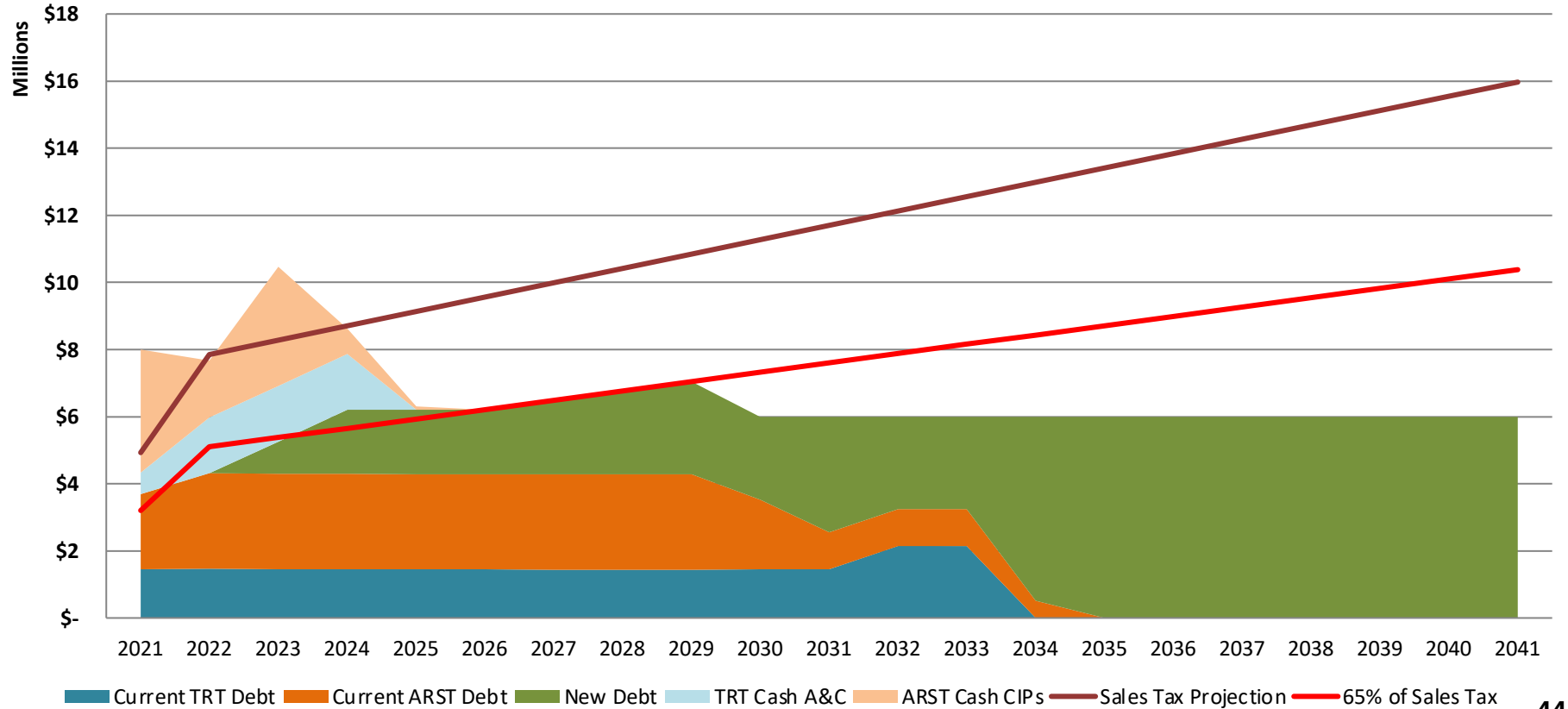
Expenses by Category	Sources by Category	Amounts	Comments
Housing Expenses	Affordable Housing Pipeline Proceeds	\$25,576,029	\$22M from STR 2019, remainder for sale of assets and Woodside phase 1
	Senior Center Remainder	\$1,791,390	From LPA RDA (\$1M) and remainder General Fund transfer
	Firehouse Sale	\$1,000,000	Sale of Fire Station land
	Soils Repository Remainder	\$1,745,093	Remainder of CIP money after construction/maintenance
	Housing Fee-in-Lieu	\$840,317	Accrued Fee-in-Lieu
	\$30,705,712	\$30,952,829	
Non-Housing Expenses	STR Series 2022 Bond	\$9,000,000	New Transient Room Tax (TRT) Bond
	TRT-Related Capital Fund Balance	\$5,637,621	Difference between realized revenues and debt service payments
	Assumed Sale of Land	\$6,825,000	Expected sale of land to partners
	Repurposed Capital Projects	\$1,730,154	Gen Fund Transfer Capital Projects
	\$22,860,600	\$23,192,775	
Transportation Expenses	Transportation Fund		
\$2,795,240		\$3,000,000	Capital projects within the Transit Fund
Walkability Expenses	2014(a) Walkability GO Bond Proceeds		
\$747,158		\$750,000	\$5M in remaining bond proceeds
\$57,108,710		\$57,895,604	

Financing A&C – Future Phases

Future Phases

Expenses by Category	Sources by Category	Amounts	Comments
Housing Expenses	STR Series 2022 Bond		ARST
\$8,574,882		\$9,000,000	
Non-Housing Expenses	STR Series 2022 Bond		New TRT and ARST STR Bond
\$21,621,550		\$22,000,000	
Transportation Expenses	Transportation Fund		
\$1,100,000		\$1,100,000	Capital projects within the Transit Fund
\$31,296,432		\$32,100,000	

ARST/TRT Projection v. Expenses



Financing with ARST & TRT

- Expanding use of ARST from OTIS (old town street projects), Main Street, and Open Space to A&C
- 20-year maturity
- Inability to bond against ARST or TRT again until FY30
- Move some projects funded directly from ARST (35%) to bond proceeds (65%)

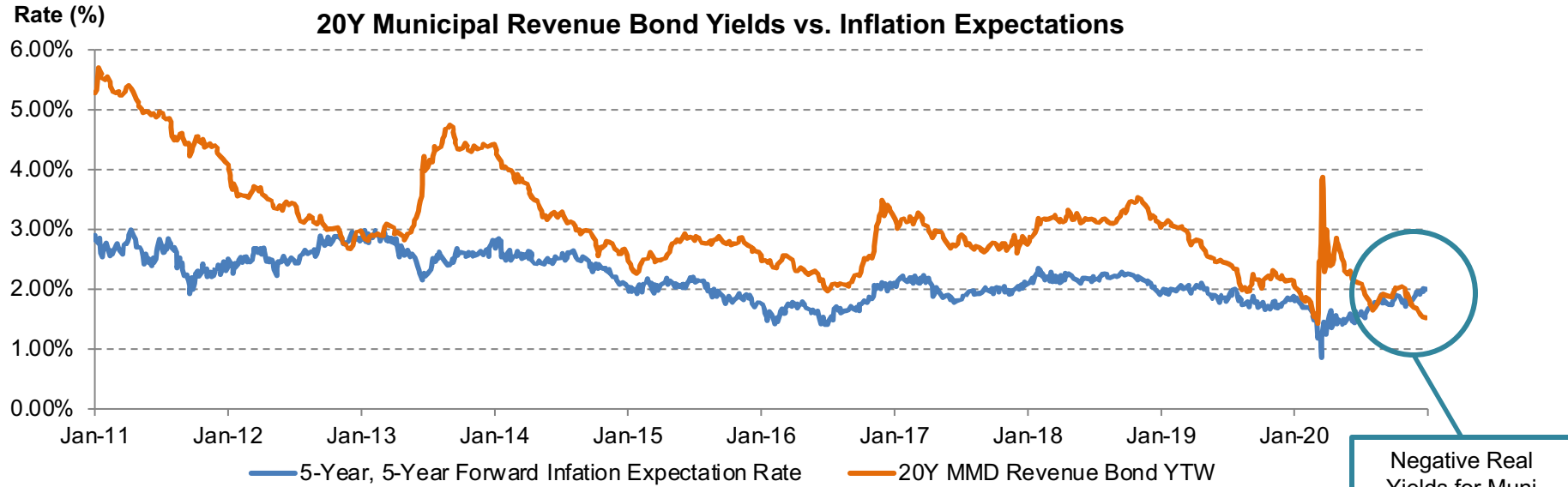
Financing with ARST & TRT

Series 2022 STR Bond

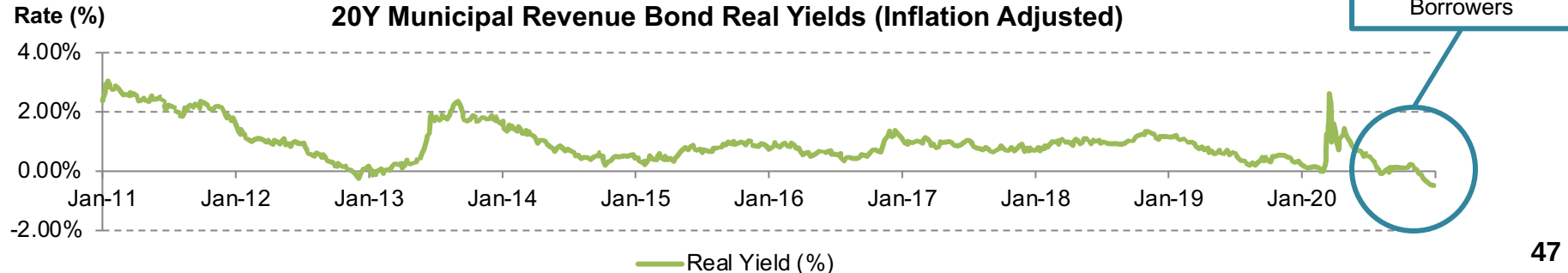
Expenses by Category	Amounts	Notes
Phase 1 A&C	\$9,000,000	Non-housing (from TRT)
Future Phases A&C	\$31,000,000	Non-housing and housing (ARST & TRT)
Traditional Uses: OTIS, Downtown, and Open Space Projects	\$15,000,000	Existing and new projects (ARST & TRT)
\$55,000,000		

Market Environment

20Y Municipal Revenue Bond Yields vs. Inflation Expectations



20Y Municipal Revenue Bond Real Yields (Inflation Adjusted)



Transportation Projects

Transportation Projects

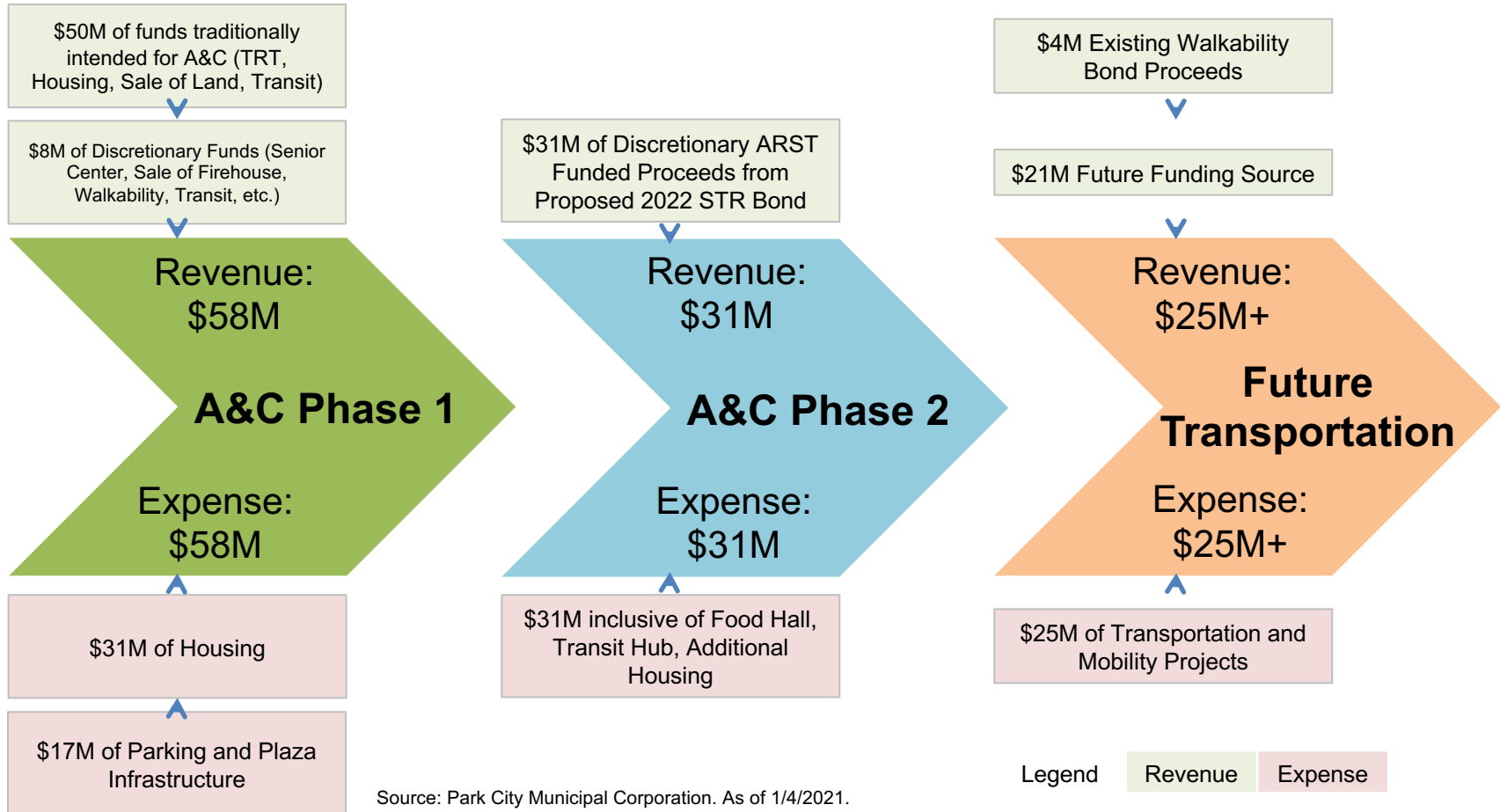
Expenses by Category

Munchkin Complete Street Connection and Improvements	Road will be extended to make a connection through to Homestake. Inclusion of a 12' pathway on south side; 5' sidewalk on north side; shared bike lane markings, improved high visibility crossing at Munchkin/Bonanza Dr, Utility relocation, roadway connections and landscaping
Woodbine & Homestake Complete Streets Improvements	Woodbine reconstruction, with a 5' sidewalk, shared bike lane markings, signs, drainage, utilities and improved Woodbine/SR248 crossing. Homestake will accomodate additional 12' pathway on south side and shared bike lane markings; improved SR224 pedestrian crossings; May also include utility relocation, roadway connections, pathway and sidewalks, bike markings, protected pedestrian crossings, landscaping.
SR248/Kearns/ Bonanza Wells Fargo Tunnel	Tunnel under SR248/Kearns in front of Wells Fargo
Bonanza/Prospector Tunnel or bridge	Crossing Bonanza connecting Arts and Culture to Prospector Square/Prospector Ave/Rail Trail
Snow Creek Crossing aka Tunnel under SR248	Tunnel under SR248/Kearns in front of Zions next to Snow Creek
Iron Horse Complete Street Improvements	Street improvements, enhanced sidewalks and improved pathways, and pathway connection to Rail Trail, intersection improvement to Bonanza Dr. Improved crossing at Shortline and Iron Horse.
Iron Horse Intersection/Rail Trail tunnel	Tunnel improvement from Arts and Culture district to existing Bonanza tunnel
Additional Transit Stops	Construct 2 regional transit stops on Westbound SR248 and Northbound Bonanza, transit facilities and amenities, bus pullout, sidewalk and pathway improvements.

High-level estimated cost

~\$30-40 million

Getting to the Full Picture



Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

Appointment of a Mayor Pro Tem and Alternate for Calendar Year 2021

Suggested Action:

In accordance with the Park City Officials' Handbook, "The Mayor Pro Tem and Alternate Mayor Pro Tem are appointed annually by the City Council; those positions have voting privileges in all circumstances."

Please consider who should be nominated for these positions. There are no attachments with this item.

Attachments:

Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: Luke Cartin

Submitting Department: Sustainability

Item Type: Staff Report

Agenda Section:

Subject:

Renewable Energy Project for City Operations

Suggested Action:

No action needed

Attachments:

[Renewable Energy Project Staff Report](#)



City Council Staff Communications Report

Subject: Renewable Energy Project for City Operations
Author: Luke Cartin
Department: Sustainability
Date: January 7, 2021

Executive Summary

Park City Municipal committed to 100% renewable electricity by 2022 for City operations and 2030 for community-wide. To meet the 2022 City operations goal, Park City pursued a large-scale renewable energy project in cooperation with Rocky Mountain Power, Summit County, Salt Lake City, Park City Mountain, Deer Valley Resort, and Utah Valley University. The project finally received approval from the Utah Public Service Commission (PSC) on November 23, 2020, a major achievement by almost any industry standard or measure.

Background

- On September 22, 2016, City Council passed Resolution 23-2016 to set 100% renewable electricity goals by 2022 for municipal operations.
- On February 23, 2017, Park City and Rocky Mountain Power entered into a Joint Clean Energy Cooperative Statement to source 100% renewable electricity for City operations and community-wide.
- On November 8, 2017, City Council approved the Engineering and Professional Services Agreement with Rocky Mountain Power to pursue a renewable energy facility, model City electricity needs, complete regulatory filings, and sign a power purchase agreement with a renewable developer.
- On November 21, 2019, City Council approved the Renewable Energy Service Contract with Rocky Mountain Power to contract with a solar developer for a Power Purchase Agreement not to exceed \$22,000 in annual cost.
- On July 30, 2020, City Council directed staff to pursue a 20-year contract term for the project.
- On September 17, 2020, City Council approved the 20-year Resource Appendix and the Marketing and Communications Agreement with PacifiCorp and Elektron Solar LLC.
- On November 10, 2020, the Utah Public Service Commission conducted a regulatory hearing and no testimony was filed in opposition.
- On November 23, 2020, the Utah Public Service Commission (PSC) found the project in the public interest and approved the settlement stipulation.

Discussion

Park City Municipal Corporation needs electricity to power streetlights, facilities, pumps, and even buses. Salt Lake City, Summit County, Park City Mountain, Deer Valley Resort, and Utah Valley University jointly agreed to investigate a Utah-based renewable

facility. In coordination with Rocky Mountain Power, the customers issued a request for proposals for Utah wind and solar projects to meet their needs.

In early 2020, the PSC approved the project's 15-year contract term. As the project's financing was being finalized, the Coronavirus pandemic caused significant economic and financial distress. The original 15-year term now was no longer feasible using the existing financing.

The customers worked with the project developer and the RMP to find a solution. In July, the customers, developer, and RMP approached the PSC to extend the contracts to 20 or 25-year terms. The PSC opened a docket on the extension and held a hearing on November 10, 2020. RMP, the Utah Division of Public Utilities, and the Utah Office of Consumer Services all filed testimony supporting the project. A letter of support was received from the Utah School and Institutional Trust Lands Administration (SITLA). On November 23, 2020, the PSC issued their order and allowed the project to proceed.

The 80-megawatt solar project will be located in eastern Tooele County. The project has begun construction, creating over 100 construction jobs. The project will provide ongoing revenues to Tooele County and SITLA (the landowner). The expected construction completion is the late fall of 2022.

Staff will provide timely updates on the project as it becomes available.

Department Review

Sustainability, Legal and Executive

Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: Michelle Downard

Submitting Department: Executive

Item Type: Staff Report

Agenda Section:

Subject:

COVID-19 Community Support Measures

Suggested Action:

Attachments:

[COVID-19 Staff Report](#)

City Council Staff Communication Report



Subject: COVID-19 Community Support Measures
Author: Michelle Downard, Resident Advocate
Department: Executive
Date: January 7, 2021
Type of Item: Legislative

Park City continues to support the Summit County Health Department to slow the spread of the COVID-19 virus. During the pandemic, the City has incurred significant impacts to municipal operations and our community's economy, health, and wellbeing. In response, Park City Municipal has made substantial community relief efforts thanks to multiple City department's support. As community needs evolve, we modify our actions to address the most critical needs.

On March 11, 2020, COVID-19 was identified in the Park City area. Recognizing the resulting impacts were likely beyond the control of local resources, local jurisdictions partnered and combined resources. On March 12, 2020, the Summit County Health Director issued a [Declaration of Local Public Health Emergency](#), and the Summit County Manager issued a [Declaration of Local Emergency](#). On that same day, the City issued a [Proclamation Declaring a Local Emergency](#). Multiple local and state public health orders have since been issued. The [COVID-19 Transmission Index](#) identifies Summit County as being within the high transmission level. [State Public Health Order 2020-27](#) applies through January 21, 2021.

Completed Actions

Park City's COVID-19 response was previously outlined in a staff communication report on [April 16, 2020](#). City staff and facility measures included establishing an internal COVID-19 Taskforce, new sick leave policy, and adjusting city facilities and work schedules to protect employees and the public. In addition, the City launched the parkcity.org/covid-19 webpage, revised the operating budget, provided trailhead mitigation, waived water late fees, and implemented free parking throughout the summer and fall. Park City also established an expedited permitting process for tents and extension of premise to assist local food and beverage and retailers.

Perhaps most significantly, Park City has twice provided direct financial assistance to the most vulnerable, local non-profits, and small businesses. The most recent CARES Grant Program, provided \$2.2M to 155 small businesses and non-profits.

Further Supporting our Community

As we navigate the winter season, staff recommends adopting and extending the following measures to continue proactive support for small businesses:

- Suspend enforcement of pandemic related signs which support public health and business modifications including [PCMC 12-10](#) Temporary Signs (allowing Temporary Portable Signs), [Special-Sale Signs](#) (allowing businesses that are part of a Master Sign Plan to include sales signs, using up to 30% of the window space), and allowing modifications to [Hours-of-Operation Signs](#);
- Relaxing annual construction-work embargoes typically in place to decrease traffic and congestion during the Sundance Film Festival; and
- Suspend enforcement of [PCMC 4-2-2](#) Business Confined To Enclosed Building for business modifications made in response to the pandemic.

While the above actions can be approved administratively by the City Manager during a [Public Health Emergency Declaration](#), staff continues to check-in with Council and provide the public with a platform to respond and offer feedback regarding these adjustments.

Park City Municipal continues to closely monitor the impacts of the COVID-19 pandemic and pursue opportunities to maximize the health and safety of our community.

Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Minutes

Agenda Section:

Subject:

Consideration to Approve the City Council Meeting Minutes from December 10, 15, and 17, 2020

Suggested Action:

Attachments:

[December 10, 2020 Minutes](#)

[December 15, 2020 Minutes](#)

[December 17, 2020 Minutes](#)



PARK CITY COUNCIL MEETING MINUTES - DRAFT
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

December 10, 2020

The Council of Park City, Summit County, Utah, met in open meeting on December 10, 2020, at 2:30 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

Council Member Doilney moved to close the meeting to discuss property and litigation at 2:33 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 3:30 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

WORK SESSION

Utah Open Meetings Act Training:

Mark Harrington, City Attorney, presented this training. He defined convening as meeting as a body to discuss City business and a quorum consisted as a simple majority of the voting members of Council. He cautioned against discussing issues outside public meetings and noted the Council could add rules for public meetings as long as they didn't conflict with the State public meeting rules. Harrington also reviewed the requirements to conduct closed meetings.

Council Member Gerber gave the hypothetical of two Council members who emailed each other and then the email was forwarded to a third member at a later date, and asked if that would conflict with the rules. Harrington stated that would not violate open meeting requirements, but Council should avoid serial emails that could appear like real

time discussions, as opposed to a forwarded letter or memo. He indicated that topic would be discussed in depth at a future meeting in 2021.

Citywide Financial Overview:

Mayor Beerman indicated today's budget discussion would help Council as they considered the future Arts and Culture District and Affordable Housing projects. Council Member Henney asked if this presentation could go out to the broader community. Mayor Beerman thought it was wise to keep the public informed and he was open to ideas on how to keep them informed.

Jed Briggs and Erik Daenitz, Budget Department, presented this item. Briggs indicated that the City's credit rating continued to be strong. He reviewed the General Fund, noting the revenue budget compared to the projected revenue. Council Member Gerber indicated the real estate market was strong and asked why the property tax projection was low. Briggs stated there were many owners that were delinquent on their property taxes during the last recession, but he would be adjusting that number. Council Member Doilney stated many second homeowners were moving here full time, and asked if changing that status would have much of an impact. Briggs indicated he hadn't investigated that in depth. Discussion ensued on primary and secondary housing.

Daenitz noted the 10 year sales tax projections showed a steady 2% increase beginning in 2022. Briggs stated there were several considerations for this coming year, including the economy, property taxes, the recruitment/retention of the labor force, insurance premiums, and the bold action goals of the City. He displayed the Capital Fund balances and noted things this fund included such as open space and housing. Daenitz stated the biggest projects were in the Housing and Engineering Departments. Mayor Beerman asked what projects were planned for Fleet and Building. Daenitz stated many projects were pushed to the future because of the pandemic and so maintenance, fleet purchases, technology and other projects were in this category.

Briggs explained the additional resort sales tax (ARST) projected revenue and debt capacity at 65% of gross revenue per previous Council direction. This revenue, when first adopted, was supposed to be used to pay for open space, Main Street projects and streets. Daenitz stated the forward bonding capacity would not be available until 2025 because of existing capital project debt. He displayed the updated transient room tax (TRT) numbers and stated there was high volatility with lodging. Council Member Joyce asked if the numbers were being reported consistently. Daenitz stated the State had become more consistent in its reporting over the past few months. He noted if the debt maturity was taken out to 20 years, there would be more room for bonding capacity and indicated if Council was considering more debt, this was a good time to get the best rates. Briggs asked Council to consider the possibility of ARST. He also indicated Council could reprioritize capital projects to remain flexible. Council Member Worel asked how deferred projects figured into the budget. Briggs stated the project would be

1 moved out to a future budget year, but how it was calculated in the budget really
2 depended on what the project was.

3
4 Briggs discussed General Obligation (GO) debt, and noted this was a good way to raise
5 funds based on increasing property taxes. The State looked at the City assets'
6 assessed value and limited a city's debt to 4% of that value. Park City had a policy not
7 to bond higher than 2% of the assessed value. At present the City had 1% debt and
8 could potentially bond for \$92 million to reach 2%. Much of the current GO debt was
9 open space and walkability projects. He displayed a slide on money left from previous
10 bonding from 2013-2020.

11
12 With regard to the long-term GO debt, Dias explained the process for paying it off and
13 noted the public process during the Treasure Hill bonding process. Mayor Beerman
14 stated the public was told their taxes would spike for a few years and then taper off. He
15 indicated if the City had future plans, the public would need to be informed.

16
17 Briggs referred to the Transportation Fund and noted the revenues that went into that
18 fund. With regard to the Water Fund, Briggs reviewed the bonding projections for water
19 projects. Mayor Beerman asked why the Water Fund received a negative outlook status
20 for its bond rating. Daenitz stated it was because of the tourist element of the City
21 during the pandemic.

22
23 Briggs reviewed the Main Street Redevelopment Agency was expiring. The money in
24 this fund could be used for housing or a Main Street project. The fund could be
25 extended 15 years. Council Member Joyce asked if an extension would add to the debt
26 capacity for the City and school district. Briggs stated all the tax communities would
27 have to agree to extend it and the City would have to explain why it wanted to extend
28 and what would be done with the money. Council Member Gerber asked if the City
29 should let the RDA expire and then start a new one. Briggs stated if it expired, the City
30 could do special financing, but the current RDAs were established in the early 1980s,
31 and there was more flexibility with how to generate and use revenue in the current
32 RDAs than the City would have if it created a new RDA. Mayor Beerman stated the
33 Main Street RDA was the first in the State. There was a provision in State law that it
34 decreased every year, but he felt it would be harder to put a more favorable one in
35 place. Daenitz indicated the Lower Park Avenue RDA would benefit from the
36 development of Park City Mountain base development.

37
38 Daenitz discussed affordable housing and noted the goal for future housing was to build
39 rental units and use the revenue to fund additional housing. Council Member Gerber
40 stated the goal in 2016 was to add 800 new units and noted with existing units, the total
41 goal would be approximately 1,300 units. Mayor Beerman clarified this number did not
42 include units that came from developers. Daenitz stated the Housing Fund currently had

\$25.5 million and there was a potential to move \$3.6 million from the Senior Center, the sale of the firehouse and fees in lieu for affordable housing. Dias indicated he added the additional revenue possibilities based on previous discussions with Council. Council Member Gerber wanted to see how the rental model would work. Briggs stated that would be in a future discussion. Council Member Gerber requested a brainstorming session to discuss other funding mechanisms for housing. Dias stated that could be scheduled early next year. Briggs noted several potential solutions for housing, including extending the Main Street RDA, delaying capital projects, and selling City assets.

Briggs summarized that the City was in a strong financial position. There was uncertainty with the coming ski season, but the City was prepared for that. There were sales tax revenue bond opportunities and GO bonding capacity. The Transportation Fund was solid, but there was uncertainty with that fund. There were also financial opportunities and Housing Fund opportunities within the RDA.

Council Member Henney thought the sales tax revenue for September was the highest for that month in the history of the City and he wanted to explore events versus sales tax revenue. Council Member Joyce stated that figure might not be indicative of the future, considering the pandemic this year. Daenitz stated sometimes the State would take 50% of the general sales tax, but depending on seasonality, they could adjust that percentage. Council Member Henney wanted to better understand the relationship between sales tax numbers and events and he would like to explore what the City had learned from COVID-19. Council Member Joyce agreed and stated the City saw a lot more revenue than expected.

Council Member Doilney indicated in looking at the GO debt prior to 2024, less than \$500,000 was for anything besides open space or land. He knew this was a priority, but asserted it didn't do a lot for the City's underserved populations. Dias encouraged Council to email staff with questions and those could be discussed Tuesday at the special meeting or at the December 17th meeting.

Special Event Update:

Jenny Diersen, Special Events Manager, and Jonathan Weidenhamer, Economic Development Manager, presented this item. Diersen stated the pandemic really hit the event industry in 2020. The 2021 event calendar looked at peak times and standards of approval and conflicts, including location and the amount of impacts. She thought residents would feel the 2021 impact because of the effects of the pandemic in 2020. She looked at Car Free Main Street beginning in March, Park Silly Sunday Market (PSSM) and Fourth of July overlap, and Tour of Utah and Extreme Soccer overlap. She indicated her department would continue to focus on mitigations, including transportation, sustainability and critical priorities, the green event policy, and special event fee reductions. She felt there needed to be a sustainable model for hard costs,

such as installing bollards. She was also looking at long term negotiations that were coming up in the next 12 to 18 months, including the Arts Festival, Triple Crown and Park Silly. Diersen noted there were 26 new events approved this year because of COVID-19. She displayed special event data from 2016-2020.

Weidenhamer stated 2021 would be a busy summer, but those were events that the City wanted here. He stated Diersen's recommendations were balanced and reflected City policy.

Council Member Worel stated there should be an economic impact assessment as events were evaluated in the future. Weidenhamer stated events with City services contracts were required to provide economic impact assessments. He felt those assessments would be important.

Council Member Doilney thought the 2021 events could be looked at on a micro scale, and noted there were four event breaks next summer that could be compared to the event days. He looked forward to seeing what would happen after this summer, and indicated the City shouldn't count on human behavior during the pandemic because it might not be predictable.

Council Member Gerber expected the summer to have bad economic impacts. People came to town without events and it was a success. She felt events weren't needed to bolster the City's economy. She knew many events helped non-profits, but acknowledged the events were expensive to host.

Council Member Doilney indicated travelling was very limited and people came here as an alternative this year, so he wanted to see next summer's numbers. Council Member Gerber stated it wasn't about the event, but rather the City was a desirable place to visit. She asked if there would be a break off date for determining if events would be cancelled since the vaccine was being rolled out. Mayor Beerman felt this item should come back in February for further discussion.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce	Present via technology

Council Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	
None	Excused

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

The Council members discussed diligent mask wearing, ski protocols, and the economic slowdown in cold months. Council Member Worel judged the gingerbread house competition. She indicated there was concern that the library remained closed and noted all the services the library was providing during this time. She indicated Communities that Care was awarded a Drug Free Communities \$125,000 grant and noted it could be renewed in 10 years.

Council Member Gerber stated the City did well on social media notices, and asked if other sources could be used to promote City services, like radio or newspaper ads, for those who didn't have internet.

Mayor Beerman was pleased the resorts were open. He noted the Sundance Festival would have one venue in Park City and he commended them for making safety a priority.

III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from November 12 and 19, 2020:

Mayor Beerman referred to the November 12th meeting and noted on Page 11, Line Six, he requested that the Arts and Culture district have its own budget which would be tracked separately like the RDA.

Council Member Worel moved to approve the City Council meeting minutes from November 12 and 19, 2020 as amended. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

V) CONSENT AGENDA

1. Request to Authorize the City Manager to Execute Addendum No. 1 with Mountainlands Supply, LLC in a Form Approved by the City Attorney for an Additional \$80,589.00 and a New Total Not to Exceed \$362,100.00; and to Authorize the City Manager to Execute an Addition of Hidden Revenue Locator and Acoustic Monitoring to Advanced Metering Infrastructure (AMI) Agreement with Sensus Inc. in a Form Approved by the City Attorney:

2. Request to Authorize the City Manager to Execute an Amendment to Extend to October 31, 2021 the Terms of: 1) the October 8, 1991 Water Supply Agreement between Salt Lake City Corporation and Park City Municipal Corporation; and 2) the March 2, 2016 Amendment to the 1991 Agreement:

3. Request to Authorize the Mayor to Execute a Memorandum of Agreement in a Form Approved by the City Attorney to Continue Leasing Surplus Water to Weber Basin through Provisions in the Western Summit County Project Master Agreement:

4. Request to Approve a Service Provider Agreement between Park City Municipal Corporation and Park City Conservation Association, dba Recycle Utah, for a One Year Term in an Amount Not to Exceed \$50,000.00, in a Form Approved by the City Attorney:

5. Request to Authorize the City Manager to Execute a Professional Services Agreement, in a Form Approved by the City Attorney, with Legislative Executive Consulting, LLC for State Legislative Lobbying Services in an Amount Not to Exceed \$90,000.00:

6. Request to Authorize the Following Annual Insurance Premiums to Fund the City's Insurance Placements for the 2021 Calendar Year: Property Insurance: \$218,787 and Auto Physical Damage: \$91,032 to Liberty Mutual; Public Entity Liability Insurance: \$200,576 to States Self-Insurers Risk Retention Group, Inc.; Workers' Compensation Insurance: \$204,527 for the Workers Compensation Fund; Cyber Liability Insurances: \$57,875 to Beazley Insurance Co.; Crime Insurance: \$6,200 to Travelers Insurance Co.; and Drone Insurance: \$625.00 to Global Aerospace:

Council Member Worel moved to approve the Consent Agenda. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VI) OLD BUSINESS

1. Consideration to Approve Supplemental Plan Changes for the 2021 Sundance Film Festival Effective for One Year due to COVID-19 Impacts in a Form Approved by the City Attorney:

Jenny Diersen, Special Events Manager, and Betsy Wallace, Tina Graham, Robert Dick, Jesse Schafer, Sundance Institute, presented this item. Diersen stated the Sundance team worked hard to make the festival happen. No City venues would be requested for the festival and there would be scaled back seating at the Ray Theatre.

Wallace expressed appreciation for being able to work with Park City on the Sundance Film Festival. She noted there was a Main Street page on the Sundance website.

Council Member Gerber asked how many people they estimated would come to the festival this year. Graham stated there would only be 25 attendees and 12 Sundance staff per film showing.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Doilney participated in Sundance over the years and looked forward to seeing how creative it would be since it was online this year. Council Member Worel liked the partnership the City had with Sundance and looked forward to the online festival. Council Member Gerber thanked Sundance for making this adjustment.

Council Member Gerber moved to approve supplemental plan changes for the 2021 Sundance Film Festival effective for one year due to COVID-19 impacts, in a form approved by the City Attorney. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VII) NEW BUSINESS

1. Consideration to Continue an Ordinance Approving Amendments to the City's Outdoor Lighting Regulations, Land Management Code § 15-5-5(J), to Align with

Summit County's Recently-Adopted Code and the International Dark-Sky Association Standards:

Rebecca Ward requested to continue this item.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Doilney moved to continue an ordinance approving amendments to the City's Outdoor Lighting Regulations, Land Management Code § 15-5-5(J), to align with Summit County's recently-adopted code and the International Dark-Sky Association Standards to January 21, 2021. Council Member Worel seconded the motion.

RESULT: CONTINUED TO JANUARY 21, 2021

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve Ordinance 2020-52, an Ordinance Amending the Impact Fee Facilities Plan and Impact Fee Analysis for Parks, Recreation, Trails, Open Space, Public Safety, and Roadways and Amending Title 11, Chapter 13 of the Municipal Code of Park City, Utah, Setting Forth the Assessment and Calculation of Impact Fees:

Josh Miller and Jed Briggs, Budget, with Susie Becker, Impact Fee Consultant from Zion's Public Finance, and Ryan Taylor with TO Engineers, presented this item. Miller reviewed the ways impact fees could be charged and spent, and indicated an analysis had to be done prior to implementing new impact fees. He noted there were slight decreases in fee amounts from those listed in the packet.

Becker stated an Impact Fee Facilities Plan was required so the fee did not exceed the cost of the service. She explained the process for analyzing and recommending the impact fees. She changed the way the fees were calculated to make them uniform with other cities. Miller noted the change in fees from the packet for Park, Trails, Open Space, and stated the numbers on the slide were the recommended numbers.

Public Safety impact fees were explained and it was indicated most of these fees would decrease as well. With regard to Transportation impact fees, Becker indicated there would be new facilities in the next six to 10 years which factored into the recommended fees. Taylor indicated a master plan was in the works and these projects would be updated in the next year. Council Member Joyce asked why a lower fee was charged for multi-family units than single family units. Becker indicated the ITE manual stated there were fewer trips from multi-family units.

Council Member Joyce stated the City tried to keep small units affordable and he felt it was unfair to charge higher Parks fees for multi-family units. Council Member Gerber suggested having impact fees based on a range of square footage. Mayor Beerman

1 stated the City charged the maximum impact fee, but Council could propose a decrease
2 for multi-family units because it would be consistent with the City's goals.

3
4 Miller summarized that the City was changing the model to a single unit charge and
5 square footage charge for hotels, adding a Parks fee for commercial development and
6 increasing certain impact fees and decreasing the fees in others.

7
8 Council Member Joyce asked if an analysis could be done by bedrooms. Becker gave
9 an example of other cities that made adjustments for different circumstances. Council
10 Member Gerber explained some projects that did not fit in a uniform calculation. Becker
11 stated she could talk to the Planning Department to get additional information. Council
12 Member Gerber noted large single home owners employed cleaners, cooks, and
13 gardeners, which would be additional trips. Council Member Doilney added families
14 came to Park City and entertained many people at their homes. Becker stated that
15 would have to be proven and these situations would have to be in a category where all
16 units would be charged the same amount.

17
18 Council Member Worel asked if certain developers could be charged a bigger Police
19 impact fee. Taylor noted the City wouldn't know if the development would have higher
20 police calls until the project was finished.

21
22 Mayor Beerman stated Council could waive impact fees for affordable housing.
23 Harrington stated the impact fees captured a proportion of capital costs and he echoed
24 the recommendation to keep it simple. He agreed with Council Member Gerber that
25 there were high end multi-family homes and those could have skewed the numbers.
26 Council Member Joyce thought some neighborhoods weren't affordable, but there were
27 others, such as the Prospector neighborhood, that had the more affordable housing in
28 town, and this impact fee was contradicting the City's goals.

29
30 Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman
31 closed the public hearing.

32
33 Council Member Doilney moved to approve Ordinance 2020-52, an ordinance
34 amending the Impact Fee Facilities Plan and Impact Fee Analysis for Parks, Recreation,
35 Trails, Open Space, Public Safety, and Roadways and amending Title 11, Chapter 13 of
36 the Municipal Code of Park City, Utah, setting forth the assessment and calculation of
37 impact fees. Council Member Henney seconded the motion.

38
39 Jed Briggs noted the change in some fee amounts and requested that be reflected in
40 the motion.

41
42 Council Member Joyce asked that the Parks impact fees be the same for single family
43 and multi-family. Mayor Beerman indicated that most of these multi-family projects were

high end and not in neighborhoods like Prospector. Council Member Joyce stated most of the condos being built were 2,500 square feet, but the houses were 5,000-7,000 square feet. He thought the fee was flawed if it was more for multi-family units than the big single family homes. Council Member Gerber stated the one-time fee wouldn't make living here unaffordable. It was all the other things. Council Member Joyce stated a 500 square foot apartment would have a higher impact fee than a 17,000 square foot single family home. Council Member Doilney stated Council could come back to reduce the fees at any time. The City could get the numbers and readdress the issue. Council Member Joyce stated applicants had to get the numbers themselves if they wanted an exception to the fee. Mayor Beerman suggested that the multi-family units under 2,000 square feet match the single family units. Becker asserted the fees were at the maximum and Council could reduce them if they chose. She hoped they wouldn't need the money in the future. The driver for the Parks and Trails impact fee was number of people, so the level of service might be lowered. Dias and Harrington confirmed there were no concerns for lowering that fee.

Council Member Joyce asked if there had been any past legal challenges to City impact fees. Harrington stated there had not, but there were several independent fee calculations for specific projects, which would remain an avenue for some applicants.

Council Member Doilney amended the motion to approve Ordinance 2020-52, an ordinance amending the Impact Fee Facilities Plan and Impact Fee Analysis for Parks, Recreation, Trails, Open Space, Public Safety, and Roadways and amending Title 11, Chapter 13 of the Municipal Code of Park City, Utah, setting forth the assessment and calculation of impact fees, noting the change in some fee amounts as presented in the meeting and reducing the Parks impact fee for multi-family units under 2,000 square feet to match the single family unit amount. Council Member Henney amended the second to the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VIII) ADJOURNMENT

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder



PARK CITY COUNCIL MEETING MINUTES - DRAFT
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

December 15, 2020

The Council of Park City, Summit County, Utah, met in open meeting on December 15, 2020, at 3:30 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

SPECIAL MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present via technology
None	Excused

II) ITEMS FOR DISCUSSION

1. Park City Arts and Culture District - Proposed Phased Approach and Financial Plan:

David Everitt, Deputy City Manager, Stephen Swisher, GTS Development, Jason Glidden, Affordable Housing Manager, Julia Collins, Transportation Planner, Jed Briggs and Erik Daenitz, Budget, presented this item. Mayor Beerman reviewed that 10 months ago Council was moving forward with the Arts and Culture District and now Council was frustrated because the pandemic slowed down the goals established in Vision 2020. He indicated the land was purchased to meet community goals and this district would help with the community's critical priorities. All things considered, the City was in a great position to move forward with those goals. Matt Dias thanked staff for their work on this presentation over the past few weeks. He appreciated Council considering this project thoughtfully. He stated the goal was to preserve and protect the City. He felt the City was strong with protecting land and the Historic District, but it was slower with resident services, such as the MARC and sidewalks. He felt this district would be a

1 destination for locals to enjoy music, art, and other culture experiences and it would include a
2 housing component. He knew there were obstacles, with construction that had skyrocketed and
3 the COVID pandemic uncertainty. He asked staff to create a path to achieve this goal that was
4 viable. He stressed this was a win no matter what Council decided because of the location of
5 the land.
6

7 Everitt briefly summarized the purpose for each of the buildings in the district and stated he
8 would mainly talk about Building One, which would have housing units on the top levels and
9 artist studios on the main level. He indicated the guiding principles of the district were to
10 prioritize affordable housing, invest in Transit and active transportation, prioritize spaces that
11 would foster economic opportunities, and manage for flexibility for the next two to four years.
12

13 The scope of the project was revised and Building One would have 50 housing units. There
14 would be a total of 75 housing units over the entire site. The Transit infrastructure was moved to
15 the surface instead of being underground, active transportation enhancements were added on
16 the perimeter, above ground parking was reduced, there was additional ingress/egress to the
17 underground level, a plaza level drop and load point was added along the western edge, and
18 housing units were moved to higher floors for additional flex spaces on the plaza. Everitt viewed
19 the area as a mobility hub.
20

21 Swisher explained the design for the district. He noted most of the parking was underground
22 and only a few spaces were available on the surface for the affordable housing units. Council
23 Member Joyce asked if staff looked at artist spaces in other areas because he thought a 12x15
24 space seemed small. Swisher stated the space would be set up with flexible dividers so some
25 studios would be larger and some would be smaller.
26

27 Council Member Gerber asked if there was concern with having bus pullouts on both sides of
28 Bonanza since people would cross in front of those buses. Everitt stated they could work on
29 what would make the connection work better and they were aware of the situation.
30

31 Everitt reviewed the cost of construction for the project. He noted the project was broken down
32 into components necessary for housing, transit, walkability and other costs. If the entire project
33 was built at once, it would cost approximately \$88.4 million. He broke down the project into
34 phases. Phase One would cost \$57.9 million. Briggs indicated this phase would be funded by
35 bonds, the senior center funds, the firehouse sale proceeds, housing fees-in lieu, some
36 Transient Room Tax (TRT) funds, sale of land, and from repurposing some Capital Fund
37 projects such as equipment replacement. The Transportation Fund would cover transit costs
38 and the walkability GO bond would cover the walkability aspect of the project.
39

40 Council Member Doilney estimated the cost related to housing would put each unit at \$430,000,
41 which was \$900 per square foot, and asserted that seemed high. He asked if the built-ins added
42 to that cost. Glidden affirmed that the built-ins added up and the underground parking was
43 expensive as well. Council Member Doilney asked how many units from other projects were
44 being set aside in order to have these units and what would be the assumed land sale price if it
45 were on the open market. Everitt stated the land sales amount reflected the market rates in
46 2017 when the letters of intent were signed between the City and Kimball Art Center and
47 Sundance. Dias noted the previous Council made that deal.

Mayor Beerman indicated the TRT bonding policy was set at 65% so in the case of an economic downturn, the City could pay its debt. He asked if the budgeted \$5.6 million TRT funds were based on an estimate of contingency funds that had not yet been collected. Briggs stated some of the funding had been built up and some would be built up during construction to use a total of 100% of TRT funds. Mayor Beerman asked if that amount took into account the lower TRT revenue that was coming in. Briggs stated it was down now and would slowly ramp back up to normal TRT revenue. Dias noted this was compliant with the City's TRT policy. Mayor Beerman stated the City normally had the funds and then began a project, but this proposal was committing to a project without having the funds in place. Council Member Gerber thought the TRT funds had limited uses. Everitt stated there were no restrictions on how TRT money was spent. Council passed a resolution dedicating the money to the Arts and Culture District.

Council Member Joyce referred to the \$6.8 million in revenue for the sale of the land to Kimball Arts Center and Sundance. He asked what would happen if the City moved forward and the other entities weren't ready to buy. Briggs stated the construction timeline showed there would always be money. Everitt stated the sale of the land would have to happen by June, 2022. Council Member Joyce didn't want to fund Phase One and then not know how to do the other phases. He would rather wait and construct the entire project at once. Everitt stated staff could work on how to fund the other phases and present that Thursday. He thought the bulk of the cost was in Phase One so the other phases would be more manageable. Council Member Joyce thought it would be important to know how the City could get to Phase Two. He thought the budget worked for Phase One, but all sources had been tapped. He hesitated with proceeding if all the other City projects were killed in the process. Everitt stated the other projects wouldn't be killed, but they might be delayed a couple years. He also noted that after Phase One, Council could change direction on things they wanted to see, and those could be implemented in subsequent phases. Council Member Joyce was fine that Phase Two wasn't completely lined out, but he wanted to start that discussion.

Council Member Doilney stated Phase Two could include infrastructure on the site, with a land bank that could be regulated with how it was built out. He asked Council Member Joyce if Phase Two had to follow immediately or could it wait so other projects could proceed. Council Member Joyce asked if the City wanted to spend \$57 million to build Phase One if it wasn't clear that it would have an Arts and Culture District at the end of the project. Sundance and Kimball Arts Center might back out of the deal and then the Arts and Culture project could fall through. He wanted to be sure that Council wanted Phase One in that scenario.

Council Member Henney asked if there would be a discussion on the affordable housing pipeline. He wanted to understand what would happen to other housing projects if all the Housing Fund was put into this project. He also asked how much of affordable housing parking was underground. Everitt stated some stalls were at the surface and the remaining stalls were underground, and those two costs were combined. Council Member Henney thought parking costs were a burden for affordable housing occupants. He suggested having housing without a parking requirement and offer the units without a parking option. He thought those occupants could park at Richardson Flat and take Transit into town. Everitt stated the cost of the unit was not what would be charged in the rent. Council Member Henney stated the renter wouldn't be charged, but the taxpayer was ultimately paying for the parking. Glidden stated he was working

1 on recommendations to change the Land Management Code (LMC) with regard to parking
2 reductions.

3
4 Council Member Worel stated 1% of the cost of municipal capital projects was set aside for
5 public art and asked if this had been factored into the project. Everitt stated the public art would
6 not be in Phase One. Council Member Worel noted the staff report touched on unspent funds
7 from projects expected to be under-budget, including public art, and asked if that was the
8 current Public Art Advisory Board (PAAB) budget. Briggs stated the amount in the report was
9 from unspent projects in the PAAB budget. He would look into that more and report back.

10
11 With regard to the Housing pipeline, Glidden indicated the Woodside Phase 2 project was not
12 feasible since the senior center was remaining in place, and he proposed changing the housing
13 pipeline to give that project's budget to the Arts and Culture District for rental housing. Upon
14 completion of the project, the City would then bond for the Homestake Housing project and use
15 the rental revenue to pay the debt service on the bond. Once the Homestake project was
16 completed, the City would bond again based on the rental revenue from both the Arts and
17 Culture District and the Homestake units to fund future housing projects. He thought the shift
18 moving towards rental housing would be best for furthering the City's housing goals. It would
19 help the City's workforce that could not afford to buy homes to have a place to live, and the
20 rental model would utilize housing funds more efficiently. The average cost of condos and
21 homes was unaffordable. He noted affordable housing pricing was too high for workforce as
22 well.

23
24 Daenitz stated a challenge of building a for-sale unit was the rising cost of inflation and
25 construction. Council Member Doilney asked how much the units would rent for. Daenitz stated
26 a studio would rent for \$1,400-\$1,450, including the HOA fee. Mayor Beerman stated if the
27 rental model was in the Arts and Culture District, it would continue with the Homestake project.
28 Renters would complain to the City about maintenance and neighbors. There would be a new
29 set of work with the rental model. He noted the City would be a different kind of landlord than a
30 private market landlord.

31
32 Council Member Doilney asked if using the Woodside Phase 2 funds would make the Arts and
33 Culture District project more viable. Glidden stated the rental market with the Homestake model
34 would create more revenue than the other housing projects. He was working on tools that would
35 allow the City to work in partnerships and reduce the capital the City would need to contribute to
36 these projects. He noted he would discuss this further in the future.

37
38 Council Member Worel asked for data on the demand for micro units. Council Member Doilney
39 stated there were no micro units available in the area because they were in such demand.
40 Glidden stated he would bring back data on micro units. Council Member Joyce asked to
41 determine what groups the City was targeting when referring to 50% AMI. Council Member
42 Gerber indicated she heard from Main Street merchants that it was difficult to find staff. She
43 thought there were ways to adjust the prices, such as Council Member Henney's idea of
44 eliminating parking. She knew there was a strong need for the units. Council Member Joyce felt
45 the merchants were talking about seasonal hires and not year round employees. Council had
46 always wanted the employers to be responsible for seasonal housing. Council Member Gerber
47 agreed, but noted there was no workforce at a manager level or below that lived in town.

1 Council Member Doilney thought the parking spaces could be rented for a monthly rate and that
2 revenue would supplement the housing. Council Member Gerber asked if a discussion on
3 housing funding would be combined with the Arts and Culture District discussion. Glidden stated
4 a housing funding discussion was planned for February.
5

6 Julia Collins discussed 10 active transportation projects around the Arts and Culture District that
7 were scheduled for the next three years. She presented three scenarios, with costs ranging
8 from \$1.25 million to \$25 million.
9

10 Mayor Beerman opened the meeting for public input.
11

12 Aldy Milliken, Executive Director, Kimball Arts Center (KAC), stated art could impact residents
13 and tourists. He explained the purpose of KAC and noted it employed many individuals. The
14 30,000 square foot building planned for the Arts and Culture District would serve 100,000 +
15 people per year. He felt Park City was behind other cities with regard to arts, which diversified
16 and strengthened the economy. He looked forward to a collaborative process with the City going
17 forward.
18

19 Teri Orr stated the City purchased the land in a zone where a developer could have built eight
20 story structures. It included KAC and Sundance, and formed a project that would enhance the
21 area. There was toxic soil there and it would have to be mitigated. She indicated the major
22 source of funding was TRT funds, and since those funds were diminished she hoped the project
23 could be phased. She reviewed the history of Park City and stated the charm was disappearing.
24 She suggested building housing and transit and open spaces. She suggested looking at where
25 arts had taken over in other cities. She noted buildings for sale in Park City that could be
26 transformed into an art corridor. She thought the slate should be wiped clean and Council
27 should look for the best use for those five acres, which would include housing and community
28 resources.
29

30 Ed Parigian supported the rental model for housing moving forward. He stated regular people
31 couldn't afford to live here. He encouraged Council to have the housing discussion now. He also
32 liked the Arts and Culture District and hoped to see it built as a beautiful local village.
33

34 Alex Butwinski supported the Arts and Culture District when it was announced, but he was
35 concerned about the cost. He agreed with Orr. He was really concerned about the Kimball Arts
36 Center and Sundance stepping up to do their part in coming into the district.
37

38 Ed Parigian stated the Vail property to the south should be acquired by the City.
39

40 Angela Moschetta agreed that it was great to acquire this property, but she thought the district
41 was misguided. She hoped the City could pivot more since the arts were hurting before the
42 pandemic and now it was even worse. She supported seasonal housing so that the bars and
43 restaurants could survive. There was no evidence Sundance and the Kimball Arts Center would
44 follow through so the district should be reimagined with more affordable housing, micro
45 restaurants and micro retail. She also hoped work could be done on programming and
46 activating Main Street. She also suggested putting transit hubs at the City borders and getting
47 resort owners involved.

1 Mary Christa Smith pointed to the Vision 2020 process and stated the top priority was traffic and
2 congestion. She hoped this project would help with the flow and traffic issues. The current
3 district was a dead zone and residents were waiting to connect this area with other areas. She
4 knew it was tempting to value engineer this part, but she hoped for an upgraded transportation
5 plan.

6
7 Mayor Beerman closed the public input portion of the meeting and stated this would be
8 discussed for 1.5 hours at the Work Session on Thursday.

9
10 **III) ADJOURNMENT**

11
12 With no further business, the meeting was adjourned.

13
14
15

Michelle Kellogg, City Recorder



PARK CITY COUNCIL MEETING MINUTES - DRAFT
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

December 17, 2020

The Council of Park City, Summit County, Utah, met in open meeting on December 17, 2020, at 3:30 p.m. The meeting was a remote, electronic meeting due to the declared public health emergency.

Mayor Beerman read the Determination of Substantial Health and Safety Risk.

Council Member Worel moved to close the meeting to discuss personnel at 3:30 p.m. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

CLOSED SESSION

Council Member Joyce moved to adjourn from Closed Meeting at 4:00 p.m. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

WORK SESSION

Nightly Rentals Discussion:

Rebecca Ward, Land Use Planner, Jonathan Weidenhamer, Economic Development Manager, Beth Bynan, Business License Specialist, Dave Thacker, Building Official, Captain Andrew Leatham, Police, and Minda Stockdale, Leadership, presented this item. Ward stated this session was to track nightly rental complaints and to improve business license compliance. She reviewed the requirements for owners of nightly rentals. Nine complaints had been formally filed since 2017, but there were other complaints that had been filed with Police or Code Enforcement.

Weidenhamer stated a Host Compliance contract went into effect this year and this service would help with nightly rental business license renewals and scheduling nightly rental business license applications. A new RFP would be issued in 2022 and the scope of service would be expanded to include a bi-lingual hotline and an online complaint

1 database with property owner representative information. Stockdale indicated there
2 were 5,100 nightly rentals in the City limits and the software had identified 2,000 of
3 those. Two letters had been sent to owners in an effort to increase the number of
4 rentals in compliance.

5
6 Mayor Beerman asked if the 5,100 units included condo/hotel units or only short-term
7 rentals with AirBnB and such. Stockdale stated this included all nightly rentals. Council
8 Member Gerber asked if a property management company had to license each unit in a
9 complex. Stockdale affirmed each unit had to be licensed.

10
11 Council Member Worel asked if the City could work through VRBO and other
12 companies to send notifications to property owners about the requirement to be
13 licensed. Ward indicated she would look into that. Currently, the police were working on
14 updating their software and sending noise and disturbance police reports to the Finance
15 Department so they could be linked to business licenses. Parking was working on
16 updating the Seven Day Lodging Parking permit so the license plate numbers would be
17 linked to the business license. She also noted there was a webpage on the City website
18 with information on nightly rentals so complaints could be tracked.

19
20 Council Member Doilney confirmed 212 nightly rentals came into compliance in the last
21 12 months. Council Member Gerber asked if property management companies could be
22 required to show that all their units were in compliance. Weidenhamer stated the people
23 participating in the community like bigger property management companies were
24 compliant. The City was looking for the small virtual companies or individuals who were
25 out of compliance.

26
27 Mayor Beerman stated many cities had to initiate lawsuits to get compliance. Council
28 Member Doilney asked how Park City measured to other cities. Weidenhamer stated
29 cities in Colorado had 80%-90 % compliance and Park City had less than 50 %
30 compliance.

31
32 Council Member Joyce stated the State did not allow cities to go after nightly rentals to
33 force them to comply. He asked if the City could work with the Utah League of Cities
34 and Towns (ULCT) to explain this issue was about the safety of the units and have them
35 try to change the legislation. Dias reviewed that in 2016, the legislature approved the bill
36 that eliminated the cities' ability to regulate Transportation Network Companies (TNC).
37 In 2017, they tried to do the same for nightly rentals, but Park City had limited success
38 and got the law passed that was currently in place. Staff would continue to try to modify
39 the law, but it was hard for ULCT to help since the law only applied to six cities out of
40 300.

41
42 Weidenhamer indicated the letters being sent to nightly rental owners would get
43 progressively stronger, and he asked Council to wait awhile to see the results. Mayor

1 Beerman stated he was reaching out to other cities that were impacted. Sandy and Salt
2 Lake were feeling the effects of nightly rentals so this problem was impacting many
3 cities. Non-compliant nightly rentals were hurting the legitimate businesses in the City.
4 Council Member Joyce stated there was a company in town that could report on the
5 number of nightly rentals and other data, and they would report back at the first of the
6 year

7
8 Council Member Henney stated these companies/individuals operating without a
9 business license were breaking the law. It was important to ensure ingress/egress,
10 ventilation, windows, and more, and the City was tied by the legislature on compliance.

11
12 **Park City Arts and Culture District - Follow Up Discussion and Feedback:**
13 Mayor Beerman opened the meeting for public input.

14
15 Ed Parigian asked what the City wanted from this project. He worked up the numbers,
16 but didn't know what the City wanted.

17
18 Mayor Beerman closed the public input portion of the meeting.

19
20 Council Member Henney asked about the cost of soils remediation and the remediation
21 plan. Everitt stated the City was developing a small soils repository at the Gordo site by
22 Quinn's Junction. Those costs were built in with the total construction excavation cost.
23 There would be a cost associated with the construction and maintenance of the
24 repository. Council Member Henney stated everyone thought the Council did a great
25 thing when they purchased the land. He liked the Arts and Culture district concept, but
26 not at any cost. He never looked at it as a profit situation, but to create community. The
27 City had to deal with the flow and traffic at the intersection of Bonanza and Kearns no
28 matter what was done with the property, or he was not going to support it. There had to
29 be a tunnel or a bridge at that property. A priority needed to be given to transportation
30 planning. Everitt understood Council Member Henney's point and also noted the transit
31 stops at the Arts and Culture district on both sides of Bonanza Drive. He stated the
32 bridge had been researched and staff explored a scenario for a bridge that included
33 pedestrians and bikes. Council Member Henney liked the idea of a tunnel across
34 Bonanza and thought that was a practical solution, although that added to the cost.

35
36 Council Member Gerber stated she knew the district would be a transit hub, but she
37 didn't think this district would solve the traffic problem. She felt there should be a
38 discussion and a separate plan for transportation. She wanted the area to be adaptive
39 for aerial transportation. She felt the district could help with the traffic problems.

40
41 Council Member Doilney asked if the Arts and Culture district would prevent the City
42 from addressing the number one City issue of transportation. He thought if the district
43 moved forward there wouldn't be money left for transportation projects for a long time.

1 Council Member Gerber stated there were often new opportunities for funding that come
2 along. This was more about using the money in a responsive way for the needs of the
3 community. Council Member Doilney thought the City couldn't do all its projects
4 simultaneously, and asked which project should be prioritized.

5
6 Council Member Worel stated the City wasn't alone in this project. Sundance and
7 Kimball Arts Center were invited to be partners. They had spent a lot of money hiring
8 architects to design this site and they would be impacted by the City's decision.

9
10 Council Member Gerber stated the Arts and Culture district hadn't received a lot of
11 attention during the visioning process because the City had already done a big push
12 and had already committed.

13
14 Council Member Joyce didn't agree that people didn't prioritize the Arts and Culture
15 district because the City had already committed. He indicated there was a financial
16 tradeoff. He reviewed all the bonding from the City and stated the money came from
17 taxing the people. He suggested issuing a General Obligation (GO) bond so the other
18 funds would not be depleted, noting this could be a question for the voters. Otherwise,
19 the City would spend all its money on the Arts and Culture district and wouldn't have
20 funds for any other projects. He thought doing this project would handcuff the City
21 unless it got a GO bond.

22
23 Mayor Beerman agreed this project would eat most of the City resources for a few
24 years. Council Member Joyce thought the City should look at the next wave of things to
25 come, such as Phase Two of the Arts and Culture district, funding the Homestake and
26 Munchkin walkability project, and the transportation plan for Bonanza and Kearns, and
27 ask itself where the money would come from. He asked where the City was as far as
28 capital versus what the City had done over the past few years, and wanted to know if
29 there would be money left over after Phase I of the Arts and Culture district for these
30 future projects.

31
32 Council Member Doilney asked if Sundance and Kimball wanted this project to be
33 phased, and if they had transportation systems compared to the City's. Everitt stated
34 starting the project would bring everyone onboard. Mayor Beerman stated they had
35 been strong partners from the beginning, but due to COVID they were pausing. He
36 asked if Council wanted to move forward with or without the partners or did Council
37 need commitments from the partners. Council Member Henney stated he needed the
38 partners to purchase the land since the cost of the project was so great.

39
40 Council Member Gerber agreed the partners needed to commit, and she wanted to
41 move forward with the project in phases. The City did big projects in the past with open
42 space and now it needed to invest in the community. This was an opportunity for
43 innovative ideas in housing and transportation. She knew the pandemic weakened all

1 parties' financial positions, but she was optimistic they would come out strong on the
2 other side. This was an important project the community was excited about.
3

4 Council Member Doilney stated asking for a financial commitment from the partners
5 would help him feel more comfortable moving ahead with the project. The underground
6 work that would be done would increase the value of the land. The additional phases
7 could end up for sale since the City did not have a plan to pay for them, and it could
8 take the profit and pay for other projects. He did not feel comfortable proceeding without
9 knowing what the Sundance building looked like. He agreed the City was in a lot of debt
10 for open space and this was a great project that would benefit the community.
11

12 Council Member Worel stated the City made a commitment to the community in 2017
13 when it announced the Arts and Culture district. She had concerns with the housing
14 element cost and the market for that. The City had an obligation to honor its
15 commitment to the City and its partners. She was comfortable where the City stood with
16 the partners.
17

18 Council Member Joyce agreed the partners needed to have more skin in the game. He
19 didn't think it was a good Arts and Culture district without the partners. He indicated arts
20 and culture was last in visioning and other things were clearly more important to the
21 community. He really wanted to see if the public would support a GO bond. Now, the
22 City was telling the public it heard them, but it was spending all its money on the Arts
23 and Culture district.
24

25 Mayor Beerman asked how important transit and walkability was to the project. Council
26 Member Gerber stated the project didn't hinge on transit, but it should continue to be
27 worked on. Council Member Doilney wanted to see what transit solutions would be
28 delayed because of this project. Council Member Worel liked the connectivity to other
29 parts of the City as part of the project, so she wanted to make sure transit and
30 walkability enhanced the goal. Council Member Joyce agreed with Council Member
31 Doilney and wanted to know how much would be left after this entire project was
32 completed to tackle other transportation projects. Council Member Henney stated this
33 project would address transit, walkability, housing, and connectivity. This was a
34 community driven project and he did not want the transit solutions to be value
35 engineered out of the project. A project of this scale had to meet these needs.
36

37 Mayor Beerman opened the meeting for public input.
38

39 Jocelyn Scudder, Arts Council Executive Director, stated the Arts Council strongly
40 supported this project. She understood funding was a challenge. She agreed with
41 getting a commitment from the partners, but asking for a check in the middle of a
42 pandemic was harsh. She also supported the transportation and walkability solutions for
43 this district. She asked to problem solve to figure out solutions to the Council's

concerns. She indicated the City had invested in recreation and open space and now it was time to invest in arts and culture. This project would tell the world that Park City valued arts and culture. She felt strongly this district should be developed.

Betsy Wallace, CFO, Sundance Institute, stated the City and Sundance had a strong partnership for many years. They were excited when asked to partner in an Arts and Culture district. They paused because of COVID-19, but planned to proceed after the pandemic and Sundance 2021.

Hillary Gilson worked at the Kimball Arts Center (KAC) and was part of the Advisory board. She thought the district would help her develop her career. She was excited for the affordable housing as well. She stated this district would address many issues.

Maggie Abuhaidar, past chair of KAC, stated she was the chair in 2017 when the letter of intent was signed. They had been an active partner, attending countless meetings, they had hired staff to raise funds and hired an architect. They attempted to sign contracts, but the City stalled. They could have already been in a new building, but wanted to be a part of this district. She reviewed all the steps the City had taken to move forward with the Arts and Culture district and she was confused at the conversation now taking place. She stated the KAC still wanted to partner with the City to make this project a reality.

Mayor Beerman closed the public input portion of the meeting and announced that more thoughts would be discussed in the regular meeting.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman Council Member Max Doilney Council Member Becca Gerber Council Member Tim Henney Council Member Steve Joyce Council Member Nann Worel Matt Dias, City Manager Mark Harrington, City Attorney Michelle Kellogg, City Recorder	Present via technology
None	Excused

**Park City Arts and Culture District - Follow Up Discussion and Feedback
(continued from Work Session):**

Council Member Henney indicated in 2017 the project was estimated to cost \$60 million. Today the estimate was \$107 million, so this conversation was necessary. He thought Council was on the right path and would continue to figure it out.

Council Member Joyce agreed with Council Member Henney that the increased price and impact to other projects were concerns. He felt there were other issues the City needed to tackle. He stressed that there wouldn't be a district without the partners.

Council Member Worel stated she hadn't heard enough about the connectivity to the Sandy and Eccles. She also wanted to revisit the housing component of the district.

Council Member Gerber stated it would be helpful to see the rental model in order to see how that would work, and the cost of other housing projects such as Homestake. A discussion should take place on who would live in this housing. She was excited to see this district move forward. She knew arts and culture was important and it was evident during the pandemic.

Council Member Doilney agreed with all the comments. The difficult questions had to be asked because Council had to question moving forward at all stages to make sure it was viable. It was not irresponsible to ask the partners to commit. He looked forward to doing the project, but more work on the drawings was needed.

Mayor Beerman summarized Council looked for a path forward. The hitches were tied to financial constraints. The City needed to sit down with its partners to get firmer commitments. Their commitment was a critical part of the funding and it wouldn't be the same project without them. There were concerns with connectivity, walkability, and transit. Council needed to talk about how to pay for that. They also needed to discuss why housing was high and compare it to the cost of being done in other areas. Council wanted to see what the long-term financial model looked like for the project. In January, a couple scenarios of courses of action would be presented. His goal was to give direction to staff by mid-January.

Dias thanked Council for the meaningful discussion. He thought Council would hear from the community over the next few weeks, which would be beneficial in this process.

Council Member Joyce asked to look at the next 15 years to see what the City's income would be and how it would put money into capital. Dias clarified that Council Member Joyce wanted to see more strategic analysis on how maxing out the transient room tax (TRT) and pulling in other revenues from the Transportation Fund, Walkability Fund, and the Capital Fund would potentially impact – limit or otherwise – future decisions in the organization. Council Member Joyce stated he also wanted to see the funding for

Phase Two and the funding for roadwork and connections that weren't included in the district price.

II) APPOINTMENT

1. Consideration to Adopt Resolution 28-2020, a Resolution Appointing Council Member Max Council Member Doilney as Park City Municipal's Voting Member within the Central Wasatch Commission (CWC):

Michelle Downard, Resident Advocate, presented this item and reviewed the CWC purpose and goals.

Ralph Becker, CWC Executive Director, thanked the City for its participation in CWC. He expressed great appreciation for Mayor Beerman, who was on CWC and the Mountain Accord before that. He stated Mayor Beerman was engaged and a valuable participant that helped shape what the organization did. He noted this was a regional entity and it was essential for the Wasatch Front and Wasatch Back to be united.

Mayor Beerman thought appointing Council Member Doilney would bring in fresh eyes, which was good with upcoming projects. He hoped CWC would continue making projects to preserve water sheds and address access issues. Council Member Doilney stated he had attended a few meetings and it looked like CWC would be taking action on several items during the first quarter of 2021.

Council Member Worel thanked Mayor Beerman for all his work and time he put in on the CWC Board. She also endorsed Council Member Doilney.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Worel moved to adopt Resolution 28-2020, a resolution appointing Council Member Max Doilney as Park City Municipal's voting member within the Central Wasatch Commission. Council Member Gerber seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

III) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:

Council Member Doilney reflected on a quote he saw, "Be the change you want to see in the world," which became his motto. He noted after making that his motto, he ended up on the City Council.

Council Member Joyce attended a Joint Transportation Advisory Board (JTAB) meeting and indicated they were making progress with the new arrangement with the County. He stated Kim Carson was leaving the County Council and she would be missed.

Council Member Worel had a hard hat tour of the new Kimball Arts Center location, and stated it would be fabulous. With the holiday and visitors in town, she encouraged all, including visitors, to please wear masks.

Council Member Gerber attended the Historic Park City Alliance (HPCA) meeting and wanted to remind everyone to shop local. She also attended the Recycle Utah board meeting and noted the recycle center asked for volunteers since this was a big time of year for them. She indicated the recycle center would be moving and for Council to keep that in mind as the Arts and Culture district continued to be discussed.

Council Member Henney highlighted an article in the newspaper about Rosie Brennan, who won two cross country world cups in Switzerland.

Mayor Beerman stated he and some others attended the Wasatch County Council meeting to discuss Bonanza Flat, and they left with a commitment to work out a public safety interlocal agreement. He was pleased to continue to work on the management of that space. He attended an employee meeting and listened to all the work accomplished during 2020. He was proud of what continues to happen in the City. He recognized the Employees and Managers of the Year: Becca Lael, Andrew Leatham, Emma Prysanka, Rebecca Ward, Mindy Finlinson, and Troy Dayley. Mayor Beerman also stated Saturn and Jupiter would appear as one on the Winter Solstice and that was known as the Star of Bethlehem. He hoped to take lessons learned in 2020 and come out stronger.

Staff Communications Reports:

1. Annual Report on Affordable Housing Development at Park City Heights:

2. Vision 2020 Update:

IV) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda. No comments were given. Mayor Beerman closed the public input portion of the meeting.

V) CONSENT AGENDA

1. Request to Approve and Accept the Fiscal Year 2020 Comprehensive Annual Financial Report (CAFR):

Mayor Beerman encouraged people to go to the back of the report that showed statistics on what the City had done over the past year and the comparison to previous years.

2. Request to Authorize the City Manager to Enter into a Five-Year Service Provider Agreement with the Mountain Trails Foundation (MTF), for Winter and Backcountry Trail Maintenance Services on the Park City Public Trail System in an Amount Not to Exceed \$75,000 Annually, in a Form Approved by the City Attorney:

Council Member Henney wanted to abstain from this item because of his connection to the board and asked to pull it off the Consent Agenda.

3. Request that the City Provide Rent Abatement for Tenants of City-Owned Properties through March, 2021 in the Amount of \$12,122:

4. Request to Authorize the City Manager to Execute a Professional Services Contract with Moreton & Company Insurance Services Co., for Insurance Placement Broker Services, in a Form Approved by the City Attorney and for an Amount Not to Exceed \$93,700:

Council Member Henney moved to remove Item Two from the Consent Agenda. Council Member Joyce seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

Council Member Henney moved to approve Consent Agenda Items One, Three and Four. Council Member Worel seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Request to Authorize the City Manager to Enter into a Five-Year Service Provider Agreement with the Mountain Trails Foundation (MTF), for Winter and Backcountry Trail Maintenance Services on the Park City Public Trail System in an Amount Not to Exceed \$75,000 Annually, in a Form Approved by the City Attorney:

Council Member Joyce moved to authorize the City Manager to enter into a five-year service provider agreement with the Mountain Trails Foundation, for winter and

backcountry trail maintenance services on the Park City Public Trail System in an amount not to exceed \$75,000 annually, in a form approved by the City Attorney. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

ABSTAINED: Council Member Henney

VI) NEW BUSINESS

1. Consideration to Adopt Resolution 29-2020, a Resolution Welcoming the Return of Winter in Park City:

Heinrich Deters, Trails and Open Space Manager, presented this item and stated passing a snow resolution was a ski town tradition. He thanked teachers, frontline workers and everyone for all they had done in 2020, and indicated he wanted to end the year with a light-hearted resolution. Mayor Beerman agreed this was a note of gratitude for all who kept things going in the City.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Doilney stated he worked under Clint Dayley in former years and noted that it was a cool environment to work in. He thanked the Streets Department for all their work.

Jennifer Wesselhoff, Chamber of Commerce Executive Director, was present and read the resolution aloud with Council.

Council Member Henney moved to adopt Resolution 29-2020, a resolution welcoming the return of winter in Park City. Council Member Doilney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

Matt Dias stated Clint Dayley was retiring and had been with Park City for over 35 years, starting at 16 years old, and worked his way to the top. He treated everyone with respect and dignity. Dayley thanked the organization and the people he worked with.

2. Consideration to Adopt Resolution 30-2020, a Resolution Adopting a Utah Compact on Racial Equity, Diversity, and Inclusion:

Michelle Downard, Resident Advocate, presented this item and stated this resolution dovetailed with the difficulty of the pandemic in 2020 by calling out nationwide racial

tensions and calling for racial equity, diversity and inclusion. Mayor Beerman stated he learned of the compact on Monday and wanted the City to sign on. He thought there was solid bipartisan support for the compact in the legislature.

Council Member Doilney stated this was part of being the change in the world. He thought it was heartwarming that the signators developed this and put it out to the State. Council Member Gerber agreed and hoped Council could put a strategy and a plan for each of the points in the compact.

Council Member Worel stated this resolution built on the City's social equity priority and she was excited to expand on the compact as the community moved forward.

Council Member Joyce moved to adopt Resolution 30-2020, a resolution adopting a Utah Compact on Racial Equity, Diversity, and Inclusion. Council Member Henney seconded the motion.

RESULT: APPROVED

AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. State of the Arts Presentation - Jocelyn Scudder, Executive Director of the Park City/Summit County Arts Council:

Jocelyn Scudder, Executive Director, displayed a presentation and discussed the Arts Council's new mission statement and core values. She stated this council was over Park City and Summit County. The Arts Council developed Project ABC, a plan which tracked progress and implementation supported by an advisory committee. The plan was community lead and informed with multiple levels of stakeholders. One priority was spaces - the need for space. Another was places and connectivity within those places.

Scudder displayed a report on the 2019 impact of the Arts on the City and County and stated the entire report was on their website. Arts and culture was growing in occupations and industries, outpacing overall growth countywide. It became an important piece of Summit County's economy and would continue to grow in importance in the coming years. The greatest concern was the data showing below normal wages for this sector of the workforce. She stressed arts and culture was a great contributor in the community.

Council Member Henney stated it was great to combine the data to show what art could do in the community. He thanked Scudder for the good work. Scudder stated there were many people in the arts and culture industry, not only artists, but all who supported the artists as well. Council Member Henney thought the creatives that made a community oftentimes left as the community flourished. They could no longer afford to live in the community they contributed to.

1 Council Member Worel stated Project ABC brought out artists that never participated
2 before. She liked having data for the first time as well. She thanked Scudder for working
3 with the nonprofits during COVID and helping them. Council Member Worel stated art
4 brought people together from all cultures.

5
6 Council Member Gerber stated the food industry had artists who baked and created with
7 food. Scudder stated culinary art was part of the arts, and data was collected on that
8 sector. Council Member Joyce noted there was a thriving art community and the City
9 would have no problem filling the Arts and Culture district.

10
11 Council Member Doilney indicated his family members were artists and they started the
12 Corner Store. Scudder was pleased the Council was supportive of arts and culture and
13 she appreciated the Council's leadership.

14
15 Mayor Beerman stated the data was great, but the bigger part was including the
16 community in the Arts Council. He worked on two projects with Scudder and she was a
17 pleasure to work with.

18
19 **VII) ADJOURNMENT**

20
21 With no further business, the meeting was adjourned.

22
23
24

Michelle Kellogg, City Recorder

Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: Alexandra Ananth

Submitting Department: Planning

Item Type: Staff Report

Agenda Section:

Subject:

Skier Day Parking at Deer Valley Snow Park Base Area Update

Suggested Action:

Attachments:

[Deer Valley Base Area Parking Staff Report](#)

[Exhibit A: Temporary Operational Plan for Deer Valley Overflow Parking](#)

[Exhibit B: Deer Valley Letter to Mayor and Council](#)

City Council Staff Report



Subject: Deer Valley Resort – Snow Park Base
Area Parking Update
Authors: Sarah Pearce, Deputy City Manager
Alexandra Ananth, Senior Planner
Date: January 7, 2021
Type of Item: Administrative

Executive Summary

The purpose of this Staff Report is to update the City Council on day skier parking at the Deer Valley Snow Park Base Area this year. Deer Valley Resort is requesting:

1. Allow overflow/on-street parking on the west side of Deer Valley Drive beyond the 5th parking lot, down to the “Y”, with a pre-approved Operational Plan that satisfies City Engineering and Public Safety concerns; and
2. A stand-alone express bus that directly serves Deer Valley customers and employees from Prospector Square, such as the 5 Yellow.

Staff reviewed Deer Valley’s request to extend overflow parking down to the “Y intersection” based on the attached *Temporary Operational Plan for Deer Valley Overflow Parking* (Exhibit A, herein known as the “Operational Plan”). The request is to utilize overflow to the Y for the remainder of the 2021 ski season, when and if necessary, due to the pandemic’s extraordinary challenges that inhibit the normal usage of transit and carpooling. Deer Valley is not requesting to exceed the 10% of the number of days they are open.

The Operational Plan was reviewed by the City’s Police, Public Works, Transit and Engineering Departments. This plan is similar to the existing special events operational plan.

Fortunately, Deer Valley has *not* overflowed and needed to utilize on-street parking during the 2020-2021 ski season to date. Nevertheless, Deer Valley would like to keep this option open for the rest of the 2021 ski season.

As discussed at the September 22, 2020, Council meeting ([Minutes](#), page 8), Winter Transit service was reduced this year due to COVID budget constraints. PC Transit worked with Deer Valley staff to ensure peak demand was accommodated. There are currently six routes serving Deer Valley with 15-30 minute frequency. Due to budget decreases, Transit cannot adjust or add the requested express service to Deer Valley without a deeper collaboration and discussion regarding route scheduling, hiring, and cost responsibility.

However, in June 2021, Transit will transition from a regional service to focus solely on service within city limits. This change provides an opportunity Park City Municipal and Summit County to rethink existing routes and types of service to major destinations, such as Deer Valley, in the future.

Background

The Planning Commission approved the [Deer Valley Resort Twelfth Amended and Restated Master Planned Development Permit](#) in 2016. The MPD allows for surface parking lot capacity to be exceeded up to 10% of ski season days. This equates to approximately 13 ski days per season.

Deer Valley Parking

On August 14, 2019, the Planning Commission reviewed and provided direction for the Snow Park base area parking lot #5 expansion in response to parking capacity concerns raised during the 2018-2019 ski season ([Staff Report, page 18](#) and [Minutes, page 4](#)). The direction provided to Deer Valley was to look at all alternatives before adding additional paved parking, but allowed for the expansion of Lot 5 by 80-90 parking stalls. The expansion of Lot 5 was completed in November 2019, with a Grading Permit and [Admin Approval from the Planning Director](#). The total parking spaces within the Snow Park parking areas increased from 1,250 to 1,340 spaces with the expansion of parking lot #5.

The Temporary Operational Plan for Deer Valley Overflow Parking provides approximately 142 additional (street) parking spaces when implemented. To date, this plan has *not* had to be executed this ski season.

Transit Plans

As discussed at the September 22, 2020, City Council meeting, Winter Transit service has been slightly reduced due to COVID budget constraints, making mid-season route adjustments difficult.

Council gave staff direction to begin work on the Short Range Transit Plan (SRTP) in their October 1, 2020, work session ([Minutes](#), page 1). The SRTP will focus on areas within city boundaries and address, potentially, express service along gateway corridors and effective integration with Summit County's new transit district.

The accelerated separation of transit services between Park City and Summit County, scheduled for July 1, 2021, requires that Park City develop a transit system network and service plan beginning July, 2021. This work will be completed in spring 2021, before the comprehensive SRTP is finished. Therefore, a smaller scale 2021-2022 transit plan will be developed to ease and enable the transition.

Analysis

The *Temporary Operational Plan for Deer Valley Overflow Parking* involves notifying the Police Department with as much advance notice as possible. Police then notice the Public Works/Streets Manager, Transit Operations Center, and Police Traffic Unit and Watch Commander. Deer Valley is responsible for additional snow removal from sidewalks so pedestrians have safe passage. Police resources are also deployed to maintain the overall safety of the situation and enforce parking violations. The Police Department tracks the number of days overflow (street) parking on Deer Valley Drive, and this information is reported to the Planning Department by the 5th day of each month. As noted above, the Temporary Overflow Parking Plan has *not* had been enacted this year.

Overflow parking on Deer Valley Drive is only allowed in specific areas in order to maintain safe lines of sight, driveways, fire hydrants and fire lanes, intersections, stop signs, and PCMC bus stops. These areas have been pre-determined and jointly agreed upon by PCMC and Deer Valley, and a map is included in the Operational Plan. As you can see, parking is limited to the west side of Deer Valley Drive only, and provides approximately an additional 142 parking spaces.

In addition to 1,340 parking spaces in the Snow Park parking area and 142 street parking stalls, Deer Valley renewed their lease of the Treasure Mountain Junior High School parking lot for overflow parking on weekends, as needed. Deer Valley has hired Snow Country Limousine to run shuttles between Treasure and Deer Valley, and the lot adds an additional 250 parking stalls to Deer Valley's overall weekend/holiday parking capacity. The Treasure lot has not been needed to date this ski season.

Exhibits

- Exhibit A: Temporary Operational Plan for Deer Valley Overflow Parking
- Exhibit B: Deer Valley Letter to Mayor and Council

Temporary Operational Plan for Deer Valley Overflow Parking for 2020/21 Winter Season

1. Anticipating the potential need for overflow parking

Based upon ticket sales or projected ticket sales, whenever Deer Valley reasonably believes that parking lots will exceed capacity, Deer Valley shall notify the Police Operations Captain, or his designee, with as much advanced notice as possible. The Police Operations Captain, or his designee, will notify other key PCMC Department and/or Managers.

- a. Public Works/Streets Manager
- b. Transit Operations Center
- c. Police Traffic Unit Sergeant and Watch Commander

2. Snow Removal and Roadway Treatment

- Deer Valley staff will be responsible for plowing and removal of snow on the sidewalk, street and gutter, for the section of the roadway established for overflow parking and described above, in advance of load-in. PCMC will support as available while operating within established snow removal priority guidelines or in extenuating circumstances.
- Snow removal from the sidewalk and along the designated portion of the roadway is critical to the success of the plan. Deer Valley and PCMC agree that clear and direct communication between those responsible for snow removal is vital to the success of the plan (personnel contact list attached – Attachment B).

3. Implementation – Notification and Tracking

Once the Deer Valley parking lots reach capacity, Deer Valley staff will contact the Summit County Dispatch Center and advise that the overflow parking plan has been implemented.

- The dispatch center will notify the PCPD Watch Commander.
- The PCPD Watch Commander will follow an established PCPD protocol which includes:
 - o Opening a case in the police records management system with the nature, “Overflow Parking”.
 - o The Watch Commander will send police resources to the area as soon as practicable to assess the overall safety of the situation, enforce parking violations, and coordinate with PCMC Public Works and Deer Valley staff with regard to snow removal or surface treatment.
 - o The Watch Commander will notify the Police Operations Captain and the Transit Operations Center.

- o The Watch Commander will note in the end of shift watch log that the overflow plan was implemented, and describe any safety concerns or issues associated with overflow parking.
 - o The Operations Captain will track the number of days and report them to the PCMC Planning Department by the 5th day of each month for the duration of the ski season.
- Deer Valley shall also be responsible for tracking the number of overflow days and submitting a monthly report to the PCMC Planning Department by the 5th day of each month for the duration of the ski season.

4. Installation of temporary cones, barricades and signage

PCMC and Deer Valley have identified key areas on the section of Deer Valley Drive East which will require the deployment of cones, barricades and signage in an effort to maintain a safe line of sight for drivers and to maintain driveways, fire hydrants and fire lanes, intersections, and PCMC bus stops. These areas have been pre-determined and jointly agreed upon by PCMC and Deer Valley Staff (Map attached). Deer Valley Staff will be responsible for the timely placement of safety devices and signage. The following distances will be maintained with the use of the temporary safety equipment and signage:

- No parking within 30 feet of a stop sign (There are no stop signs within the currently established overflow area)
- No parking within 15 feet of a driveway or intersection (including Deer Valley parking lot entrances)
- No parking 10 feet of either side of a fire hydrant
- No parking on a curve where line of sight is diminished (No areas of concern were noted during the walk through with PCMC and Deer Valley staff)
- There are five City bus stops located within the designated overflow parking area. Deer Valley will protect an area of 15 feet directly in front of the bus stops to allow for safe passenger unloading. The bus will unload from the travel lane.
- Deer Valley staff will place and remove bags over all no parking signs located within the defined overflow area.

5. Traffic flow direction, notification, and safe turn-around

Because overflow street parking is limited to the west side of Deer Valley Drive it, it will be critical for Deer Valley staff to notify drivers in advance of the proper direction of travel to accomplish overflow parking. Once

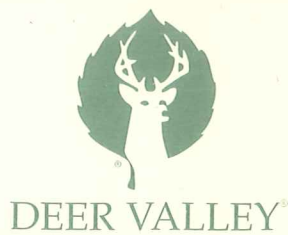
overflow parking has been initiated, Deer Valley will send a staff member with signage and an orange traffic wand, to the Y intersection to indicate to drivers travelling south on Deer Valley Drive, toward Snow Park Lodge, to turn left at the Y for overflow parking. In the event that vehicles do not turn left and enter the overflow parking from the wrong direction, Deer Valley staff will utilize a portion of lot 6 as a safe area for drivers to pull through and park on the overflow section on Deer Valley Drive. Once the overflow section on Deer Valley Drive next to Deer Valley's parking lots is full, Deer Valley staff will direct drivers onto Doe Pass to head back to the Y intersection, at which time they would turn right to reach additional street parking. Deer Valley staff will be present at the Y intersection and at the designated turn around. Deer Valley staff will also change the direction of their loading zone at the Snow Park Lodge to be consistent with the traffic flow direction necessary to safely accomplish overflow parking.

6. Transit Operations Center Coordination and Outreach

Once overflow parking has been activated, the Transit Operations Center may activate VMS signs located on major roads leading into Park City and/or coordinate the use of social media and other forms of media to notify the public that Deer Valley parking is full and encourage patrons to utilize transit. Deer Valley will also utilize community outreach methods to notify patrons of the overflow situation. Once overflow street parking is maxed (approximately 56 spaces), Deer Valley staff will advise patrons to utilize park and ride lots or other available public parking lots that are serviced by public transit.

DRAFT DV Overflow Parking Map





January 4, 2021

Mayor Andy Beerman and Members of Park City Council
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060

To the Honorable Mayor and Members of Park City Council:

Happy New Year! I wish all to be healthy and well at City Hall and with your families. Following recent discussions with City Staff, we felt it would be a good time to spend a few minutes with Council to provide an update regarding the start of the 2020-21 ski season, answer any questions you might have and simply keep lines of communication open between us, particularly following this challenging year and in the months ahead. Deer Valley Resort's top priority remains to help keep guests and staff safe and the community recreating while enjoying the outdoors.

We would also like to discuss the topic of parking and transit, the extraordinary efforts of Staff and great working relationship between the City and Deer Valley to ensure we all continue to be on the same page as we move forward in the current environment. As you likely recall, the Resort and City worked together for marked improvements to parking, transit and communications in 2019, had a very successful start to the 2019-20 ski season, but then had to abruptly change gears, shutting down on March 14, 2020. While a lot has happened in the world since that time, there were several potential improvements to traffic flow, parking, street restriping and transit improvements which have not yet been carried out due to the rippling effects the pandemic has had on budgets, staffing levels, and other factors beyond our collective control. It is in times like these that we are very thankful for our strong relationship and ability to roll up the sleeves, work together, and find ways to safely welcome local guests and destination visitors alike!

When we last met with Council on December 19, 2019, we left with the collective understanding that Deer Valley Resort had the ability to continue to utilize street parking on Deer Valley Drive East, on the west side of the road in front of parking lots 1-5. Council further authorized the City Manager to work with Deer Valley to extend such parking ability further along the north loop back to the "Y" intersection of Deer Valley Drive North and Deer Valley Drive South, as Staff deemed reasonable and if things were generally working well. We are very appreciative to have seen this come to action in the last few weeks following discussions with both our teams and the great leadership and consideration of Matt Dias, Sarah Pearce and David Everitt. From Captain Leatham and the PCPD, to Troy Dayley

DEER VALLEY®

and the Streets crew, everyone continues to be such an outstanding group to work with in the field and Deer Valley is truly honored and grateful to be able to work together so seamlessly. In our meeting, we would like to touch on existing efforts, affirm our ability to continue working together with Staff towards these efforts and revisit requested future changes to transit (for example, a minimum of one direct bus line) servicing Deer Valley. We believe our continued working together will keep things moving forward and help provide a safe and successful winter season for Resort guests and the community.

As always, we greatly appreciate your thoughts and consideration.

Sincerely,



Steve Issowits

Deer Valley Resort, Director – Real Estate and Resort Planning

cc: Matt Dias – PCMC, City Manager
Sarah Pearce – PCMC, Deputy City Manager
David Everitt – PCMC, Deputy City Manager
Alexandra Ananth – PCMC, Senior Planner
Jeremy Levitt – Deer Valley Resort, President

Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Ordinance

Agenda Section:

Subject:

Consideration to Approve Ordinance 2021-01, an Ordinance Approving the 2021 Regular Meeting Schedule for City Council

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[City Council Annual Meeting Notice Ordinance](#)

Ordinance 2021-01

An Ordinance Giving Notice of a Regular Meeting Date, Time, and Location for Meetings of the City Council, Redevelopment Agency, and Housing Authority of Park City, Utah, for 2021

The regular meetings of the Park City Council, Redevelopment Agency, and Housing Authority shall be held on Thursdays at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, at 6:00 p.m., except when there is no quorum, no pending business, the regular meeting date falls on a holiday or unless there's a Determination of Substantial Health and Safety Risk that requires an electronic meeting. The 2021 meeting schedule for the City Council is as follows and the other bodies may meet at the same time and date as needed:

January 7, 14, 21
February 4, 25
March 11, 18
April 1, 15, 29
May 13, 20, 27
June 17, 24

July 1, 15
August 19
September 2, 23
October 7, 28
November 11, 18
December 9, 16

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting.

EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 7th day of January, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

City Council Staff Report



Subject: 510 Ontario Avenue Plat and Roundabout Condominiums Plat
Application: PL-19-04406
Author: Rebecca Ward
Date: January 7, 2021
Type of Item: Administrative – Plat Approval Extension

Recommendation

Review the proposal, hold a public hearing, and consider approving a one-year extension for the 510 Ontario Avenue Plat and the Roundabout Condominiums First Amended Plat – plats approved by the City Council in 2019 – based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in Ordinance No. 2021-02.

Description

Extension Project Number: PL-19-04406
Approved Project Number: PL-16-03410
Applicant: Ron and Diana Dichter
Location: 510 Ontario Avenue and
300 Deer Valley Drive (Roundabout Condominiums)
Zoning District: Residential (R-1) District
Adjacent Land Uses: Single-Family Dwellings; Condominiums
Reason for Review: Extensions of approved plats require City Council action

Summary

In 2016, the Roundabout Condominium conveyed a portion of common space to the owner of 510 Ontario Avenue without first amending the condominium plat, constituting an illegal subdivision because there was no City Council or homeowner association approval.¹ To rectify this issue, the Applicants proposed amending the Roundabout Condominium and 510 Ontario Avenue plats to reflect the conveyance.

On January 15, 2019, the City Council approved the creation of a plat for 510 Ontario Avenue ([Ordinance No. 2019-03](#)) that included former Roundabout Condominium common space (Exhibit B), and a plat amendment for the Roundabout Condominiums ([Ordinance No. 2019-04](#)) that removed common space that was conveyed to the owner of 510 Ontario Avenue (Exhibit C).² A Condition of Approval required the Applicant to record the approved plats with Summit County within one year of Council approval. However, the Applicant did not record the plats in the allotted time because the property owners were working out an agreement to finalize the conveyance.

¹ Utah Code [§ 10-9a-606\(5\)](#).

² Both plats were processed under one application.

Applicants may request time extensions of City Council plat approval by submitting a written request to the Planning Department prior to the expiration of the approval.³ The plat approvals were scheduled to expire on January 15, 2020. However, on December 20, 2019, the Applicant submitted an application to the Planning Department to request a one-year extension of City Council's approval.

The extension was scheduled for City Council consideration on February 6, 2020 ([Staff Report](#); [Minutes](#), p. 6). However, the Applicant requested that the City Council continue the plat approval extension to a date uncertain to allow time for the property owners to finalize an agreement.

On November 24, 2020, the Applicant requested that this item again be scheduled for City Council consideration because the property owners reached an agreement and are prepared to record the approved plats with the County.

The image below, taken from a December 12, 2018 Planning Commission staff report, shows the approved 510 Ontario Plat outlined in red and the amended Roundabout Condominium Plat outlined in blue:⁴



Background

Please see Exhibit D.

³ LMC [§ 15-7.1-6\(C\)\(5\)](#).

⁴ [Staff Report](#); [Minutes](#), p. 51-58

Analysis

Staff recommends the Council approve a one-year extension for the plat approvals because (A) there is no change in circumstance that results in an unmitigated impact; and (B) the approved plats comply with the Park City General Plan and Land Management Code in effect at the time of the extension request.

(A) There is no change in circumstance that results in an unmitigated impact.

A change in circumstance includes physical changes to the property or surroundings.⁵ No building permits have been approved for any changes to 510 Ontario Avenue or the Roundabout Condominium Project since Council's 2019 plat approval. Staff is unaware of any other changes that would result in an unmitigated impact.

(B) The approved plat amendments comply with the Park City General Plan and Land Management Code in effect at the time of the extension request.

No relevant amendments to the Land Management Code or General Plan have been adopted that impact the plat approvals.

510 Ontario Avenue is built on metes and bounds parcels and is a non-conforming structure because it does not meet side Setback requirements for the Residential (R-1) Zoning District. Additionally, a portion of an asphalt driveway for 510 Ontario Avenue encroaches onto property formerly owned by the Roundabout Condominiums. The approved 510 Ontario Avenue plat creates one Lot for the existing Structure, brings the Structure into compliance with side Setback requirements, and mitigates 510 Ontario Avenue encroachments onto Roundabout Condominium property (January 15, 2019 City Council [Staff Report](#); [Minutes](#), p. 8).

Staff Recommends an Additional Condition of Approval for Clarification.

The 2019 Ordinances for the 510 Ontario Avenue Plat and the Roundabout Condominiums First Amended Plat included the following Condition of Approval 2:

The applicant shall record the Plats at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plats will be void, unless a request for extension is made in writing prior to the expiration date and an extension is granted by the Council.

To clarify that this Condition of Approval requires that the plats be recorded simultaneously, staff recommends amending Condition of Approval 2 for both the 510 Ontario Plat and Roundabout Condominium First Amended Plat as follows:

The applicant shall record the 510 Ontario Avenue Plat and the Roundabout Condominium First Amended Plat on the same date at the County within one year from

⁵ LMC [§ 15-7.1-6\(C\)\(5\)](#).

the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plats will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

Department Review

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website on December 23, 2020. Staff posted notice to the property and mailed courtesy notice to property owners within 300 feet on December 23, 2020.⁶

Public Input

No public input was submitted when this report was published.

Exhibits

Exhibit A: Ordinance No. 2021-02

Exhibit B: Approved Roundabout Condominiums Plat

Exhibit C: Approved 510 Ontario Avenue Plat

Exhibit D: Background Information

⁶ LMC [§ 15-1-21](#).

Ordinance No. 2021-02

AN ORDINANCE APPROVING AN EXTENSION OF CITY COUNCIL'S JANUARY 15, 2019 APPROVAL OF ORDINANCE NO. 2019-03, *AN ORDINANCE APPROVING THE 510 ONTARIO AVENUE PLAT AMENDMENT, LOCATED AT 510 ONTARIO AVENUE, PARK CITY, UTAH*, AND ORDINANCE NO. 2019-04, *AN ORDINANCE AMENDING ORDINANCE NO. 15-12 AND APPROVING THE ROUNDABOUT CONDOMINIUMS FIRST AMENDMENT, LOCATED AT 300 DEER VALLEY DRIVE, PARK CITY, UTAH*

WHEREAS, on December 12, 2018, the Planning Commission held a public hearing to receive input on the 510 Ontario Avenue Plat and Roundabout Condominiums First Amended Plat;

WHEREAS, on December 12, 2018, the Planning Commission unanimously forwarded a positive recommendation to the City Council to approve the 510 Ontario Avenue Plat and Roundabout Condominiums First Amended Plat according to the Findings of Fact, Conclusions of Law, and Conditions of Approval as stated herein;

WHEREAS, on January 15, 2019, the City Council, held a public hearing and approved Ordinance No. 2019-03, *An Ordinance Approving the 510 Ontario Avenue Plat Amendment, Located at 510 Ontario Avenue, Park City, Utah*, and Ordinance No. 2019-04, *An Ordinance Amending Ordinance No. 15-12 and Approving the Roundabout Condominiums First Amendment, Located at 300 Deer Valley Drive, Park City, Utah*;

WHEREAS, on December 20, 2019, the owner of 510 Ontario Avenue submitted an application with the Planning Department to request a one-year extension of the City Council's approval of Ordinance No. 2019-03 and Ordinance No. 2019-04;

WHEREAS, on February 6, 2020, the extension request was scheduled for City Council consideration and the Applicant requested that the approval extension be continued to a date uncertain;

WHEREAS, on November 24, 2020, the Applicant requested that the approval extension be scheduled again for City Council consideration;

WHEREAS, on December 23, 2020, staff legally noticed the City Council January 7, 2021 public hearing;

WHEREAS, on January 7, 2021, the City Council reviewed the proposed plat approval extension, held a public hearing, and approved a one-year extension for the 510 Ontario Avenue Plat and Roundabout Condominiums First Amended Plat through January 7, 2022; and

WHEREAS, it is in the best interest of Park City, Utah, to approve the extension of the 510 Ontario Avenue Plat and Roundabout Condominiums First Amended Plat through January 7, 2022.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. City Council's January 15, 2019 approval of the 510 Ontario Avenue Plat Amendment, Attachment 1, and the Roundabout Condominiums First Amended Plat, Attachment 2, is hereby extended through January 7, 2022, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval:

510 Ontario Avenue

Findings of Fact:

1. The site is located at 510 Ontario Avenue.
2. The site consists of an existing single-family dwelling accessed off Ontario Avenue.
3. The site is within the Residential District.
4. The proposed Plat Amendment consists of two (2) metes and bounds parcels (723 and 4,191 square feet each, respectively) plus a portion of Roundabout Condominium Plat common space consisting of 2,731.8 square feet.
5. On October 4, 2016, a special warranty deed was recorded at Summit County from Roundabout LLC to Eliot Realty LLC consisting of 2,731.8 square feet of common space of the Roundabout Condominiums.
6. On October 4, 2016, a quit claim deed was recorded at Summit County from Roundabout Homeowners Association, Inc., to Eliot Realty LLC consisting of 2,731.8 square feet of open space of the Roundabout Condominiums.
7. The October 4, 2016 property transfer of the 2,731.8 square feet of common area of the Roundabout Condominiums took place without City approvals.
8. The proposed Plat Amendment consists of one (1) lot of record 7,646 square feet in size.
9. This proposal does not increase density as there is already a single-family dwelling.
10. The minimum lot area for a single-family dwelling is 2,812 square feet; duplex dwelling is 3,750 square feet; and triplex dwelling is 5,625 square feet.
11. The applicant has been working with the Planning Dept. for an addition / renovation / remodel to the existing single-family dwelling.
12. Single-family and duplex dwellings are listed as allowed uses, and a triplex dwelling is listed as a conditional use.
13. The Residential District requires a minimum front setback of fifteen feet (15'), new front facing garages for single-family and duplex must be at least twenty feet (20'), a minimum rear setback of ten feet (10'), and a minimum side setback of five feet (5').
14. The proposed Plat Amendment, one (1) lot subdivision, meets front, rear, and side setbacks.

Conclusions of Law:

1. There is good cause for the Plat Amendment.

2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Plat Amendments.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the Plat.
2. The applicant shall record the 510 Ontario Avenue Plat and the Roundabout Condominium First Amended Plat on the same date at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plats will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. A Plat note shall be added to limit one (1) single-family dwelling. No duplexes / triplexes allowed based on its proximity to the Historic District.
4. A ten foot (10') snow storage and non-exclusive public utility easement to extend along Ontario Avenue shall be noted on the Plat.
5. A Plat note shall be added indicating that access to the lot shall be from Ontario Avenue.
6. A Plat note shall be added indicating the portion of the site located within Flood Zone AO.
7. Prior to plat recordation the applicant shall be responsible of submitting to the Engineering Department proof that there are no existing utilities on the five foot (5') utility easement and a new five foot (5') utility easement is required along the side property line. If existing utilities are found with the five foot (5') utility easement, the proposed plat will not vacate the utility easement.
8. Residential fire sprinklers are required for all new construction per requirements of the Chief Building Official, and shall be noted on the Plat.

Roundabout Condominiums First Amended Plat

Findings of Fact:

1. The subject site, Roundabout Condominiums, is located at 300 Deer Valley Drive.
2. Roundabout Condominiums was approved as two (2) condominium buildings, consisting of two (2) units in each building for a total of four (4) units.
3. On June 14, 2007, the City Council approved the Roundabout Subdivision Plat which was recorded February 21, 2008, a two (2) lot subdivision.
4. In 2014 the site remained unimproved and on May 8, 2014 the City Council approved Ordinance No. 14-21 approving the Roundabout Condominiums Plat, which consisted of four (4) condominium units.
5. On April 23, 2015 the City Council approved Ordinance No. 15-12 amending Ordinance No. 14-21 and approving the Roundabout Condominium Plat, four (4) condominium units.

6. The site is within the Residential District.
7. The proposed Condominium Plat Amendment consists of amending the boundary of the Roundabout Condominiums to reflect 2,731.8 square feet of common space that has already been transferred to the adjacent property owner.
8. On October 4, 2016, a special warranty deed was recorded at Summit County from Roundabout LLC to Eliot Realty LLC consisting of 2,731.8 square feet of common space of the Roundabout Condominiums.
9. October 4, 2016, a quit claim deed was recorded at Summit County from Roundabout Homeowners Association, Inc., to Eliot Realty LLC consisting of 2,731.8 square feet of common space of the Roundabout Condominiums.
10. The October 4, 2016 property transfer of the common area of the Roundabout Condominiums took place without City approvals.
11. The proposed Condominium Plat Amendment consists of amending the overall Condominium site to 25,754 square feet in size.
12. This proposed Condominium Plat Amendment does not increase density.
13. The proposed Condominium Plat Amendment does not affect any private units, limited common spaces, parking areas, footprint, etc.
14. The only platted designation of the 2731.8 square feet area is common space.
15. The existing Condominium Plat shows a platted ten foot (10') wide non-exclusive public utility & snow storage easement along Deer Valley Drive, as well as a five foot (5') utility easement along the side and rear property lines.
16. Roundabout Condominiums does not have an open space requirement.
17. The proposed Condominium Plat Amendment does not affect the minimum lot area or any of the required minimum setbacks based on the location of the 2,731.8 square feet of common space already transferred.

Conclusions of Law:

1. There is good cause for the Condominium Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plat Amendments.
3. Neither the public nor any person will be materially injured by the proposed Condominium Plat Amendment.
4. Approval of the Condominium Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the 510 Ontario Avenue Plat and the Roundabout Condominium First Amended Plat on the same date at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plats will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. A ten foot (10') snow storage and non-exclusive public utility easement to extend along Deer Valley Drive shall be noted on the Plat.
4. A five foot (5') utility easement shall be noted on the Plat along the side property line.
5. All Conditions of Approval of the Ordinance No. 15-21 shall continue to apply.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 7th day of January, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

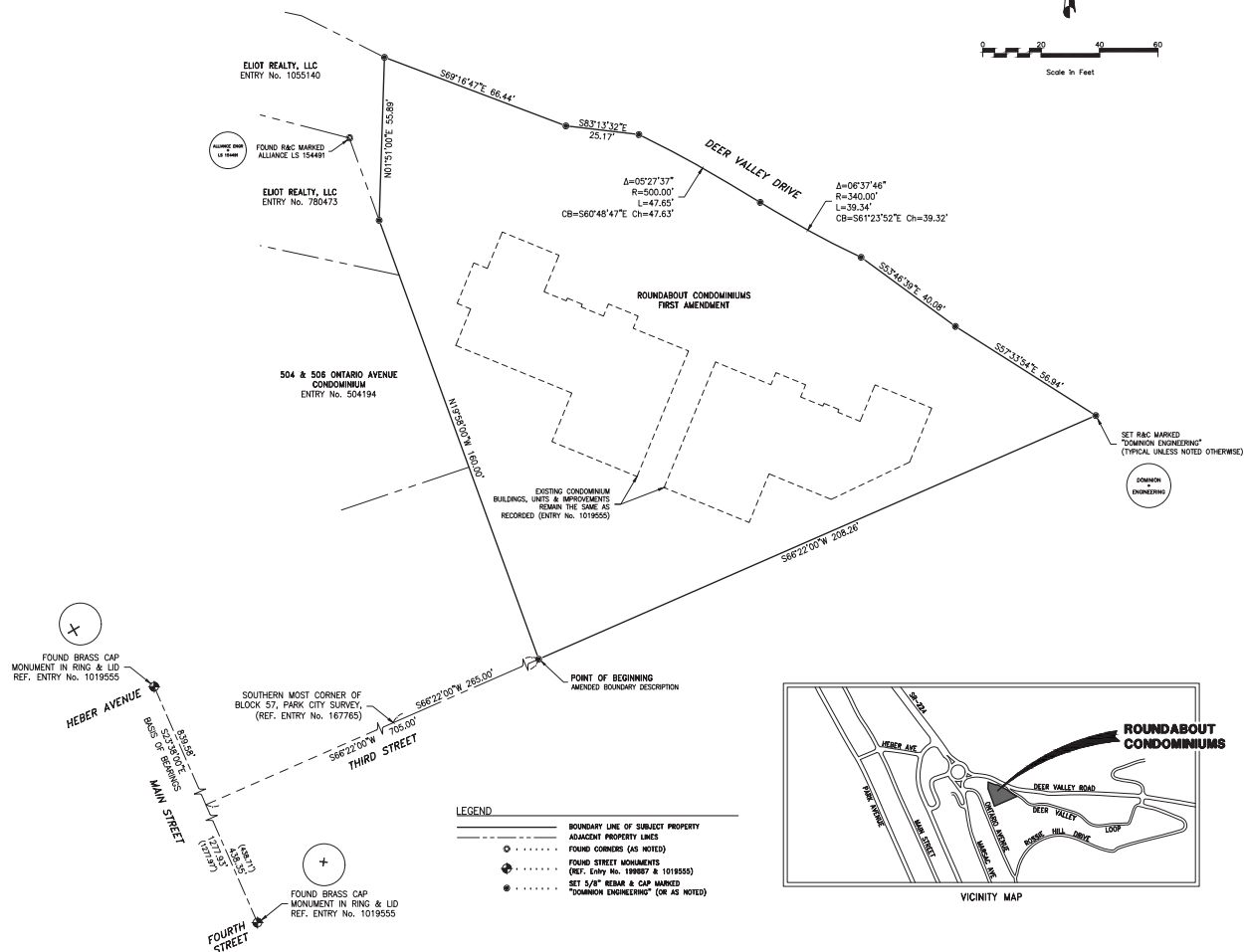
City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

AN AMENDMENT OF THE BOUNDARY LINE OF THE
 ROUNDABOUT CONDOMINIUMS
 RECORDED AS ENTRY No. 1019555

IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



I, James D. Pitkin, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have amended the boundary hereafter to be known as

and that the same has been surveyed and monuments have been placed on the ground as represented on this plat. I further certify that the requirements of all applicable statutes and ordinances of the Weber County Land Use Code have been complied with.

A parcel of land located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah; more particularly described as follows:

BEGINNING at a point that North 66°22'00" East 265.00 feet and North 19°58'00" West 140.00 feet from the Southeastmost corner of Block 57, City Park Survey according to the Amended plat thereof, recorded as Entry No. 199887 as recorded in the Office of the Summit County Recorder, and running thence North 19°58'00" West 160.00 feet; thence North 01°51'00" East 55.89 feet to the southerly boundary and right-of-way line of Deer Valley Drive; thence South 69°16'47" East 66.44 feet along said Road; thence South 83°13'32" East 25.17 feet along said Road; thence South 61°23'52" East 56.94 feet along said Road; thence South 05°27'37" East 60.48'47" East 47.63 feet to a point of reverse curvature with a 340.00 foot radius curve to the left; thence Southeasterly 39.34 feet along said Road and the arc of said curve through a central angle of 06°37'46" (chord bears South 61°23'52" East 39.32 feet); thence South 53°46'39" East 40.08 feet along said Road; thence South 03°35'54" East 56.94 feet along said Road; thence South 66°22'00" West 208.26 feet to the point of BEGINNING.

Contains 25,754 square feet or 0.591 acres, more or less.

Date: April 19, 2018

James D. Pitkin, PLS
License No. 171546



ROUNDABOUT HOMEOWNERS ASSOCIATION, INC., a Utah Non profit Corporation, the owner or the described tract of land to be hereafter known as **ROUNDABOUT CONDOMINIUMS FIRST AMENDMENT** does hereby consent to the amendment of the boundaries described and shown.

In witness whereof, I have hereunto set my/our hand this day of 20 20 20

ROUNABOUT HOMEOWNERS ASSOCIATION, INC.

(Signature) _____

(Print Name)

(Title) _____

STATE OF _____ } ss
COUNTY OF _____ }

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____.

by the of ROUNDABOUT HOMEOWNERS

ASSOCIATION, INC.

A Notary Public Commissioned in _____

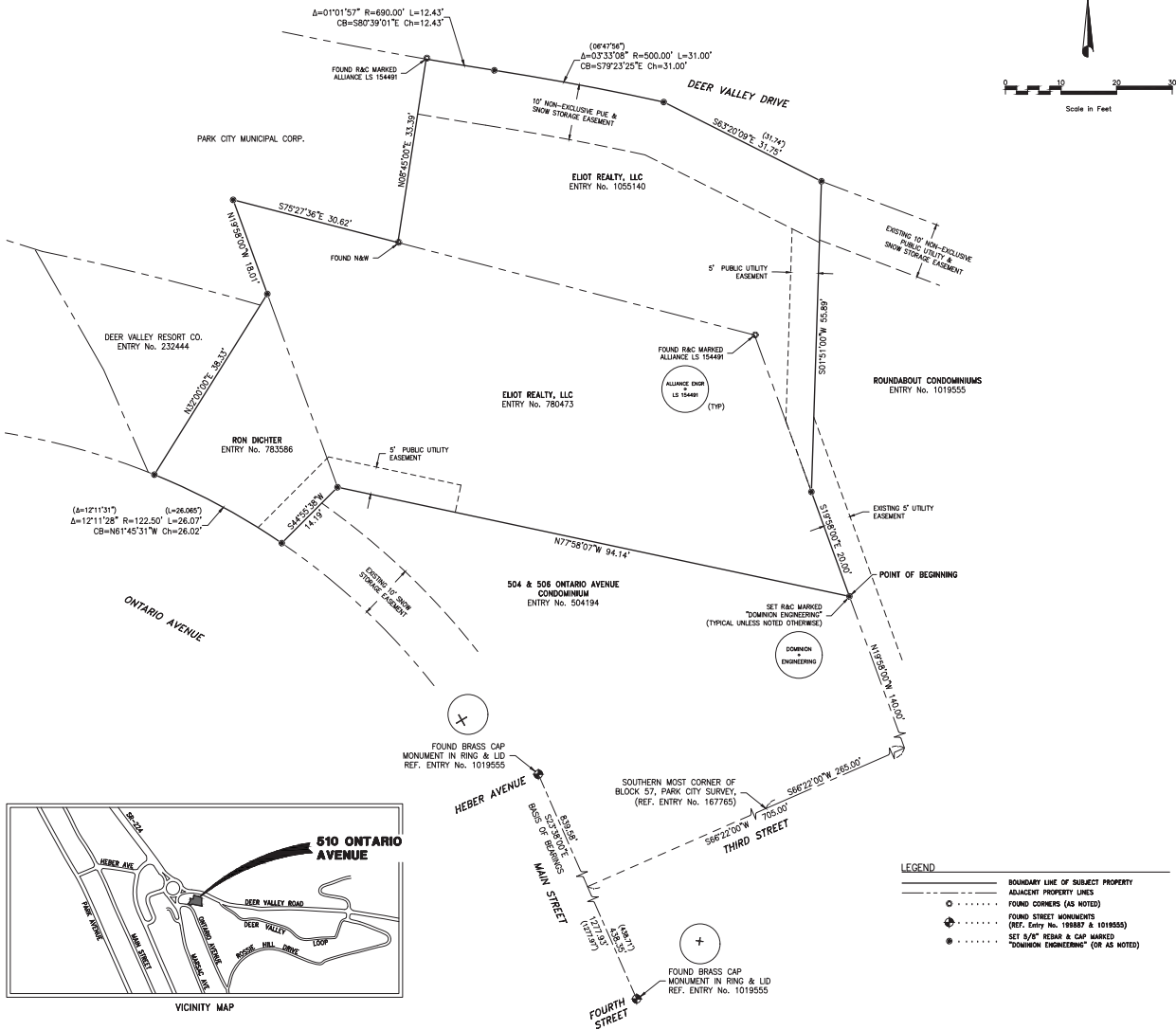
My Commission Expires _____

Commission Number _____

		PREPARED BY	CITY ENGINEER	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	CITY PLANNING COMMISSION	APPROVAL AS TO FORM	COUNCIL APPROVAL & ACCEPTANCE	CERTIFICATE OF ATTEST	SUMMIT COUNTY RECORDER
PROJECT NO. 2953-01	 Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON	APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS	APPROVED AS TO FORM	APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS	I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS	RECORDED BY STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF	
DRAWING NO. 1 OF 1		THIS _____ DAY OF _____ A.D. 20__	THIS _____ DAY OF _____ A.D. 20__	DAY OF _____ A.D. 20__	DAY OF _____ A.D. 20__	DAY OF _____ A.D. 20__	DAY OF _____ A.D. 20__	DAY OF _____ A.D. 20__	Date _____ Book _____ Page _____
FILE NAME: _____ SCALE: 1"=20'		CITY ENGINEER _____	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT _____	CHAIRMAN _____	CITY ATTORNEY _____	WAYOR _____	CITY RECORDER _____	\$ _____ FEE SUMMIT COUNTY RECORDER	

510 ONTARIO AVENUE

A ONE LOT SUBDIVISION LOCATED IN
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, James D. Pitkin, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into streets hereafter to be known as

510 ONTARIO AVENUE

subdivision and that the same has been surveyed and monuments have been placed on the ground as represented on this plat. I further certify that the requirements of all applicable statutes and ordinances of the Salt Lake County Land Use Code have been complied with.

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Park City, Summit County, Utah; more particularly described as follows:

BEGINNING at a point that is North 66°22'00" East 265.00 feet and North 19°58'00" West 140.00 feet from the Southernmost corner of Block 57, Park City Survey according to the Amended plat thereof, recorded as Entry No. 199887 as recorded in the Office of the Summit County Recorder, and running thence North 77°58'07" West 94.14 feet; thence South 44°55'38" West 14.19 feet to the boundary and right-of-way line of Ontario Avenue and a point on a 122.50 foot radius non-tangent curve to the left; thence Northwesterly 26.07 feet along the arc of said curve through a central angle of 121°1'28" (chord bears North 61°45'31" West 26.02 feet); thence North 32°00'00" East 38.33 feet; thence North 19°58'00" West 18.01 feet; thence South 75°27'36" East 30.62 feet; thence North 08°45'00" East 33.39 feet to the southerly boundary and right-of-way line of Deer Valley Drive and a point on a 690.00 foot radius non-tangent curve to the left; thence Southeasterly 12.43 feet along said Road and the arc of said curve through a central angle of 01°01'57" (chord bears South 80°39'01" East 12.43 feet) to a point of reverse curvature with a 500.00 foot radius curve to the right; thence Southeasterly 31.00 feet along said Road and the arc of said curve through a central angle of 03°33'08" (chord bears South 79°23'25" East 31.00 feet); thence South 63°20'09" East 31.75 feet along said Road; thence South 01°51'00" West 55.89 feet; thence South 19°58'00" East 20.00 feet to the POINT OF BEGINNING.

Contains one lot and 7,646 square feet or 0.17 acres, more or less.

Date: April 19, 2018

James D. Pitkin, PLS.
License No. 171546



OWNER'S DEDICATION

Know all men by these presents that the undersigned owners of the tracts of land described above, having caused the same to be subdivided into lots and streets to be hereafter known as

510 ONTARIO AVENUE

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, hereby consent and give approval to the recording of this plat.

In witness whereof, I have hereunto set my hand this _____ day of _____ 20____.

ELLIOT REALTY, LLC

In witness whereof, I have hereunto set my/our hand this _____ day of _____ 20____.

Ron Dichter

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____

On this _____ day of _____ 20____,

_____, personally appeared before me, who being by me duly sworn, did acknowledge

that _____ is the _____ of ELLIOT REALTY, LLC, a Utah Nonprofit Corporation, that the

foregoing Owner's Dedication was signed by _____ on behalf of said entity.

Commission Number: _____

Commission Expires: _____ Print Name: _____
A Notary Public Commissioned in Utah

ACKNOWLEDGMENT

STATE OF _____ } ss
COUNTY OF _____

On the _____ day of _____ 20____,

_____, personally appeared before me, who being by me duly sworn,

did acknowledge that he executed the foregoing Owner's Dedication.

Commission Number: _____

Commission Expires: _____ Print Name: _____
A Notary Public Commissioned in Utah

PROJECT NO. 2953-01	PREPARED BY Dominion Engineering Associates, L.C. 5684 South Green Street Murray, Utah 84123 801-713-3000	CITY ENGINEER	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	CITY PLANNING COMMISSION	APPROVAL AS TO FORM	COUNCIL APPROVAL & ACCEPTANCE	CERTIFICATE OF ATTEST	SUMMIT COUNTY RECORDER
SHEET NO. 1 OF 1		THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON	APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS	APPROVED AS TO FORM	APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS	I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS	RECORDED # STATE OF UTAH, COUNTY OF SUMMIT RECORDED AND FILED AT THE REQUEST OF
FILE NAME: 510 ONTARIO	SCALE: 1"=10'	THIS _____ DAY OF _____ A.D. 20____	THIS _____ DAY OF _____ A.D. 20____	DAY OF _____ A.D. 20____	THIS _____ DAY OF _____ A.D. 20____	DAY OF _____ A.D. 20____	DAY OF _____ A.D. 20____	Date _____ Time _____ Book _____ Page _____ \$ _____ Fee _____ SUMMIT COUNTY RECORDER
		CITY ENGINEER	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	CHAIRMAN	CITY ATTORNEY	MAYOR	CITY RECORDER	

Roundabout Condominium Project | 300 Deer Valley Drive

On June 14, 2007, the City Council passed [Ordinance No. 07-33](#) (p. 48), *An Ordinance Approving the Roundabout Subdivision Creating Two Lots of Record at 300 Deer Valley Loop Road, Park City, Utah*.

On May 8, 2014, the City Council passed [Ordinance No. 14-21](#), *An Ordinance Approving the Roundabout Condominiums Plat, Located at 300 Deer Valley Loop Road, Park City, Utah*. Condition of Approval 11 required that “[a]n encroachment agreement between the applicant and the owner of 510 Ontario Avenue that addresses all current encroachments (asphalt driveway, rock retaining wall and hot tub) onto the applicant’s property shall be remedied prior to plat recordation.”

On May 8, 2014, the City Council also passed [Ordinance 14-22](#), *An Ordinance Approving the Vacation of a Portion of the Platted Deer Valley Drive Adjacent to the Roundabout Condominiums Plat, Park City, Utah*. A municipal bus turn-out was vacated and relocated in order to accommodate a driveway for the Roundabout Condominiums.

On April 23, 2015, the City Council passed [Ordinance 15-12](#), *An Ordinance Amending Ordinance 14-21 and Approving the Roundabout Condominiums Plat, Located at 300 Deer Valley Loop Road, Park City, Utah*. This Ordinance corrected a discrepancy in the square footage calculations shown on the previously approved plat. Condition of Approval 11 continued to require an encroachment agreement between the owners of 510 Ontario Avenue and the Roundabout Condominium Project.

On October 9, 2014, Eliot Realty, LLC (owner of 510 Ontario Avenue) and Roundabout, LLC, entered into an encroachment agreement, allowing the 510 Ontario Avenue to maintain an existing asphalt driveway over Roundabout property. However, the agreement required the owner of 510 Ontario Avenue to relocate a hot tub and to remove a retaining wall that encroached onto Roundabout property (Summit County Recorder Entry No. 01004934).

Roundabout Common Space Conveyance to 510 Ontario Avenue

On October 4, 2016, Roundabout, LLC conveyed 2,371.8 square feet of Roundabout Condominium common space to Eliot Realty—owner of 510 Ontario Avenue—by special warranty deed (Summit County Recorder Entry No. 01055140). Also on October 4, 2016, the Roundabout Homeowners Association, Inc. conveyed the same 2,731.8 square feet of Roundabout Condominium common space to Eliot Realty, LLC by quit claim deed (Summit County Recorder Entry No. 01055142).

On December 22, 2016, to begin the process of legitimating the transfer of common space, the owner of 510 Ontario Avenue submitted an application to create a plat for 510 Ontario Avenue. On May 7, 2018, a representative from Roundabout, LLC signed an affirmation of sufficient interest to the plat application, agreeing to simultaneously amend the Roundabout Condominium Plat. Planning staff determined the application

Exhibit D – Background Information

was complete on September 13, 2018. The Planning Department created file PL-16-03410 and processed the creation of a plat for 510 Ontario Avenue and the amendment of the Roundabout Condominium Plat under one application.

On January 15, 2019, City Council Approved a 510 Ontario Avenue Plat and Rounded Condominiums First Amended Plat.

510 Ontario Avenue consists of two metes and bounds parcels that are accessed from Ontario Avenue (Parcel No. PC-476-B-3, 723 square feet; and Parcel No. PC-476-B-3-A, 4,191 square feet). The applicant proposed one plat for 510 Ontario Avenue from these two parcels that includes the 2,731.8-square-foot common space Roundabout, LLC conveyed to the 510 Ontario Avenue owner.

The Roundabout Condominiums include four units, which are accessed from Deer Valley Drive. The image below, taken from the December 12, 2018 Planning Commission staff report, shows the approved 510 Ontario Plat outlined in red and the amended Roundabout Condominium Plat outlined in blue:



On December 12, 2018, the Planning Commission reviewed the creation of a plat for 510 Ontario Avenue and a plat amendment for the Roundabout Condominium project, opened a public hearing, and unanimously forwarded a positive recommendation to the City Council ([Staff Report](#); [Minutes](#), p. 51-58).

On January 15, 2019, the City Council approved the creation of a plat for 510 Ontario Avenue and a plat amendment for the Roundabout Condominiums ([Staff Report](#); [Minutes](#), p. 8; [Ordinance No. 2019-03](#), *An Ordinance Approving the 510 Ontario Avenue*

Exhibit D – Background Information

Plat Amendment, Located at 510 Ontario Avenue, Park City, Utah; and [Ordinance No. 2019-04](#), An Ordinance Amending Ordinance No. 15-12 and Approving the Roundabout Condominiums First Amendment, Located at 300 Deer Valley Drive, Park City, Utah).

The Approved Plats were not Recorded in the Required One-Year Timeframe

The property owners of 510 Ontario Avenue and the Roundabout Condominiums were not able to work out a final agreement prior to the expiration of the approved plats and did not record the plats within the required one-year timeframe.

Rather, they applied for an extension to allow more time for a final agreement. The property owners are now ready to record the approved plats with the County.

City Council Staff Report



Subject: Lots 27, 28, and 29 - King's Crown Re-Subdivision
Application: PL-20-04660
Author: Rebecca Ward
Date: January 7, 2021
Type of Item: Administrative – Plat Amendment

Recommendation

Consider approving Ordinance No. 2021-03, a plat amendment to combine Single-Family Lots 27, 28, and 29 of the King's Crown Re-Subdivision into two Lots.

Description

Applicant: CRH Partners, LLC
Location: 1241, 1249, 1257 Rothwell Road
Zoning District: Recreation Commercial
Adjacent Land Uses: Ski Amenity Building, Single-Family Dwellings, Open Space
Reason for Review: Plat amendments require Planning Commission review and recommendation and City Council review and action

Acronyms

CUP Conditional Use Permit
LMC Land Management Code
MPD Master Planned Development

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Executive Summary

The King's Crown Master Planned Development is a 32-Lot subdivision in the Recreation Commercial Zoning District that includes 27 Single-Family Lots, seven townhomes on Lot 30, and four Condominium Buildings on Lots 1 and 2. Over 11 acres are preserved as Open Space on Lot 32.

The Applicant proposes combining Single-Family Lots 27, 28, and 29 of the King's Crown Re-Subdivision and Master Planned Development into two Single-Family Lots (Applicant's Statement, Exhibit B).

On December 9, 2020, the Planning Commission unanimously forwarded a positive recommendation to the City Council, subject to a Condition of Approval requiring a plat note that the gross floor area of each Single-Family Dwelling may not exceed 3,900 square feet. Ordinance No. 2021-03 Condition of Approval (4)(h) reflects this.

Background

Please see Exhibit H for background information.

Analysis

The Planning Commission reviews and recommends plat amendments to City Council for final action.¹ Staff recommends the City Council approve Ordinance 2021-03 because the proposal complies with the (I) Development Agreement; (II) MPD/CUP approval; (III) Recreation Commercial Zoning District requirements; (IV) King's Crown Re-Subdivision plat; and (V) LMC § 15-7.1-3(B).

(I) The proposal complies with the Development Agreement.

The King's Crown Master Planned Development (MPD) Agreement allows up to 27 market rate Single-Family Lots (Exhibit C, ¶ 6.2). The Applicant proposes combining Lots 27, 28, and 29 into two Single-Family Lots, reducing the total Single-Family Lots to 26. The removed Lot and Density unit will be eliminated and may not be reallocated (Condition of Approval 4(F)).

The Developer was required to provide 9.75 Affordable Unit Equivalents (AUEs) for the King's Crown MPD pursuant to [Housing Resolution 03-2017](#). However, the Developer exceeded this requirement and provided 12.91 AUEs (Exhibit D, Finding of Fact 2). No AUE reduction is granted for reduced Density and this Lot combination will not impact the Developer's AUE obligations. No amendment to the King's Crown Housing Mitigation Plan is proposed and no AUE obligations will be reduced.

(II) The proposal complies with the King's Crown MPD/CUP approval.

On January 10, 2018, the Planning Commission approved the King's Crown MPD/CUP, including 27 Single-Family Dwelling Lots. Finding of Fact 8 states that the Applicant "does not plan on building the 27 houses, but to develop the lots to be able to sell them individually" (Exhibit E).

Finding of Fact 45 estimated that the total square footage for the 27 Single-Family Dwellings would be 71,880. Under the Recreation Commercial Zoning District, the Building Pad (the area within the Setbacks), the Building Footprint, and the Building Height determine the total square footage on each Lot. A formula for Single-Family Dwellings based on Lot size in the Recreation Commercial Zoning District reduces the Building Footprint as the Lot size increases:² $\text{MAXIMUM FOOTPRINT} = (\text{LOT AREA}/2) \times 0.9^{\text{LOT AREA}/1875}$.

The existing Single-Family Lots 27, 28, and 29 have a Building Footprint outlined below:

Lot 27	1,037 square feet
Lot 28	1,027 square feet
Lot 29	1,027 square feet
TOTAL	3,091 square feet

¹ LMC [§ 15-12-15\(B\)\(9\)](#).

² LMC [§ 15-2.16-5\(D\)](#).

The proposal to combine the three Lots into two results in a diminished Building Footprint as follows:

Lot 27	1,447 square feet
Lot 28	1,446 square feet
TOTAL	2,893 square feet

The plat amendment to combine three Single-Family Lots into two will reduce the Single-Family Dwelling Footprints by 198 square feet, which will then reduce the overall buildable area within the Height constraints. As a result, the overall Single-Family Dwelling square footage in the King's Crown MPD will be reduced by approximately 400 square feet.

(III) The proposal complies with the Recreation Commercial Zoning District Requirements outlined in LMC Chapter 15-2.16.

The purposes of the Recreation Commercial Zoning District in LMC [§ 15-2.16-1](#) include clustering of Development to preserve Open Space, limiting new Development on visible hillsides and sensitive view Areas, providing opportunities for variation in architectural design and housing types, minimizing architectural impacts of the automobile, and promoting Development that reflects traditional Park City architectural patterns, character, and Site designs. Single-Family Dwellings are an Allowed Use.³

The Lot Size, Building Footprint, and Setbacks for Single-Family Dwellings are regulated under LMC [§ 15-2.16-5](#):

Zoning Requirement	Analysis
Minimum Lot Area is 1,875 SF	Complies Lot 27 is 3,529.95 SF Lot 28 is 3,525.85 SF
Minimum Lot width is 25 feet, measured 15 feet from the Front Lot Line	Complies Lot 27 is 44.55' Lot 28 is 43' The average width for Single-Family Lots in the King's Crown Re-Subdivision is 31 feet, with the widest (Lots 8 and 22) at 56' and the narrowest at 25'.
Building Footprint is calculated based on this formula: Maximum FP = $(A/2) \times 0.9^{A/1875}$ FP = Footprint A = Lot Area	Complies Lot 27 – maximum Building Footprint is 1,447 SF Lot 28 – maximum Building Footprint is 1,446 SF Condition of Approval (4)(a) requires this Footprint maximum to be included on the plat.

³ LMC [§ 15-2.16-2\(A\)](#).

For Lot widths up to 50', the Side Setbacks are 5'	Complies The Side Setbacks for both Lots are 5'
For Lot depths 75' to 100', the Front and Rear Setbacks must be at least 12' and together must total at least 25'	Complies The Front Setbacks for both Lots are 12' The Rear Setbacks for both Lots are 13'
Snow Release	Condition of Approval (4)(b) requires Site plans and Building designs to resolve snow release issues to the satisfaction of the Chief Building Official
Single-Family Dwellings in the Recreation Commercial Zoning District within two blocks of the Historic Residential-1 Zoning District must comply with the Design Guidelines for Historic Districts and Sites ⁴	Condition of Approval (4)(c) requires Historic District Design Guideline review and compliance

(IV) The recommended Conditions of Approval comply with the King's Crown Re-Subdivision Plat requirements.

The King's Crown Re-Subdivision contains the following notes that will be required for the plat combining Lots 27, 28, and 29 into two lots:

- Dry utility infrastructure must be located on the Lot and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping
- Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of building permit submittal
- Development on each Lot is limited to one (1) Single-Family Dwelling and the removed Lot and Density unit is eliminated and may not be reallocated
- Due to the proximity of water services to the water transmission line and the resulting potential for associated water pressure fluctuations, individual pressure surge tanks may be required for buildings on each Lot

These requirements are reflected in Conditions of Approval (4)(d) through (4)(g).

(V) The proposal complies with LMC § 15-7.1-3(B).

The combining of existing subdivided Lots requires (a) a finding of Good Cause and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or

⁴ LMC [§ 15-2.16-7\(B\)](#).

amended.⁵

(a) Good Cause

LMC § 15-15-1 defines *Good Cause* as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community.

The Planning Commission determined there is Good Cause for the Lot combination because the proposed amendment reduces the overall King’s Crown MPD density and Single-Family Dwelling density on a hillside for residences accessed by a private road.

(b) No Right-of-Way is Vacated and Easements Must be Shown on the Final Plat

Lots 27, 28 and 29 are accessed by Rothwell Road, a private road. The proposed plat amendment does not vacate Rothwell Road.

The Snyderville Basin Water Reclamation District (SBWRD) requires that the *Grant of Easement and Access Easement for Construction and Maintenance of Wastewater Collection and Transportation Pipelines and Appurtenances* (Summit County Recorder Entry No. 1088815) be shown on the plat, reflected in Condition of Approval 5 (Exhibit F). Additionally, the combination of three Lots into two will require abandonment of a lateral stub. This must be completed before SBWRD grants the project Final Project Approval and is reflected in Condition of Approval 6.

Department Review

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application.

Notice

The *Park Record* published notice on November 23, 2020. Staff published notice on the City’s website and the Utah Public Notice website, and posted notice to the property on November 24, 2020. Staff mailed courtesy notice to property owners within 300 feet on November 24, 2020. LMC [§ 15-1-21](#).

Public Input

Neighbors of the King’s Crown Master Planned Development submitted public input related to the King’s Crown Condominiums Building D, which is subject to a separate plat and approval. The neighbors recommended changes impacting Building D to the Ordinance approving the Single-Family Dwelling Lot combination. However, the

⁵ LMC [§ 15-7.1-3\(B\)](#).

Planning Commission declined to consider Building D matters under the Lot combination application. The neighbors will have an opportunity to provide public input specific to Building D when the Building D application comes before the Planning Commission. Please see Exhibit G.

Exhibits

Exhibit A: Ordinance No. 2021-03 and Proposed Plat

Exhibit B: Applicant's Statement

Exhibit C: King's Crown Development Agreement

Exhibit D: King's Crown Third Amended Housing Mitigation Plan

Exhibit E: January 10, 2018 MPD/CUP Final Action Letter

Exhibit F: Snyderville Basin Water Reclamation District Requirements

Exhibit G: Public Input

Exhibit H: Background Information

Ordinance No. 2021-03

AN ORDINANCE APPROVING THE KING'S CROWN RE-SUBDIVISION SECOND AMENDED LOT LINE ADJUSTMENT PLAT, AMENDING LOTS 27, 28, AND 29, LOCATED IN PARK CITY, SUMMIT COUNTY, UTAH

WHEREAS, the owners of the property located at 1241, 1249, and 1257 Rothwell Road petitioned the City Council for approval of the King's Crown Re-Subdivision Second Amended Lot Line Adjustment Plat combining Lots 27, 28, and 29 of the King's Crown Re-Subdivision into two Single-Family Dwelling Lots;

WHEREAS, on November 23, 2020, the *Park Record* published public notice;

WHEREAS, on November 24, 2020, staff mailed courtesy notice to property owners within 300 feet, posted notice to the property, and published notice on the City's website and the Utah Public Notice website;

WHEREAS, on December 9, 2020, the Planning Commission reviewed the proposed plat amendment to combine Lots 27, 28, and 29 into two Single-Family Dwelling Lots, held a public hearing, and forwarded a positive recommendation to the City Council, subject to a Condition of Approval limiting the gross floor area of each Single-Family Dwelling to 3,900 square feet;

WHEREAS, on January 7, 2021, the City Council reviewed the proposed plat amendment and held a public hearing;

WHEREAS, the plat amendment is consistent with the King's Crown Development Agreement, Master Planned Development/Conditional Use Permit approval, Recreation Commercial Zoning District requirements, the King's Crown Re-Subdivision Plat, and the Land Management Code;

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

SECTION 1. APPROVAL. The King's Crown Re-Subdivision Second Amended Lot Line Adjustment Plat, amending Lots 27, 28, and 29 to combine three Single-Family Lots into two Single-Family Lots is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On January 10, 2018, the Planning Commission approved the King's Crown Master Planned Development and Conditional Use Permit.
2. On February 1, 2018, the City Council approved Ordinance No. 2018-05, the King's Crown Re-Subdivision Plat (Summit County Recorder Entry No. 1091847).

3. On June 13, 2018, the Planning Commission ratified the King's Crown Development Agreement (Summit County Recorder Entry No. 1093392).
4. On May 22, 2019, the Planning Commission modified the King's Crown Master Planned Development and Conditional Use Permit.
5. On October 10, 2019, the City Council approved Ordinance No. 2019-51, amending Lots 30 and 32 of the King's Crown Re-Subdivision to accommodate Setback requirements for the Ski Amenity Building (Summit County Recorder Entry No. 1141429).
6. The King's Crown Master Planned Development is a 32-Lot subdivision in the Recreation Commercial Zoning District that includes 27 Single-Family Lots, seven townhomes on Lot 30, and four Condominium Buildings on Lots 1 and 2. Over 11 acres are preserved as Open Space on Lot 32.
7. Lots 27, 28, and 29 are for Single-Family Dwelling development and are accessed by Rothwell Road, a private road.
8. The King's Crown Development Agreement allows up to 27 market rate Single-Family Lots. The Applicant proposes reducing the Single-Family Lots from 27 to 26.
9. The Developer was required to provide 9.75 Affordable Unit Equivalents (AUEs) for the King's Crown MPD pursuant to Housing Resolution 03-2017. However, the Developer exceeded this requirement and provided 12.91 AUEs. The Lot combination reducing 27 Single-Family Lots to 26 Single-Family Lots does not impact the Developer's AUE obligations. No amendment to the King's Crown Housing Mitigation Plan is proposed and no AUE obligations will be reduced through this approval.
10. The Recreation Commercial Zoning District requires a minimum Lot Area of 1,875 square feet. Lot 27 is 3,529.95 square feet. Lot 28 is 3,525.85 square feet.
11. The Recreation Commercial Zoning District requires a minimum Lot width of 25 feet, measured 15 feet from the Front Lot Line. The Lot 27 width is 44.55 feet. The Lot 28 width is 43 feet.
12. The Recreation Commercial Zoning District Building Footprint for Single-Family Dwellings is calculated by this formula: $\text{Maximum Footprint} = (\text{Lot Area}/2) \times 0.9^{\text{LOT AREA}/1875}$.
13. The existing Building Footprint is 1,037 square feet for Lot 27, 1,027 square feet for Lot 28, and 1,027 square feet for Lot 29. The amended maximum Building Footprint is 1,447 square feet for Lot 27, and 1,446 square feet for Lot 28. The plat amendment reduces the Single-Family Footprints by 190 square feet.
14. The Recreation Commercial Zoning District Side Setbacks for Lot widths up to 50 feet are five feet. Both Lot 27 and Lot 28 meet this Side Setback requirement.
15. The Recreation Commercial Zoning District Front and Rear Setbacks must be at least 12 feet and together must total at least 25 feet. The Front Setbacks for both

Lots 27 and 28 are 12 feet; the Rear Setbacks for both Lots 27 and 28 are 13 feet.

16. The Recreation Commercial Zoning District Building Height cannot exceed 27 feet and Final Grade must be within four vertical feet of Existing Grade around the periphery of the Structure.
17. Single-Family Dwellings in the Recreation Commercial Zoning District within two blocks of the Historic Residential-1 Zoning District must comply with the Design Guidelines for Historic Districts and Sites.

Conclusions of Law

1. There is Good Cause for this plat amendment because the plat amendment reduces the overall King's Crown Master Planned Development density and Single-Family Dwelling density accessed by a private road.
2. The plat amendment is consistent with the Land Management Code.
3. Neither the public nor any person will be materially injured by this plat amendment.
4. Approval of the plat amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The Applicant is responsible for compliance with all conditions of approval.
2. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with state law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
3. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
4. The final recorded plat shall include the following notes:
 - a. The maximum Building Footprint for Lot 27 is 1,447 square feet. The maximum Building Footprint for Lot 28 is 1,446 square feet.
 - b. The Site plans and Building designs shall resolve snow release issues to the satisfaction of the Chief Building Official.
 - c. The Single-Family Dwellings on Lot 27 and Lot 28 shall comply with the Design Guidelines for Historic Districts and Sites.
 - d. Dry utility infrastructure must be located on the Lot and shown on the building plans prior to building permit issuance to ensure that utility

- companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
- e. Modified 13-D sprinklers will be required for new construction by the Chief Building Official at the time of building permit submittal.
 - f. Development on each Lot is limited to one (1) Single-Family Dwelling and the removed Lot and Density unit is eliminated and may not be re-allocated.
 - g. Due to the proximity of water services to the water transmission line and the resulting potential for associated water pressure fluctuations, individual pressure surge tanks may be required for buildings on each Lot.
 - h. The gross floor area for each Single-Family Dwelling shall be 3,900 square feet.
5. The *Grant of Easement and Access Easement for Construction and Maintenance of Wastewater Collection and Transportation Pipelines and Appurtenances* (Summit County Recorder Entry No. 1088815) shall be shown on the plat.
6. The extra lateral stub needs to be abandoned. This must be accomplished by exposing the lateral connection at the main line (in the road) and disconnecting the lateral, installing a cap or push-in plug at the HDPE connection tee, and installing a cap in the upstream abandoned line. This work will not be required before Snyderville Basin Water Reclamation District (SBWRD) signs the plat, but must be completed before SBWRD grants the project Final Project Approval.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 7th Day of January, 2021.

PARK CITY MUNICIPAL CORPORATION

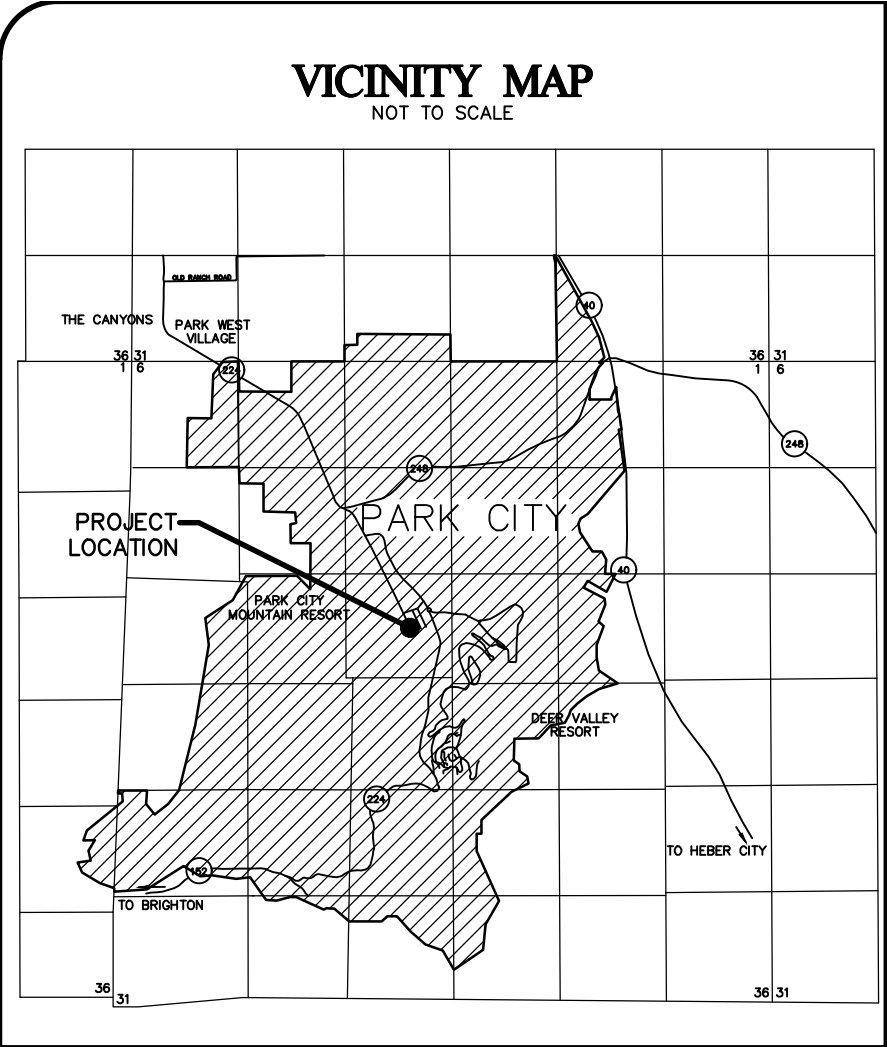
Andy Beerman, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney



XXX STREET ADDRESS

HATCHING LEGEND

- PUBLIC PEDESTRIAN ACCESS EASEMENT
- PRIVATE AMENITY & ACCESS EASEMENT (FOR THE BENEFIT OF MASTER OWNER'S ASSOCIATION)
- SKI TRAIL CONSTRUCTION & MAINTENANCE EASEMENT

**Evergreen
Engineering, Inc.**

Civil Engineering • Land Surveying • Land Planning
1678 Sidewinder Drive • Suite C
P.O. Box 2861 • Park City • Utah • 84060
Phone: 801.557.5482
E-mail: office@evergreen-eng.com



PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED THIS _____ DAY
OF _____ A.D. 20 ____ .

JEFF WARD
GIS COORDINATOR/ADDRESSING AUTHORITY

CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH INFORMATION
ON FILE IN THE OFFICE OF THE PARK CITY
ENGINEERING DEPARTMENT ON THIS _____
DAY OF _____ A.D. 20 ____ .

CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE
BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS _____ DAY OF _____
AD 20 ____ .

BY:

SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT

CITY PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING
COMMISSION ON THIS _____ A.D. 20 ____ .
DAY OF _____

CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS _____
DAY OF _____ A.D. 20 ____ .

CITY ATTORNEY

COUNCIL APPROVAL & ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK
CITY COUNCIL THIS _____ DAY OF _____
A.D. 20 ____ .

MAYOR

CERTIFICATE OF ATTEST

I CERTIFY THIS WAS APPROVED BY PARK
CITY COUNCIL THIS _____ DAY OF _____
A.D. 20 ____ .

CITY RECORDER

RECORDED

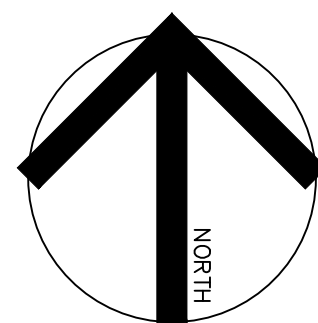
Nº. _____
STATE OF _____
COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF:

COUNTY RECORDER

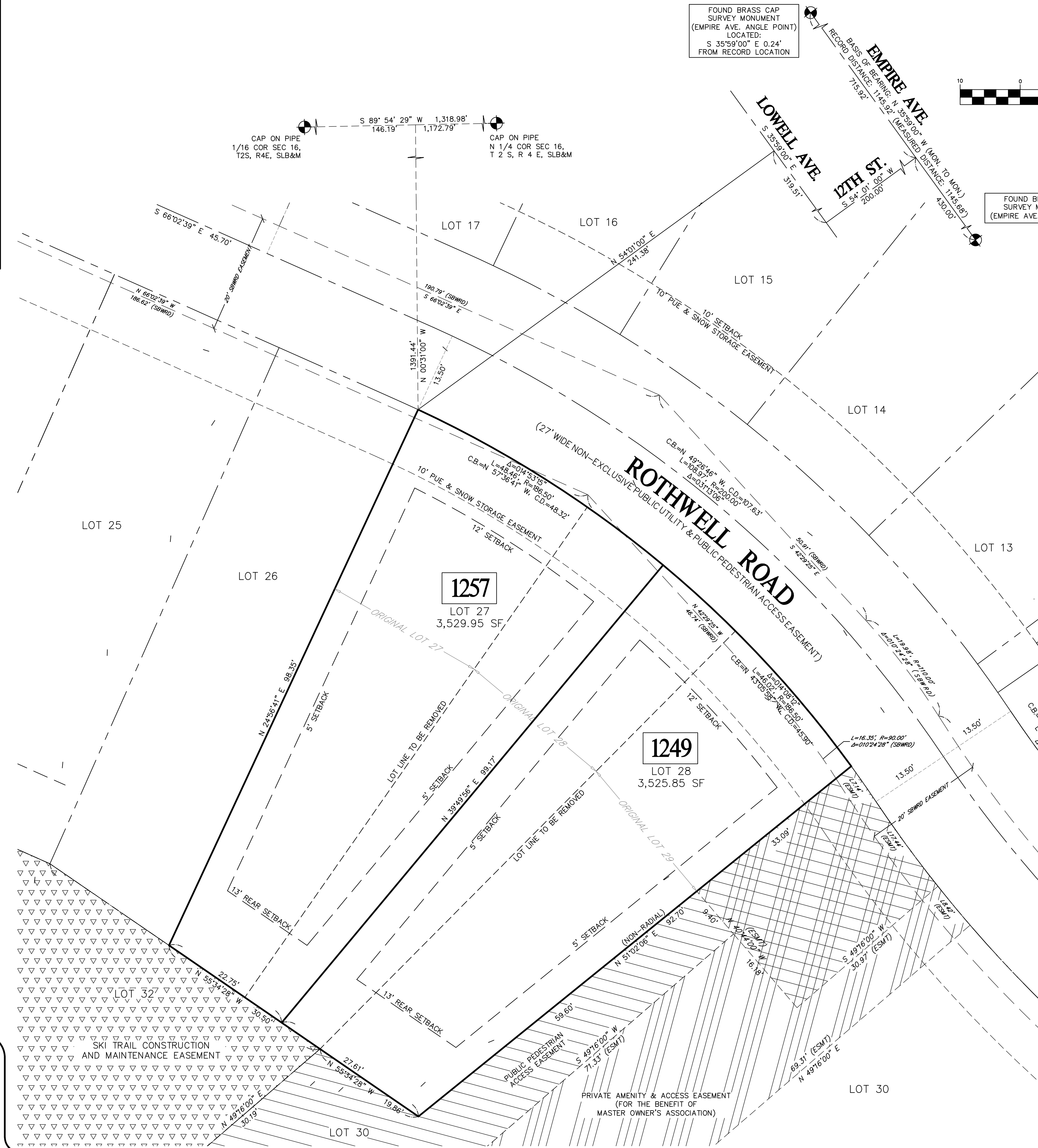
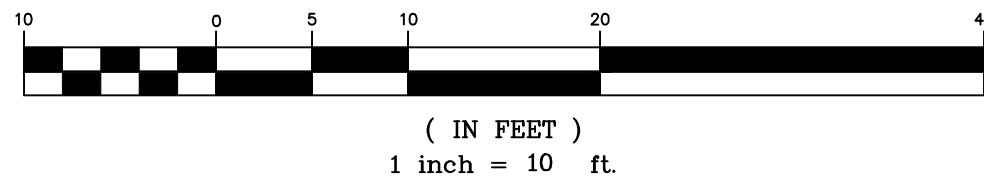
KING'S CROWN RE-SUBDIVISION SECOND AMENDED

LOT LINE ADJUSTMENT PLAT (AMENDING LOTS 27, 28 & 29)

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH



GRAPHIC SCALE



LEGAL DESCRIPTION

ALL OF LOTS 27, 28 & 29, KING'S CROWN RE-SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT RECORDED MAY 16, 2018 AS ENTRY NO. 1091847, OF THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDER.

CONTAINS: 7,056 SQUARE FEET (0.1620 ACRES) MORE OR LESS.

EASEMENT A: SKI ACCESS EASEMENT AREA FOR CRH PARTNERS, LLC

BEGINNING AT THE NORTHWEST CORNER OF LOT 15, BLOCK 45, SNYDER'S ADDITION TO PARK CITY, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF VACATED PINYON AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF PINYON AVENUE SOUTH 35°59'00" EAST, 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK 45, SNYDER'S ADDITION TO PARK CITY; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE SOUTH 54°01'00" WEST, 25.00 FEET TO THE CENTERLINE OF SAID PINYON AVENUE; THENCE ALONG SAID CENTERLINE OF PINYON AVENUE NORTH 35°59'00" WEST, 50.00 FEET; THENCE LEAVING SAID CENTERLINE OF PINYON AVENUE, NORTH 54°01'00" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,250 SQUARE FEET, MORE OR LESS

EASEMENT B: PEDESTRIAN ACCESS EASEMENT FOR NASTAR, LLC & PUBLIC

A 20.00 FOOT WIDE EASEMENT, LYING 10.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING ON THE NORTHERLY BOUNDARY LINE OF NORTSTAR SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 39, SNYDER'S ADDITION TO PARK CITY, SAID POINT BEING LOCATED IN SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN EXISTING FOOT PATH THE FOLLOWING NINE (9) COURSES: 1) NORTH 43°00'27" WEST 52.04 FEET TO A POINT ON A 330.00 FOOT RADIUS CURVE TO THE LEFT, 2) 144.20 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°02'12", 3) NORTH 68°02'39" WEST 80.24 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 4) 52.74 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°06'27", 5) NORTH 52°56'12" WEST 61.51 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE RIGHT, 6) 15.89 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°33'09", 7) NORTH 48°23'03" WEST A DISTANCE OF 84.86 FEET TO A POINT ON A 65.00 FOOT RADIUS CURVE TO THE LEFT, 8) 92.46 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°30'18", 9) SOUTH 50°06'39" WEST A DISTANCE OF 48.39 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF VACATED PINYON AVENUE, AND TO THE EASTERLY EDGE OF THE KING'S CROWN SKI RUN.

OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, TO BE HEREAFTER KNOWN AS "KING'S CROWN RE-SUBDIVISION, SECOND AMENDED", CERTIFY THAT I HAVE CAUSED THIS SURVEY TO BE MADE AND THIS SUBDIVISION PLAT TO BE PREPARED. I DO HEREBY CONSENT TO THE RECORDATION OF THIS SUBDIVISION PLAT. ALSO, THE OWNER, OR HIS/HER REPRESENTATIVES, HEREBY IRREVOCABLY OFFERS FOR DEDICATION TO THE CITY OF PARK CITY, ALL THE LAND FOR LOCAL GOVERNMENT USES, EASEMENTS SHOWN ON THE PLAT AND CONSTRUCTION DRAWINGS IN ACCORDANCE WITH AN IRREVOCABLE OFFER OF DEDICATION. THE OWNER ALSO DEDICATES TO PARK CITY MUNICIPAL CORPORATION, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PARK CITY FIRE PROTECTION DISTRICT, A NON-EXCLUSIVE EASEMENT OVER THE PRIVATE DRIVE AND UTILITY EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND EVENTUAL REPLACEMENT AND TO PROVIDE EMERGENCY SERVICES TO SAID "KING'S CROWN RE-SUBDIVISION, SECOND AMENDED". THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON, AND HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AREAS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

CRH PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY. BY: RORY MURPHY, MANAGER

ACKNOWLEDGMENT

STATE OF UTAH } ss.
COUNTY OF SUMMIT }
ON THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, RORY MURPHY, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF CRH PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID RORY MURPHY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____
COUNTY, _____ STATE _____

SIGNING IN A REPRESENTATIVE CAPACITY: AN AUTHORIZED OFFICER, AGENT, PARTNER, TRUSTEE, MEMBER OR OTHER REPRESENTATIVE MAY SIGN ON BEHALF OF THEIR REPRESENTATIVE BUSINESS, BE IT A CORPORATION, PARTNERSHIP, TRUST, LIMITED LIABILITY COMPANY OR OTHER ENTITY PROVIDING THEY HAVE BEEN GIVEN AUTHORITY TO SIGN IN THEIR REPRESENTATIVE CAPACITY.

THE NOTARY MUST REQUIRE THE SIGNER TO PRESENT SATISFACTORY DOCUMENTARY EVIDENCE AND ADMINISTER AN OATH OR AFFIRMATION.

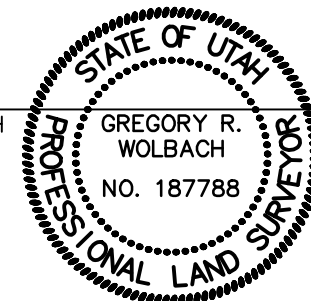
NARRATIVE

1. BASIS OF BEARING: N 35°59'00" W BETWEEN A FOUND BRASS CAP SURVEY MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET AND A FOUND BRASS CAP SURVEY MONUMENT ON THE CENTERLINE OF EMPIRE AVENUE AT AN ANGLE POINT LOCATED NORTH OF 13TH STREET, AS SHOWN HEREON.
2. SURVEY MONUMENTS: FOUND IN PLACE OR PLACED AT ALL EXTERIOR CORNERS OF THE BOUNDARY OF THE PROPERTY, AS SHOWN HEREON.
3. PROPERTY LOCATED WITHIN: SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, PARK CITY, UTAH.
4. THIS PLAT REPRESENTS AN AMENDMENT TO LOTS 27, 28 & 29 OF KING'S CROWN RE-SUBDIVISION (RECORDED AS ENTRY NO. 1091847). ALL OTHER LOTS IN THE ORIGINAL SUBDIVISION REMAIN UNCHANGED.
5. ROTHWELL ROAD IS A PRIVATE ROAD.
6. A RECREATION USE EASEMENT WAS CREATED OVER ALL OF LOT 32 FOR TRAIL INSTALLATION & MAINTENANCE UPON RECORDATION OF KING'S CROWN RE-SUBDIVISION (RECORDED AS ENTRY NO. 1091847). SAID RECREATION USE EASEMENT SHALL REMAIN IN PLACE.
7. MODIFIED 13-D SPRINKLERS WILL BE REQUIRED FOR NEW CONSTRUCTION BY THE CHIEF BUILDING OFFICIAL AT THE TIME OF REVIEW OF THE BUILDING PERMIT SUBMITTAL AND SHALL BE NOTED ON THE FINAL MYLAR TO RECORDATION.
8. AT THE TIME OF RESURFACING OF ROTHWELL ROAD, THE MASTER OWNER'S ASSOCIATION SHALL BE RESPONSIBLE TO ADJUST WASTEWATER MANHOLES TO GRADE ACCORDING TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT (SBWRD) STANDARDS. PRIOR NOTIFICATION OF THE ADJUSTMENTS AND INSPECTION BY SBWRD IS REQUIRED.
9. DUE TO THE PROXIMITY OF WATER SERVICES TO THE WATER TRANSMISSION LINE AND THE RESULTING POTENTIAL FOR ASSOCIATED WATER PRESSURE FLUCTUATIONS, INDIVIDUAL PRESSURE SURGE TANKS MAY BE REQUIRED FOR BUILDINGS ON EACH LOT.
10. ALL CONDITIONS OF APPROVAL FROM AMENDED CUP/MPD & HOUSING MITIGATION PLAN STILL APPLY.

SURVEYORS CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY. I FURTHER CERTIFY THAT THIS SUBDIVISION PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

GREGORY R. WOLBACH



DATE: _____

PLOTTED: SEPTEMBER 21, 2020
DRAWING: LOWELL-PLAT-LOTS26-28-AMENDED.DWG
© 2020 Evergreen Engineering, Inc.

September 24, 2020

Rebecca Ward, Senior Planner
Park City Planning Department
Park City Municipal Corporation
445 Marsac Avenue
PO Box 1450
Park City, UT 84060

RE: King's Crown Re-Subdivision Plat Amendment, Combination of Lots 27, 28 and 29.

Rebecca,

Please find attached to this letter a complete application for a Plat Amendment for the King's Crown Re-Subdivision. We are proposing to combine Lots 27, 28 and 29 into two lots. The proposal reduces both the over-all amount of square footage that will be built in King's Crown as well as the overall number of units that will be built. The request is reasonably straight-forward and does not affect any other part of the Development Agreement for King's Crown other than to reduce the overall units by one and to reduce the overall square footage of the project by approximately 400-450 square feet. The number is approximate due to nuances of lot configurations in the Historic District sections of the Land Management Code.

There is very little, if any, impact to the existing neighborhood except for slightly reduced vehicle trips and other end-user-oriented impacts (such as water usage, power, etc.). Generally, a reduction in the number of units will also reduce construction impacts and timing. There are no apparent negative impacts to this proposal that the Applicant can surmise. We are, however, open to any questions or concerns whatsoever regarding this proposal.

Currently the lots are configured as three lots of 2,343 sf, 2,342 sf and 2,370 sf each. The approximate house size that can be constructed on each lot is approximately 2,550-2,570 sf. Again, the figure is approximate due to nuances in the LMC that apply to Old Town Historic District lots. This would total up to 7,650-7,710 sf of built structure above-ground. The proposal to combine the three lots into two lots would result in two lots of 3,529 sf and 3,525 sf each. The approximate house size of the two new lots proposed would be 3,650-3,685 sf. This would total approximately 7,300-7,370 sf of built structure above-ground. This demonstrates that the proposal would reduce not only the overall number of units but the total amount of square footage in the King's Crown project as a whole. Visually, the variation in the house sizes between what is approved and what is proposed would be relatively minimal. There would be slightly more open space and area for landscaping due to the increase in setbacks. The LMC is very complex relative to lot sizes in the Historic Districts and can be examined in detail in Section 15-

2.16-5 of the Code. Generally speaking, as acreage in the lot size increases, the buildable area ratio formula decreases.

The applicant is proposing this to accommodate an end-user and we feel it is a reasonable request and actually reduces the over-all impacts of the project, albeit slightly. We are looking forward to discussing this with both the Staff and the Commission to understand any concerns or questions that may come up regarding this proposal. We are grateful for the Staff and the Commission's consideration of this proposal and look forward to discussing it with you.

Sincerely,

Rory Murphy
Managing Partner, CRH Partners, LLC

WHEN RECORDED, MAIL TO:
City Recorder
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

ENTRY NO. 01093392

06/14/2018 03:43:41 PM B: 2466 P: 0980

Agreement PAGE 1/167

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 373.00 BY CRH PARTNERS LLC



**DEVELOPMENT AGREEMENT
FOR THE KING'S CROWN MASTER PLANNED DEVELOPMENT (MPD),
LOCATED AT 1201-1299 LOWELL AVENUE, PARK CITY,
SUMMIT COUNTY, UTAH**

June This Development Agreement (this "Agreement") is entered into as of this 14th day of ~~May~~, 2018, by and between CRH Partners, LLC, a Utah limited liability company ("Developer"), as the owner and developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the King's Crown Master Planned Development, and Park City Municipal Corporation, a municipality and political subdivision of the State of Utah ("Park City"), by and through its City Council.

RECITALS

A. Developer is the owner of a 15.01-acre parcel of real property located at 1201-1299 Lowell Avenue in Park City, Summit County, Utah, the legal description of which is attached hereto as **Exhibit A**, and incorporated herein by this reference (the "Property"), for which the Developer has obtained Master Planned Development approval, pursuant to Application Number PL-17-03515, and Conditional Use Permit approval pursuant to Application Number PL-17-03566 for the development known as King's Crown Master Planned Development (the "Project"), as more fully described in and subject to the Findings of Fact, Conclusions of Law and Conditions of Approval adopted by the Planning Commission on January 10, 2018, and as set forth in the Approval Letter from Park City dated January 22, 2018, a copy of which is attached hereto as Exhibit B and incorporated herein by this reference (collectively referred to herein as the "MPD Approval Letter").

B. Park City requires development agreements under the requirements of the Park City Land Management Code ("LMC") for all Master Planned Developments.

C. Developer is willing to design and develop the Project in a manner that is in harmony with and intended to promote the long-range policies, goals and objectives of the Park City General Plan, and address other issues as more fully set forth below.

D. Park City, acting pursuant to its authority under Utah Code Ann., Section 10-9-101, et seq., and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

Now, therefore, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Park City hereby agree as follows:

1. **Property.**

The King's Crown Master Planned Development Property is a 15.01-acre parcel of real property located directly adjacent to the Park City Resort (the "Resort"), and the King's Crown ski run cuts through the Property on its western boundary. The Property is zoned RC District (4.59 acres), RC District within the SLO Zone (1.81 acres), ROS District (1.93 acres) and ROS District within the SLO Zone (6.68 acres).

2. **Project Conditions.**

2.1. The MPD Approval Letter, as approved by the Planning Commission on January 10, 2018, is attached hereto as **Exhibit B** and is incorporated herein as the Project, subject to any changes detailed herein.

2.2. In connection with Developer's application to Park City for Master Planned Development Approval and Conditional Use Permit approval for the Project, Developer submitted to the Planning Commission certain reports, plans and drawings. Attached to this Agreement and incorporated herein by this reference are copies of the following reports, plans and drawings that were submitted by Developer to Park City:

- Exhibit A -** Exhibit A – Legal Description of the Property
- Exhibit B -** Exhibit B – King's Crown Master Planned Development and Conditional Use Permit Approval Letter approved by the Planning Commission on January 10, 2018
- Exhibit C -** Cultural Survey
- Exhibit D -** Mine Site Studies
- Exhibit E -** Proposed Export Fill
Placement Exhibit and Possible
Fill Locations
- Exhibit F -** SFD Approximate Excavation Quantities
- Exhibit G -** General Drawings
- Exhibit H -** Civil Drawings (ALTA & Slope)
- Exhibit I -** Proposed Plat (updated)
- Exhibit J -** Survey
- Exhibit K -** Civil Drawings
- Exhibit L -** Landscape Drawings
- Exhibit M -** Architectural Site Drawings
- Exhibit N -** Site Compliance Drawings
- Exhibit O -** Architectural Graphics Drawings
- Exhibit P -** Architectural Drawings
- Exhibit Q -** Material Board
- Exhibit R -** Townhome Rendering
- Exhibit S -** Environmental Survey
- Exhibit T -** Open Space Use Plan
- Exhibit U -** Trails Master Plan
- Exhibit V -** Construction Mitigation Plan

2.3. As required by Conditions of Approval number 18 on page 11 of the MPD Approval Letter, an open space use plan (the "Open Space Use Plan") that has been approved by Developer and the Park City Planning Department is attached hereto as **Exhibit T** and is incorporated herein by this reference.

2.4. As required by Conditions of Approval number 19 on page 11 of the MPD Approval Letter, a trails master plan (the "Trails Master Plan") that has been approved by Developer and the Park City Planning Department is attached hereto as **Exhibit U** and is incorporated herein by this reference.

2.5. As required by Conditions of Approval number 2 on page 10 of the MPD Approval Letter, a construction mitigation plan (the "Construction Mitigation Plan") that has been delivered by Developer to the Park City Planning Department is attached here to **Exhibit V** and is incorporated herein by this reference.

2.6. Developer and its successors agree to pay the then current impact fees imposed and as uniformly established by the Park City Municipal Code at the time of permit application, whether or not state statutes regarding such fees are amended in the future.

2.7. Developer and any successors agree that the following are required to be entered into and approved by Park City prior to the issuance of any building permits for the Project: (a) a construction mitigation plan, (b) utility plans, (c) a storm water run-off and drainage plan, (d) an affordable housing plan, and (e) a water efficient landscape and irrigation plan showing storm water facilities and snow storage areas.

2.8. Developer shall be responsible for compliance with all requirements and conditions of the Snyderville Basin Water Reclamation District prior to the issuance of any building permits for the Project.

2.9. Developer is responsible for compliance with all local, state, and federal regulations regarding contaminated soils as well as streams and wetlands. Developer is responsible for receiving any Army Corp of Engineer Permits required related to disturbance of streams and wetlands.

2.10. Developer caused to be prepared an environmental survey (the "Environmental Survey"), a copy of which is attached hereto as **Exhibit S**. The Environmental Survey revealed that there were no environmental contaminants on the Property.

2.11. Developer caused to be prepared certain mine site studies (the "Mine Site Studies"), copies of which are attached hereto as Exhibit D. The Mine Site Studies reveal that there were no mining related activities conducted in the past on the Property.

3. Developer Exactions/Public Dedications.

Along the portion of the Project that abuts and is contiguous to Lowell Avenue, Developer shall be obligated to construct and dedicate to Park City a public sidewalk that is constructed in compliance with the construction standards and specifications of Park City for a public sidewalk. In addition, Developer shall be obligated to grant a perpetual, nonexclusive easement for public

pedestrian and bicycle access through the private road identified on the Plat as Rothwell Road and through the open space trails within the Project as identified on the Plat.

4. Vested Rights and Reserved Legislative Powers.

4.1. Subject to the provisions of this Agreement, Developer shall have the right to develop and construct the Project in accordance with the uses, densities, intensities, and general configuration of development approved by this Agreement, subject to compliance with the other applicable ordinances and regulations of Park City.

4.2. Reserved Legislative Powers. Developer acknowledges that Park City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to Park City all of its police power that cannot be so limited. Notwithstanding the retained power of Park City to enact such legislation under the police powers, such legislation shall only be applied to modify the existing land use and zoning regulations which are applicable to the Project under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Agreement applicable to the Project shall be of general application to all development activity in Park City; and, unless Park City declares an emergency, Developer shall be entitled to the required notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

5. Successors and Assigns.

5.1. Binding Effect. This Agreement shall be binding on the successors and assigns of Developer in the ownership or development of any portion of the Project.

5.2. Assignment. Neither this Agreement nor any of the provisions, terms or conditions hereof can be assigned to any other party, individual or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of Park City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to Park City, and the prior written consent of Park City may also be evidenced by letter from Park City to Developer or its successors or assigns. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Agreement.

6. Phasing and Form of Ownership.

6.1. Project Phasing. The Project shall be developed in three (3) phases. Following the recording in the Office of the Recorder of Summit County, Utah of the subdivision plat ("the Plat") that has been approved by Park City for the Project, the first phase of the Project shall include the construction and completion by Developer of Rothwell Road, Building A, which is the affordable housing building, and the ski access and the associated ski facility and infrastructure, all as shown on the Plat. As a condition precedent to Park City issuing a certificate of occupancy for any market rate unit within the Project, Park City shall be provided with proof of the construction and

completion by Developer of Rothwell Road. The second phase of the Project shall be commenced and shall proceed: (a) based on the local real estate sales market acceptance for the market rate condominium units, and (b) based on the ability of Developer to obtain the requisite construction financing. Developer shall cause to be constructed during the second phase the 23 market rate condominium units in Building B, C, D within Lot 2 and the 7 market rate condominium units within Lot 30. The second phase of the Project may be commenced prior to the completion by Developer of the first phase of the Project, but as stated above Park City shall not issue a certificate of occupancy for any market rate unit within the Project in either the second phase or the third phase until Park City shall be provided with proof of the construction and completion by Developer of Rothwell Road and Building A, which is the affordable housing building. The third phase of the Project shall consist of the improvement and sale of the 27 market rate single-family lots, which Developer anticipates to be an on-going effort that may take several years to complete the sale of all such 27 single-family lots. The third phase of the Project may be commenced prior to the completion by Developer of the first phase and the second phase of the Project, but as stated above Park City shall not issue a certificate of occupancy for any market rate unit within the Project in either the second phase or the third phase until Park City shall be provided with proof of the construction and completion by Developer of Rothwell Road and Building A, which is the affordable housing building.

6.2. Form of Ownership Anticipated for the Project. The Project will consist of up to 27 market rate single-family lots, 30 market rate condominium units, 7 deed-restricted affordable housing condominium units and 8 additional non-required deed-restricted affordable housing condominium units, all of which shall be available for individual ownership.

7. Water.

Developer acknowledges that water development fees will be collected by Park City in the same manner and in the same comparative amounts as with other developments within the municipal boundaries and that impact fees so collected will not be refunded to Developer or to individual building permit applicants developing within the Project.

8. Affordable Housing.

As required by the Conditions of Approval number 8 on page 10 of the MPD Approval Letter, an Affordable Housing Plan for the Project shall be approved by the Park City Housing Authority prior to the issuance of any building permits for units within the Project, and deed restrictions pertaining to the Affordable Housing Plan shall be recorded. As required by the Conditions of Approval number 9 on page 10 of the MPD Approval Letter, as a condition precedent to receiving a certificate of occupancy for any market rate unit within the Project, Park City shall be provided with proof of compliance with the approved Affordable Housing Plan.

9. Physical Mine Hazards.

There are no known Physical Mine Hazards on the property as determined through the exercise of reasonable due diligence by the Developer.

10. Historic Structures.

10.1. The Cultural Survey attached to this Agreement as **Exhibit C** reveals that located within the boundaries of the Project is a significant historical element referred to as the Crescent Tramway. The Crescent Tramway is an old dirt road that is currently used as a public trail for pedestrian use and for biking. The Crescent Tramway is not a structural object. The location of the Crescent Tramway is shown on the Trails Master Plan attached to this Agreement as Exhibit T. The Crescent Tramway will continue to be made available for use as a public trail for pedestrians and for biking. Developer also intends to use a portion of the Crescent Tramway as skiing access from the residential structures developed within the Project to the ski runs that are adjacent to the Project.

11. General Terms and Conditions.

11.1. Term of Agreement. Construction, as defined by the Uniform Building Code, is required to commence within two (2) years of the date of execution of this Agreement. After construction commences, the King's Crown Master Planned Development and this Agreement shall continue in force and effect until all obligations hereto have been satisfied. The MPD approval and CUP approval for the Project, as set forth in the MPD Approval Letter, shall remain valid so long as construction is proceeding in accordance with the approved phasing plan set forth herein.

11.2. Agreement to Run With the Land. This Agreement shall be recorded against the Property, as described in Exhibit A attached hereto, and shall be deemed to run with the land and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.

11.3. No Joint Venture, Partnership or Third Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto, nor any rights or benefits to third parties.

11.4. Integration. This Agreement contains the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions, or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

11.5. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

11.6. Attorneys' Fees. If this Agreement or any of the Exhibits hereto are breached, the party at fault agrees to pay the attorneys' fees and all costs of enforcement of the non-breaching party.

11.7. Minor Administrative Modification. Minor administrative modifications may occur to the MPD Approval Letter without revision of this Agreement.

12. Notices.

All notices, requests, demands, and other communications hereunder shall be in writing and shall be given (i) by Federal Express, UPS, or other established express delivery service which maintains delivery records, (ii) by hand delivery, or (iii) by certified or registered mail, postage prepaid, return receipt requested, to the parties at the following addresses, or at such other address as the parties may designate by written notice in the above manner:

To Developer:

CRH Partners, LLC
1887 Gold Dust Lane, Suite 301
Park City, UT 84060
Attn: Hans Fuegi

To Park City:

Park City Municipal Corporation
445 Marsac Avenue
PO Box 1480
Park City, UT 84060
Attn: City Attorney

Such communication may also be given by facsimile and/or email transmission, provided any such communication is concurrently given by one of the above methods. Notices shall be deemed effective upon receipt, or upon attempted delivery thereof if delivery is refused by the intended recipient or if delivery is impossible because the intended recipient has failed to provide a reasonable means for accomplishing delivery.

The rest of this page is left intentionally blank.

13. List of Exhibits.

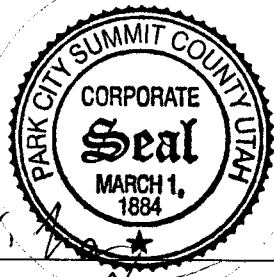
- Exhibit A – Legal Description of the Property
- Exhibit B – King’s Crown Master Planned Development and Conditional Use Permit Approval
Letter approved by the Planning Commission on January 10, 2018
- Exhibit C – Cultural Survey
- Exhibit D – Mine Site Studies
- Exhibit E – Proposed Export Fill
Placement Exhibit and Possible
Fill Locations
- Exhibit F – SFD Approximate Excavation Quantities
- Exhibit G – General Drawings
- Exhibit H – Civil Drawings (ALTA & Slope)
- Exhibit I – Proposed Plat (updated)
- Exhibit J – Survey
- Exhibit K – Civil Drawings
- Exhibit L – Landscape Drawings
- Exhibit M – Architectural Site Drawings
- Exhibit N – Site Compliance Drawings
- Exhibit O – Architectural Graphics Drawings
- Exhibit P – Architectural Drawings
- Exhibit Q – Material Board
- Exhibit R – Townhome Rendering
- Exhibit S – Environmental Study
- Exhibit T – Open Space Use Plan
- Exhibit U – Trails Master Plan
- Exhibit V – Construction Mitigation Plan

The rest of this page is left intentionally blank.

IN WITNESS WHEREOF, this Agreement has been executed by the Developer by persons duly authorized to execute the same and by the city of Park City, acting by and through its City Council as of the 14th day of June, 2018.

PARK CITY MUNICIPAL CORPORATION

By: Rebecca Gilr
Mayor
Pro Tem



ATTEST:

By: Heath R. [Signature]
City Recorder

APPROVED AS TO FORM:

[Signature]
Mike Harrington, City Attorney

DEVELOPER:

CRH PARTNERS, LLC,
a Utah limited liability company

By: [Signature]
Name: ROSEY C. MURPHY
Title: MANAGING PARTNER

STATE OF UTAH)

: ss.

COUNTY OF SUMMIT)

On this 14 day of June, 2018, personally appeared before me RCM, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed), did say that he is a member/manager of CRH Partners, LLC, a Utah limited liability company.



Elizabeth Catherine Bynan
Notary Public
Residing at: Park City, UT

010933392 Page 9 of 167 Summit County

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED 13TH STREET (A.K.A. CALHOUN STREET), AND THE WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY. SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT ALSO LYING ON THE SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. SAID POINT OF BEGINNING IS LOCATED SOUTH 00° 31' 00" WEST, 1192.35 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 54°01'00" EAST ALONG SAID SOUTHERLY BOUNDARY LINE OF MOUNTAINSIDE CONDOMINIUMS PHASE 2, 236.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE; THENCE SOUTH 35°59'00" EAST ALONG SAID WESTERLY RIGHT OF LINE OF LOWELL AVENUE, 595.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF VACATED 12TH STREET (A.K.A. NELSON STREET); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF LOWELL AVENUE, SOUTH 54°01'00" WEST, 140.00 FEET; THENCE SOUTH 35°59'00" EAST, 400.00 FEET TO THE SOUTHWEST CORNER OF BARBARA'S SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY LINE OF NORTHSTAR SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER; THENCE SOUTH 54°01'00" WEST ALONG SAID NORTHERLY BOUNDARY LINE, 235.00 FEET TO THE NORTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION; THENCE SOUTH 35°59'00" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID NORTHSTAR SUBDIVISION, 675.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHSTAR SUBDIVISION, SAID POINT ALSO BEING ON THE EAST-WEST CENTER SECTION LINE (SOUTH LINE OF THE NORTHWEST QUARTER) OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'05" WEST ALONG SAID EAST-WEST CENTER SECTION LINE, 493.60 FEET TO THE CENTERLINE OF VACATED SUMMIT AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID CENTERLINE OF SUMMIT AVENUE, 346.25 FEET, MORE OR LESS, TO THE EASTERLY EDGE OF THE EXISTING KING'S CROWN SKI RUN; THENCE NORTH 13°14'53" WEST ALONG SAID EASTERLY EDGE OF THE KING'S CROWN SKI RUN, 26.76 FEET TO THE CENTERLINE OF VACATED 11TH STREET (A.K.A. CRESCENT STREET); THENCE NORTH 54°01'00" EAST ALONG SAID CENTERLINE OF 11TH

STREET, 89.66 FEET; THENCE LEAVING SAID CENTERLINE NORTH 35°59'00" WEST ALONG THE SOUTHWESTLY BOUNDARY OF LOTS 1 THROUGH 4 OF BLOCK 47, SNYDER'S ADDITION TO PARK CITY, 115.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 47, SNYDER'S ADDITION TO PARK CITY; THENCE NORTH 54°01'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, 100.00 FEET TO THE CENTERLINE OF VACATED PINYON AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID CENTERLINE OF PINYON AVENUE, 159.88 FEET; THENCE LEAVING SAID CENTERLINE NORTH 25°52'01" WEST A DISTANCE OF 142.33 FEET TO THE NORTHWEST CORNER OF LOT 17, BLOCK 44, SNYDER'S ADDITION TO PARK CITY, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAID VACATED PINYON AVENUE; THENCE NORTH 35°59'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF PINYON AVENUE, 171.59 FEET TO THE WEST LINE OF SAID SNYDER'S ADDITION TO PARK CITY, SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY IS ALSO THE NORTH-SOUTH 1/16 SECTION LINE (WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SAID SECTION 16; THENCE NORTH 00°31'00" EAST ALONG SAID WESTERLY LINE OF SNYDER'S ADDITION TO PARK CITY, AND ALONG SAID NORTH-SOUTH 1/16 SECTION LINE, 526.72 FEET TO THE POINT OF BEGINNING.

CONTAINS: 653,761 SQUARE FEET (15.0083 ACRES) MORE OR LESS

TAX PARCEL NUMBER: ~~SA 315-318-321~~ KCRS - 1 thro KCRS - 32

EXHIBIT B
MPD APPROVAL LETTER



22 January 2018

Rory Murphy
1887 Gold Dust Lane, Suite 301
Park City, Utah 84060

Re: King's Crown Master Planned Development and Conditional Use Permit

Rory:

On January 10, 2018, the Planning Commission of Park City approved your Master Planned Development (application no. PL-17-03515) and Conditional Use Permit (PL-17-03566), subject to the following findings of fact, conclusions of law, and conditions of approval:

Master Planned Development & Conditional Use Permit Findings of Fact:

1. The subject site is located at 1201 – 1299 Lowell Avenue.
2. The subject site is within the RC, ROS, and SLO District.
3. The proposed development takes place roughly over 30% of the property, all contained within the RC District located adjacent to Lowell Avenue towards the northeast of the subject site.
4. The applicant proposes to build three (3) multi-unit buildings with access off Lowell Avenue, a private road/drive to be known as Rothwell Road, and a townhouse building with access off Rothwell Road.
5. The proposed private road/drive begins at the 12th Street / Lowell Avenue intersection which then curves up to a hammer-head turn around.
6. Rothwell Road climbs up approximately sixty feet (60') and is approximately 548 feet long.
7. The applicant also proposes to develop 27 single-family lots, 4 of which would be accessed off Lowell Avenue, and the remaining 24 would be accessed off Rothwell Road (15 on the west side of the private road and 8 on the east side of the private road).
8. The applicant does not plan on building the 27 houses, but to develop the lots to be able to sell them individually.
9. The MPD includes a total of 32 lots.
10. The MPD includes seven (7) deed restricted affordable housing condominium

Park City Municipal Corporation • 445 Marsac Avenue • P.O. Box 1480 • Park City, Utah 84060-1480
Building (435) 615-5100 • Engineering (435) 615-5055 • Planning (435) 615-5060

- units (8.55 affordable unit equivalents).
11. The MPD includes eight (8) additional non-required deed restricted affordable housing condominium units (9.07 affordable unit equivalents).
 12. The MPD includes 11.2 acres of platted open space in the form of large tracts of contiguous natural open space that does not include open space area around the units, equating to 74.6%. The total open space percentage is 83.9.
 13. The MPD includes 23 market rate condominiums, 7 market rate townhomes, and 27 market rate single family detached houses.
 14. Building A is a multi-unit dwelling, listed as a conditional use.
 15. Building A has 15 residential affordable housing units.
 16. Building A has the following square footage:
 - a. Residential: 16,520
 - b. Mechanical: 256
 - c. Internal circulation (hallways and stairs): 1,833
 - d. Parking and vehicular circulation: 5,571
 - e. Overall: 24,180
 17. Building A has 18 parking spaces located in an enclosed underground parking garage.
 18. Building A has vehicular access off Lowell Avenue through one (1) driveway.
 19. Building A has 5 stories above the parking garage.
 20. Building A is on proposed lot 1.
 21. Affordable housing residential units do not count towards residential Unit Equivalents.
 22. Building B/C is a multi-unit dwelling, listed as a conditional use.
 23. Building B/C has 12 residential units.
 24. Building B/C has the following square footage:
 - a. Residential: 28,253 (14.13 residential Unit Equivalents)
 - b. Mechanical: 375
 - c. Internal circulation (hallways, stairs, and elevator): 1,133
 - d. Parking and vehicular circulation: 9,305
 - e. Overall: 39,066
 25. Building B/C has 21 parking spaces located in enclosed underground parking garages.
 26. Building B/C has vehicular access off Lowell Avenue through two (2) separate driveways.
 27. Building B/C has 4 stories above the parking garage
 28. Building B/C is on proposed lot 2
 29. Building D is a multi-unit dwelling, listed as a conditional use.
 30. Building D has 11 residential units
 31. Building D has the following square footage:
 - a. Residential: 24,590 (12.30 residential Unit Equivalents)
 - b. Mechanical: 166
 - c. Internal circulation (hallways, stairs, and elevator): 1,827
 - d. Parking and vehicular circulation: 8,313
 - e. Overall: 34,896
 32. Building D has 22 parking spaces located in an enclosed underground parking

- garage.
33. Building D has vehicular access off Lowell Avenue through one (1) driveway.
 34. Building D has 4 stories above the parking garage.
 35. Building D is on proposed lot 2.
 36. Townhomes Building is a multi-unit dwelling, listed as a conditional use.
 37. Townhomes Building has 7 residential units
 38. Townhomes Building is 29,005 (14.50 residential Unit Equivalents).
 39. Townhomes Building has 14 parking spaces, 2 within each parking garage.
 40. Townhomes Building has vehicular access off proposed private drive through individual driveways.
 41. Townhomes Building has 3 stories above the garage level.
 42. Townhomes Building is on proposed lot 30
 43. Single-family dwellings are an allowed use within the District.
 44. The applicants request to plat 27 lots to accommodate one (1) single-family dwelling on each lot.
 45. The approximate buildable square footage of the single family dwellings is 71,880 (35.94 residential Unit Equivalents).
 46. The single-family dwellings require 54 parking spaces, 2 within each lot as required.
 47. The single-family dwellings have vehicular access off proposed private drive through individual driveways and four (4) off Lowell Avenue.
 48. The single family lots are on proposed lots 3-29.
 49. The applicant proposed two (2) lots to be re-platted as open space.
 50. Proposed open space Lot 31 is 2,106.4 square feet with retaining walls and stair access to adjacent property to the south.
 51. Proposed open space Lot 32 is 487,798.29 square feet (11.2 acres).
 52. Proposed open space Lot 32 is to house an accessory building, 750 square feet, consisting of restroom and lockers for the exclusive use of property owners.
 53. The proposed accessory building on Lot 32 is located on the RC District.
 54. Accessory buildings are an allowed use with the RC District.
 55. Restrooms/lockers are considered residential accessory space and does not count towards Unit Equivalents.
 56. The site contains a total of 653,860 sf. (15.01 acres) broken down in the following manner:
 - a. RC District: 199,867 sf. (4.59 acres)
 - b. RC District within the SLO Zone: 78,654 sf. (1.81 acres)
 - c. ROS District: 84,194 sf. (1.93 acres)
 - d. ROS District within the SLO Zone: 291,145 sf. (6.68 acres)
 57. The applicant proposes to build solely within the zoning boundaries of the RC District. The applicant does not request to build within the boundary of the RC District/SLO, or within the ROS District, and these areas would be dedicated as open space.
 58. Within the RC District, sites with multi-unit dwellings receive a maximum floor area ratio (FAR) of 1.0.
 59. The portion of the site in the RC District has a maximum floor area of 199,867 sf. for multi-unit dwellings.
 60. The RC District does not provide a FAR standard for single-family dwelling lots,

- but rather, a minimum lot area requirement of 1,875 sf.
61. The proposal contains a total FAR of 0.41 (80,963 ÷ 199,867) for multi-unit dwellings.
 62. In applying the FAR at its maximum, the site would have a remaining 118,904 sf. in density (199,867 - 80,963).
 63. In applying the floor area not used for multi-unit dwelling for single-family dwellings, this would create approximately 63 residential lots (applying the minimum lot area of 1,875 square feet).
 64. The applicant requests to re-subdivide 27 single-family lots in conjunction with their 80,963 sf. of multi-unit dwellings.
 65. A residential Unit Equivalent is 2,000 square feet.
 66. The applicant proposes the construction of the following 30 residential units and the allotment of 27 lots:
 - a. 12 flats within multi-unit Building B/C totaling 27,683 square feet (13.84 residential Unit Equivalents).
 - b. 11 flats within multi-unit Building D totaling 24,255 square feet (12.13 residential Unit Equivalents).
 - c. 7 townhouses within the Townhome Building totaling 29,005 square feet (14.50 residential Unit Equivalents).
 - d. 27 lots to accommodate one (1) future single-family dwelling on each lot which would be approximately 71,880 square feet (35.94 residential Unit Equivalents).
 67. The applicant requests to maintain the MPD setback of 25 feet around the perimeter of the entire development, with the exception of seven (7) future single-family residential Lots 3-7 and 21-22.
 68. Applicant seeks the following setback reductions as allowed by the Code, if granted by the Planning Commission:
 - a. Proposed Lot 3-7 front setback reduction to ten feet (10').
 - b. Proposed Lot 21 side setback reduction to twenty feet (20').
 - c. Proposed Lot 22 side setback reduction to ten feet (10').
 69. The proposed setback reductions as described above matches the abutting zone setbacks and all aspect of the project will comply with applicable Building and Fire codes. The reductions do not increase project density, maintain the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and they meet open space requirements of the MPD.
 70. The proposed setback reductions are in compliance with LMC MPD provisions.
 71. All Master Planned Developments shall contain a minimum of sixty percent (60%) open space as defined in LMC Chapter 15-15 [...].
 72. The site contains a total of 653,759 square feet. The site contains 17,012 square feet of hard-scaped plazas equating to 2.6% of the site and 531,519 square feet (12.20 acres) equating to 81.3% of natural open space.
 73. The applicant proposes to designate the use of the two (2) open space lots on the proposed Re-Subdivision (plat).
 74. The applicant does not request to decrease the required number of off-street parking spaces; therefore, no parking analysis has been submitted. See building by building requirement:

- a. Affordable Housing Building A requires 18 parking spaces based on the size of the units. The proposed building contains 18 parking spaces.
 - b. Building B/C requires 21 parking spaces based on the size of the units. The proposed building contains 21 parking spaces.
 - c. Building D requires 21 parking spaces based on the size of the units. The proposed building contains 22 parking spaces.
 - d. Townhome building requires 14 parking spaces based on the size of the units, two (2) parking spaces per unit. Proposed building contains 14 parking spaces.
 - e. Single-family dwelling residential lots require 54 parking spaces, based on unit count. These 27 residential lots would require a minimum of 2 parking spaces per unit.
- 75. The proposal complies with the provisions of the building height parameters for multi-unit buildings listed under LMC § 15-2.16-4 Building Height and single-family dwellings listed under LMC § 15-2.16-5 Special Requirements For Single Family And Duplex Dwellings (subsection L-M), including all applicable height exceptions as allowed in the LMC.
 - 76. The applicant does not seek additional height under the MPD parameters listed under LMC § 15-6-5 MPD Requirements, Sub-section F.
 - 77. The project has been designed to maintain the existing neighborhood development pattern, with the larger scale buildings located alongside the existing multi-family.
 - 78. The proposed plan uses the massing of the buildings to mitigate the need for retaining walls by burying the buildings into the hillside. The balance of the required retaining walls has been stepped in shorter wall sections to reduce/eliminate tall retaining walls.
 - 79. Roads and utility lines are proposed to work with the existing grades to the greatest extent possible, as indicated on the civil site and grading plans. Areas of the deepest cuts are mitigated by using the townhome buildings to step up the hill.
 - 80. All trails proposed with the MPD are incorporated into open space elements and in some areas are maintained and improved in their existing locations. Trail easements will be platted on the final recorded subdivision plats. Staff recommends adding a public recreation easement on Rothwell Road (private road) connecting to trail network on the mountain.
 - 81. The City requests to secure a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access.
 - 82. The City requests to prepare a public trail plan for the open space parcel, provide for trail 'corridors' subject to final alignment, which would be part of the recorded development agreement. The applicant stipulates to this condition of approval.
 - 83. There are sufficient areas adjacent to the streets, driveways, and parking areas to store snow.
 - 84. The MPD shall comply with the trash storage and collection and recycling regulations contained herein.
 - 85. There are no commercial or non-residential uses with this project, and all off-

- street parking requirements are met within the project. The bus stop/ transportation area is located yards away from the project at the resort base. The applicant is considering placing an e-bike sharing station on site on Lowell Avenue for public use.
86. The submitted landscape plans specify the maximum area allowed for lawn or turf is limited to fifty percent (50%) of the total Area allowed to be disturbed and not covered by Buildings and other hard surfaces.
 87. Drought tolerant species and species native to the area are stipulated in the Guidelines. Native rock and boulders are stipulated as allowed within the LMC.
 88. Lighting is proposed to comply with requirements of LMC Chapter 15-5, Architectural Review and is further spelled out in the Guidelines.
 89. No development within the MPD is located within the SLO with the exception of trails, which are an allowed use in the SLO.
 90. The proposal includes 200% of the required Affordable Housing as required by the current housing resolution (03-2017).
 91. The current affordable housing proposal, which is developed through the Affordable Housing Staff and the Affordable Housing Authority (The City Council), is shown on a table within this staff report. The Staff and the Affordable Housing Authority retain the final say on these figures.
 92. The proposal does not create additional demands for child care.
 93. An environmental survey (Exhibit P - Environmental Survey) was prepared revealing no environmental contaminants on the property.
 94. A mine site study (Exhibit Q - Mine Site Studies) was conducted and determined that there were no mining related activities on the property.
 95. The proposal fulfills the following goals and objectives of the General Plan.
 96. A cultural survey (Exhibit O - Cultural Survey) was prepared revealing the only significant historical element on site was the Crescent Tramway, which will remain as the existing ski/ bike trail on the property. There are no historic structures on site.
 97. LMC § 15-6-4 (G) states that once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement and shall be submitted to the Planning Department within six (6) months of MPD approval, for ratification by the Planning Commission..
 98. Multi-unit dwellings and Master Planned Developments are listed as a conditional uses in the RC District.
 99. The applicant proposes the construction of four (4) multi-unit dwelling buildings which includes one (1) building housing the affordable housing units that exceeds the required affordable housing requirements.
 100. There are certain uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
 101. A conditional use shall be approved 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.
 102. The project is located on Lowell Avenue, between 12th and 13th Street.

103. The four (4) multi-unit dwellings are located at the lower portion of the subject site.
104. A traffic study (Triton Engineering, June, 2017) was provided by the applicant and reviewed by the City indicating that study intersections are anticipated to continue operating at acceptable levels of service.
105. Capacity of existing streets can handle anticipated normal traffic especially based on the fact that maximum density is not being pursued by the applicant.
106. Utilities necessary for these proposed uses are available at or near the site.
107. Final utility plans, including grading and storm water run-off plans will be required at time of building permit review.
108. The proposed plans have been reviewed by the City and the Park City Fire District for compliance and meet the requirements for emergency vehicle access based on the close proximity to Lowell Avenue and the direct connection of the private drive.
109. The proposed conditional use meets all LMC parking regulations.
110. The internal circulation plan incorporated on the site plan showing proposed access to existing trails as well community access point to the trails and ski runs.
111. Adjoining uses mirror the uses proposed in this project, and no separation is required. In fact, the project is providing community access through to adjacent open space.
112. The project has been designed to mirror the existing neighborhood development patterns.
113. The larger mass buildings are located adjacent to the larger buildings on Lowell, and the project homes mirror the East side of Lowell, with the townhomes continuing the townhome pattern as well.
114. As designed, approximately 82 percent of the project is contiguous open space, with access to skiing and bike trails.
115. All signs and lighting for the project will be approved through the Master Sign Plan application process and through building department review for compliance with the LMC.
116. The physical design of the proposed additions and new buildings, in terms of mass, scale, style, design and architectural detailing.
117. The proposed buildings complement the existing neighborhood in architectural character, materials, colors, mass and scale.
118. Proposed materials consist of metal and membrane roofing, wood and metal siding, natural stone and other elements consistent with the existing buildings.
119. This project will not create any of the conditions listed that are not normally associated in the residential nature of the proposed use.
120. There will be no commercial delivery or service vehicles to the project as the entire project is residential. Typical residential delivery service will utilize residential streets and driveways.
121. Trash and Recycling will mirror the existing Old Town pattern and usage with small residential trash bins, and shall comply with the required regulation listed under Master Planned Developments.
122. All condominiums will be sold as wholly owned condominiums and be required to follow local guidelines relative to other uses, the same applies to the single-family

- lots.
123. The proposed development is not within any environmentally sensitive lands, physical mine hazards, historic mine waste, or Park City Soils Ordinance.
 124. The site is within steep slopes found throughout the site.
 125. The overall proposal, both Multi-Unit Dwellings (conditional use) and single-family detached houses (allowed use) takes place over approximately 30% of the entire site.
 126. The Applicant provided Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations, with the placement, volume and height of on-mountain waste rock on a map showing the placement areas for waste rock
 127. Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.
 128. Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations also shows the proposed study of the corresponding volumes and depths of the waste material on adjacent property.
 129. Applicant indicates that all waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches (6") of topsoil, seeded with a native grass mix and sod placed over the grass seeds.
 130. Applicant demonstrates that the maximum depth would be 5 feet, tapering off to 0 feet.
 131. Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.
 132. Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.
 133. The applicant estimates 14,400 cubic yards of material (includes swell) which would equate to 1,440 truckloads (at 10 yds. / truck).
 134. As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.
 135. Applicant has indicated that they will instruct construction staff to keep delivery trucks off the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm.
 136. Applicant agrees to not deliver materials during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.
 137. Applicant has provided the approximate excavation quantities of the 27 single-family dwellings which would be approximately 7500 cubic yards.
 138. The applicant does not plan on building the 27 single-family dwellings but plans to sell the lots to individuals and/or builders.
 139. The Chief Building official has studied the applicant's preliminary Construction

Mitigation Plan and finds that the proposal is in compliance with current Building Department policies.

- 140. Construction Mitigation Plan will be finalized by the Building Dept. once building permits are submitted by the applicant.
- 141. The applicant stipulates to the conditions of approval.
- 142. The discussion in the Analysis section is incorporated herein.

Master Planned Development Conclusions of Law

- A. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
- B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
- C. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
- D. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
- E. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
- F. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
- G. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
- H. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
- I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- J. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
- K. The MPD has been noticed and public hearing held in accordance with this Code.
- L. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
- M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
- N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
- O. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditional Use Permit Conclusions of Law:

1. The proposal satisfies the Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16).
2. The proposal complies with all requirements of this LMC.
3. The Uses will be Compatible with surrounding Structures in Use, scale, mass
4. The effects of any differences in Use or scale have been mitigated through careful planning.

Master Planned Development & Conditional Use Permit Conditions of Approval:

1. All standard project conditions shall apply.
2. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.
3. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site.
4. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
5. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plat.
6. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
7. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plat, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.
8. An Affordable Housing Plan shall be approved by the Park City Housing Authority prior to issuance of any building permits for units within the MPD and deed restrictions shall be recorded.

9. As a condition precedent to receiving a certificate of occupancy for any market rate unit the City shall be provided with proof of compliance with the approved Affordable Housing Plan.
10. A master sign plan for the project shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any individual sign permits.
11. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two years from the date of execution of the Development Agreement unless Construction, as defined by the Uniform Building Code, has commenced on the project.
12. Once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.
13. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.
14. Vegetation and landscaping will be planted in such a manner that screening of adjacent properties is to be consistent with approved landscape plans. The applicant recognizes that the City Engineer have final authority on landscape placement in required easement areas.
15. All interior roads shall be constructed to Park City Engineering standards. Final grades, storm drainage and width to be approved by the City Engineer.
16. Interior roads are proposed to be private and maintained by the HOA.
17. An HOA shall be in place to maintain and govern the property.
18. An open space use plan shall be approved by the Park City Planning Department and shall be included as part of the development agreement. Such uses shall be consistent with the LMC and shall include ski runs, hiking/biking trails and related ski improvements such as snow making and signage as needed and appropriate.
19. A trails master plan that is consistent with the city's needs and desires shall be forwarded by the City Trails personnel and approved by both the applicant and the Park City Planning Department, which would be part of the recorded development agreement.
20. The applicant shall allow a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access, and shall be shown on the plat.
21. The proposal shall comply with all Architectural Design Guidelines outlined in LMC § 15-5-5 which includes prohibited architectural styles and motifs, prohibited siding materials, design ornamentation, number of exterior wall materials, roofing materials, roof shapes, solar panels and skylights, window treatments, Lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, and landscaping. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on January 10, 2018.

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Building (435) 615-5100 • Engineering (435) 615-5055 • Planning (435) 615-5060

22. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
23. The proposal shall not undergo excavation or footings and foundation work on the multi-family buildings or the access road (Rothwell Road) during the winter season from Christmas (December 25) through April 1st.
24. Materials shall not be delivered during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.
25. The final building plans and construction details for the project shall substantially comply with the drawings reviewed by the Planning Commission on January 10, 2018.
26. The applicant shall record a plat prior to selling individual units.
27. A deed restriction all affordable housing units shall be recorded prior building permit issuance.
28. The CCRs shall be submitted with the plat for review and approval by the City prior to final plat recordation.
29. The CCRs submitted with condominium plats that include any deed restricted affordable housing units shall limit the HOA dues related to the deed restricted employee housing unit in order to ensure that the units remain affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the units (or exempt the units from HOA fees) to ensure that the units don't lose their affordability due to HOA fees. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
30. The Conditional Use Permit shall expire on January 10, 2019, unless an extension is requested in writing prior to expiration date and the extension is granted by the Planning Director.
31. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements and mitigates for removal of significant vegetation, shall be submitted with the building permit application for approval by the Planning, Building, and Engineering Department, and shall be in substantial conformance with the plans reviewed by the Planning Commission on January 10, 2018.
32. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
33. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.

Please be aware that this approval in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

As the applicant, this letter is intended as a courtesy to document the status of your request. The official minutes from the Planning Commission meeting are available in the Planning Department office.

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Rory Murphy
22 January 2018
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If you have questions regarding your applications or the action taken please don't hesitate to contact me at 435-615-5064 or fastorga@parkcity.org.

Sincerely,



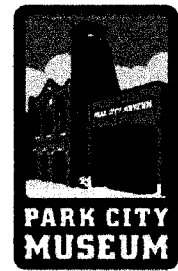
Francisco Astorga, AICP
Senior Planner

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EXHIBIT C
CULTURAL SURVEY

March 7, 2017

Rory Murphy
2590 Sidewinder Drive
Park City, UT 84060



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Ken Martz
Cindy Matsumoto
Linda McReynolds
Sydney Reed
Randy Scott
Zibby Tozer

Dear Rory,

Thank you for contacting the Park City Historical Society & Museum regarding cultural or historical assets on your property on Lowell Avenue.

In reviewing the Sanborn Fire Insurance maps from 1907, 1929 and 1949, I did not find any structures on Block 42. The other blocks 35, 38, 39, 43, 44, 45 and 48 do not show on any of these maps

Further exploration of our extensive historic photo collection revealed that the historic Crescent Tramway lies on this property. The railroad grade is shown on the Alt/NSPS Land Title Survey (created by Evergreen Engineering dated January 17, 2017) that you provided, and is described as "pedestrian access easement for Nastar LLC". The railroad grade is also called out in the Easement Detail on this survey.

The Crescent Tramway was a narrow gauge railway constructed in 1883 to haul ore from the Crescent mine, located near the head of Thaynes Canyon, to the Mackintosh or Crescent Sampler (near Heber Ave). The tramway used two steam Shay engines, the Prospector and the Maude Withey to haul the ore cars. Plagued by derailment and winter avalanche conditions, the rail line wasn't very successful. The Crescent mine closed in 1900. In 1901, the Silver King replaced the tramway with a more reliable aerial bucket system.

Park City residents petitioned City Council to purchase the tramway bed and keep it open to the public. In 1916 the city constructed a cement walkway from Park Ave to Empire. Parts of this have since disappeared under development or roads. A section of the tramway grade above Empire Ave has become North Star Drive.

The Park City Historical Society & Museum has periodically led tours from Main Street along the Crescent Tramway railroad grade. From the intersection of the tramway with Treasure Hollow ski run and extending almost all the way to the site of the Crescent mine, the grade has become a popular hiking and mountain bike trail called Crescent Mine Grade (CMG). We would urge you to keep this easement available for pedestrian access so future generations can marvel at the tenacity of past residents and business owners and their extraordinary efforts in building a narrow gauge railroad so far into the mountain wilderness.

Sincerely,


Sandra Morrison,
Executive Director

EXHIBIT D
MINE SITE STUDIES

Blue Ledge Consulting
2334mStringham Avenue
Salt Lake City, Utah 84109

February 22, 2017

Mr. Rory Murphy
CRH Partners
2590 Sidewinder Drive
Park City, UT 84060

Dear Rory:

You have requested a determination if there are any mining related features located on a parcel of land known as the Nastar Parcel which is also known as Parcels SA-315, SA-318 and SA-321. The land is located south of the Park City Resort complex on an eastern facing hillside.

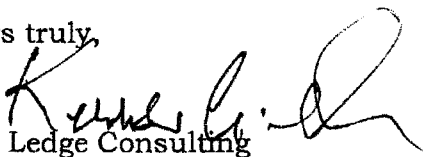
The land has its origin as platted City lots and is part of the Snyder's Addition to Park City. This is important because the land is not mining in origin. That is, a mining claim or claims did not establish this land. Had this been the case, there very well could be mine related features such as a discovery pit, shaft or other mining related feature on the property.

I have reviewed the available information which is sparse but includes U. S. G. S. Professional Paper No. 77 by Boutwell, Francis L. Colliers Mining Claim Map of the Park City area, numerous aerial photographs, mine claim maps, other maps and reports. The Minola Tunnel entrance is south and west of the property but does not appear to cross the property boundary at depth. The depot tunnel is located south of the land in the area of Creole Gulch. Neither one of these features appear to occur within or impact the property.

Based on my review of the available information there does not appear to be a mining related feature on the property owned by CRH Partners.

This should be verified in the field sometime in the future when the snow leaves the ground. I will be glad to help you with that if you like.

Yours truly,


Blue Ledge Consulting
Kerry C. Gee, President
Utah Professional Geologist No. 5260881-2250

01093392 Page 29 of 167 Summit County

Blue Ledge Consulting
2334 Stringham Avenue
Salt Lake City, Utah 84109

May 26, 2017

Mr. Rory Murphy
CRH Partners
2590 Sidewinder Drive
Park City, UT 84060

Dear Rory:

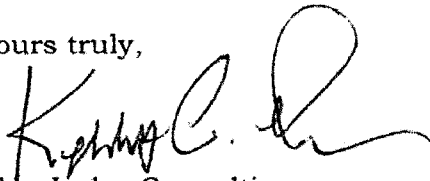
You have requested a determination if there are any mining related features located on a parcel of land known as the Nastar Parcel which is also known as Parcels SA-315, SA-318 and SA-321. The land is located south of the Park City Resort complex on an eastern facing hillside.

As per my letter of February 22, 2017 I have visited the property referenced above. I did not find anything that resembled a mine related feature on the property.

If I can be of service in the future please let me know.

Good luck with your project.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kerry C. Gee', with a stylized flourish at the end.

Blue Ledge Consulting
Kerry C. Gee, President
Utah Professional Geologist No. 5260881-2250

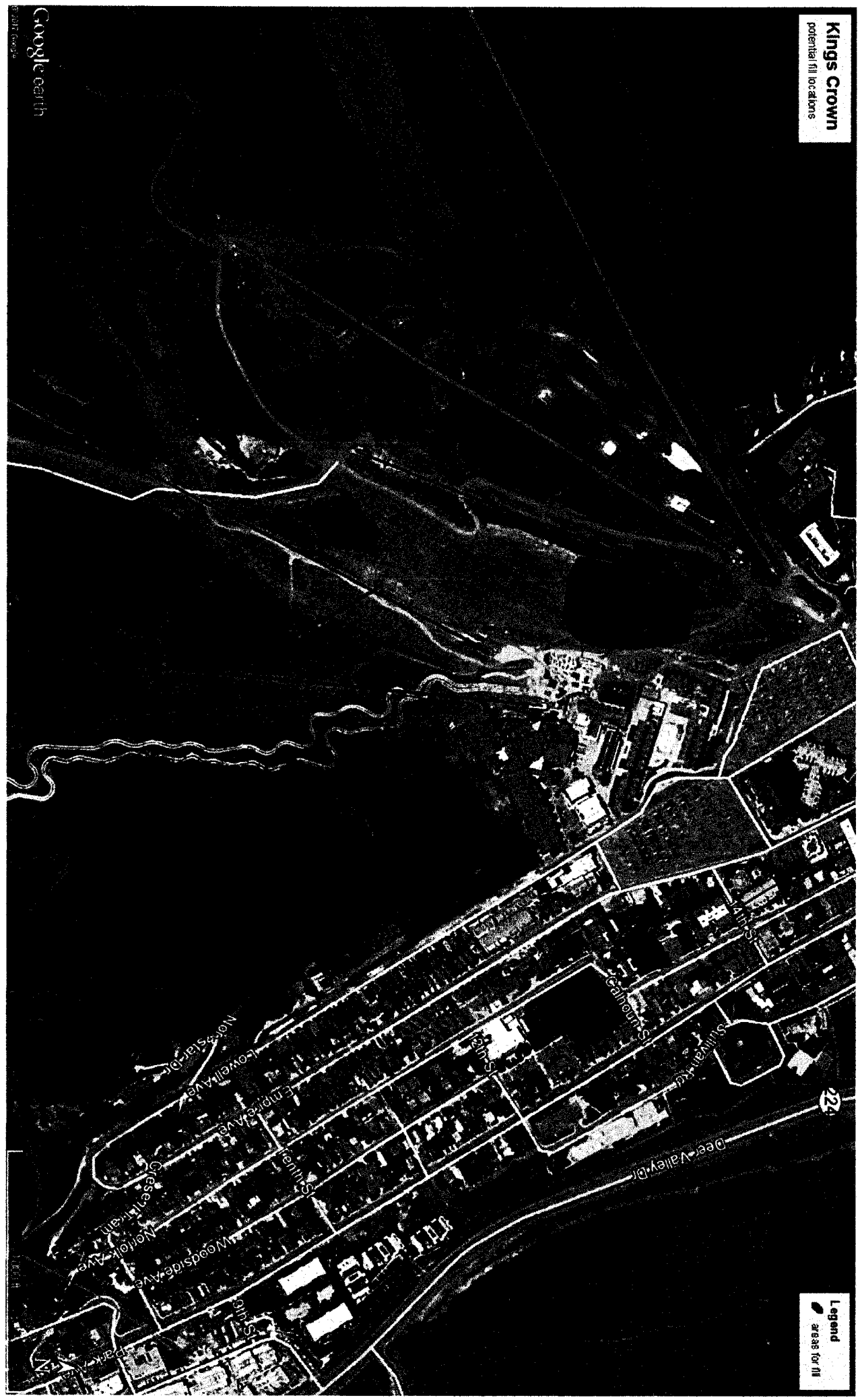
EXHIBIT E

PROPOSED EXPORT FILL

**Placement Exhibit and Possible
Fill Locations**

Kings Crown
potential fill locations

Legend
areas for fill



Google earth
© 2017 Google

EXHIBIT F

SFD APPROXIMATE EXCAVATION QUANTITIES

King's Crown
Single Family Homes
Approximate Excavation Quantities
January 4, 2017
Prepared by Evergreen Engineering, Inc.

Lot	Avg Cut (sf)	Width (ft)	Total Cut (cf)	Total Cut (cy)
3	710	20	14200	526
4	710	20	14200	526
5	710	20	14200	526
6	460	30	13800	511
7	460	30	13800	511
8	260	30	7800	289
9	220	25	5500	204
10	295	18	5310	197
11	198	18	3564	132
12-21	0	25	0	0
22	427	25	10675	395
23	656	23	15088	559
24	776	24	18624	690
25	689	24	16536	612
26	665	24	15960	591
27	553	20	11060	410
28	515	20	10300	381
29	535	20	10700	396
			TOTAL	7456

EXHIBIT G
GENERAL DRAWINGS

164

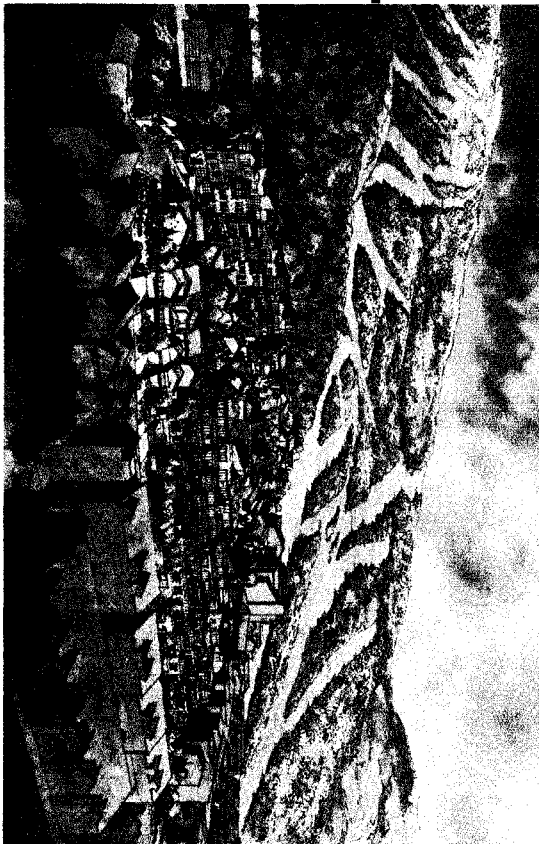
KING'S CROWN

MASTER PLANNED DEVELOPMENT

MPD SUBMITTAL

PROJECT CONTACT INFORMATION

DRAWING INDEX - MPD		DRAWING INDEX - MPD	
GENERAL DRAWINGS	COVER SHEET	ARCHITECTURAL GRAPHICS DRAWINGS	ARCHITECTURAL GRAPHICS DRAWINGS
Civil DRAWINGS	ALTA SURVEY	AG-101	ROOF HEIGHT COMPLIANCE
ALTA SURVEY	STORM MAP	AG-102	HEIGHT FOOT STUDIES
Civil DRAWINGS		AG-111	AFRONTAGE BLDG AREA PLANS
EXISTING CONDITIONS SURVEY		AG-112	AFRONTAGE BLDG AREA PLANS
PRELIMINARY CIVIL SITE PLAN		AG-121	CONDO BUILDING B/C AREA PLANS
PRELIMINARY TRILLIT PLAN		AG-122	CONDO BUILDING B/C AREA PLANS
PRELIMINARY TRILLIT PLAN		AG-123	CONDO BUILDING B/C AREA PLANS
DETAILED GRADING PLAN		AG-132	CONDO BUILDING D AREA PLANS
DETAILED GRADING PLANS		AG-142	CONDO BUILDING D AREA PLANS
LANDSCAPE DRAWING		ARCHITECTURAL DRAWINGS	
LANDSCAPE PLAN		AE-201	CONCEAL, AVE - STRENGTH ARE ELEVATIONS
LANDSCAPE PLAN		AE-212	BUILDING A ELEVATIONS
MATERIALS PLAN		AE-221	BUILDING B ELEVATIONS
ARCHITECTURAL SITE DRAWINGS		AE-222	BUILDING B ELEVATIONS
SITE AERIAL PLAN		AE-231	BUILDING C ELEVATIONS
EXISTING PLANTED CONDITIONS - 24/7 LOTS		AE-232	BUILDING C ELEVATIONS
PROJECT SCOPE		AE-241	TOWNHOUSE STREET ELEVATION
DRAWING/ALTA SITE PLAN		AE-201	SITE SECTIONS
		AE-202	SITE SECTIONS
		AE-211	BUILDING A SECTIONS
		AE-212	BUILDING B/C SECTIONS
		AE-221	BUILDING C SECTIONS
		AE-231	TOWNHOUSE SECTIONS
		AE-201	PRELIM 3D VIEW
		AE-202	PRELIM 3D VIEW
		AE-203	PRELIMINARY OVERALL SKETCH



DRAWING INDEX - MPD

DRAWING INDEX - MPD

GI-001

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN

STRUCTURAL:
JARRATT ENGINEERING

MECHANICAL:
PVE INC

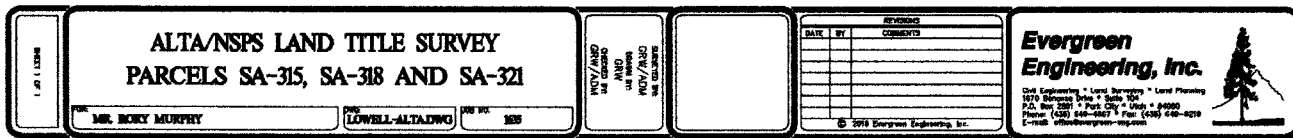
ELECTRICAL:
BNA CONSULTING

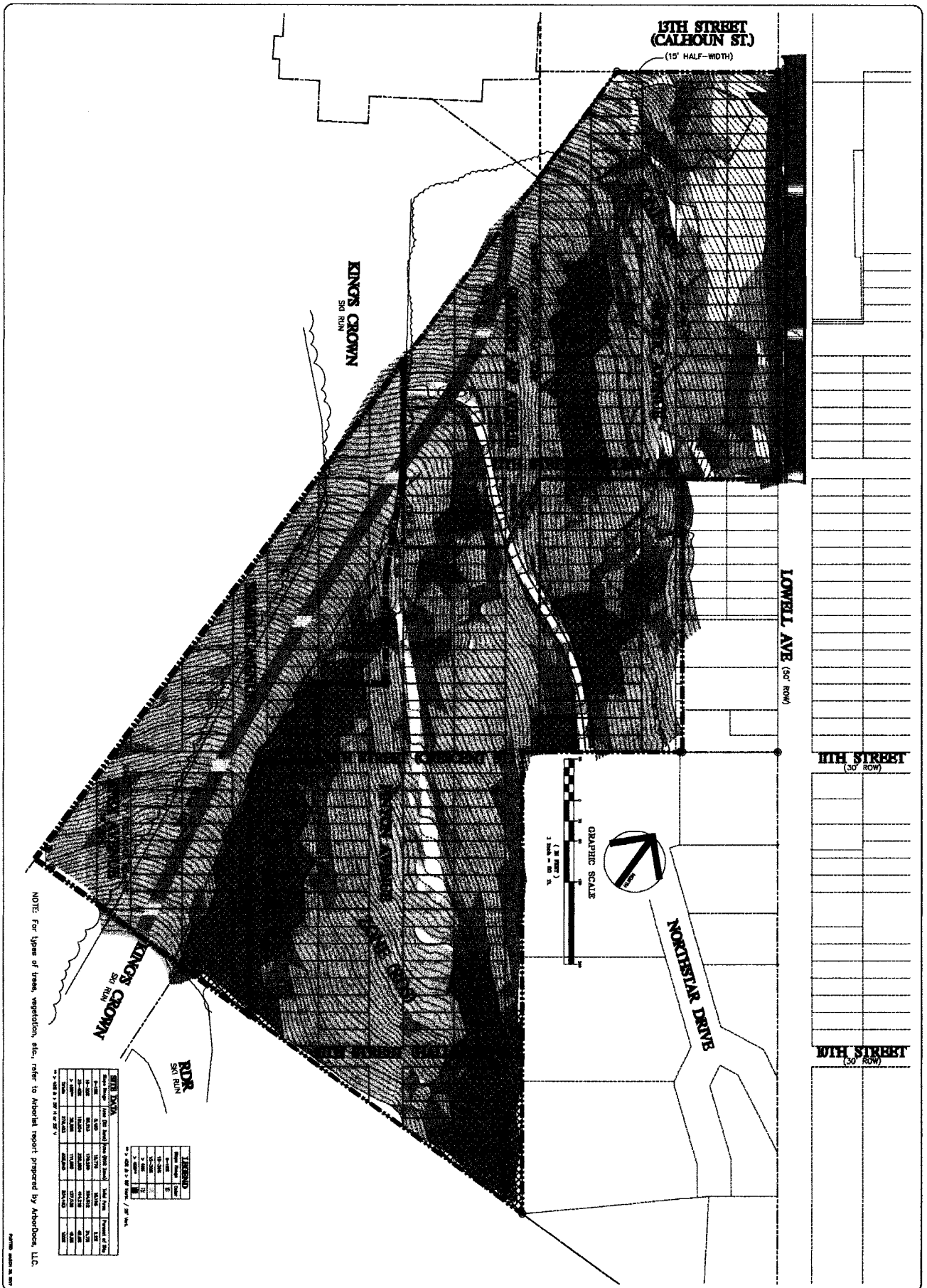
LANDSCAPE:
LO/CI

INTERIOR:
WOW +

WOW

EXHIBIT H
CIVIL DRAWINGS (ALTA & SLOPE)





SLOPE ANALYSIS PARCELS SA-315, SA-318 AND SA-321		LOWELL-SLOPE-R		FOR NO. 105	
MR. RORY MURPHY		LOWELL-SLOPE-R		FOR NO. 105	
DATE: 10/1/11		SCALE: 1" = 50'		PROJECT: 010933392	
CLIENT: SUMMIT COUNTY		DESIGNER: EVERGREEN ENGINEERING, INC.		CHECKED: [Signature]	
APPROVED: [Signature]		DATE: 10/1/11		PROJECT: 010933392	

Evergreen Engineering, Inc.

Civil Engineering • Land Surveys • Land Planning

18700 Riverside Drive • Suite 100

P.O. Box 200 • Park City, Utah • 84002

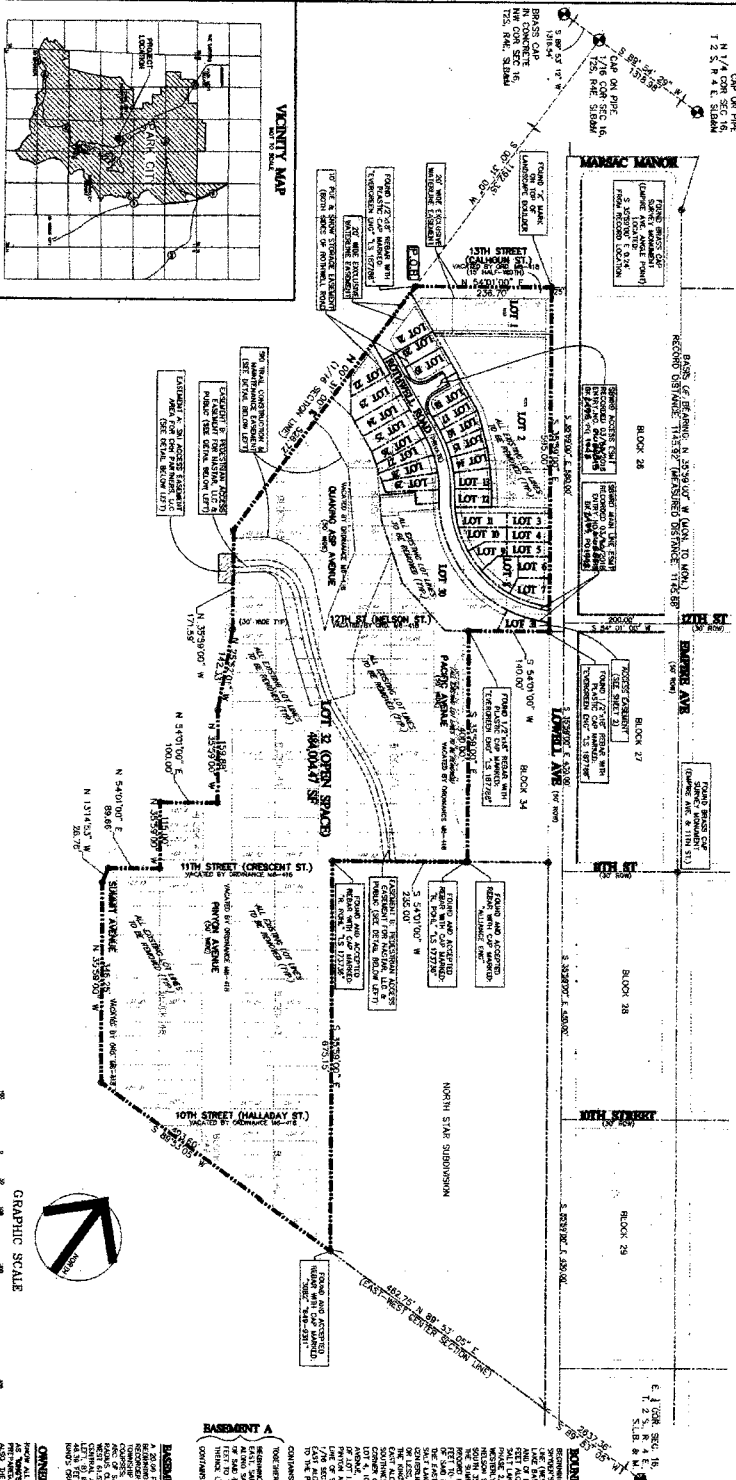
Phone: (435) 944-1007 • Fax: (435) 944-1009

E-mail: info@evergreen-eng.com

EXHIBIT I
PROPOSED PLAT (UPDATED)

KING'S CROWN **RE-SUBDIVISION**

(A 32 LOT RESIDENTIAL SUBDIVISION)
LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



BASEMENT DETAIL

VICINITY MAP

GRAPHIC SCALE



STANDARD CERTIFICATE

1. THIS MAP IS IN CONFORMANCE WITH THE INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DATE: 10/1/2018.
2. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS.
3. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN CONFORMANCE WITH THE CITY ENGINEERING DEPARTMENT STANDARDS.
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Evergreen Engineering, Inc. 1000 W. 1000 S. SUITE 100 P.O. BOX 1000 SALT LAKE CITY, UT 84143 TEL: 313.1234 FAX: 313.1234 WWW.EVERGREEN-UTAH.COM	CITY ENGINEER APPROVED FOR CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DATE: 10/1/2018. BY: <i>[Signature]</i>	SUNDERVILLE BASIN WATER RECLAMATION DISTRICT APPROVED FOR CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DATE: 10/1/2018. BY: <i>[Signature]</i>	CITY PLANNING COMMISSION APPROVED FOR CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DATE: 10/1/2018. BY: <i>[Signature]</i>	COUNCIL APPROVAL & ACCEPTANCE APPROVED FOR CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS DATE: 10/1/2018. BY: <i>[Signature]</i>	CERTIFICATE OF ATTEST I CERTIFY THIS WAS APPROVED BY PARK CITY ENGINEERING DEPARTMENT ON THIS DATE: 10/1/2018. BY: <i>[Signature]</i>	RECORDED N. 1093392 Date: 10/1/2018 RECORDED AND FILED AT THE REQUEST OF: <i>[Signature]</i> FEE: \$12.00
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BASEMENT A

BASEMENT A: This basement is located below the main floor of the building. It is used for storage and contains various items. The basement is accessible via a set of stairs located at the rear of the building. The basement is finished and has a concrete floor. The walls are also finished and have a drywall finish. The ceiling is also finished and has a drop ceiling. The basement is well-lit and has a clean and organized appearance. The basement is a valuable addition to the property and provides a great place for storage.

OWNER'S DECLARATION AND CONSENT TO RECORD
I, the undersigned, owner of the above-described property, do hereby declare that the information contained herein is true and correct to the best of my knowledge and belief. I further declare that I have read and understand the contents of this declaration and consent to its recording. I understand that this declaration is a public record and that it will be available to the public. I understand that this declaration is a permanent record and that it will remain in effect forever. I understand that this declaration is a legal document and that it has legal consequences. I understand that this declaration is a voluntary act and that I am not being coerced or forced into it. I understand that this declaration is a free and voluntary act and that I am not being coerced or forced into it. I understand that this declaration is a legal document and that it has legal consequences. I understand that this declaration is a voluntary act and that I am not being coerced or forced into it. I understand that this declaration is a free and voluntary act and that I am not being coerced or forced into it.

ACKNOWLEDGMENT
I, the undersigned, do hereby acknowledge that I have read and understand the contents of this declaration and consent to its recording. I understand that this declaration is a public record and that it will be available to the public. I understand that this declaration is a permanent record and that it will remain in effect forever. I understand that this declaration is a legal document and that it has legal consequences. I understand that this declaration is a voluntary act and that I am not being coerced or forced into it. I understand that this declaration is a free and voluntary act and that I am not being coerced or forced into it. I understand that this declaration is a legal document and that it has legal consequences. I understand that this declaration is a voluntary act and that I am not being coerced or forced into it. I understand that this declaration is a free and voluntary act and that I am not being coerced or forced into it.

NOTARIZATION
I, the undersigned, do hereby declare that I am a resident of the State of Utah and that I am the owner of the above-described property. I declare that the information contained herein is true and correct to the best of my knowledge and belief. I further declare that I have read and understand the contents of this declaration and consent to its recording. I understand that this declaration is a public record and that it will be available to the public. I understand that this declaration is a permanent record and that it will remain in effect forever. I understand that this declaration is a legal document and that it has legal consequences. I understand that this declaration is a voluntary act and that I am not being coerced or forced into it. I understand that this declaration is a free and voluntary act and that I am not being coerced or forced into it. I understand that this declaration is a legal document and that it has legal consequences. I understand that this declaration is a voluntary act and that I am not being coerced or forced into it. I understand that this declaration is a free and voluntary act and that I am not being coerced or forced into it.

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KING'S CROWN RE-SUBDIVISION

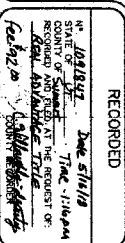


EXHIBIT J
SURVEY

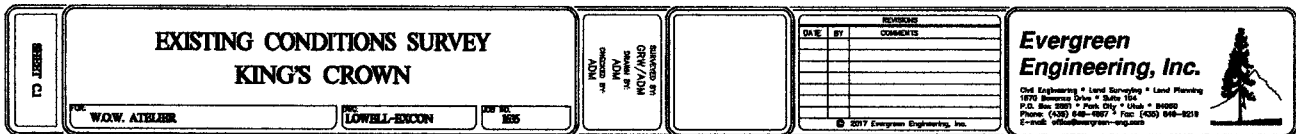
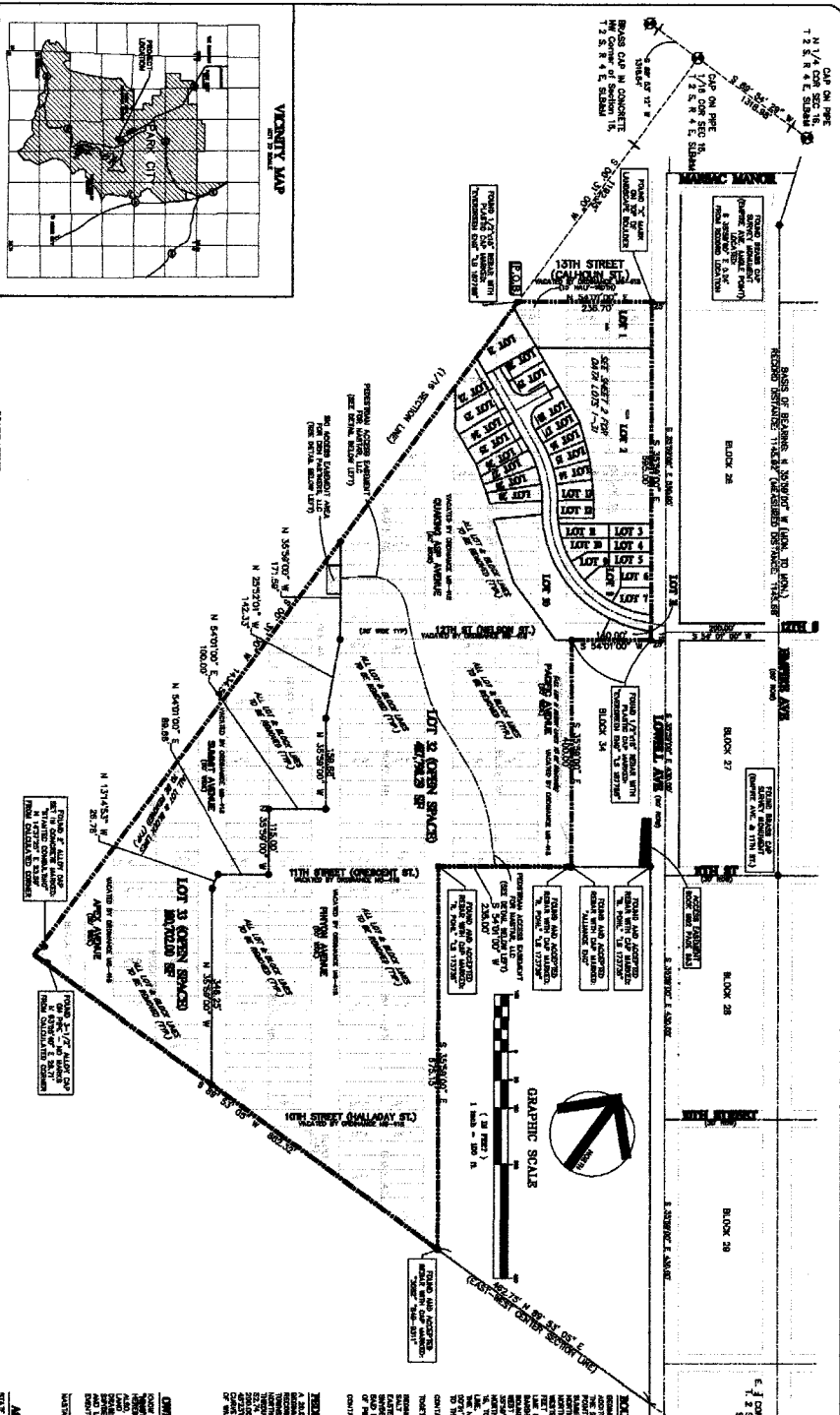


EXHIBIT K
CIVIL DRAWINGS

KINGS CROWN AT PARK CITY A 33 LOT RESIDENTIAL SUBDIVISION LOCATED IN SECTION 16 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASIN AND MERRIAM, PARK CITY, SUMMIT COUNTY, UTAH



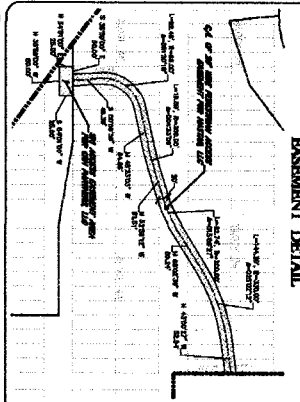
GRAPHIC SCALE
 1" = 100'

NEIGHBORHOOD DESCRIPTION
 The proposed subdivision is located in Section 16, Township 2 South, Range 4 East, Salt Lake Basin and Merriam, Park City, Summit County, Utah. The subdivision is bounded by 13th Street to the north, 33rd Street to the south, 1st Street to the east, and 2nd Street to the west. The subdivision is situated in a residential area and is surrounded by other residential developments.

OWNER'S INTENTION AND COMMENT TO RECORD
 The undersigned owner of the above described tract of land, to be recorded, hereby certifies that the subdivision map is a true and correct representation of the land and that the same is in accordance with the provisions of the Utah Subdivision Map Act. The owner further certifies that the subdivision map is in accordance with the provisions of the Utah Subdivision Map Act and that the same is in accordance with the provisions of the Utah Subdivision Map Act.

ACKNOWLEDGMENT
 I, the undersigned, do hereby certify that I am the owner of the above described tract of land and that I am the owner of the same. I further certify that the subdivision map is a true and correct representation of the land and that the same is in accordance with the provisions of the Utah Subdivision Map Act.

CERTIFICATE OF ATTEST
 I, the undersigned, do hereby certify that I am the owner of the above described tract of land and that I am the owner of the same. I further certify that the subdivision map is a true and correct representation of the land and that the same is in accordance with the provisions of the Utah Subdivision Map Act.

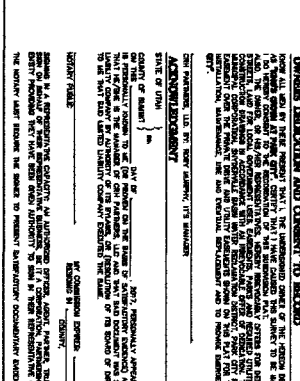


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ENGINEER
 CITY ENGINEER
 SNOWVILLE BASIN WATER RECLAMATION DISTRICT
 REVIEWED FOR COMPLIANCE WITH SNOWVILLE RECLAMATION DISTRICT ENGINEERING DEPARTMENT ON THE DAY OF _____ A.D. 2017.

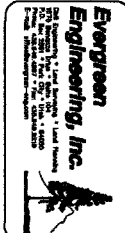
CITY PLANNING COMMISSION
 APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THE DAY OF _____ A.D. 2017.

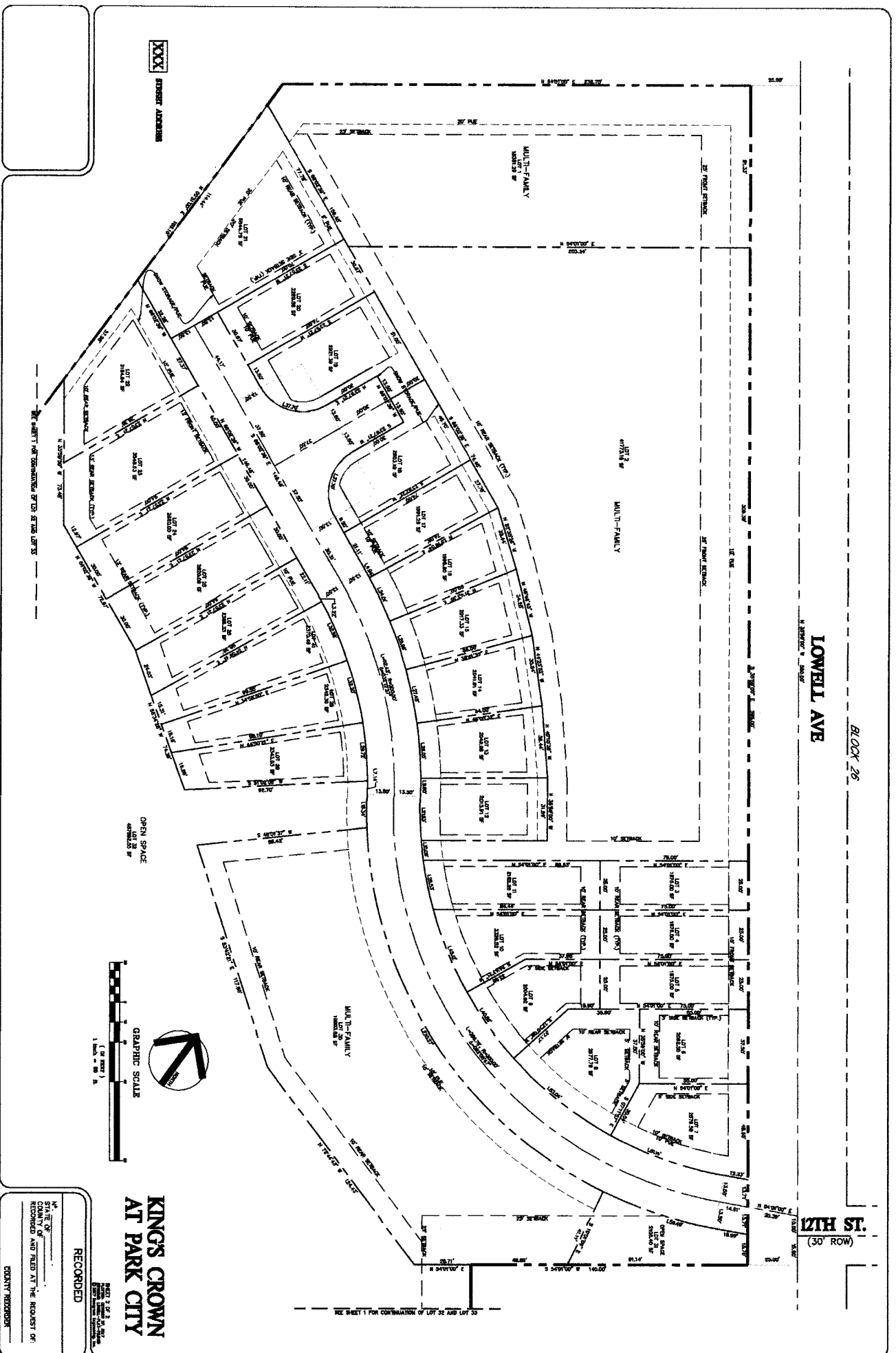
APPROVAL AS TO FORM
 APPROVED AS TO FORM BY THE PARK CITY PLANNING COMMISSION ON THE DAY OF _____ A.D. 2017.

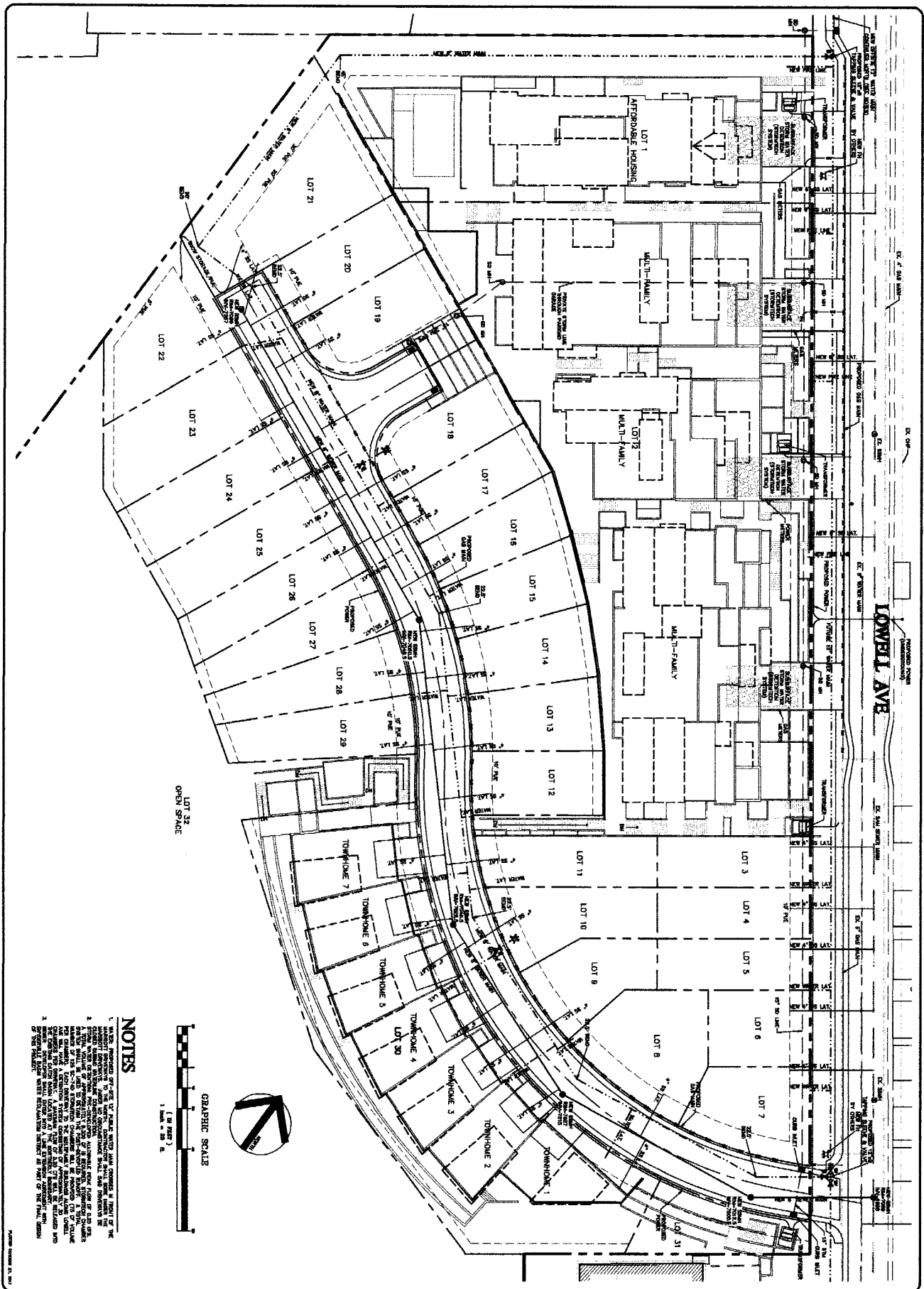
COUNCIL APPROVAL & ACCEPTANCE
 APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2017.

CERTIFICATE OF ATTEST
 I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____ A.D. 2017.

RECORDED
 RECORDED AND FILED AT THE REQUEST OF: _____ COUNTY RECORDER _____







NOTES

1. ALL UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. EVERGREEN ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

2. THE UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. EVERGREEN ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

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5. THE UTILITIES SHOWN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. EVERGREEN ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

GRAPHIC SCALE

1" = 50' (SEE PAGE 2)

1" = 50' (SEE PAGE 2)

PRELIMINARY UTILITY PLAN

KING'S CROWN

DATE: 10/1/2017

BY: [Signature]

FOR: [Signature]

PROJECT NO: 1005

LOWELL-REID-R

WOW ATLAS

Evergreen Engineering, Inc.

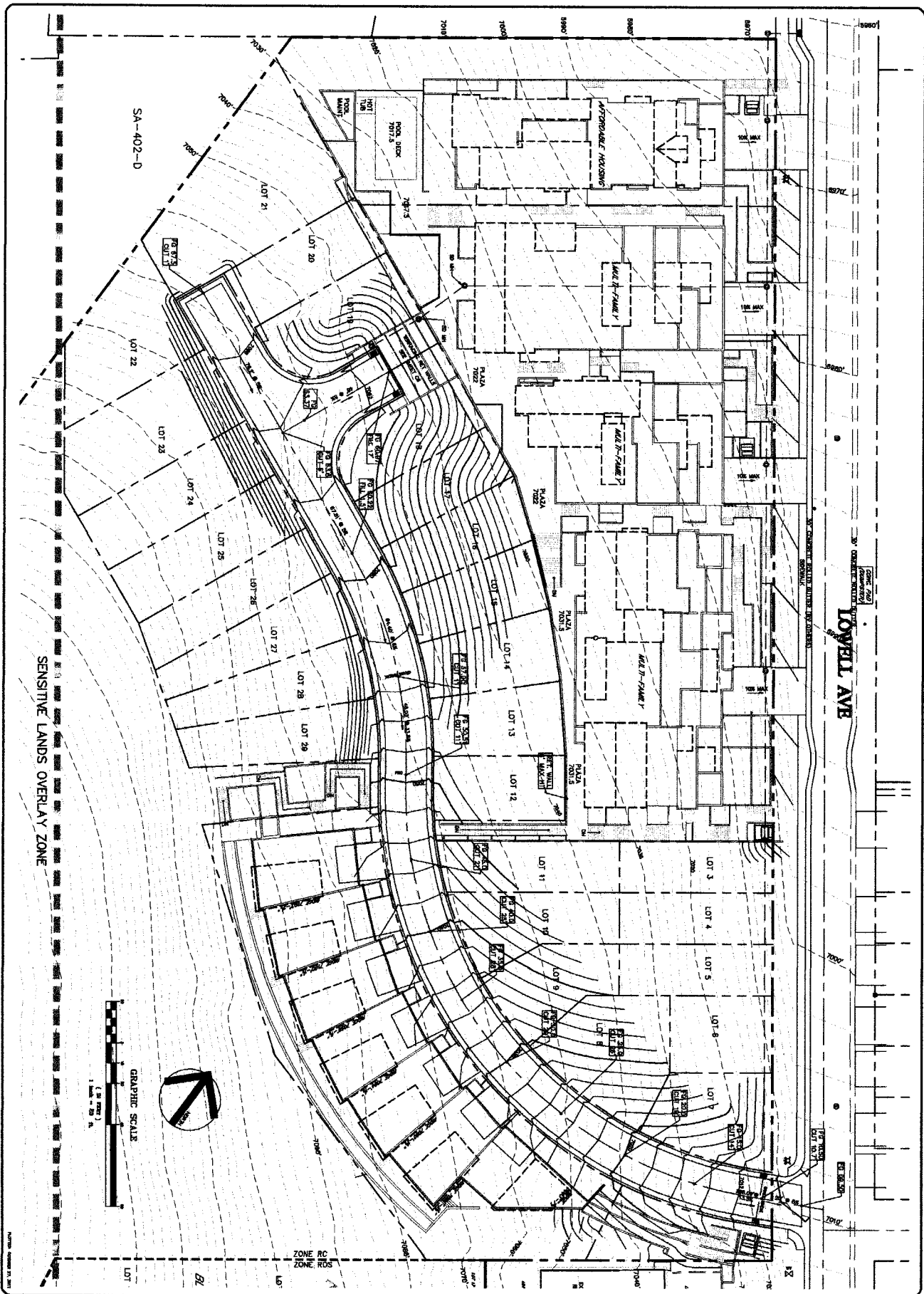
Old Engineering • Land Surveying • Land Planning

1070 Business Drive • Suite 100

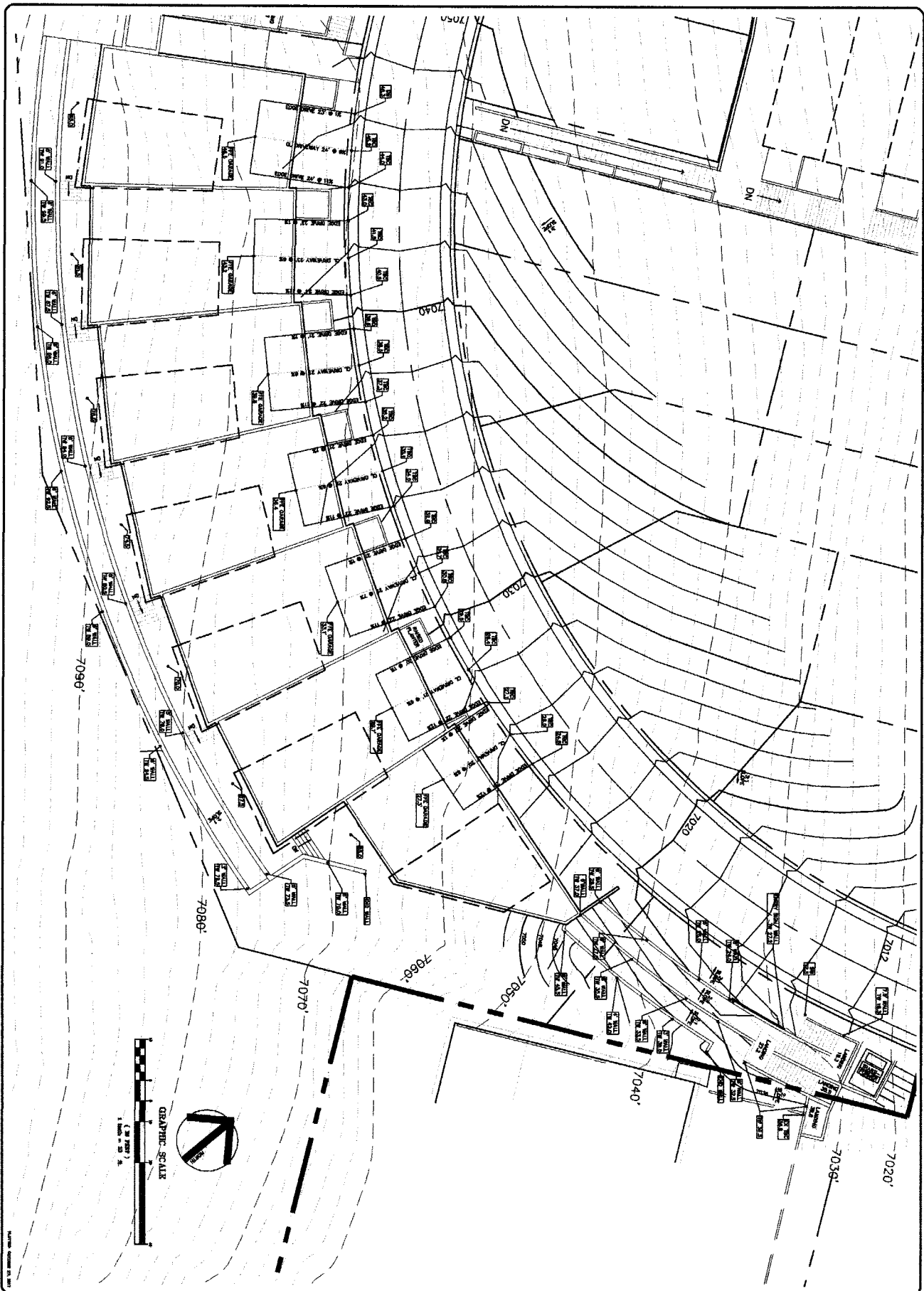
P.O. Box 888 • Park City • Utah • 84302

Phone: (435) 944-8887 • Fax: (435) 944-8889

E-mail: evergreeneng@evergreeneng.com



SHEET 04	PRELIMINARY GRADING PLAN KING'S CROWN		DRAWN BY: CHECKED BY: DATE:	REVISIONS NO. BY DATE DESCRIPTION	Evergreen Engineering, Inc. Civil Engineering • Land Surveying • Land Planning 1970 Broadway Ave • Suite 104 P.O. Box 887 • Park City • Utah • 84302 Phone (435) 944-7007 • Fax (435) 944-7009 E-mail: office@evergreen-eng.com
	FOR: WOV ATTLER	PROJECT: LOWELL-RTD-R			

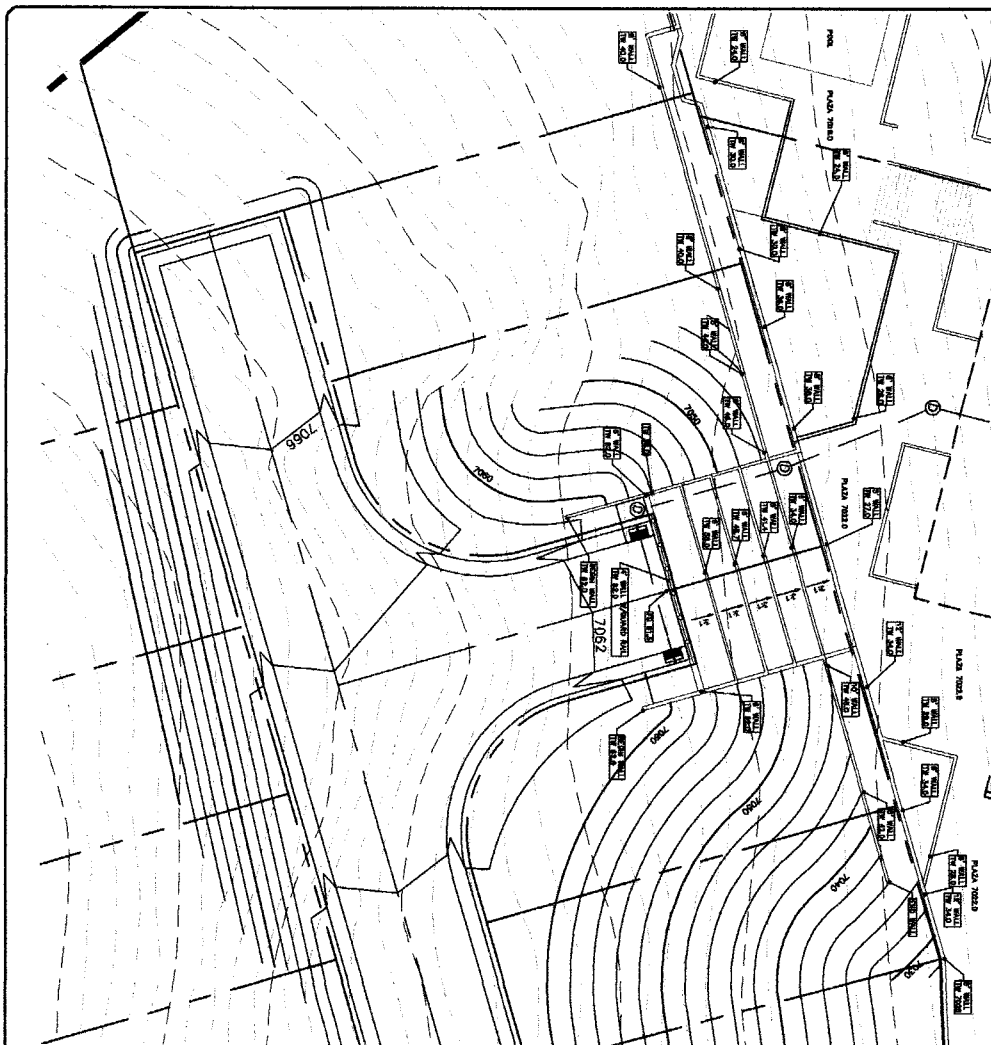


SHEET C3	DATE: 07/11/2017 BY: [Signature] REVISION: 01/11/2018		Evergreen Engineering, Inc. Civil Engineering • Land Surveying • Land Planning 10700 Broadway Blvd. • Suite 100 • P.O. Box 2001 • Park City • Utah • 84060 Phone: (435) 944-1000 • Fax: (435) 944-1001 E-mail: info@evergreen-eng.com
	DESIGNED BY: [Signature] SCALE: 1" = 20' DATE: 07/11/2017		

DETAILED GRADING PLAN



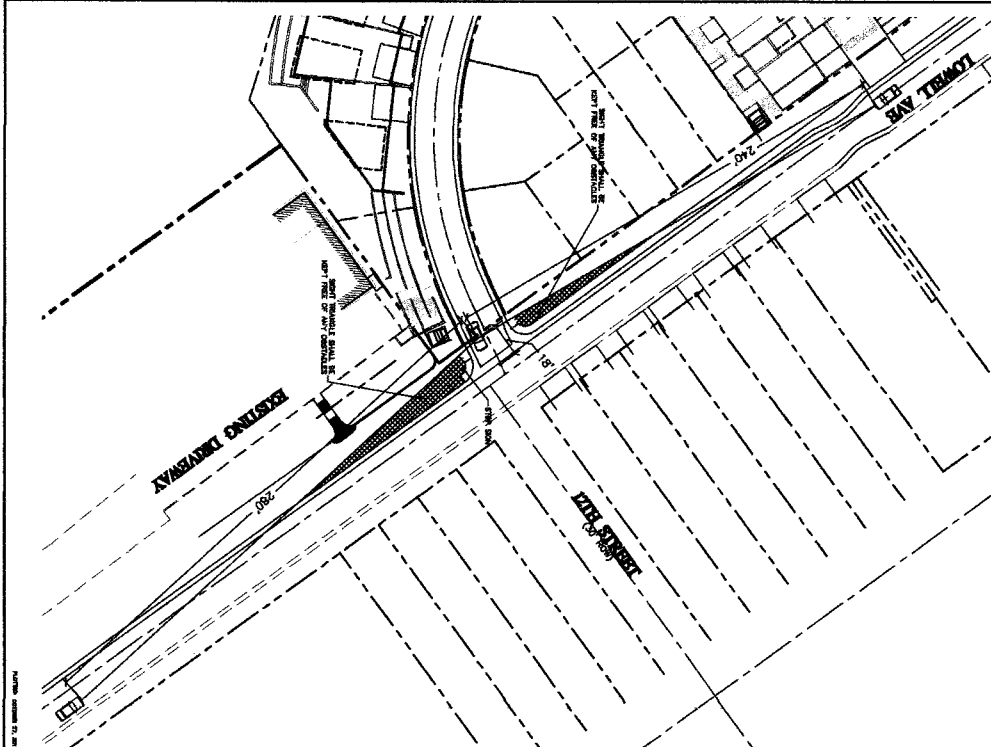
GRAPHIC SCALE



SIGHT DISTANCE EXHIBIT



GRAPHIC SCALE



**DETAILED GRADING PLAN
SIGHT DISTANCE EXHIBIT
KING'S CROWN**

FOR: **WOW ATELIER**

LOWELL-SITH-R

153

ADM
DRAIN BT:
ADM
CHANGED BY:
ADM

[illegible]

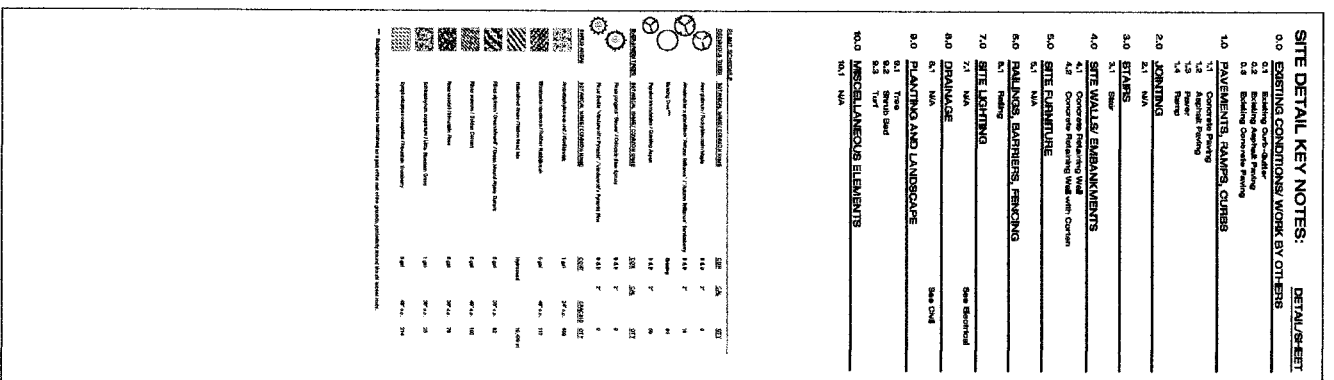
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**Evergreen
Engineering, Inc.**

Civil Engineering • Land Surveying • Land Planning
1870 Denmore Drive • Suite 104
P.O. Box 2261 • Park City • Utah • 84060
Phone: (335) 848-4867 • Fax: (335) 848-2219
E-mail: office@denmore-ang.com



EXHIBIT L
LANDSCAPE DRAWINGS



- L5 - PLANTING L5-1	PROJECT NAME: King's Crown Park City, Utah
	

EXHIBIT M

ARCHITECTURAL SITE DRAWINGS



SITE AERIAL PLAN

AS-001

Copyright: WOW Architecture, LLC 2017

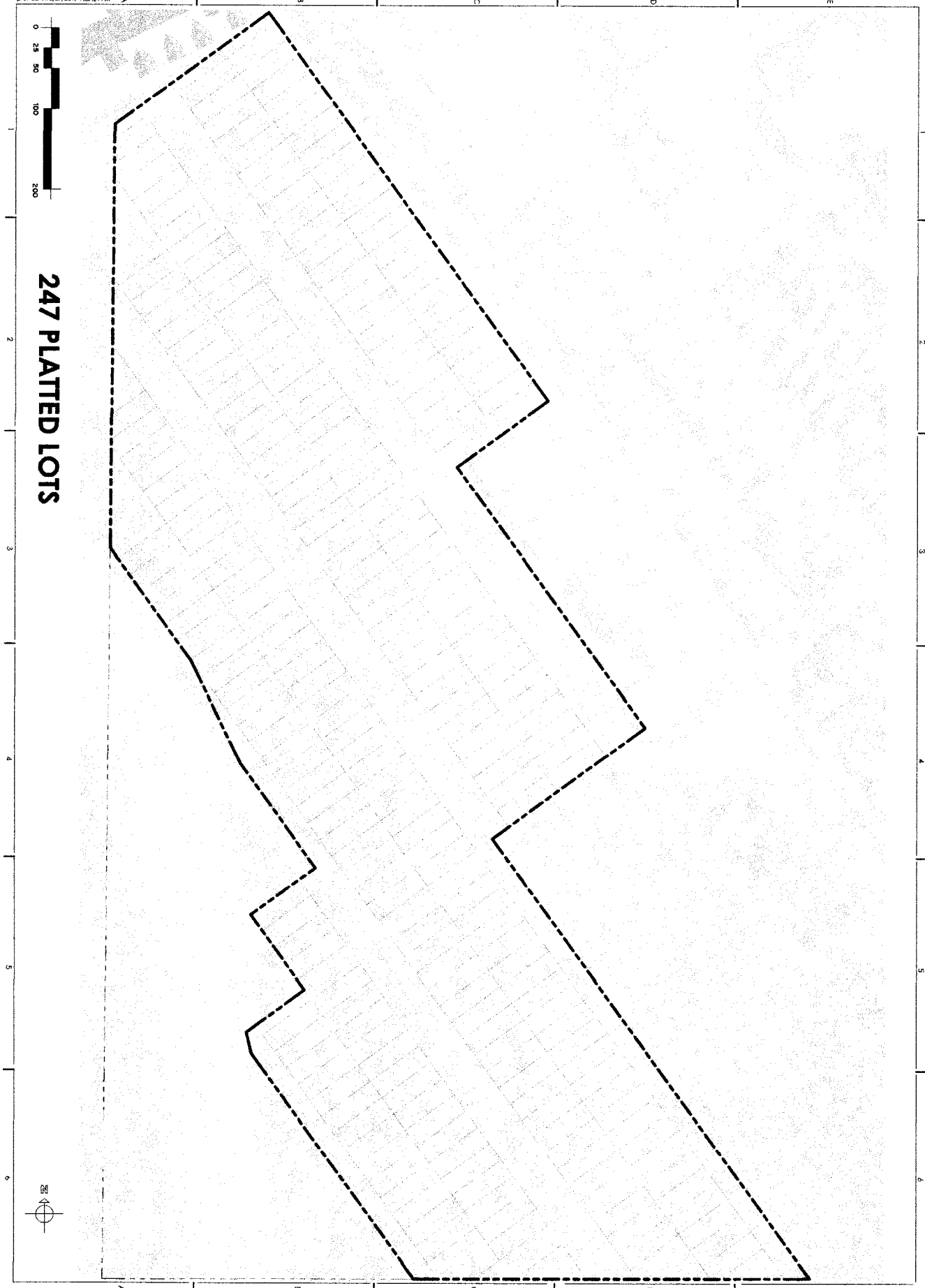
PROJECT #:
160026
ISSUE DATE:
10/27/2017
ISSUE:
MPO SUBMITTAL
REVISIONS

KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVC INC
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LODGE
INTERIOR:
WOW +

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NOT FOR
PERMIT OR
CONSTRUCTION**

WOW



247 PLATTED LOTS



EXISTING PLATTED
CONDITIONS - 247 LOTS

AS-002

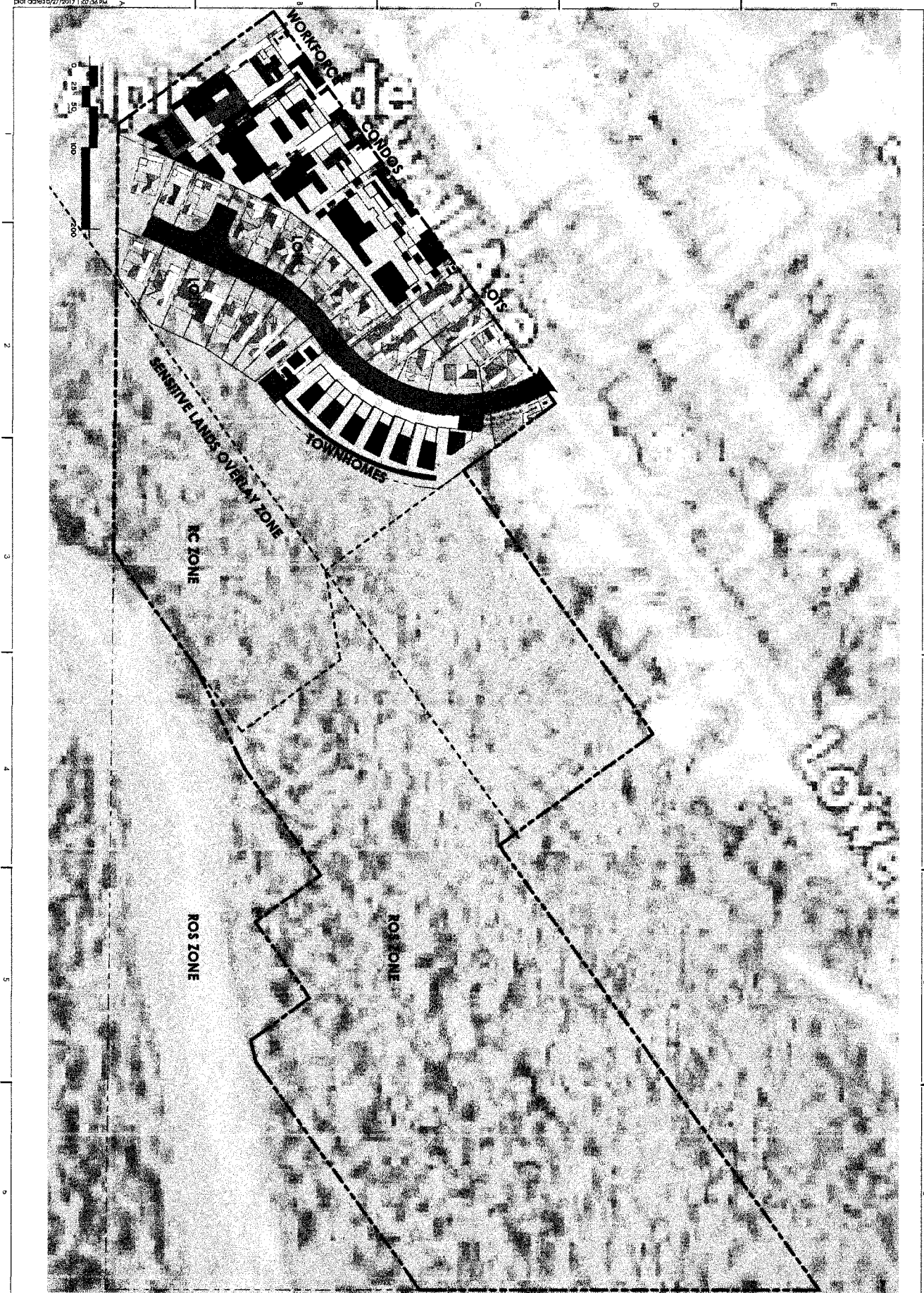
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ISSUE:
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KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL: EVERGREEN
STRUCTURAL: JARRATT ENGINEERING
MECHANICAL: PVE INC.
ELECTRICAL: RNA CONSULTING
LANDSCAPE: LOYD
INTERIOR: WOW +

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PROJECT SCOPE

AS-003

PROJECT #:
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PARK CITY, UTAH

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EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOIC
INTERIOR:
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DIAGRAMMATIC SITE PLAN

AS-004

PROJECT #:
160026
ISSUE DATE:
10/27/2017
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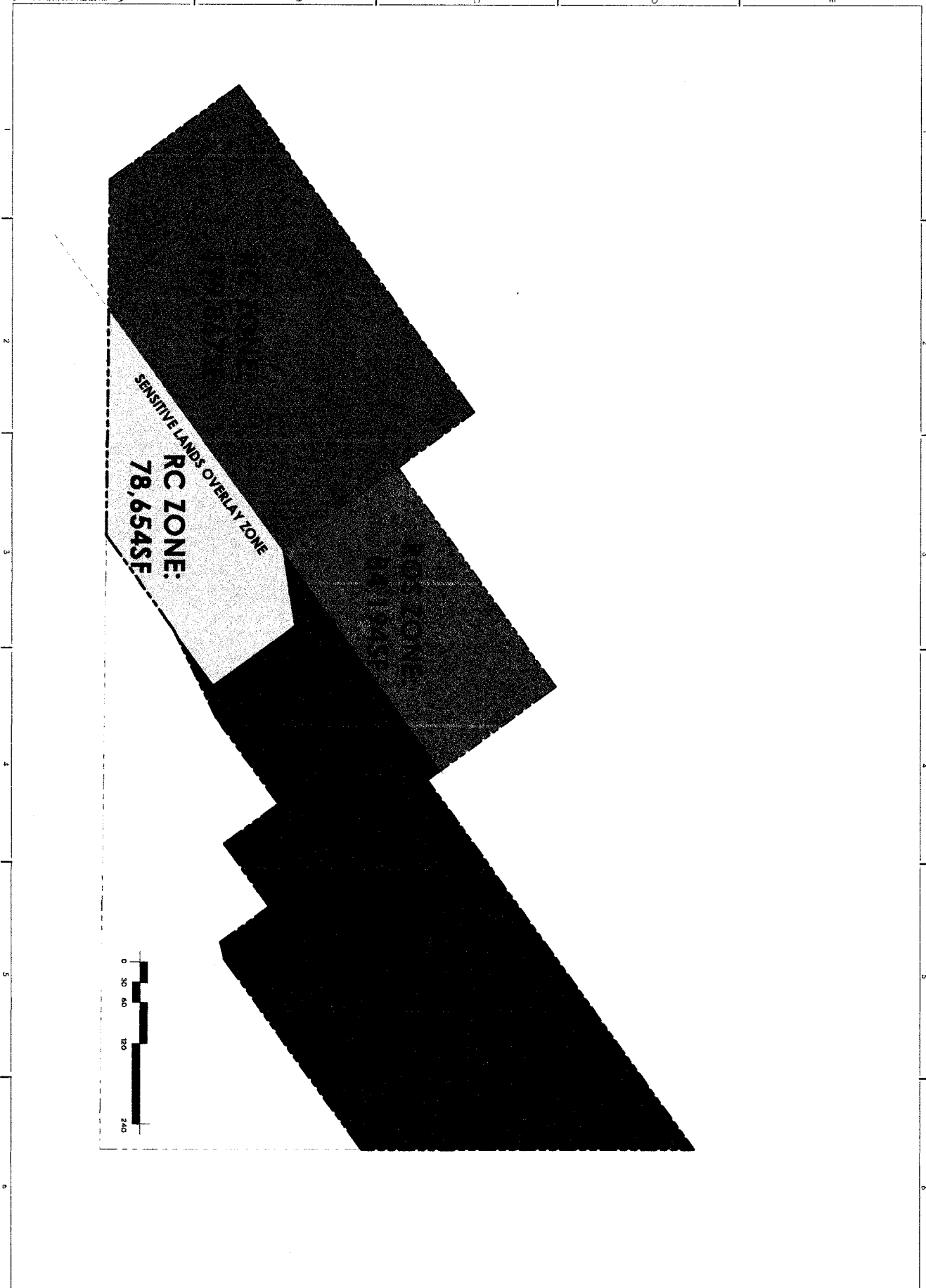
KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOVE
INTERIOR:
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EXHIBIT N
SITE COMPLIANCE DRAWINGS



PROPERTY ZONE AREA
PLAN

AS-005

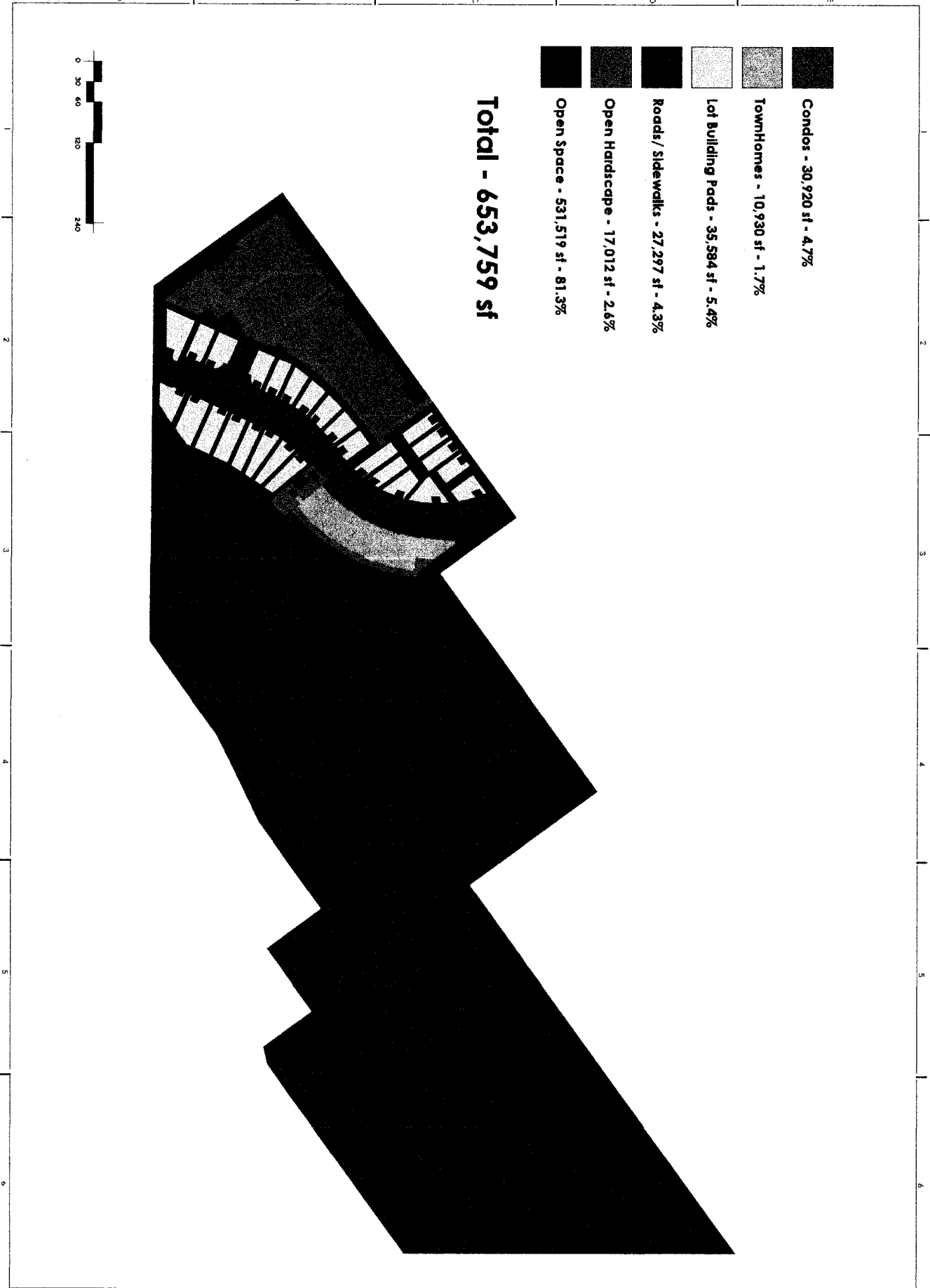
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160002
ISSUE DATE:
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PARK CITY, UTAH

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EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVC INC.
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOJCI
INTERIOR:
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**OPEN SPACE
CALCULATIONS**

AS-006

COMPILED BY: WOW ARCHITECTS, LLC 2017

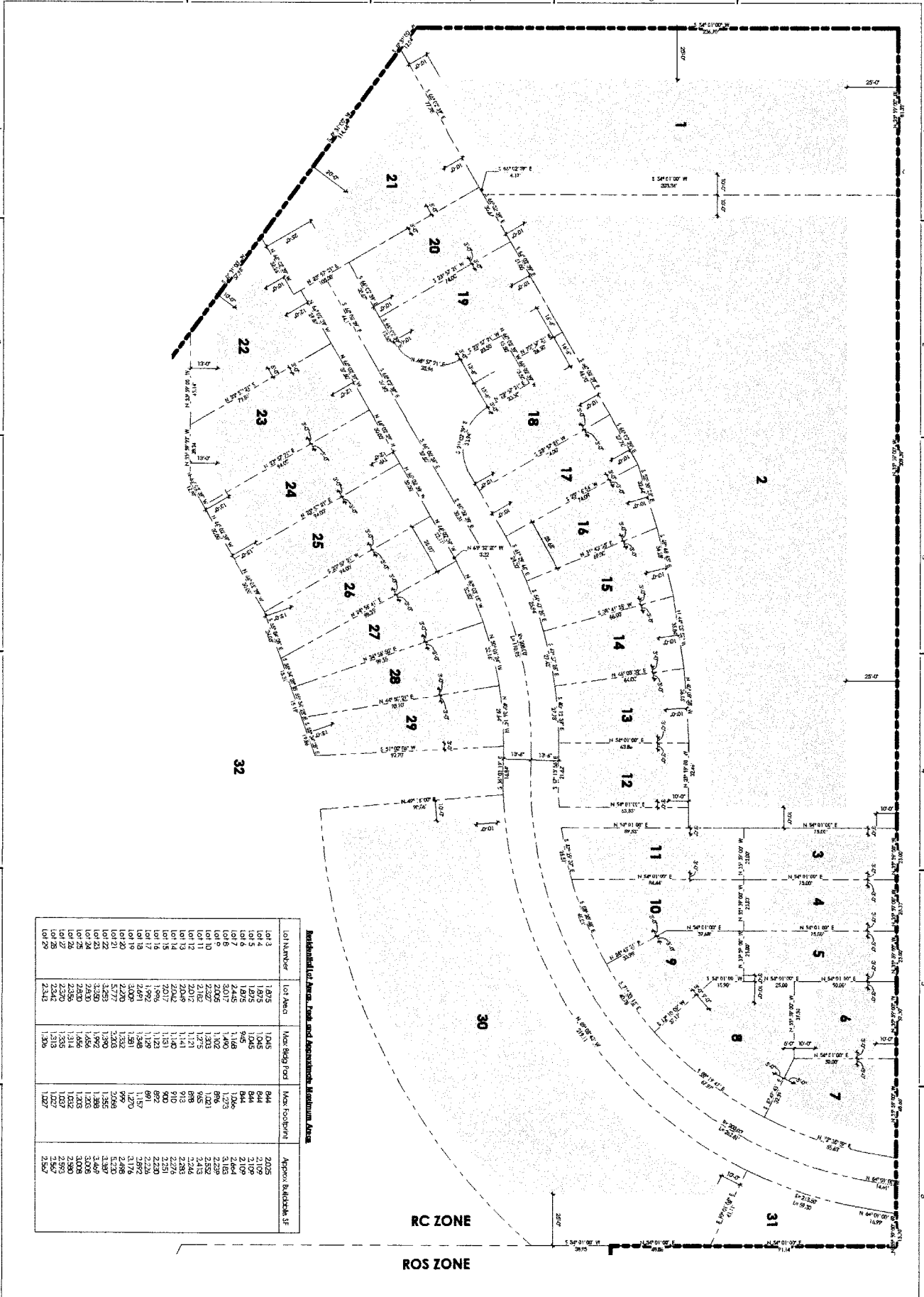
PROJECT #:
160026
ISSUE DATE:
10/27/2017
ISSUE:
MPD SUBMITTAL
REVISIONS:

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC.
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOVELL
INTERIOR:
WOW+

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CONSTRUCTION**

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Residential Area, Park and Accessory Medium Area				
Lot Number	Lot Area	Max Bldg Foot	Max Footprint	Approx. Bulkhead SF
Lot 1	1,875	1,045	844	2,025
Lot 2	1,875	1,045	844	2,025
Lot 3	1,875	1,045	844	2,025
Lot 4	1,875	1,045	844	2,025
Lot 5	1,875	1,045	844	2,025
Lot 6	1,875	1,045	844	2,025
Lot 7	1,875	1,045	844	2,025
Lot 8	1,875	1,045	844	2,025
Lot 9	1,875	1,045	844	2,025
Lot 10	1,875	1,045	844	2,025
Lot 11	1,875	1,045	844	2,025
Lot 12	1,875	1,045	844	2,025
Lot 13	1,875	1,045	844	2,025
Lot 14	1,875	1,045	844	2,025
Lot 15	1,875	1,045	844	2,025
Lot 16	1,875	1,045	844	2,025
Lot 17	1,875	1,045	844	2,025
Lot 18	1,875	1,045	844	2,025
Lot 19	1,875	1,045	844	2,025
Lot 20	1,875	1,045	844	2,025
Lot 21	1,875	1,045	844	2,025
Lot 22	1,875	1,045	844	2,025
Lot 23	1,875	1,045	844	2,025
Lot 24	1,875	1,045	844	2,025
Lot 25	1,875	1,045	844	2,025
Lot 26	1,875	1,045	844	2,025
Lot 27	1,875	1,045	844	2,025
Lot 28	1,875	1,045	844	2,025
Lot 29	1,875	1,045	844	2,025
Lot 30	1,875	1,045	844	2,025
Lot 31	1,875	1,045	844	2,025
Lot 32	1,875	1,045	844	2,025

**BUILDING PADS/
SETBACKS**

AS-007

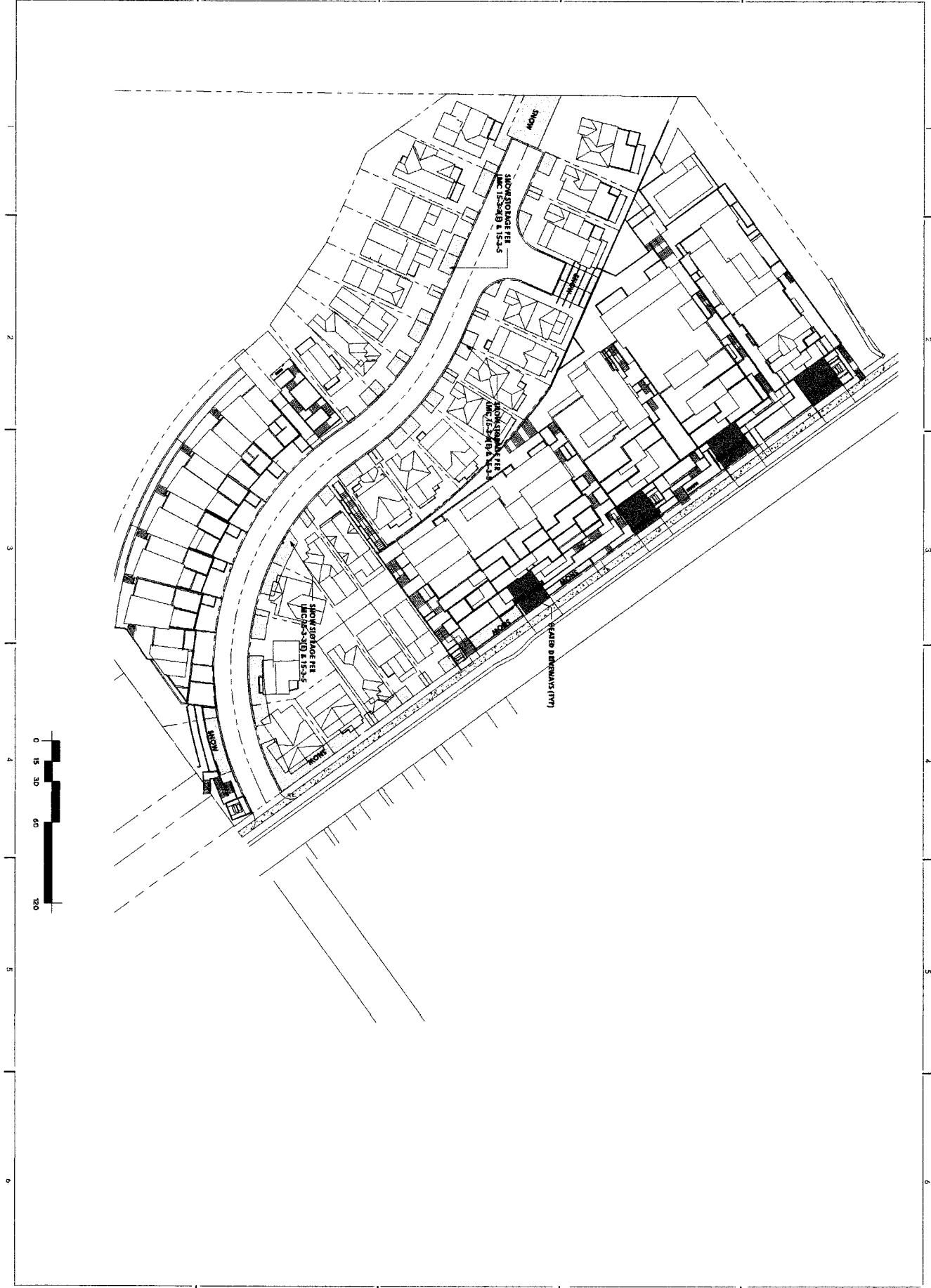
PROJECT #:
160026
ISSUE DATE:
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ISSUE:
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KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PAC INC
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOVELL
INTERIOR:
WOW +

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**SNOW STORAGE
DIAGRAM**

AS-008

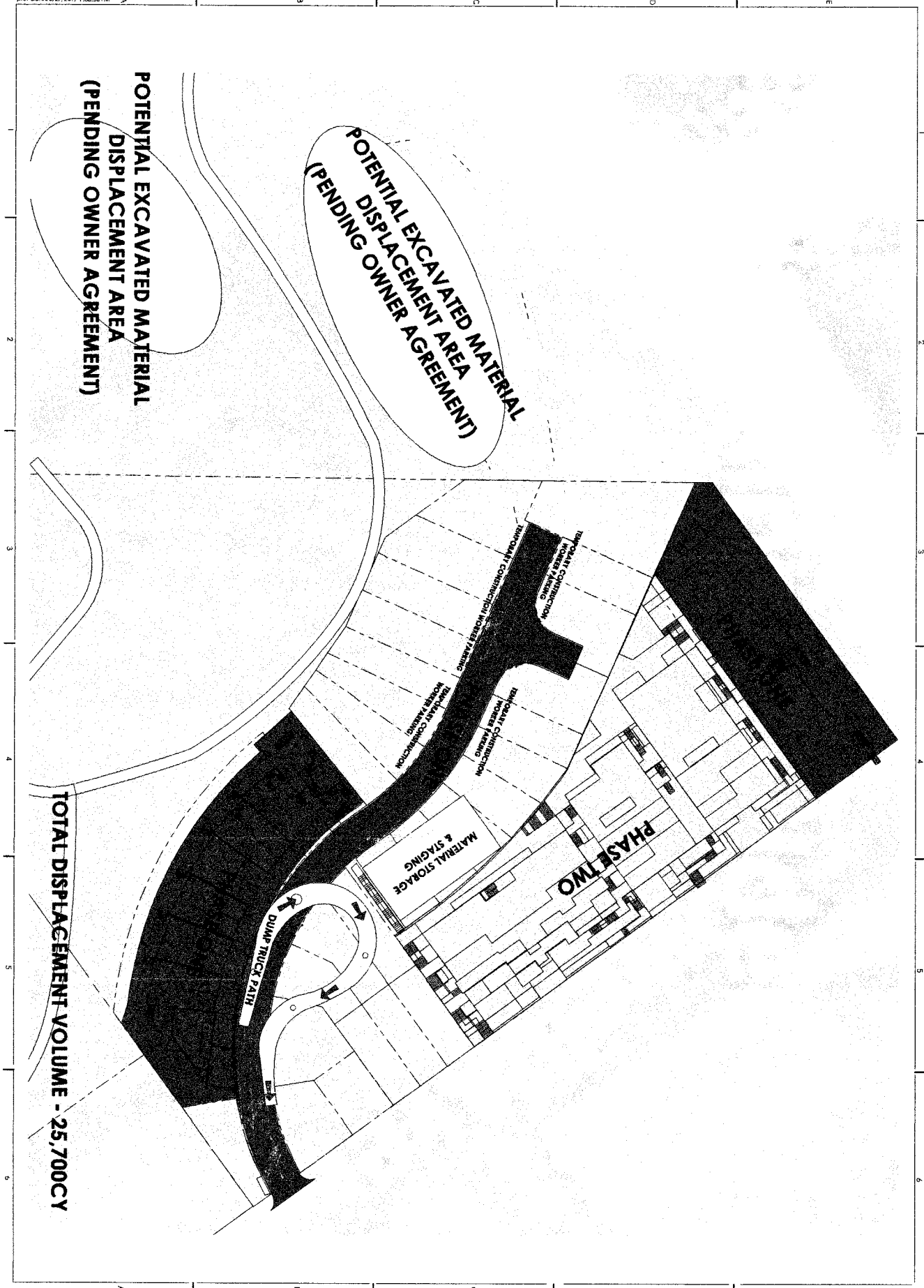
PROJECT #:
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1201-1299 LOWELL AVENUE
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MECHANICAL:
PVE INC.
ELECTRICAL:
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CONSTRUCTION MITIGATION

AS-009

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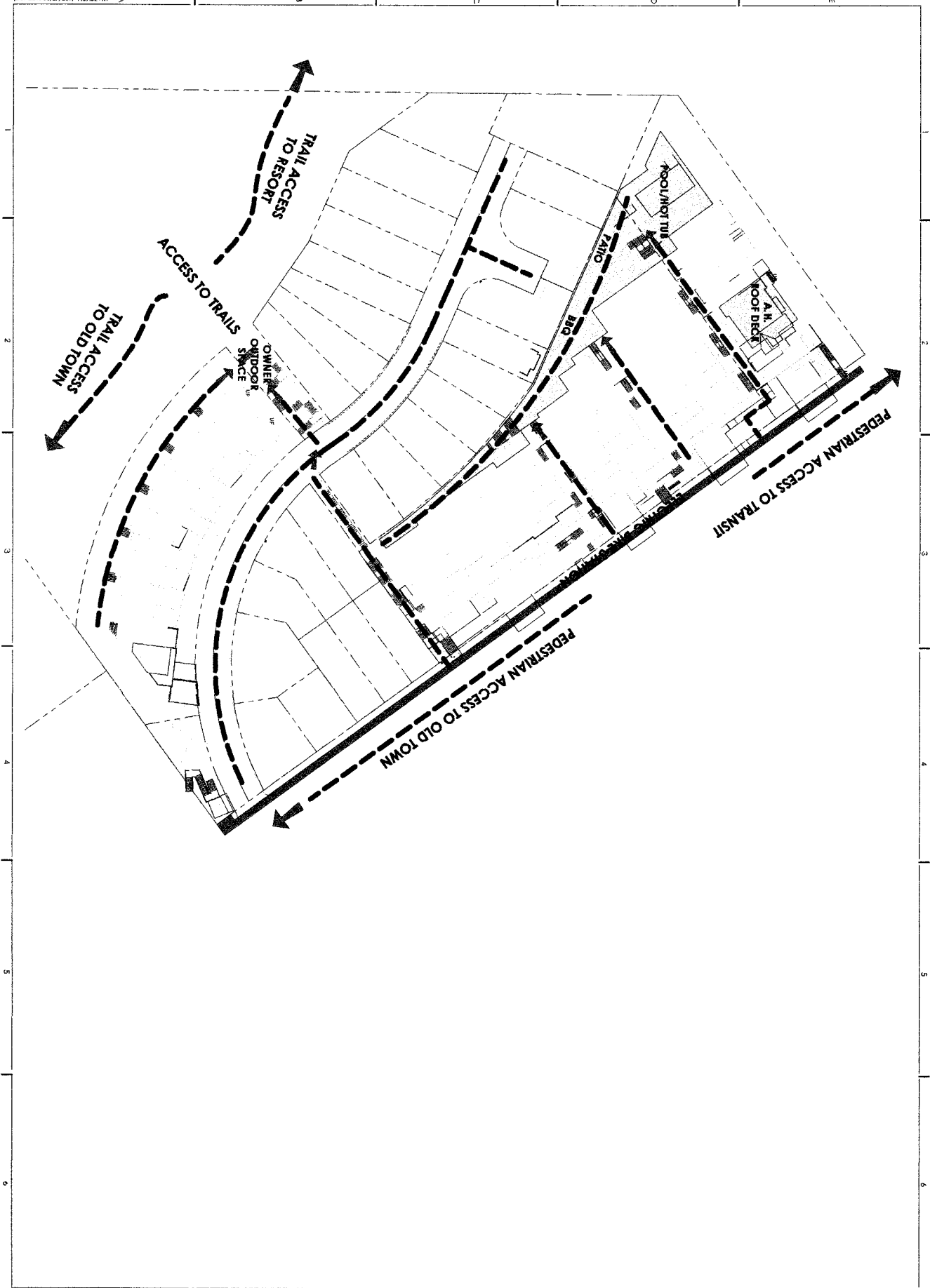
PROJECT #: 160026
ISSUE DATE: 10/27/2017
ISSUE: NPD SUBMITTAL
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MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL: EVERGREEN
STRUCTURAL: JARRATT ENGINEERING
MECHANICAL: PVE INC.
ELECTRICAL: BNA CONSULTING
LANDSCAPE: LOCH
INTERIOR: WOW +

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INTERNAL PEDESTRIAN CIRCULATION
AS-010

PROJECT #: 160026
 ISSUE DATE: 10/27/2017
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 PARK CITY, UTAH

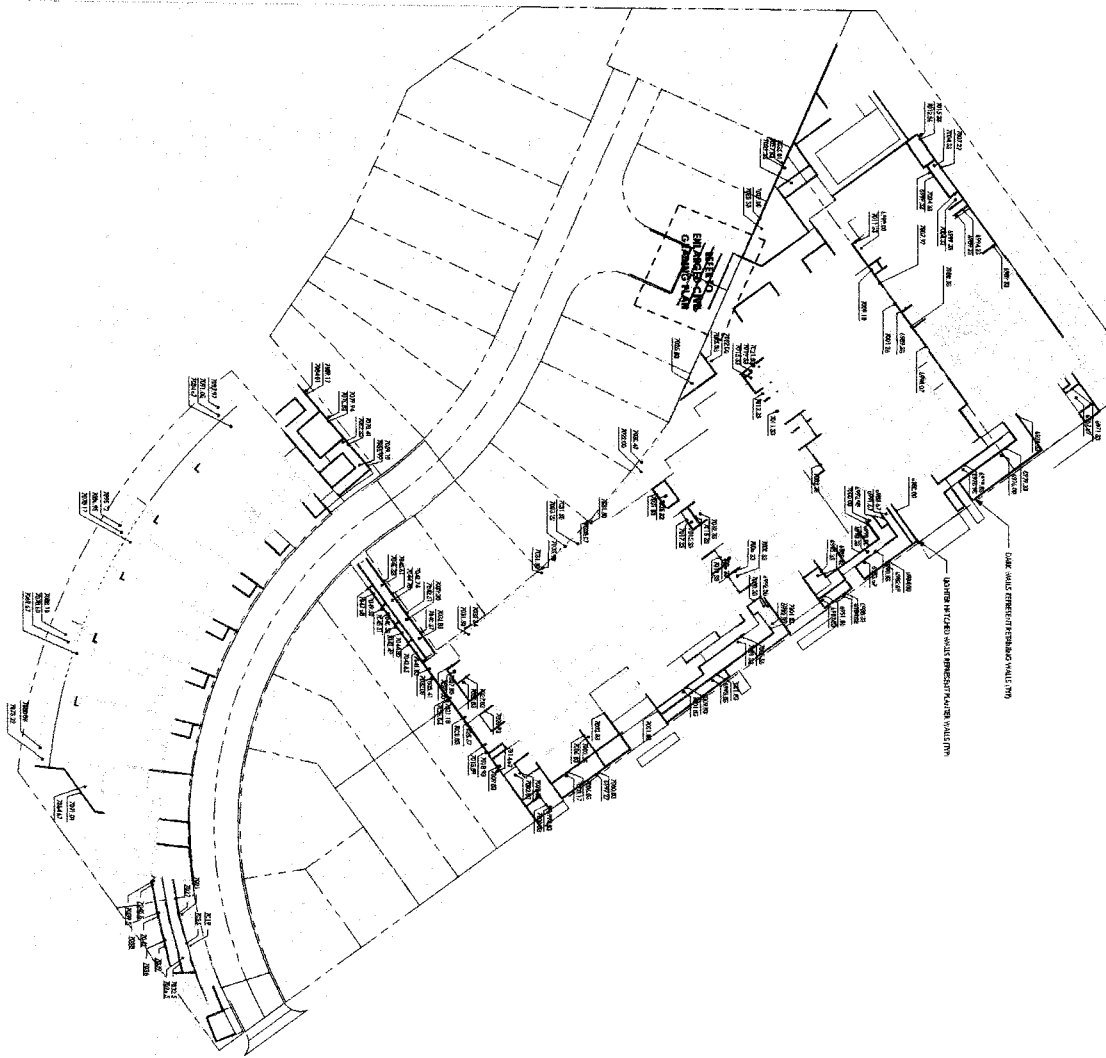
CIVIL: EVERGREEN
 STRUCTURAL: JARRATT ENGINEERING
 MECHANICAL: PVE INC.
 ELECTRICAL: BHA CONSULTING
 LANDSCAPE: LOVET
 INTERIOR: WOW +

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1 RETAINING WALL & PLANTER WALL PLAN
 SCALE: 1" = 30'-0"

2 3 4 5 6



RETAINING WALL PLAN

AS-011

PROJECT #:
160026
 ISSUE DATE:
10.27.2017
 ISSUE:
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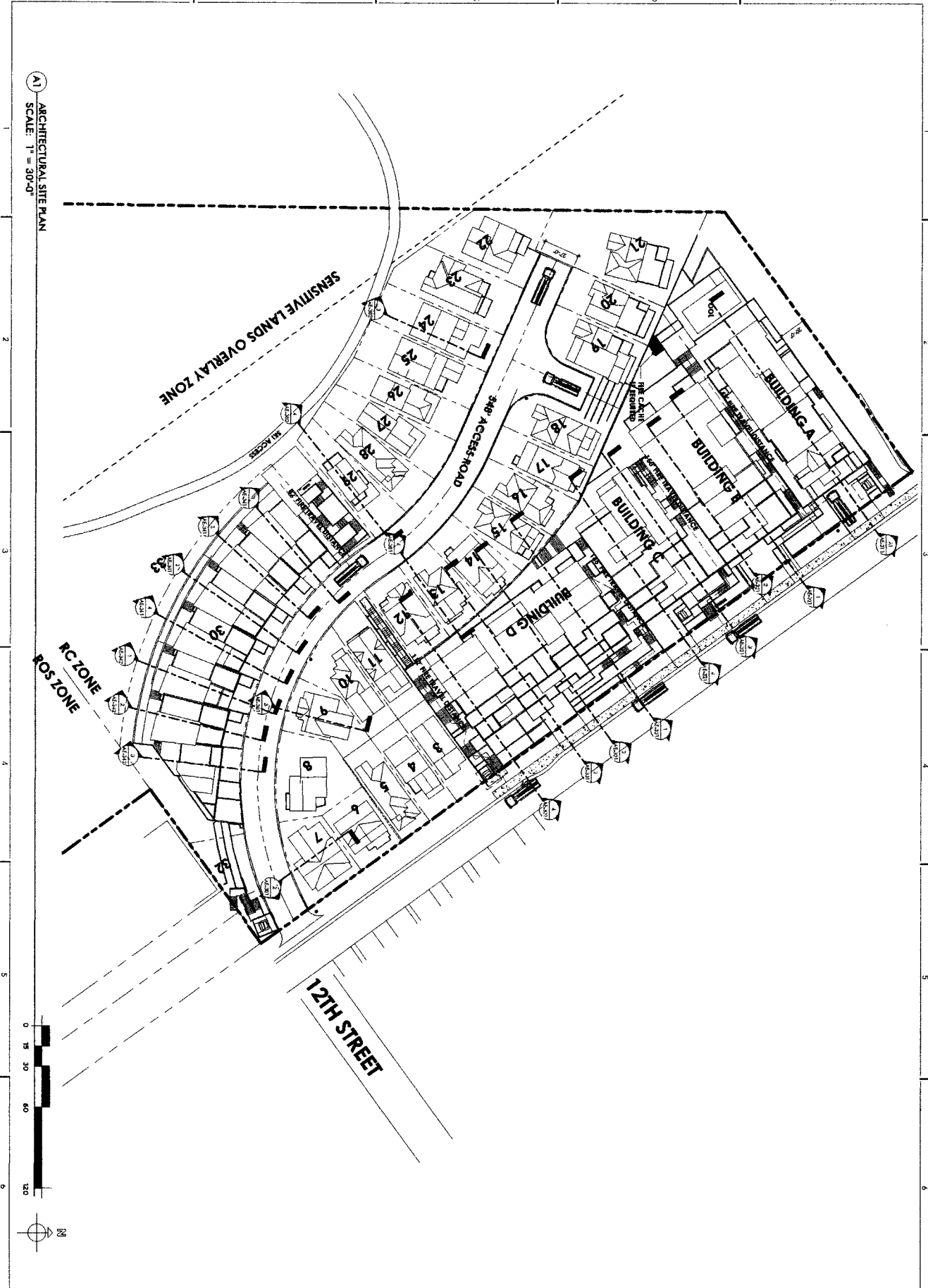
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EVERGREEN
 STRUCTURAL:
JARRATT ENGINEERING
 MECHANICAL:
PAC INC.
 ELECTRICAL:
BNA CONSULTING
 LANDSCAPE:
LOCO
 INTERIOR:
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A1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"



ARCHITECTURAL SITE PLAN

AS-101

PROJECT #: 160026
 ISSUE DATE: 10/27/2017
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 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

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 STRUCTURAL: JARRATT ENGINEERING
 MECHANICAL: PUE INC.
 ELECTRICAL: BNA CONSULTING
 LANDSCAPE: LOICCI
 INTERIOR: WOW +

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EXHIBIT O

ARCHITECTURAL GRAPHICS DRAWINGS

1 35' HEIGHT STUDY
 SCALE:



2 40' HEIGHT STUDY
 SCALE:



HEIGHT FOG STUDIES

AG-102

PROJECT #:
 160026
 ISSUE DATE:
 10/27/2017
 ISSUE:
 AFD SUBMITAL
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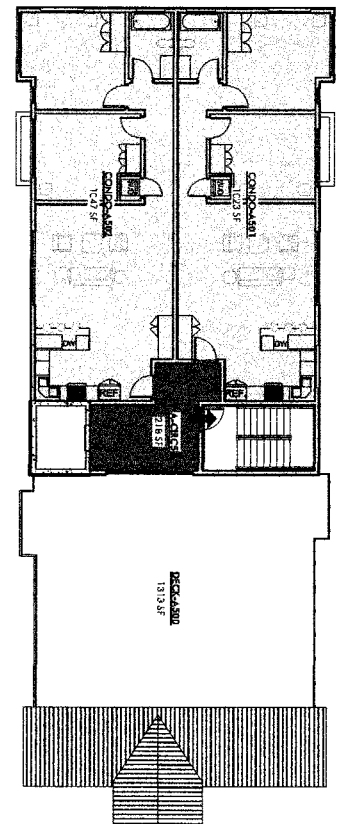
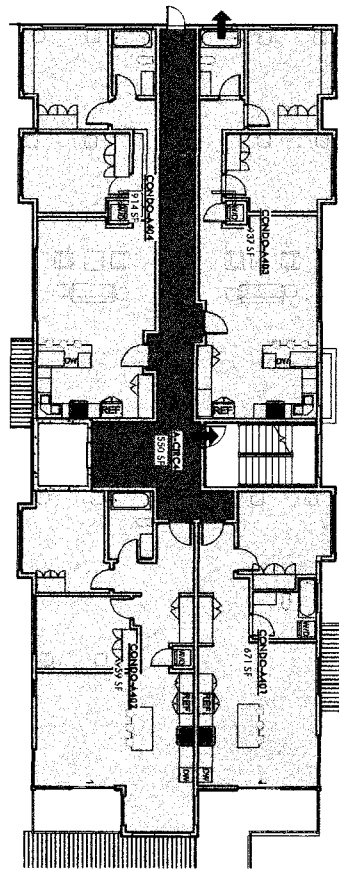
KING'S CROWN
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 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARRATT ENGINEERING
 MECHANICAL:
 PVE INC
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LOFT
 INTERIOR:
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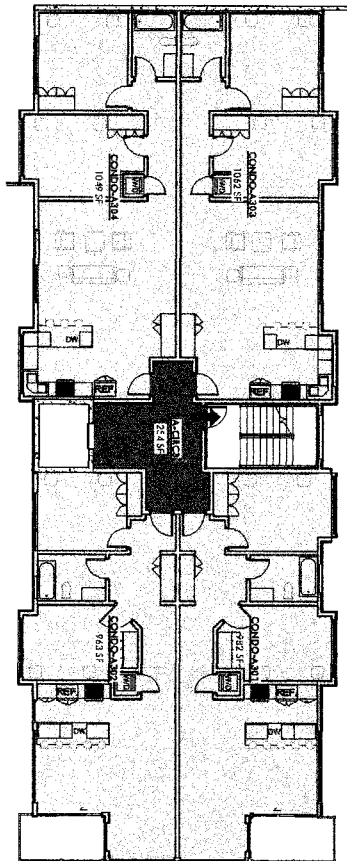
WOW

1
A.0
SCALE: 1/8" = 1'-0"



AFFORDABLE UNIT CONDO AREAS

UNIT	NET AREA
CONDO-A101	1,342 SF
CONDO-A102	1,301 SF
CONDO-A103	880 SF
CONDO-A104	3,543 SF
CONDO-A201	1,699 SF
CONDO-A202	1,725 SF
CONDO-A203	1,342 SF
CONDO-A204	3,543 SF
CONDO-A301	962 SF
CONDO-A302	963 SF
CONDO-A303	1,042 SF
CONDO-A304	1,099 SF
CONDO-A401	1,471 SF
CONDO-A402	999 SF
CONDO-A403	992 SF
CONDO-A404	914 SF
CONDO-A501	3,481 SF
CONDO-A502	1,723 SF
CONDO-A503	2,270 SF
CONDO-A504	16,520 SF
TOTAL NET AREA	



1 A3
SCALE: 1/8" = 1'-0"



AFFORDABLE BLDG AREA
PLANS

AG-112

PROJECT #:
100026
ISSUE DATE:
10/27/2017
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KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC.
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOCI
INTERIOR:
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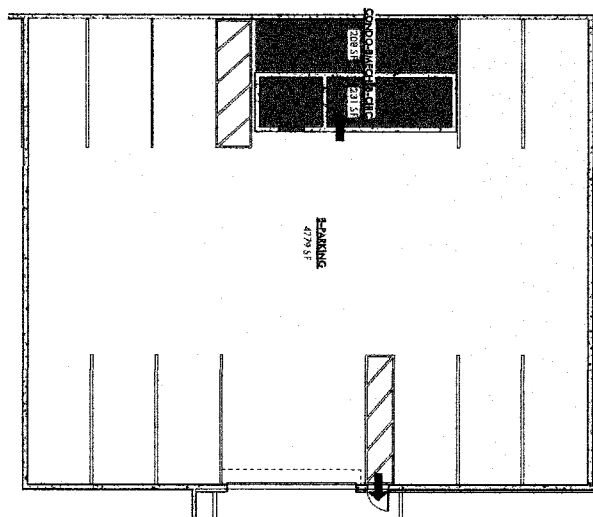
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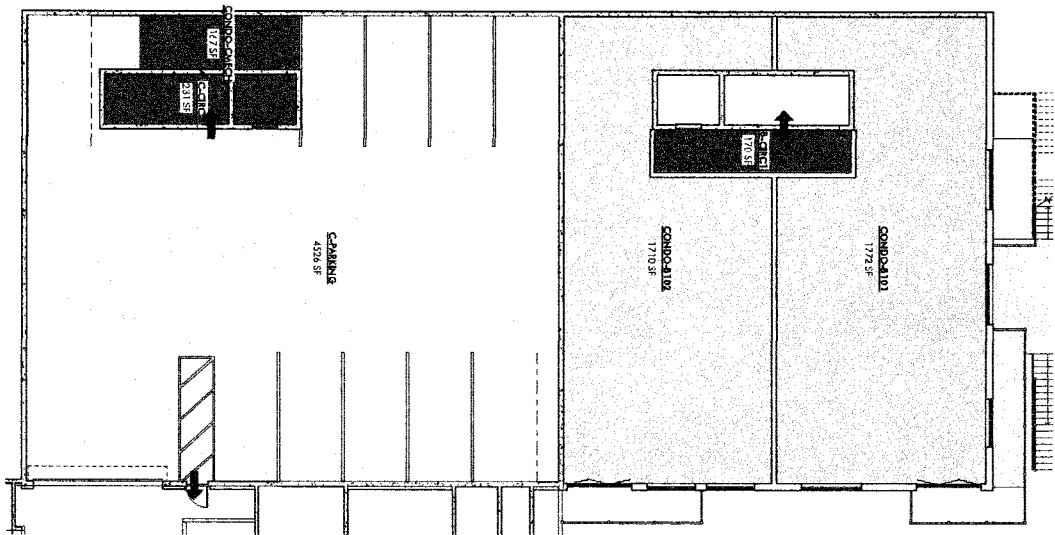
BIDG B/C CONDO AREAS		
UNIT	NET AREA	
CONDO-B101	1772 SF	
CONDO-B102	1710 SF	
	3483 SF	
CONDO-B201	1430 SF	
CONDO-B202	1672 SF	
CONDO-C101	1755 SF	
CONDO-C102	1622 SF	
	3377 SF	
CONDO-B201B	1095 SF	
CONDO-B202B	1190 SF	
CONDO-B303	2834 SF	
CONDO-C201	1745 SF	
CONDO-C202	1556 SF	
	3341 SF	
CONDO-B401	1977 SF	
CONDO-C202B	1531 SF	
CONDO-C201	1612 SF	
	3589 SF	
CONDO-C401	2400 SF	
	27483 SF	
NET TOTAL AREA	27483 SF	

TOTAL REQUIRED PARKING SPACES: 21 PARKING SPACE
TOTAL PROVIDED PARKING SPACES: 22 PARKING SPACES

1
8.0
SCALE: 1/8" = 1'-0"



2
8.1/C/D
SCALE: 1/8" = 1'-0"



CONDO BUILDING B/C
AREA PLANS

AG-121

PROJECT #: 160026
ISSUE DATE: 10/27/2017
ISSUE: RFPD SUBMITTAL
REVISIONS

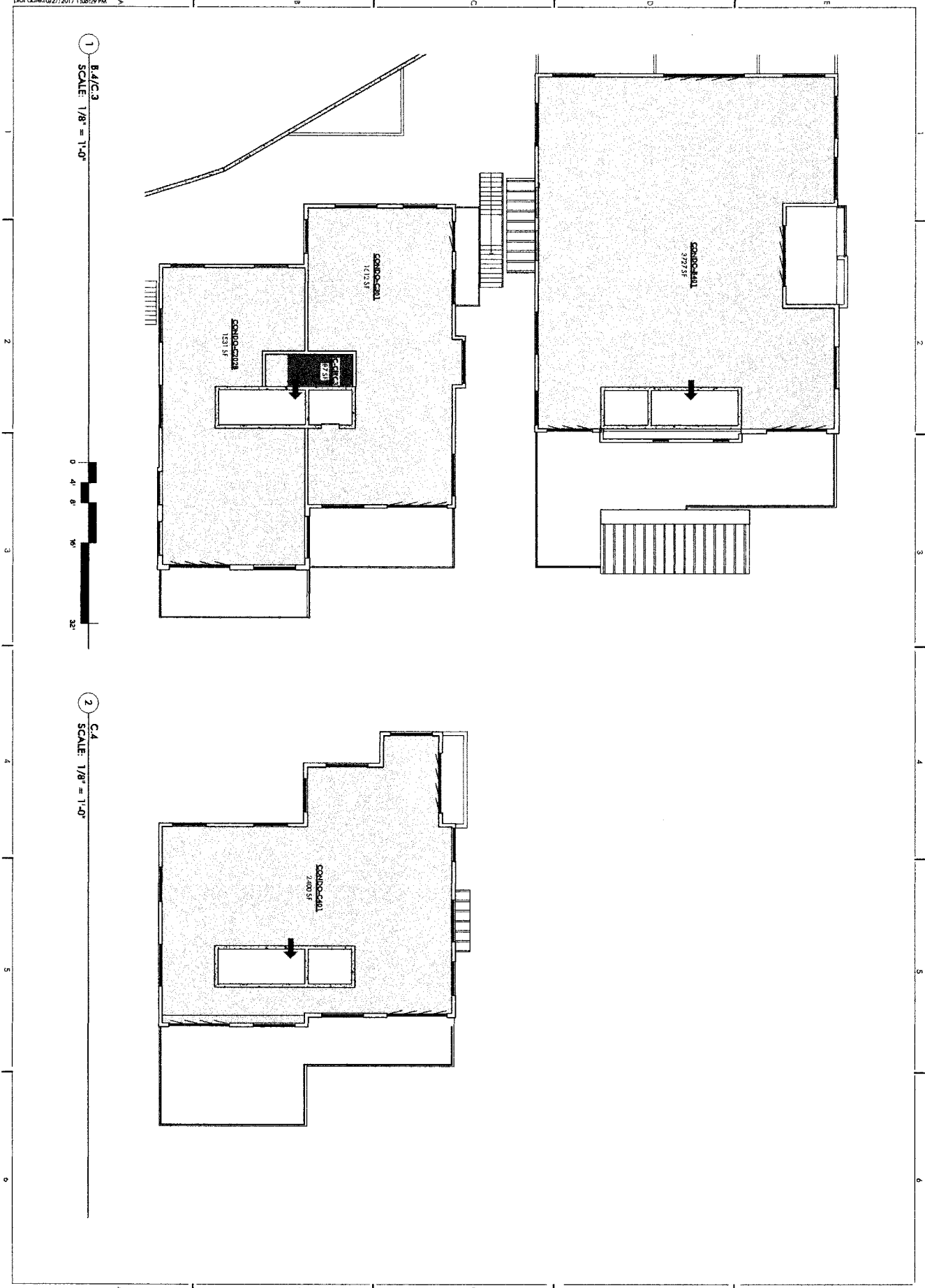
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PARK CITY, UTAH

CIVIL: EVERGREEN
STRUCTURAL: JARRATT ENGINEERING
MECHANICAL: PVE INC
ELECTRICAL: BNA CONSULTING
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INTERIOR: WOW +

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**CONDO BUILDING B/C
 AREA PLANS**

AG-123

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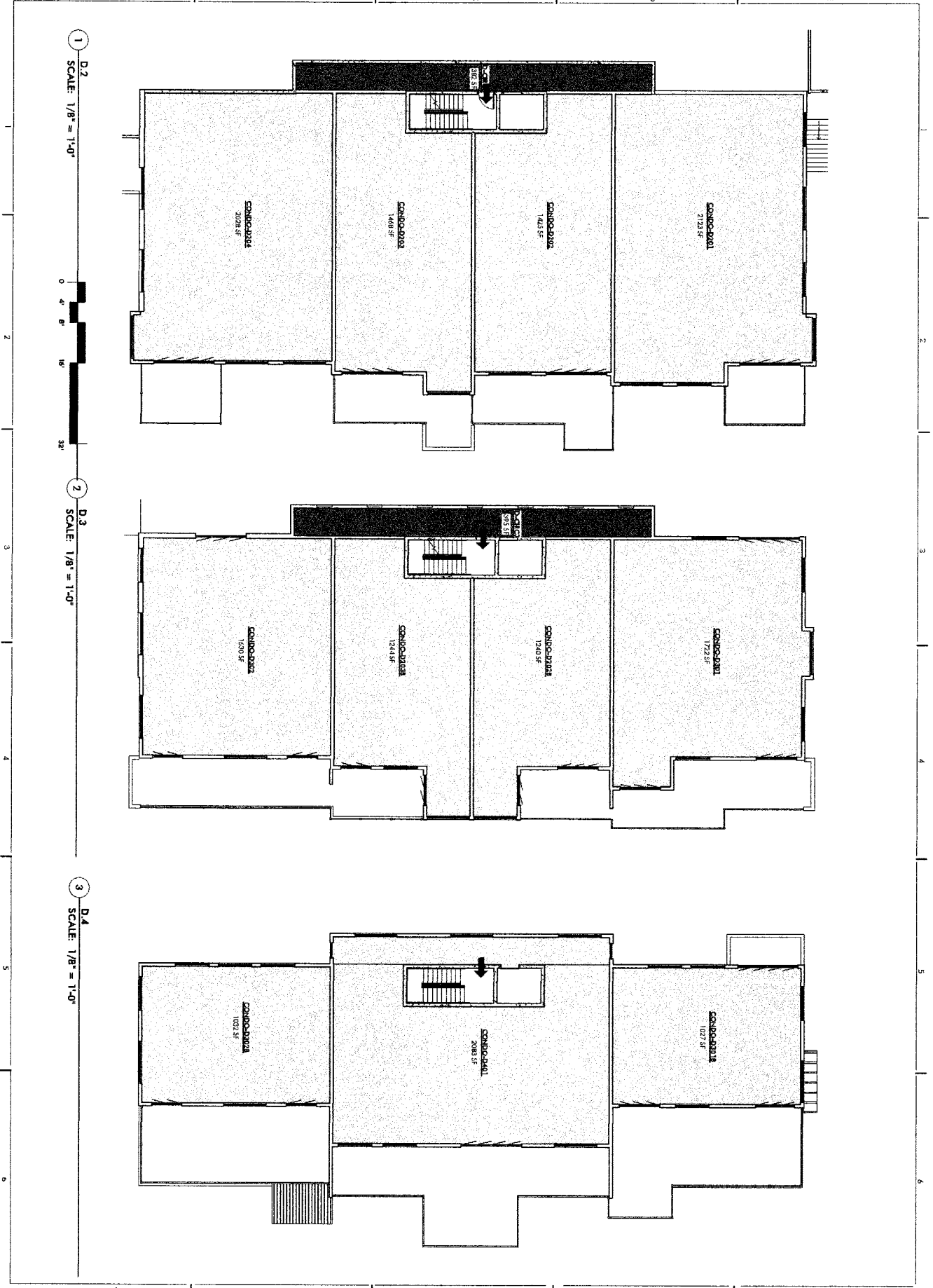
**KING'S CROWN
 MASTER PLANNED DEVELOPMENT**

1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL: EVERGREEN
 STRUCTURAL: JARRATT ENGINEERING
 MECHANICAL: PVE, INC.
 ELECTRICAL: BHA CONSULTING
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**CONDO BUILDING D
 AREA PLANS**
AG-132

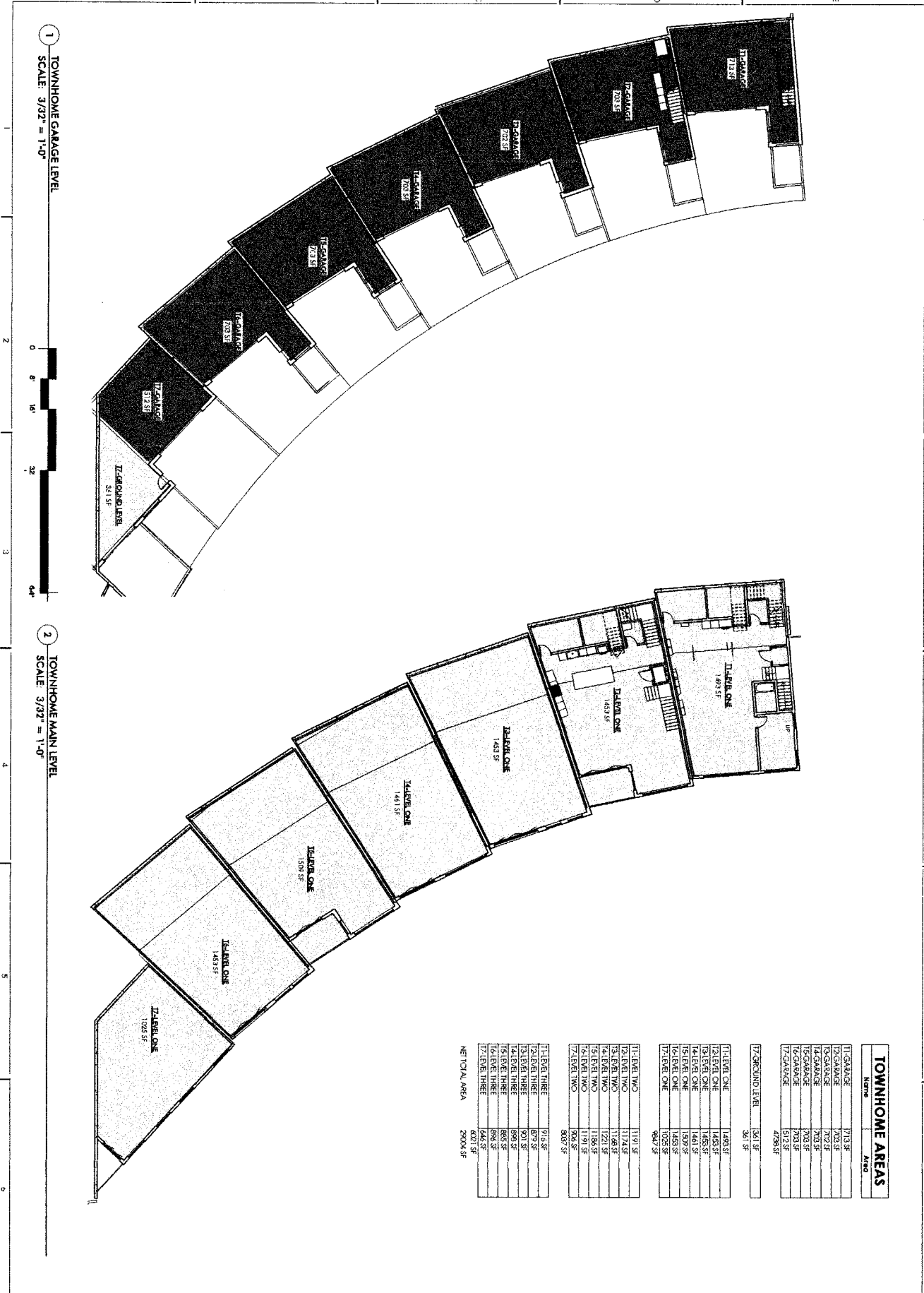
PROJECT #:
 160026
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**KING'S CROWN
 MASTER PLANNED DEVELOPMENT**
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARRATT ENGINEERING
 MECHANICAL:
 PVE INC
 ELECTRICAL:
 BNA CONSULTING
 LANDSCAPE:
 LOCO
 INTERIOR:
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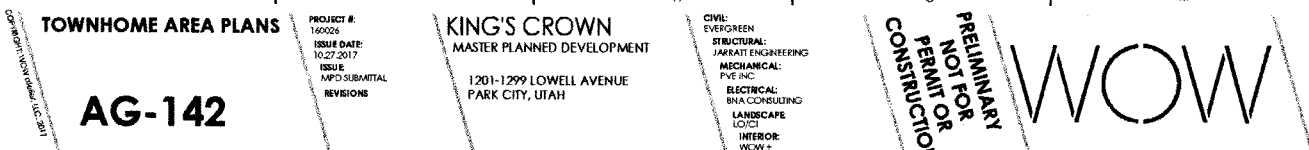
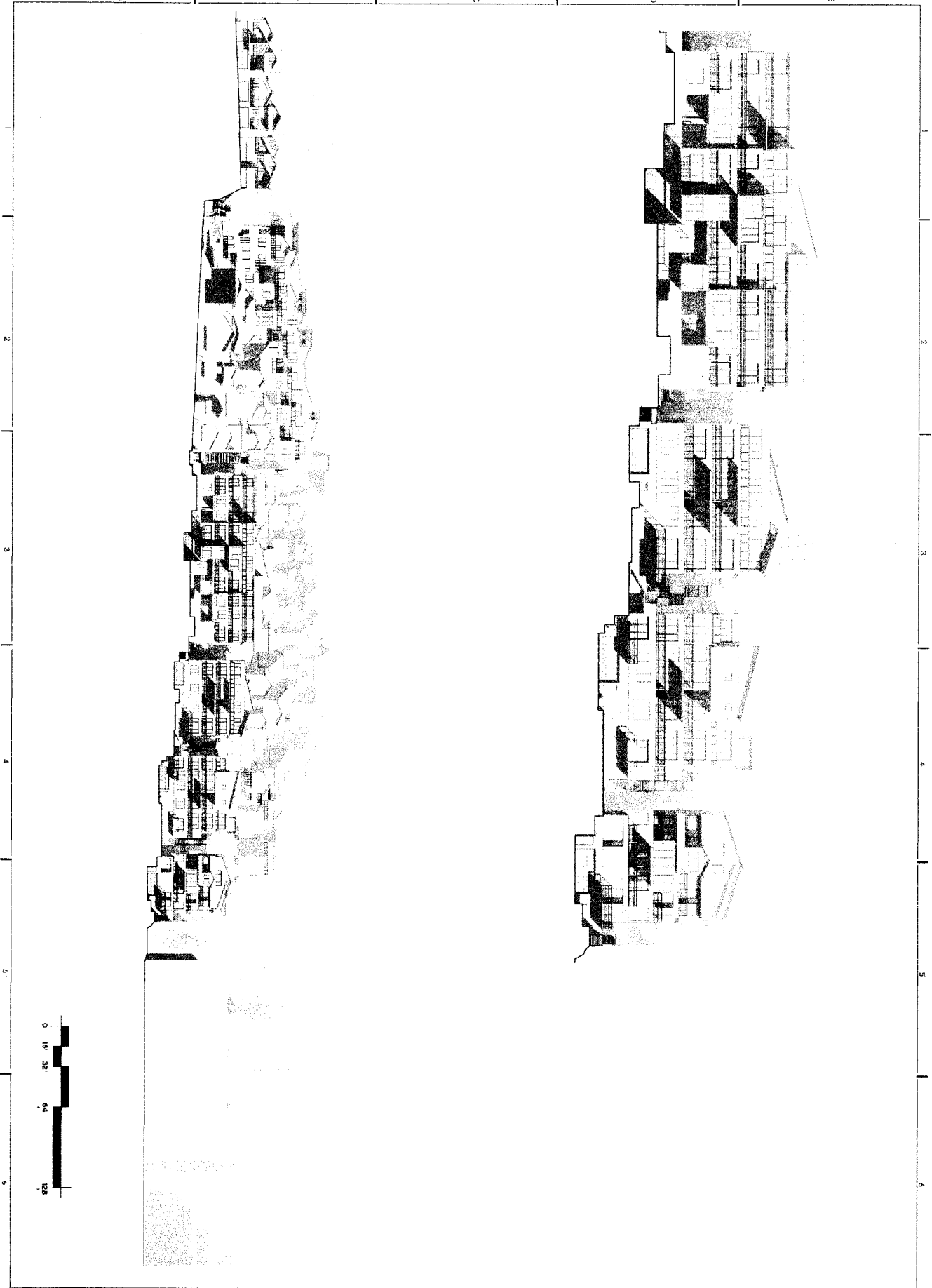


EXHIBIT P
ARCHITECTURAL DRAWINGS



**LOWELL AVE -
STREETSCAPE ELEVATIONS**

AE-201

PROJECT #:
160026
ISSUE DATE:
10/27/2017
ISSUE:
MPD SUBMITTAL
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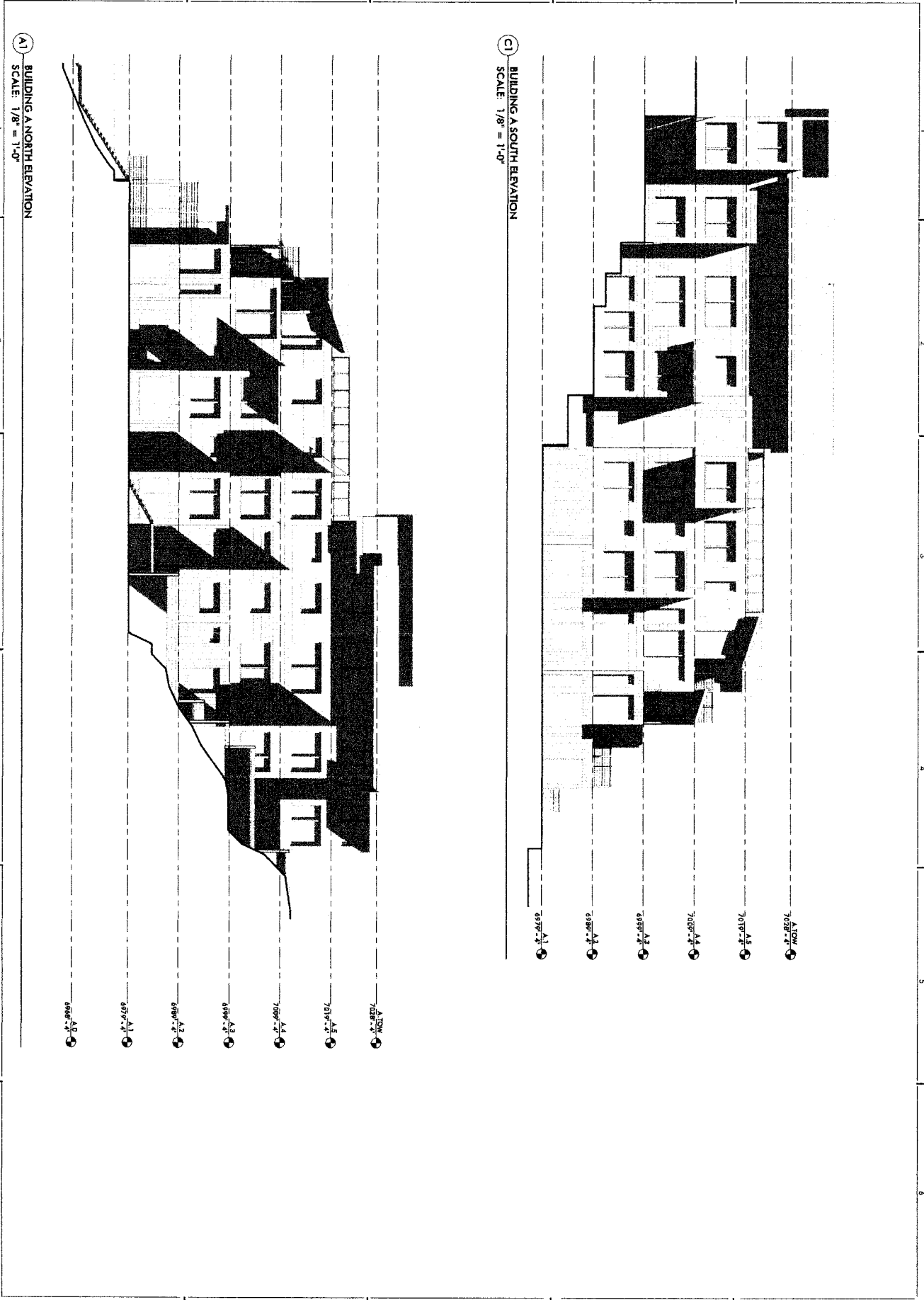
KING'S CROWN
MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

CIVIL:
EVERGREEN
STRUCTURAL:
JARRATT ENGINEERING
MECHANICAL:
PVE INC
ELECTRICAL:
BNA CONSULTING
LANDSCAPE:
LOCO
INTERIOR:
WOW +

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BUILDING A ELEVATIONS
AE-211
 COWI NORTH AMERICA, LLC (2017)

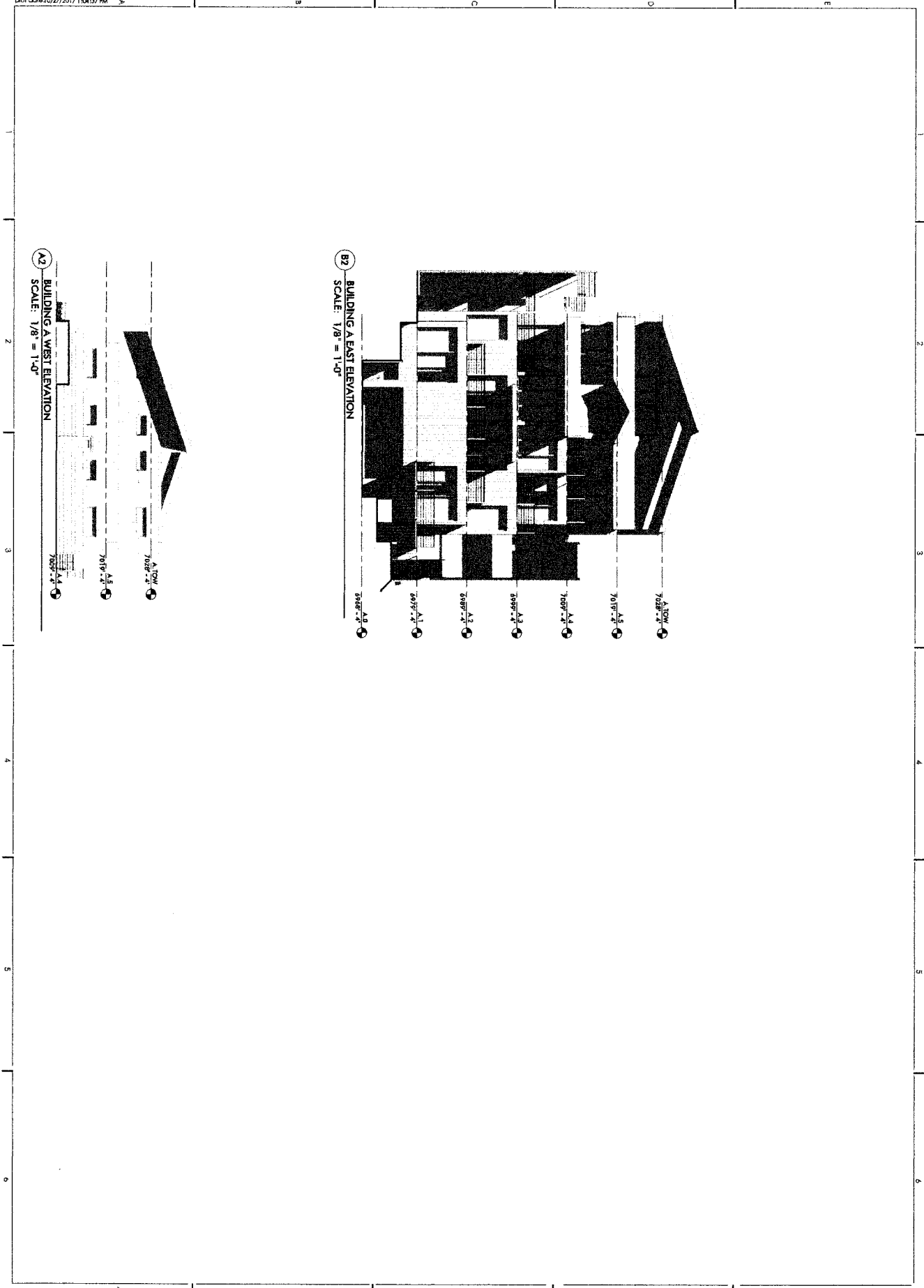
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 160026
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 REVISIONS

KING'S CROWN
 MASTER PLANNED DEVELOPMENT
 1201-1299 LOWELL AVENUE
 PARK CITY, UTAH

CIVIL:
 EVERGREEN
 STRUCTURAL:
 JARRATT ENGINEERING
 MECHANICAL:
 PVE INC.
 ELECTRICAL:
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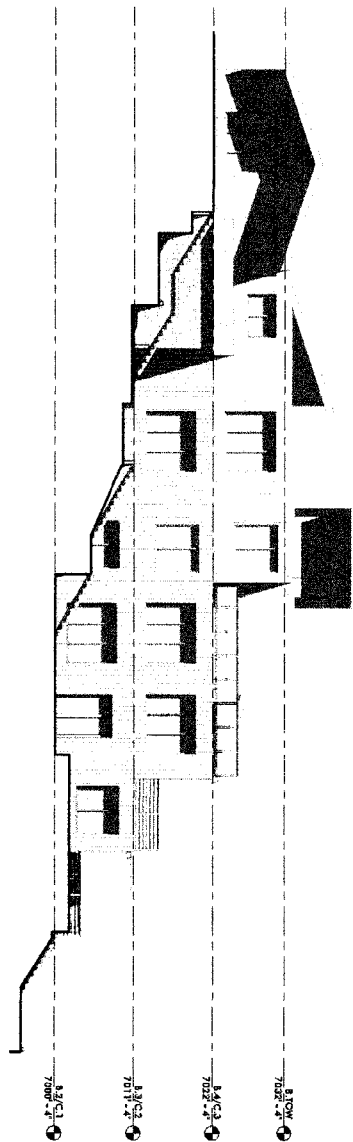
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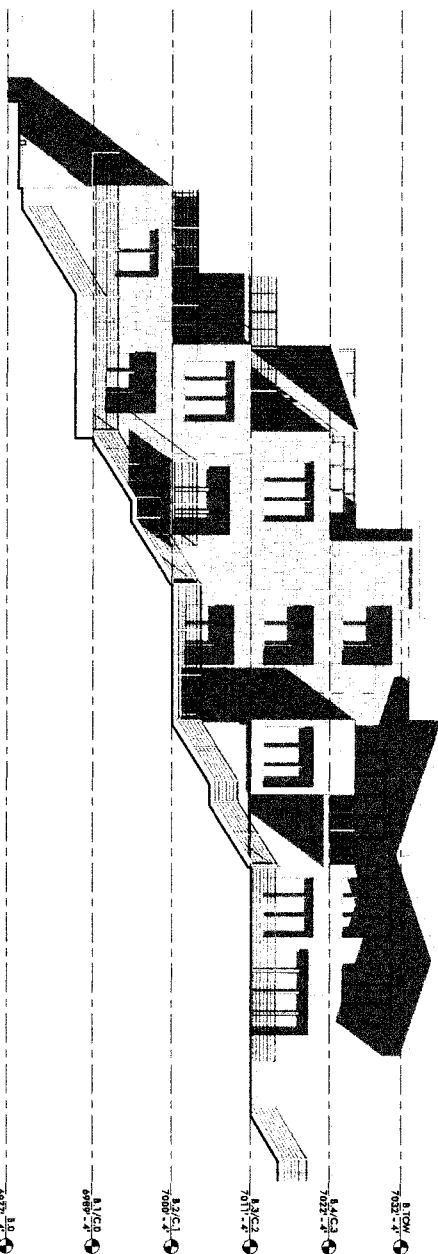
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2 BUILDING B SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 BUILDING B NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING B ELEVATIONS

AE-221

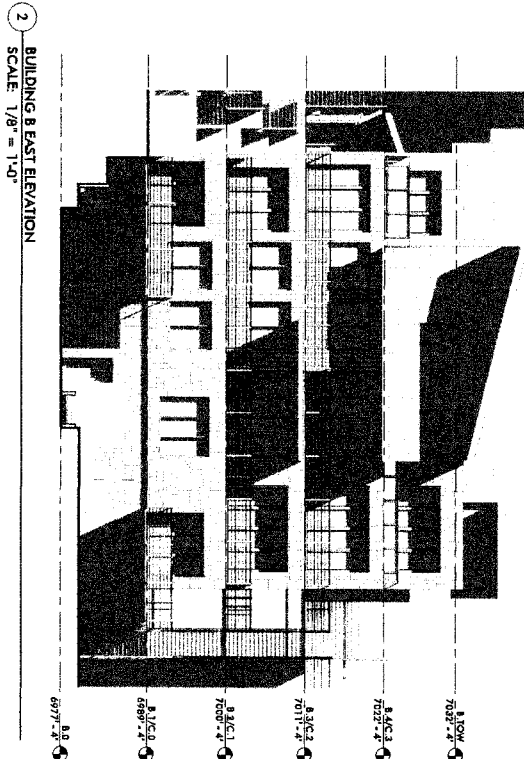
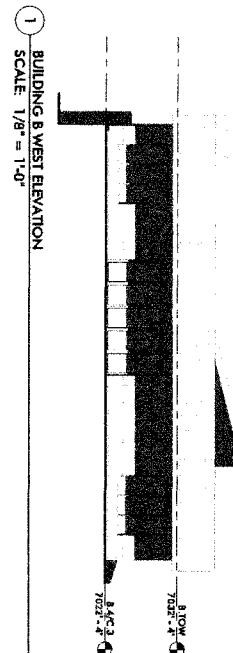
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BUILDING B ELEVATIONS

AE-222

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 PARK CITY, UTAH

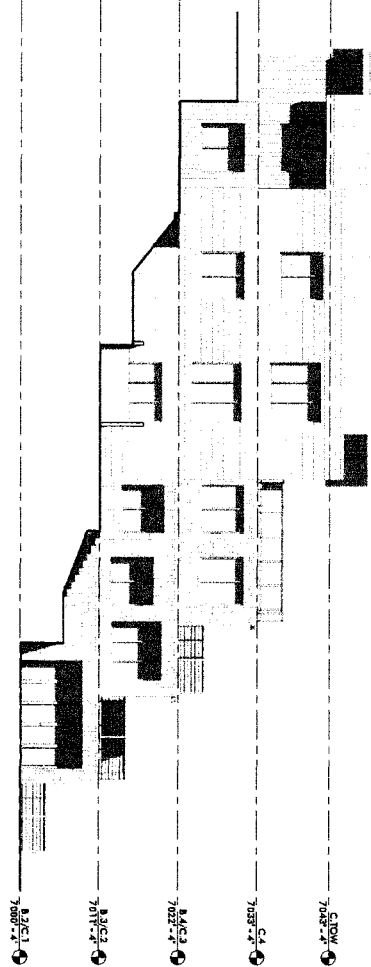
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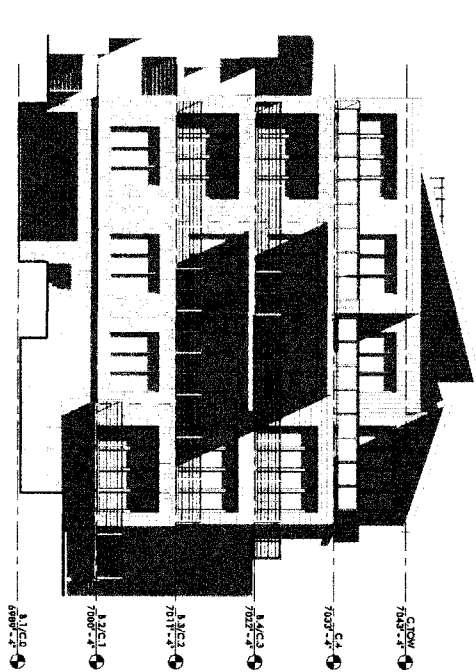
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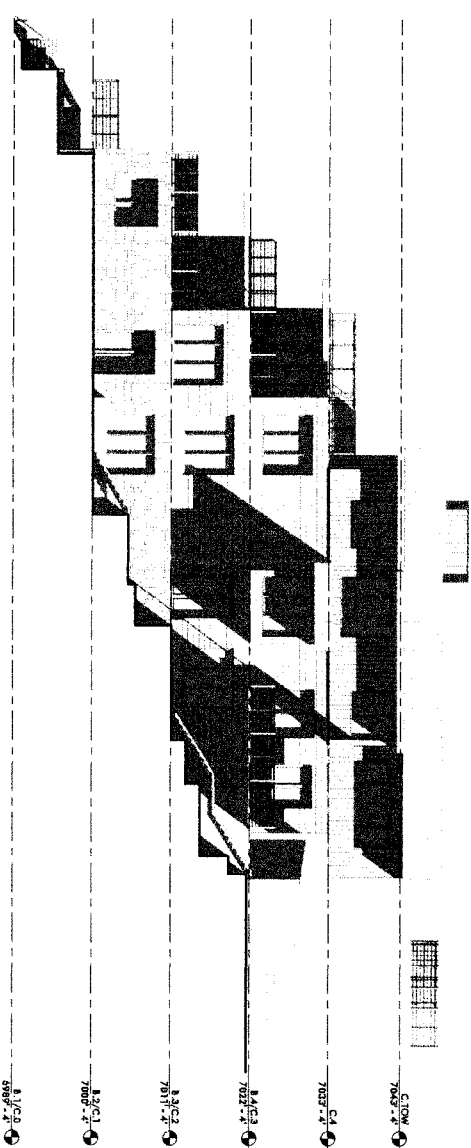
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 SCALE: 1/8" = 1'-0"



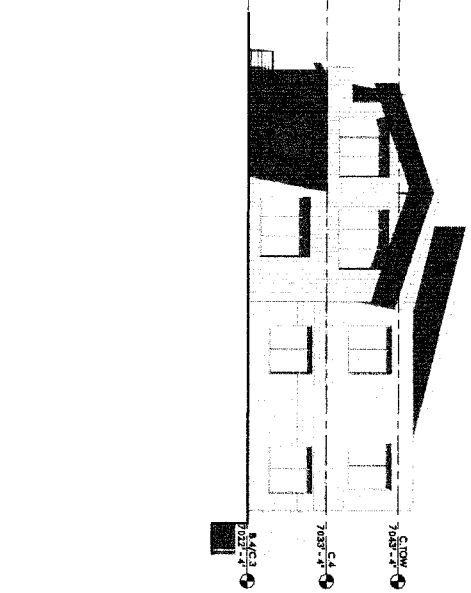
3 BUILDING C EAST ELEVATION
 SCALE: 1/8" = 1'-0"



1 BUILDING C NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



4 BUILDING C WEST ELEVATION
 SCALE: 1/8" = 1'-0"



BUILDING C ELEVATIONS

AE-223

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 160026
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BUILDING D ELEVATIONS
AE-231

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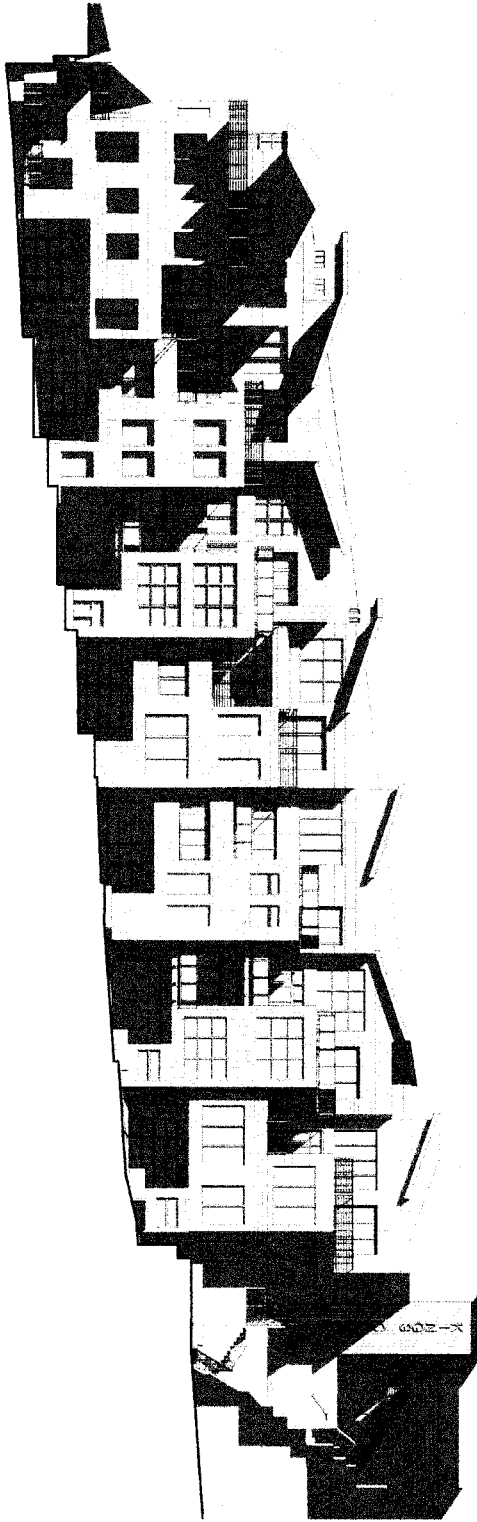
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LANDSCAPE: LOVET
INTERIOR: WOW +

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1 TOWNHOME STREET ELEVATION
SCALE: 3/32" = 1'-0"



TOWNHOME STREET
ELEVATION

AE-241

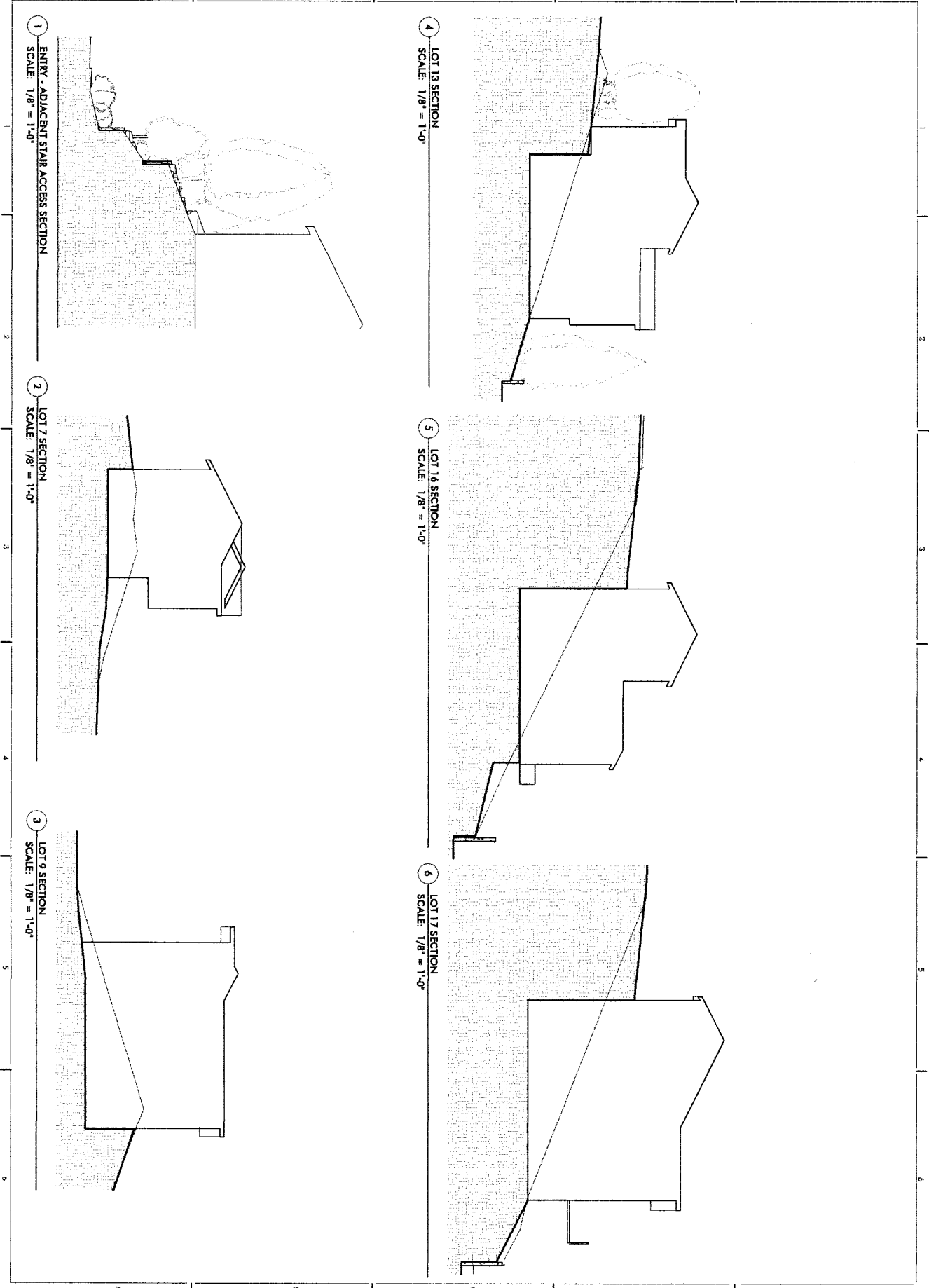
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MECHANICAL:
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ELECTRICAL:
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LANDSCAPE:
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INTERIOR:
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SITE SECTIONS
AE-301

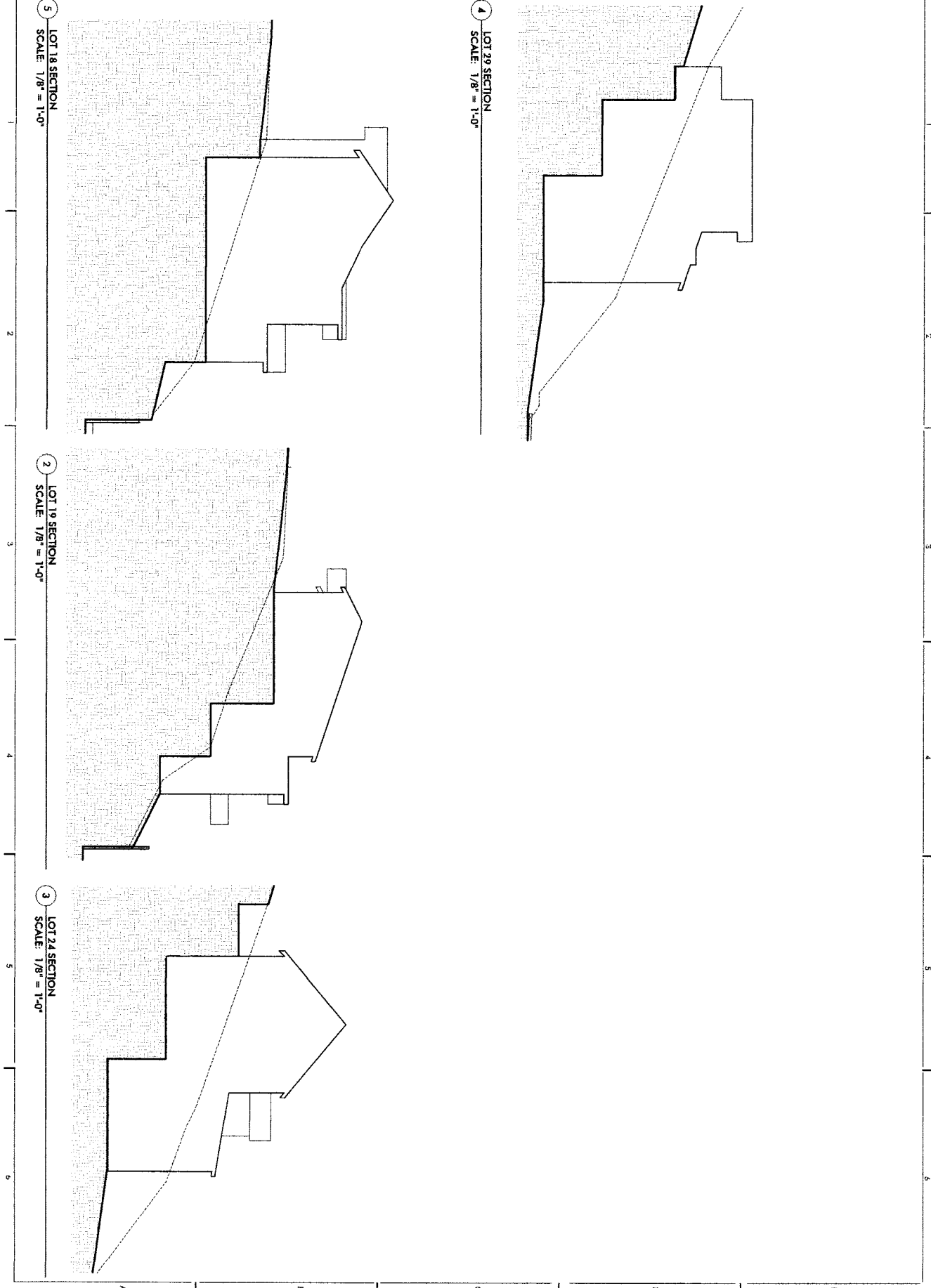
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 ELECTRICAL:
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 INTERIOR:
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SITE SECTIONS

AE-302

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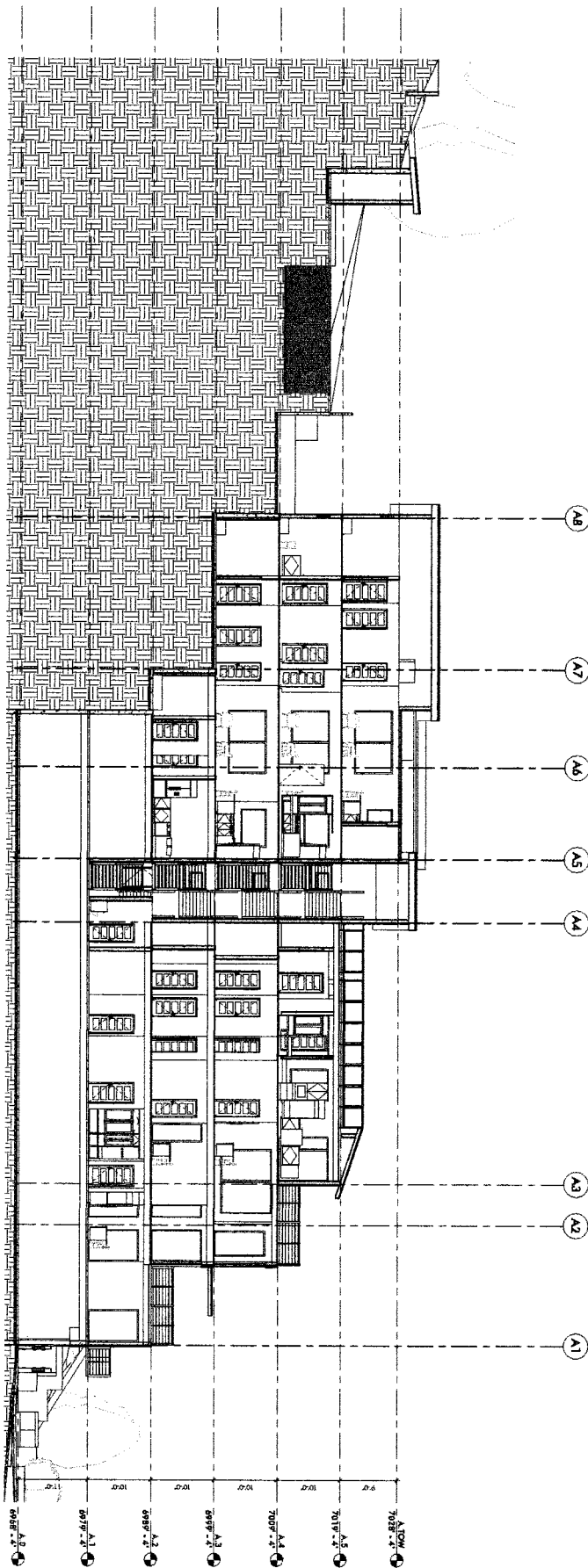
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A1 BUILDING A - CROSS SECTION
 SCALE: 1/8" = 1'-0"



BUILDING A SECTIONS

AE-311

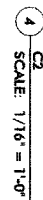
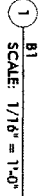
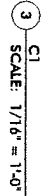
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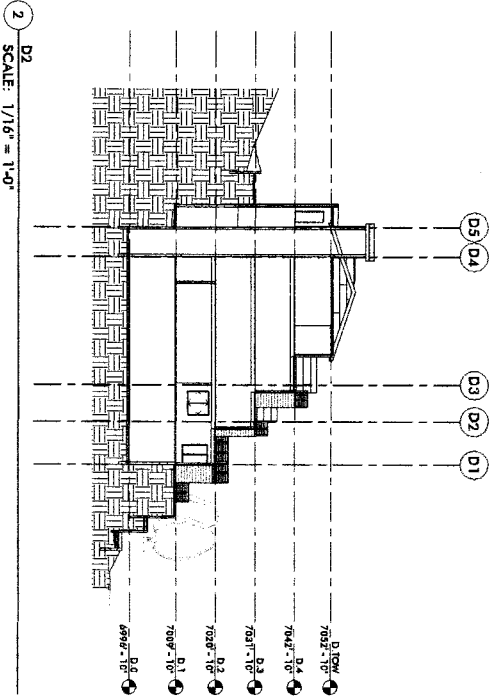
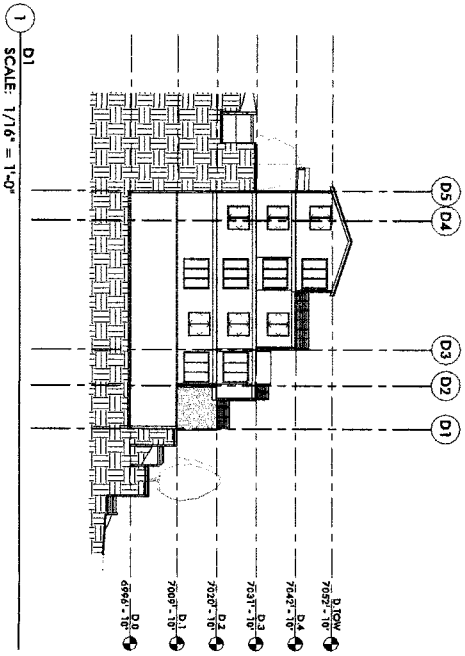
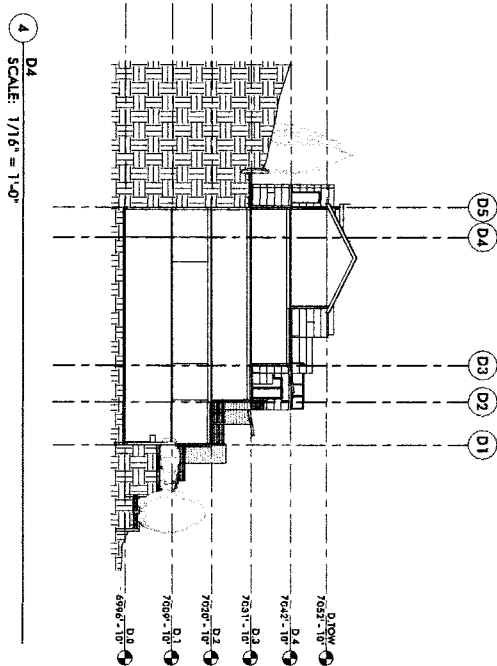
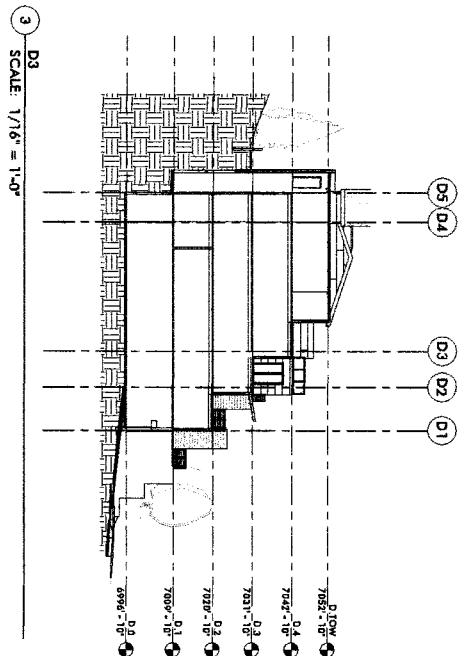
WOW

**AE-321**

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MASTER PLANNED DEVELOPMENT
1201-1299 LOWELL AVENUE
PARK CITY, UTAH

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BUILDING D SECTIONS
AE-331

PROJECT # 160026
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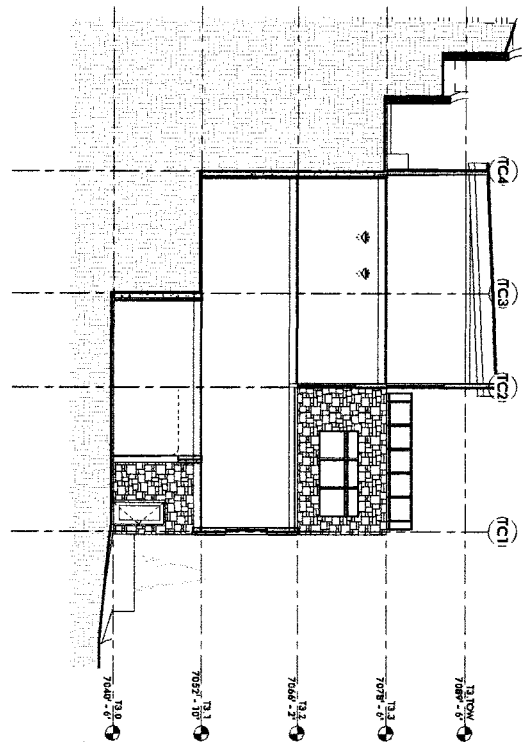
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 MECHANICAL: PVE INC
 ELECTRICAL: BNA CONSULTING
 LANDSCAPE: LOCO
 INTERIOR: WOW +

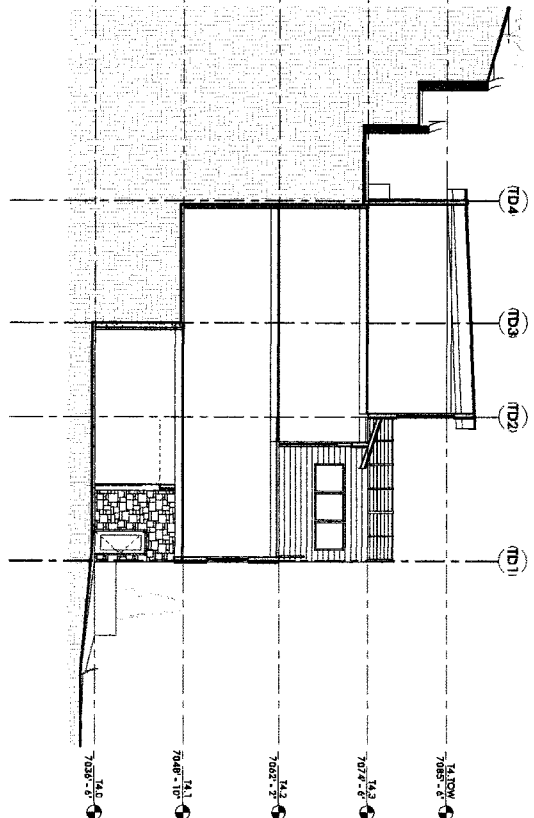
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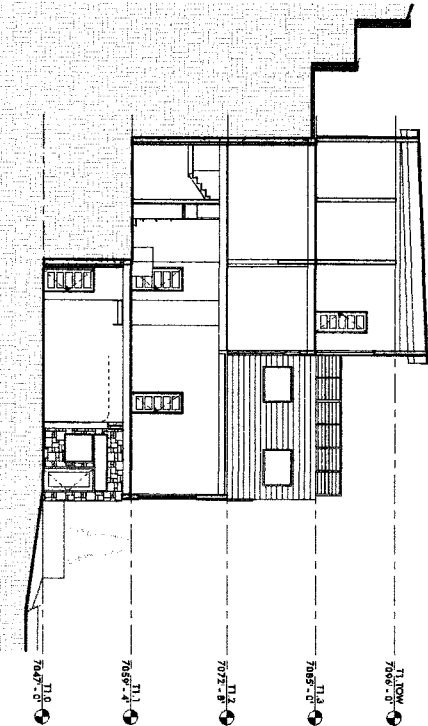
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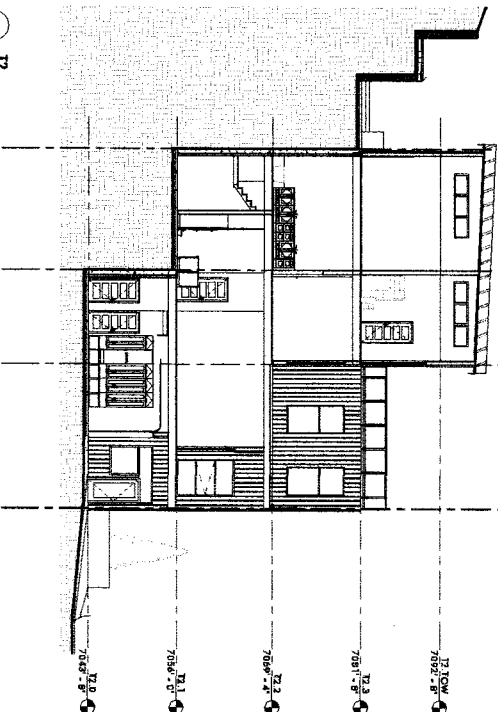
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4 T4
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1 T1
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2 T2
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TOWNHOME SECTIONS

AE-341

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160606
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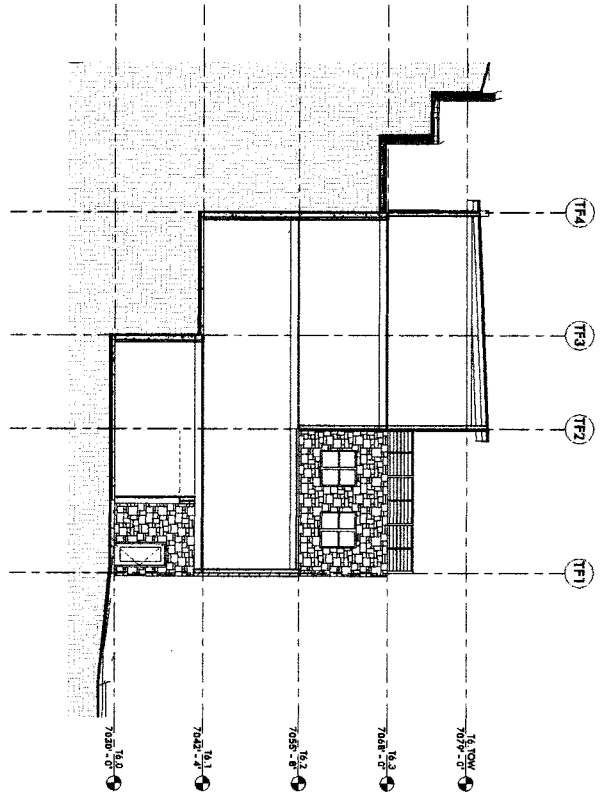
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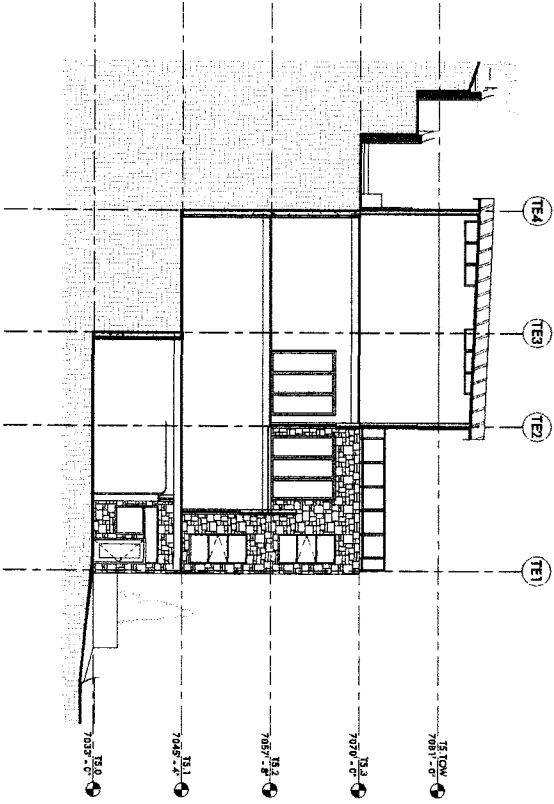
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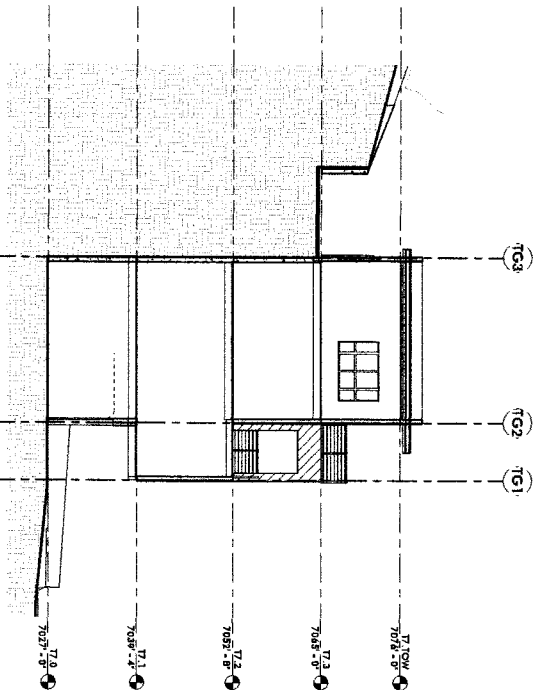
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2 TOWNHOME SECTION 6
 SCALE: 1/8" = 1'-0"



1 TOWNHOME SECTION 5
 SCALE: 1/8" = 1'-0"



3 TOWNHOME SECTION 7
 SCALE: 1/8" = 1'-0"

TOWNHOME SECTIONS

AE-342

PROJECT #:
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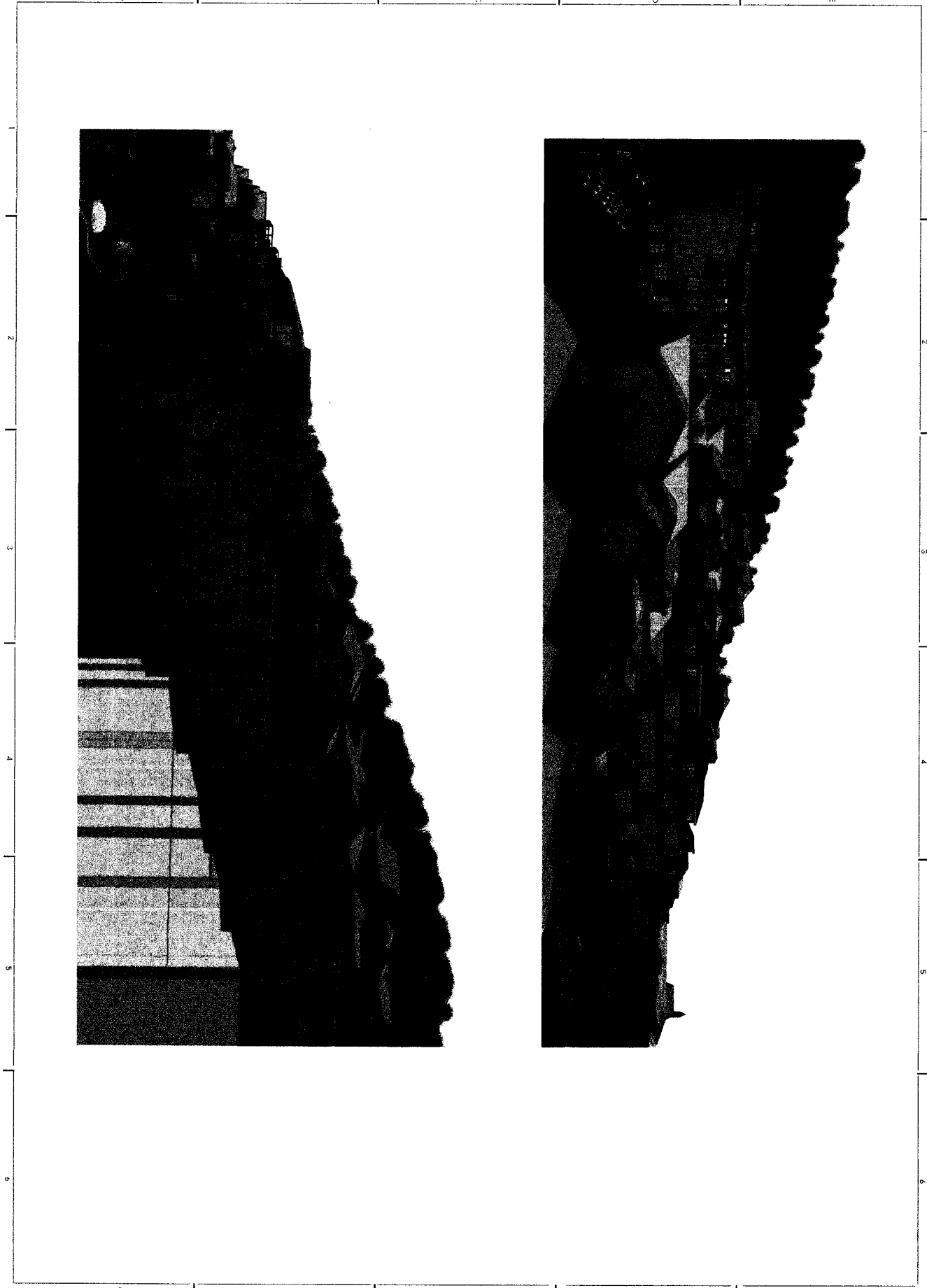
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PRELIM 3D VIEWS
GI-008

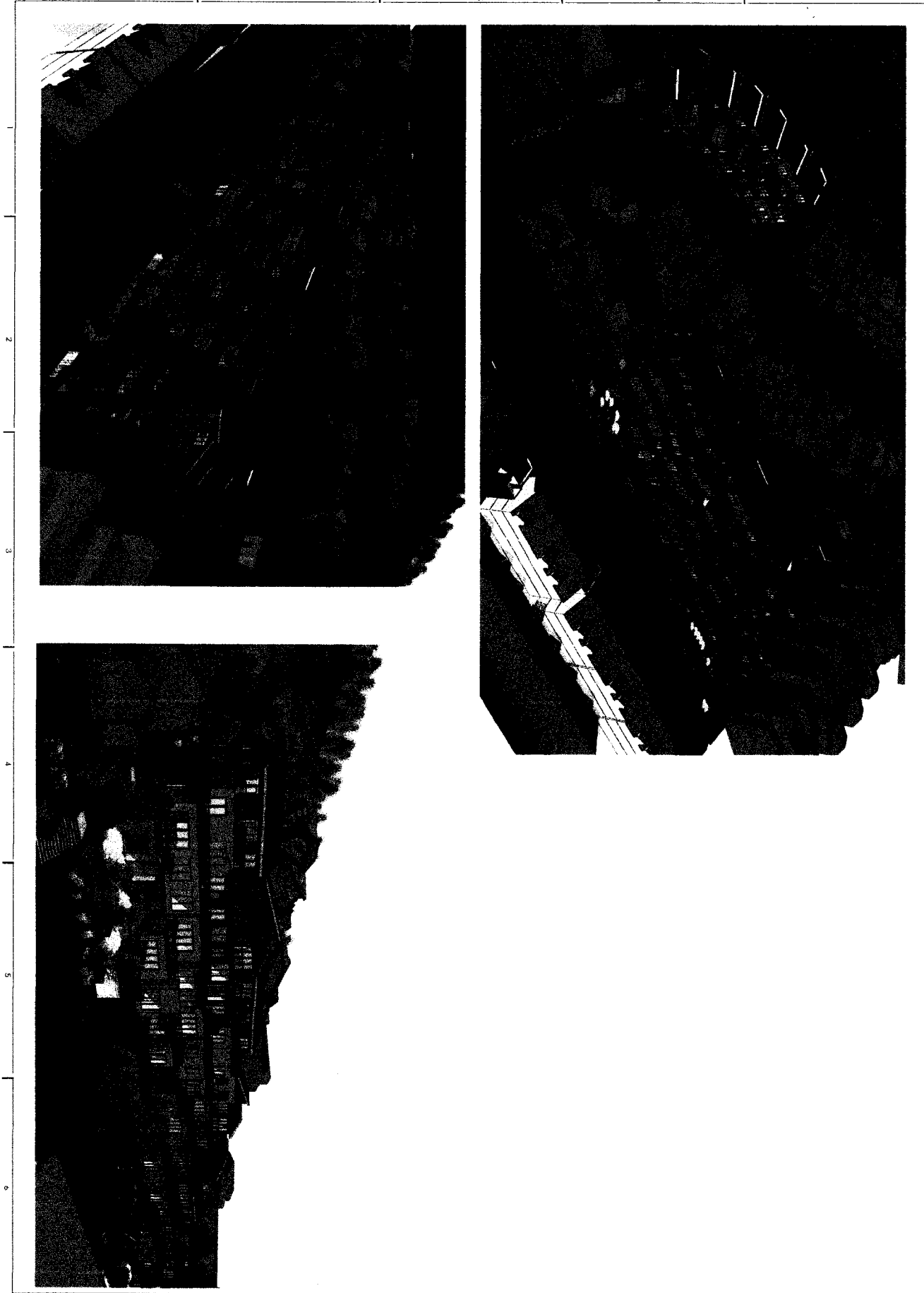
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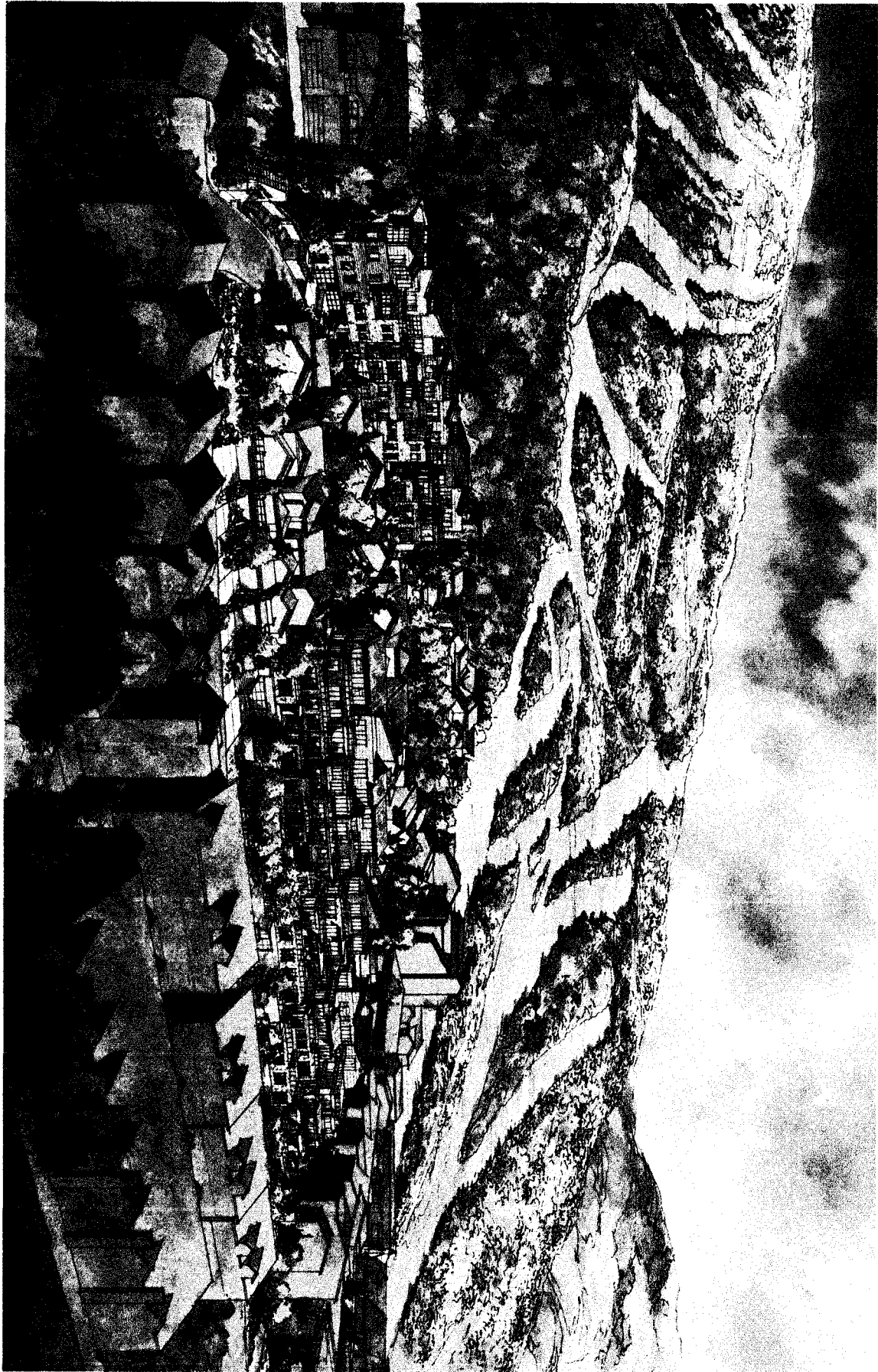
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ELECTRICAL:
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LANDSCAPE:
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INTERIOR:
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**PRELIMINARY OVERALL
SKETCH**

AE-903

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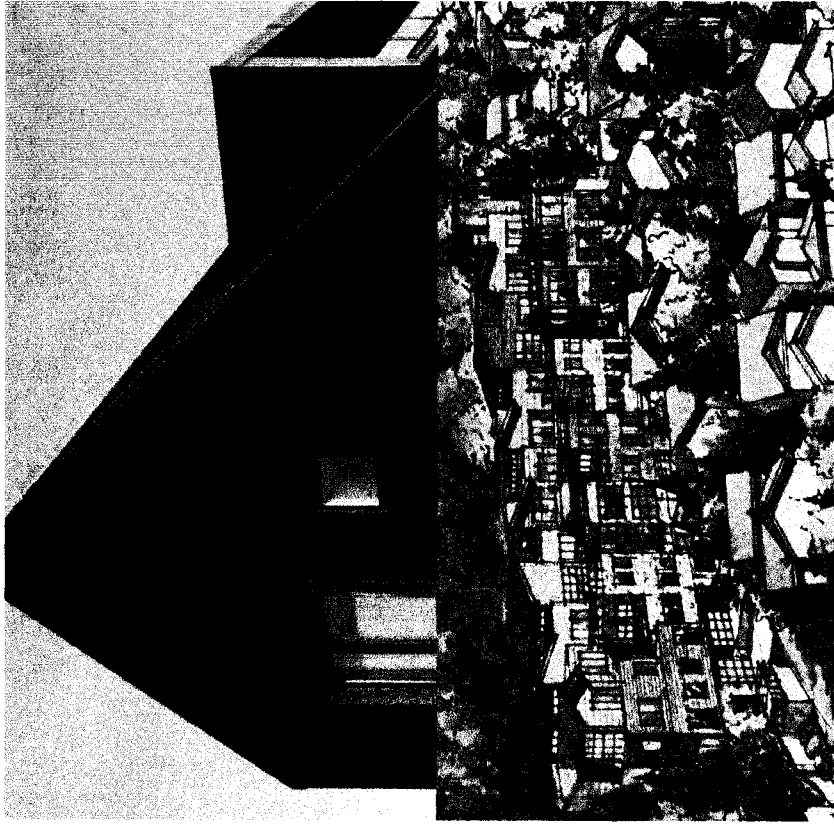
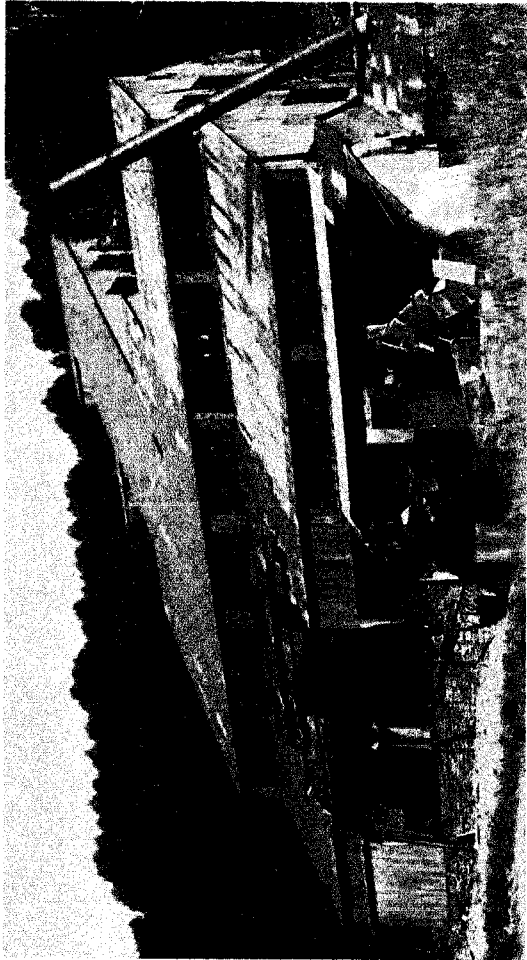
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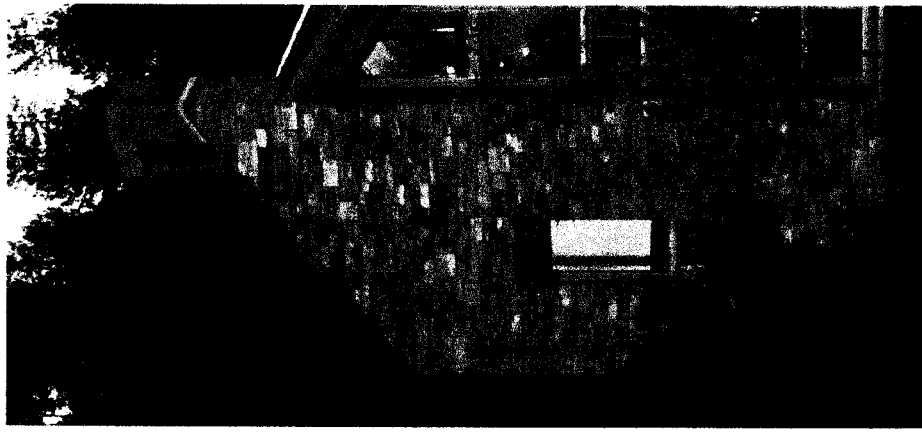
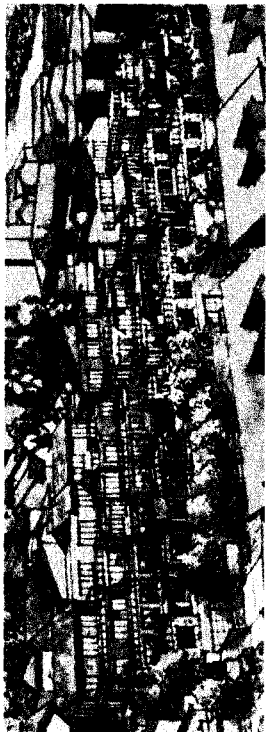
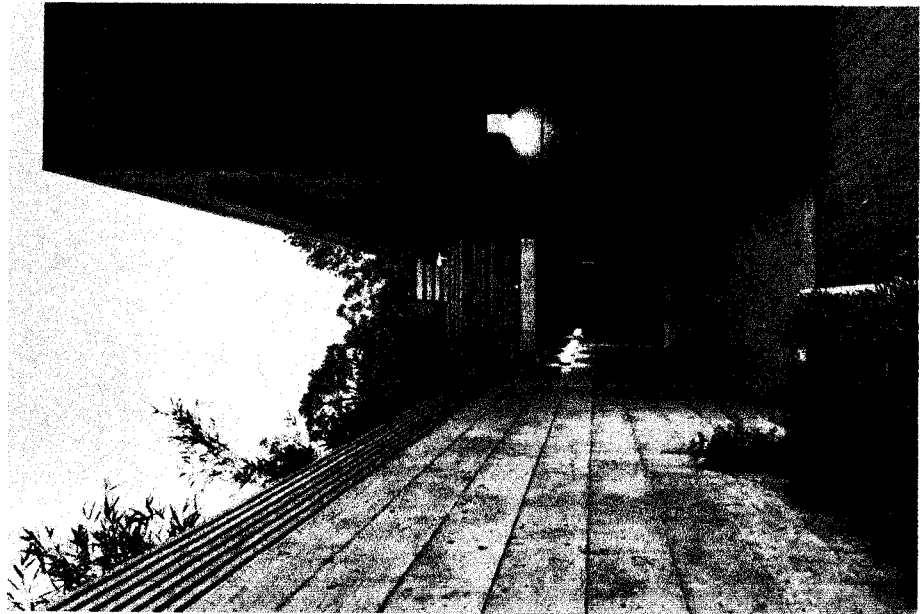
EXHIBIT Q
MATERIAL BOARD



C R H
PARTNERS

Material Palette Moodboards/ Inspiration

{Kings Crown} MPD



C R H
PARTNERS

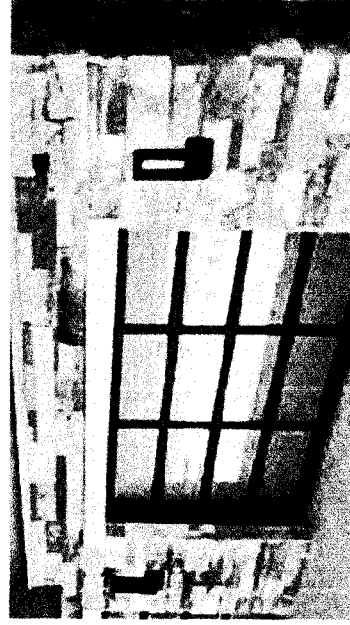
Material Palette Moodboards/ Inspiration

{Kings Crown} MPD



C R H
PARTNERS

Material Palette Moodboards/ Inspiration



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EXHIBIT R
TOWNHOME RENDERING

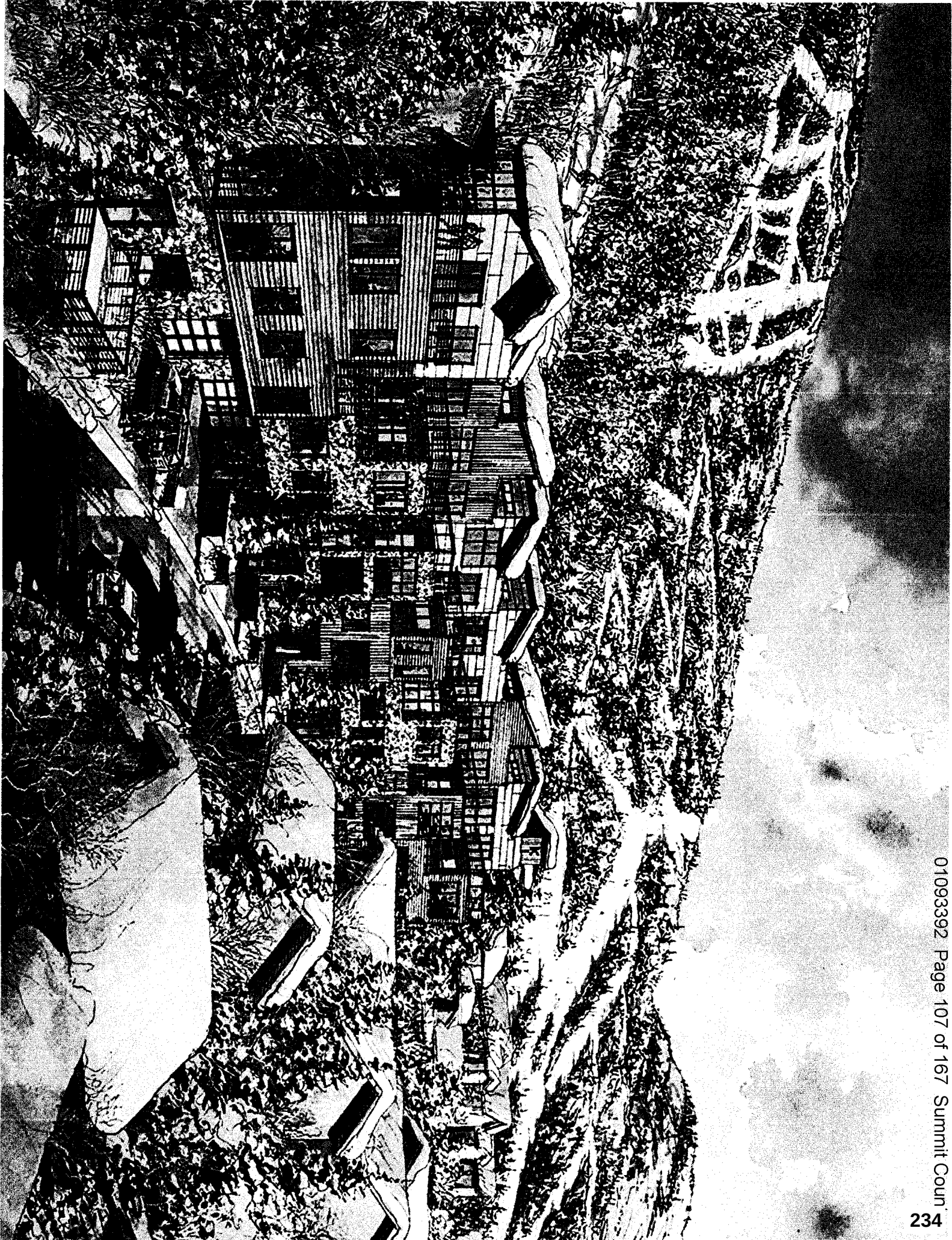


EXHIBIT S
ENVIRONMENTAL SURVEY

**ASTM PHASE I ENVIRONMENTAL SITE
ASSESSMENT REPORT
Lowell Avenue Slopeside**

**Summit County Tax Assessor Parcel SA-321
Owner Nastar, LLC; 18.51-Acres**

**Park City, Summit County, Utah
Approximately 18.51-Acres**



Prepared for:
Rory Murphy
2590 Sidewinder Drive
Park City, UT 84060

Prepared by:
Stantec Consulting Services Inc.
8160 South Highland Drive
Sandy, UT 84093

Project No.: 203706003

November 4, 2016

Sign-off Sheet and Signature of Environmental Professional

This document was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Mr. Rory Murphy and America First Credit Union. The material in it reflects Stantec's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared by the professional whose signature appears below.

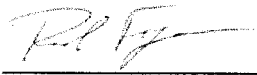
I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



John G. Russell, III, CPG
Sr. Hydrogeologist, Environmental Risk Manager

Reviewed By:



Rob Foye
Environmental Scientist



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LOWELL AVENUE SLOPESIDE**

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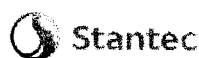
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Abbreviations

AAI	All Appropriate Inquiry
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AULs	Activity Use Limitations
BLM	Bureau of Land Management, United States
CAA	Clean Air Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFR	Code of Federal Regulation
CREC	Controlled Recognized Environmental Conditions
CWA	Clean Water Act
EP	Environmental Professional
ESA	Environmental Site Assessment
HREC	Historical Recognized Environmental Conditions
LUST	Leaking Underground Storage Tank
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
US EPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	Underground Storage Tank
UDEQ	Utah Department of Environmental Quality
UDWR	Utah Division of Water Rights



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1.0 SUMMARY

1.1 GENERAL PURPOSE

Stantec Consulting Services Inc. ("Stantec") has completed a Phase I Environmental Site Assessment (ESA) report of the approximate 18.51-acre Property located in Park City, Summit County, Utah [the "Property"], on behalf of Mr. Rory Murphy and America First Credit Union (the "Client"). The Client and its legal counsel have been designated as the User of this report. The work was performed according to Stantec's proposal and terms and conditions dated October 25, 2016 and accepted by the Client on October 25, 2016. The Property location was identified by means of review of the User-provided figure presented in Figures and Appendix A herein as well as review of Summit County Tax Assessor Office public records.

Figures 1 and 2 provide generalized site and surrounding vicinity topographic and aerial image maps, excerpted directly from the environmental records search report. Following Figure 2 are enlarged excerpts of the United States Geological Survey (USGS) 1955 *Park City West* Quadrangle topographic map and 1912 USGS Professional Paper 77 (*Geology and Ore Deposits of the Park City District*, 1912) with the generalized Property location identified. Many of the nearby up-gradient, off-site mine sites referenced in this report are noted by name on the USGS figures.

The Phase I ESA was conducted in conformance with the requirements of the United States Environmental Protection Agency's (US EPA) All Appropriate Inquiry Rule, 40 C.F.R., Part 312 and ASTM International (ASTM-American Society for Testing and Materials) Designation E 1527-13, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the US EPA Rule or ASTM practice are described in Section 2.3. The Phase I ESA for the Property was performed by Mr. John Russell of Stantec, with the Site Visit and surrounding area reconnaissance being conducted on October 28, 2016. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report.

During Stantec's Area Reconnaissance and Site Visit, Mr. Russell gained access to the Property by means of traversing/hiking the Property, investigating for visible signs of potential environmental concern including existing and/or apparent historical, land disturbance. General vicinity, off-site land use is mixed, including private residential and condominium-type land usage. Two asphalt-paved roads skirt the southeastern portions of the Property (Lowell Avenue and Northstar Road, noted on the User-Provided map in Appendix A).

The Property is located within T2S, R4E, Section 16 NW. Copies of pertinent tax record information, excerpted during October 2016 by Stantec directly from the Summit County Tax Assessor Office's public website are presented herein in Appendix A. The Client is considering purchasing the Property from the current Property owner, Nastar, LLC. Stantec's analysis of most recent Summit County tax records indicates that the Property was transferred to Nastar by several private parties during November 2011.



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As may be noted by review of the County tax records presented in Appendix A herein, the records indicate that the Property is comprised of Parcel SA-321 (approximately 19.79-acres) and two smaller sub-set parcels located in the interior of Parcel SA-321, namely Parcel 318 (0.47-acres). The User-provided figure in Appendix A indicates the Property being considered for purchase is comprised of approximately 18.51-acres of land. This ESA investigated the entire footprint of tax Parcel SA-321.

All information generated during this ESA indicates that the Property has never been developed, to any significant degree – excluding the grass-covered King's Crown Ski Run portion of the Property, which is noted on the User-provided Property map and is part of the Park City Mountain Resort that was constructed in 1963 (previously known as Treasure Mountain Resort, Park City Resort, and Alpine Meadows). The ski resort and off-site portions of this specific ski run are owned and operated currently by VR CPC Holdings, Inc. of Broomfield, Colorado (a Vail Resorts Management Company).

In summary, it must be noted that this ESA did not investigate information related to subsurface mine workings, as such investigation is beyond the scope of ASTM Standard E 1527-13. For example, the physical extent/orientation (lateral and/or vertical) of subsurface workings associated with historical mining activities, that might extend beneath and/or near the Property, are not addressed in this report. Any such subsurface concerns could be addressed, in part, by other means, including site-specific, geotechnical engineering or similar subsurface investigations for instance.

1.2 GENERAL HISTORICAL MINING BACKGROUND

In light of the documented historical use of land for precious metal mining throughout the Park City area since the late-1860s (Utah Mining District established in November 1869; ores: silver, lead, zinc, gold, etc.), Stantec analyzed historical maps, aerial photographs, and published reports of past mining activities in Park City. Stantec investigated on-site and nearby, off-site areas (topographically and hydraulically up-gradient, for example) that could possibly pose potential environmental concern to the Property. It is well documented that some waste rock piles, soils, sediments, streams, and portal discharge surface water associated with historically-mined areas located in Park City and Summit County have been impacted detrimentally by elevated concentrations of heavy metals, including arsenic, lead, and zinc for example.

Stantec reviewed historical USGS topographic maps and aerial photographs on the Nationwide Environmental Title Research, LLC (NETR) *HistoricAerials.com* public website, investigating reported and apparent land use in the vicinity of the Property and nearby areas. Copies of such materials are not presented in this ESA Report because they are copyrighted materials. Historical topographic maps were dated 1925, 1928, 1943, 1957, 1962, 1972, 1979, 1984, 1988, and 2001. NETR aerial images were dated 1953, 1962, 1967, 1978, 1993, 1997, 2004, 2006, 2009, and 2011. Stantec also reviewed several *Google Earth™* aerial images dating back to August 1993. Stantec's review of such published materials did not indicate any obvious/apparent on-site/above-ground structures, buildings, or mining-related prospects or mines on the Property nor apparent features that might pose potential environmental risk to the Property.



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Stantec's October 30, 2016 review of United States Bureau of Land Management (BLM) Land Records Status and General Land Office records indicates that there were several different historical, patented mining claims identified within T2S, R4E, Section 16. However, many such records do not indicate specific locations of respective claims within Section 16. Patent owners included numerous private individuals, as well as the Creole Mining Company (1904), the Anaconda Mining Company (1905), the Portland Park Mining Company (1908), the Utah Treasure Hill Coalition (1911), and the Silver King Coalition Mines Company (1933). Stantec's October 29, 2016 review of BLM Land Record 2000 (LR2000) records associated with unpatented mining claims indicated no "Active" or "Closed" leases.

Stantec's review of BLM General Land Office records indicates that a United States Surveyor General Office's May 1892 survey plat identifies patented mining claims (*Kentucky No. 8* and *Samuel*) located within T2S, R4E, Section 16 S1/2 of NW (i.e., southern portions of the **Property**). BLM records indicate that the patented *Kentucky* claim group was owned by Mr. William Dodge and others in 1893 (Section 16 SE NW). The records also indicate that Mr. Henry Newall owned the patented *Newall* mining claim group in 1894 (Section 16 N1/2 NW). The survey plat also identifies the off-site McHenry Mill site located in the vicinity of the Creole Tunnel within Section 16 NE SE.

In August 1882, the United States of America (USA) deeded 160-acres (comprising T2S, R4E, Section 16 W1/2 of NE and E1/2 of NW; i.e., northern portions of the **Property**) to Mr. George G. Snyder, via the May 1962 Homestead Act. No other information is presented regarding Mr. Snyder's lands within the BLM website records reviewed by Stantec. Copies of the BLM records pertaining to the Snyder lands and patented mining claims on the Property are presented in Appendix B herein.

The following information is shared, solely in light of its interesting historical background as regards Mr. Snyder's involvement with the founding of Park City, Utah, as identified by Stantec's review of Internet-published sources of historical information:

Reportedly in May 1872, George G. Snyder, the reported founding-father of the present-day city of Park City, christened the area..."Park City, for it is a veritable park." George was the younger brother of Samuel Snyder for which the Pony Express and stage-stop of Snyder's Station and then Snyderville a few miles north of Park City were named. It is quite possible that the above-referenced, patented mining claim *Samuel* might have been named for George's brother, since the claim was located on a portion of the 160-acres deeded by the USA to George Snyder in 1882.

Reportedly, George Snyder constructed the first house in Park City, located at the intersection of Heber and Park Avenues (former Eley Motor Company and Kimball Arts Center location). He built the first livery stable, the first large-scale sawmill, and associated outbuildings to support the growing mining industry – as the town was comprised solely of male miners in the early 1870s. Initially, his wives were the only females in town, and his first son and first daughter were reportedly the first children born in Park City. He also sponsored the first school in town in 1875.



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Park City was incorporated in 1884, while George Snyder became a well-known land and mill owner and a Summit County judge and was buried [with his third wife, a son, and two daughters (had six wives and 34 children, documented polygamist)] in 1887 within the Park City Cemetery – lands that Mr. Snyder donated to the town in 1879.

1.3 POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS (RECS)

Stantec's analysis of historical and site-specific, published information did not identify potential environmental concerns on the land surface of the Property. **This ESA did not identify any documented accounts or visual indications that the Property had been mined – nor prospected to any significant degree. Stantec's Site Visit did not indicate any obvious visual signs of past prospecting or mining (i.e., no obvious signs of disturbed land surface or waste rock piles, etc.). In summary, Stantec did not identify any on-site potential RECs.**

Stantec's review of historical information indicates that the closest reported and/or apparent **off-site**, mining-related areas, in relation to the Property, were the historical Minola Tunnel located approximately 400 to 500 feet west of the Property; the Three Kings Mine located approximately 0.5-mile due west of the Property; the Creole Mine and Creole Tunnel located approximately 0.25-mile south/southeast of the Property; and the Silver King Mine Aerial Tram (approximately 0.45-mile southeast of the Property, which conveyed ore during 1900 to 1952 from the Silver King Mine (approximately 1.35-miles south of the Property) to the town northeast of the Creole Tunnel. Aside from use of the aerial tram associated with the Silver King Mine, all such off-site areas were disturbed, prospected, and/or mined during the late-1800s to early-1900s, predominantly. Each of these off-site areas is noted on one or both of the two USGS figures presented in the Figures section of this report.

This ESA did not identify historical information pertinent to the Three Kings Mine, including exhaustive review of multiple, published sources of information referenced in this report and a general internet search. The Three Kings Mine is identified on the USGS 1957 topographic map but not on the preceding 1943, 1928, or 1925 topographic maps. The apparent Three Kings Mine waste rock pile is visible on the 1953 NETR aerial photograph, the oldest aerial image reviewed by Stantec as part of this ESA. The Three Kings Mine is identified as being located within T2S, R4E, Section 17; however, Stantec's review of historical BLM records did not identify any information referencing 'Three Kings Mine' or similar information.

Stantec identified an example of a generic Three Kings Consolidated Mining Company stock certificate located on the *miningutah.com* public website. The certificate references 500 shares purchased by Mr. D.C. Matúrin in September 1925. The only other information related to the Three Kings Mine identified during this ESA was an excerpted paragraph (on the *scribd.com* public website, reported by a Mr. Russell Hartill in 1917) that mentions that as of 1917 the Three Kings Consolidated Mining Company was working at the Three Kings Mine site, which was comprised of 154-acres of land surrounded predominantly by lands owned by the Silver King Coalition and Silver King Consolidated Companies.

The only information identified during this ESA regarding the Minola Tunnel indicates that this feature was located approximately 400 to 500 feet west of the western Property perimeter. This area is located on the same topographic expression (hill/slope) as the Property.



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Reportedly, the tunnel was constructed at an approximate elevation of 7,150 feet above mean sea level, along the eastern slope of Negro Hollow. Prior to 1902, the Minola Tunnel was part of an approximate 175-acre tract, with the tunnel reported as having been extended approximately 300 feet toward the southeast and a 500 feet deep winze that was being extended at the time from the tunnel face, as well two separate lateral drifts.

None of these off-site areas is anticipated to pose a potential risk for direct storm water runoff or air-dispersed impacts to the Property. However, it is possible that localized ground water quality might have been impacted in one or more of these off-site areas, which could in turn pose a potential off-site REC to localized ground water quality beneath the Property.

Stantec's review of historical information indicates that wet concentrator mills were constructed throughout the Park City mining area during the late-1880s and 1890s, including numerous areas located up-gradient of the Property (practically all mines located within Woodside Gulch, Walker and Webster Gulch, and Empire Canyon). Concentrator mills utilized wet technologies for amalgamation and initial matte and ore processing (example stages included: crushing, roasting, wetting, acidification, quicksilver/mercury baths, steaming, Russell lixiviation processing, etc.). In turn, large volumes of materials, potentially laden with heavy metals, were managed and stockpiled on these off-site properties (i.e., processed mattes, fines, tailings, waste rock, as well as treatment chemicals and materials, etc.).

Some materials were exposed to the natural elements for decades following initial mine development, including numerous waste rock and/or tailing piles that remain currently. It is possible that natural leaching of heavy metal constituents could have occurred at any or all of these off-site, mine site areas, posing the potential for detrimental impacts to localized ground water quality beneath and down-gradient of these off-site areas.

For example, the USGS Professional Paper 77 (see references herein) reports that there was a significant release of mercury to the ground surface at the Ontario Mine in 1904, during the remodel of the original 1877 concentrator mill to an updated, wet-processing mill. The old tanks containing mercury had leaked, possibly for several years to over two decades, without anyone realizing the release until replacement of the old tanks during the remodel. Likewise, *although this ESA did not identify any definitive information in this regard* - other historical operations at up-gradient mine sites could also have resulted in similar releases of materials to the natural environment, including for example: petroleum fuels used over the decades for fueling transport vehicles and equipment; fuel oil for heating buildings and possibly retorts/furnaces; new and used oil products associated with mining and transport equipment and railroad track operation and maintenance; etc.

Stantec's analysis of localized topography, including surface water and ephemeral drain-ways, in the vicinity of the Property and within an approximate lateral distance of 2.5-miles up-gradient of the Property suggests that regional ground water most probably flows generally from the south/southwest toward the north/northeast near and beneath the Property. In the event that ground water quality has been impacted detrimentally at off-site areas located in hydraulically up-gradient directions in relation to the Property, it is possible that ground water quality beneath the Property might also be impacted, historically, currently, or in the future. Such up-gradient, off-site areas of potential ground water impact could include, for example: historical mining-related areas, including precious metal mines, ore processing and/or beneficiation processes, stamp and/or concentrator mills, and waste rock/tailing areas associated with the Silver King,



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Silver King Consolidated, Walker & Webster, Daly-Judge Tunnel, Alliance, Massachusetts, Kearns-Keith, Daly-Judge, Daly-West, and Anchor Mine site areas.

This ESA did not identify any quantified information indicating that ground water beneath the Property had been impacted detrimentally. However, in light of the historical mining-related activities in presumed, up-gradient directions in relation to the Property, **it is possible that localized ground water quality beneath portions of the Property may in the past, currently, and/or in the future, be impacted detrimentally by up-gradient sources of heavy metals**, such as lead, arsenic, and zinc for instance – **and as such, off-site, up-gradient ground water migration toward the Property must be considered a regional, potential off-site REC as defined by the ASTM Standard 1527-13.**

Stantec's October 31, 2016 review of Utah Division of Water Rights ground water production well database indicates there are no water wells located within an approximate mile of the Property. There are several reported heat-exchange wells within one-mile of the Property; however, there is no pertinent information regarding depth to uppermost ground water on any of the drilling logs. Negro Hollow is the closest ephemeral drain-way in relation to the Property, located approximately 1,200 feet west of the Property. The depth to uppermost ground water beneath the Property was not identified during this ESA; however, it is anticipated that it is most probably at least 100 to 200 feet below natural grade.

Lastly, there is the possibility for historical air-dispersion of heavy metal-laden dust and particulate matter from the stacks of any of the off-site mills to the land surface/topsoil in relatively close proximity to the individual mill sites, possibly including the Property. However, considering the predominantly west (southwest and northwest) to east wind patterns that characterize the Park City and vicinity area (historically and currently), as well as the lateral distances to reported, historical mills, it is anticipated that any such air-dispersion from off-site, historical mill sites would be expected to be minimal at the Property. Moreover, the fact that such historical air dispersion would have occurred several decades ago, it is anticipated that localized, biological degradation and leaching of any such heavy metal constituents within Property topsoil would have resulted in the natural decrease in metal concentrations in local topsoil – and as such, this potential off-site source of environmental concern is not considered a REC to the Property.



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INTRODUCTION

2.0 INTRODUCTION

The objective of this Phase I ESA was to perform appropriate inquiry into the past ownership and uses of the Property consistent with good commercial or customary practice as outlined by the ASTM in "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", Designation E1527-13 and 40 C.F.R., Part 312. The purpose of this Phase I ESA was to identify, to the extent feasible, adverse environmental conditions including recognized environmental conditions ("RECs") of the Property.

The ASTM E1527-13 standard indicates that the purpose of the Phase I ESA is to identify RECs, including historical recognized environmental conditions ("HRECs"), and controlled recognized environmental conditions ("CRECs") that may exist at a property. The term "recognized environmental conditions" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property:

- 1) Due to any release to the environment;
- 2) Under conditions indicative of a release to the environment; or
- 3) Under conditions that pose a material threat of a future release to the environment.

ASTM defines a "HREC" as a REC that has occurred in connection with the property, but has been addressed to the satisfaction of the applicable regulatory authority and meets unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a HREC, the environmental professional must determine whether the past release is a REC when the current Phase I ESA is conducted (for example, if there has been a change in the regulations). If the environmental professional considers the past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a REC.

ASTM defines a "CREC" as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), but with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

De minimis conditions are not RECs. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. As indicated, the term REC does not include *de minimis* conditions, which generally do not present a material risk to human health and would not likely be subject to enforcement action if brought to the attention of governmental agencies.



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This ESA was conducted according to Stantec's proposal and terms and conditions dated October 25, 2016 and accepted by the Client on October 26, 2016. The Client and its legal counsel (the "User") have been designated as the User of this report. The scope of work conducted during this Phase I ESA consisted of a visual reconnaissance of the Property, interviews with key individuals, and review of reasonably ascertainable documents. The scope of work did not include an assessment for environmental regulatory compliance of any facility ever operated at the Property (past or present), or sampling and analyzing of environmental media. Stantec was not contracted to perform any independent evaluation of the purchase or lease price of the Property and its relationship to current fair market value. The conclusions presented in this ESA Report are professional opinions based on data described herein. The opinions are subject to the limitations described in Section 2.3.

ASTM E1527-13 notes that the availability of record information varies from source to source. The User or Environmental Professional is not obligated to identify, obtain, or review every possible source that might exist with respect to a Property. Instead, ASTM identifies record information that is reasonably ascertainable from standard sources. "Reasonably ascertainable" means:

- (1) Information that is publicly available;
- (2) Information that is obtainable from its source within reasonable time and cost constraints; and
- (3) Information that is practicably reviewable.

2.1 PROPERTY DESCRIPTION

The Property consists of approximately 18.51-acres of vacant, predominantly-undeveloped land located in Park City, Summit County, Utah. Aside from the cleared, grass-covered King's Crown ski run located within southwestern portions of the Property, most of the land is covered by grasses, small shrubs, sage bushes, and gamble oak trees.

As Site Visit photographs in Appendix B indicate, the only man-made structure identified by Stantec during the Site Visit was a wooden log/stick-constructed lean-to that appears to have been constructed for temporary, recreational-type use by teenagers. No one was observed on the Property, except for a few pedestrians who were hiking along a couple of small hiking-type trails that crisscross the Property, as may be noted by review of photographs in Appendix B.

2.2 SPECIAL TERMS, CONDITIONS, AND SIGNIFICANT ASSUMPTIONS

It is assumed that the purpose of this Phase I ESA is to qualify the User, in part, for landowner protection to CERCLA liability and to facilitate possible future purchase, sale, and/or transfer of the Property. The possible contaminants of concern considered in this assessment include those hazardous compounds listed under CERCLA and petroleum products.



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2.3 EXCEPTIONS AND LIMITING CONDITIONS

This report documents work that was performed in accordance with generally accepted professional standards at the time and location in which the services were provided and given the schedule and budget constraints established by the client. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential and actual liabilities and conditions associated with the identified Property.

This report provides an evaluation of selected environmental conditions associated with the identified portion of the Property that was assessed at the time the work was conducted and is based on information obtained by and/or provided to Stantec at that time. There are no assurances regarding the accuracy and completeness of information provided by the Client or third parties. All information received from the client or third parties in the preparation of this report has been assumed by Stantec to be correct. Stantec assumes no responsibility for any deficiency or inaccuracy in information received from others.

If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Stantec in regards to it.

Conclusions made within this report consist of Stantec's professional opinion as of the time of the writing of this report, and are based solely on the scope of work described in the report, the limited data available and the results of the work. They are not a certification of the Property's environmental condition.

The client did not provide or contract Stantec to provide recorded title records or search results for environmental liens or activity and use limitations encumbering the Property or in connection with the Property. Stantec did not obtain historical records that document the Property history in 5-year intervals and this resulted in data gaps. These data failures represent data gaps; however, these data gaps are not considered significant, considering the undeveloped nature of the Property. Based on the information obtained during the course of this ESA and general knowledge of development at and near the Property, the absence of this information did not affect the ability of the Environmental Professionals to identify RECs, HRECs, CRECs, or de minimis conditions.

This report relates solely to the specific project for which Stantec was retained and the stated purpose for which this report was prepared and shall not be used or relied upon by the client identified herein for any variation or extension of this project, any other project or any other purpose.

This report has been prepared for the exclusive use of the Client identified herein and any use of or reliance on this report by any third party is prohibited, except as may be consented to in writing by Stantec or as required by law. The provision of any such consent is at Stantec's sole and unfettered discretion and will only be authorized pursuant to the conditions of Stantec's



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standard form reliance letter. Stantec assumes no responsibility for losses, damages, liabilities or claims, howsoever arising, from third party use of this report.

Project-specific limiting conditions are provided in Section 2.2.

The locations of any utilities, buildings and structures, and Property boundaries illustrated in or described within this report, if any, including pole lines, conduits, water mains, sewers and other surface or sub-surface utilities and structures are not guaranteed. Before starting work, the exact location of all such utilities and structures must be confirmed by the Client and Stantec assumes no liability resulting from damage to such utilities and structures.

The conclusions are based on the site conditions encountered by Stantec at the time of the work. Accordingly, additional studies and actions may be required. As the purpose of this report is to identify selected site conditions which may pose an environmental risk; the identification of non-environmental risks to structures or people on the site is beyond the scope of this assessment. The findings, observations, and conclusions expressed by Stantec in this report are not an opinion concerning the compliance of any past or present owner or operator of the site which is the subject of this report with any Federal, state, provincial or local law or regulation.

This report presents professional opinions and findings of a scientific and technical nature. It does not and shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of Federal, state, provincial or local governmental agencies. Issues raised by the report should be reviewed by client legal counsel.

Stantec specifically disclaims any responsibility to update the conclusions in this report if new or different information later becomes available or if the conditions or activities on the Property subsequently change.

2.4 PERSONNEL QUALIFICATIONS

This Phase I ESA was conducted by an individual that meets the ASTM definition of an Environmental Professional (EP). Stantec's Mr. John Russell has approximately 31 years of environmental consulting and ASTM-formatted, due diligence experience, including decades of work related to CERCLA- and RCRA-regulated sites and associated environmental issues. Mr. Russell has conducted numerous ESAs in Summit County during the past two decades. The credentials of the EP of this Phase I ESA are provided in Appendix E.



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USER-PROVIDED INFORMATION

3.0 USER-PROVIDED INFORMATION

ASTM E1527-13 describes responsibilities of the User to complete certain tasks in connection with the performance of "All Appropriate Inquiries" (AAI) into the Property. The ASTM standard requires that the Environmental Professional request information from the User on the results of those tasks because that information can assist in the identification of RECs, CRECs, HRECs, or de minimis conditions in connection with the Property. Towards that end, Stantec requested that the User (represented by Mr. Rory Murphy) provide the following information:

Description of Information	Provided (Yes / No)	Description and/or Key Findings
User Questionnaire	Yes	Details related to submittal of the User Questionnaire, as well as the User's responses, are presented below.
Environmental Liens or Activity Use Limitations	Yes	The User is unaware of any environmental liens or Activity Use Limitations (AULs).
Purpose of the Phase I ESA	Yes	User may purchase the Property.

Stantec submitted the below list of questions to Mr. Rory Murphy ('User' representative for this ESA), regarding knowledge and familiarity with historical issues associated with the Property. Mr. Murphy's **responses** follow herein:

USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the User must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? **No.**

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). **No.**

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? **No.**



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USER-PROVIDED INFORMATION

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? **No.**

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes, fair market value.

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional identify conditions indicative of releases or threatened releases? For example, as user, (a.) Do you know the past uses of the property? Need to record past ownership history and use (actual names of prior land owners, dating back to at least 1940). **No.**

(b.) Do you know of specific chemicals that are present or once were present at the property? **No.**

(c.) Do you know of spills or other chemical releases that have taken place at the property? **No.**

(d.) Do you know of any environmental cleanups that have taken place at the property? **No.**

(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? **No.**



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RECORDS REVIEW

4.0 RECORDS REVIEW

The objective of consulting historical sources of information is to develop the history of the Property and surrounding area, in order to evaluate if past uses may have resulted in RECs. Physical setting records are evaluated to determine if the physical setting may have contributed to adverse environmental conditions in connection with the Property. During the review of historical records, Stantec attempted to identify uses of the Property from the present to the Property's first developed use. Stantec's research included the reasonably ascertainable and useful records described in this section.

4.1 PHYSICAL SETTING

A summary of the physical setting of the Property is provided in the table below with additional details in the following subsections:

Topography:	Property located within Section 16, T2S, R4E; comprised of relatively-steep topographic elevations approximating 7,400 to 7,000 feet above mean sea level. Grades slope generally from upland areas toward lowland areas – regionally from the south toward the north, with localized northwesterly and northeasterly slopes.
Soil/Bedrock Data:	The site expected to be underlain by unconsolidated topsoil comprised of poorly-sorted clay, silt, sand, and gravel loams. Underlying bedrock reported to be comprised of the Permian-aged Park City Formation (cherty limestone). Bedrock reported on USGS Park City West quadrangle Geologic Map to be dipping at 20 to 30-degree angles toward the northwest beneath the Property. Bedrock expected to be very shallow below grade.
Estimated Depth to Ground Water/ Estimated Direction of Gradient:	Uppermost ground water anticipated to be greater than 100 to 200 feet below grade. Localized flow: in general, from uplands toward lowlands – regionally from the south toward the north/northeast.
<i>Note: Site-specific ground water direction and depth can only be determined by conducting site-specific testing, which Stantec has not conducted.</i>	

4.1.1 Property Topography and Surface Water Flow

The topographic surface of the Property is relatively-steep toward the north, with localized slopes toward the northwest and the northeast, such that overland, storm water runoff will vary depending on specific location. Regional drainages grade in general from the south toward the north/northeast.



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4.3

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4.1.2 Regional and Property Geology

The Property and surrounding areas are located within the Wasatch Mountains, the western edge of the Rocky Mountain Physiographic Province. The Property is located within a mountainous area adjacent to (west of) downtown Park City. The Property appears to be underlain by unconsolidated topsoil/near-surface soil characterized predominantly by poorly-sorted, mixes of clay, silt, sand, gravel, and cobbles. Underlying bedrock is characterized reportedly by the Park City Formation (cherty limestone). Off-site lands located north and northeast of the Property, comprising much of downtown Park City, are underlain by Quaternary-aged, alluvial deposits, as reported on the USGS *Park City West* Geologic Map.

4.1.3 Regional and Property Hydrogeology

Stantec did not observe any surface water on or near the Property during the Site Visit. All ephemeral drainages were completely dry. There were no significant ephemeral drainages on the Property, typically characterized by a couple to a few feet deep, localized incisions atop the ground surface.

In general, the shallow water table is often a subdued expression of surface topography. Shallow ground water generally flows from areas of ground water recharge, such as hills and broad uplands, to areas of ground water discharge, such as wetlands, creeks, streams, rivers, and lakes. Regional ground water flow is expected to be generally toward the north in the vicinity of the Property, with ultimate drainage in the general direction of McLeod Creek and Silver Creek and associated tributaries.

The environmental records review report in Appendix D herein notes that there were no water wells located on the Property. Stantec's review of published water well data reported on the Utah Division of Water Rights' Public Well Log website indicated no ground water production wells on Property lands. The closest, off-site ground water production (potable water) wells were reported as being located at least one-mile north (down-gradient) of the Property.

4.2 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from Environmental Records Search, Inc. (ERS), a third-party environmental database search firm. A complete copy of the database search report, including definition of databases searched, is provided in Appendix D. The databases covered in the report include the most current databases listed or referenced in Section 8 of ASTM E1527-13.

4.2.1 Listings for Property

The Property was not identified in the environmental database report – except for listing as located in a broad regional area (Rocky Mountains) that has the potential to be underlain by natural formations that might contain natural asbestos. Asbestos is most commonly found in



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three rock types: serpentinites, altered ultramafic rocks, and some mafic rocks. Other rock types known to host asbestos include metamorphosed dolostones, metamorphosed iron formations, carbonatites, and alkalic intrusions. In summary, only site-specific boring investigation into bedrock beneath the Property is anticipated to provide quantitative information in this regard.

4.2.2 Listings for Nearby Sites with Potential to Impact Property

Stantec's review of the reported locations and operations of off-site properties identified in the environmental database report did not identify any off-site areas that might pose potential environmental risk to the Property – *except for the possibility that historical mining-related activities in presumed up-gradient/nearby locations (such as Creole Tunnel, Silver King Consolidated Mine areas, etc. for example) might possibly pose a risk to ground water quality beneath the Property - as reported in preceding report section 1.0 Introduction.*

The Marsac Mill, located in the general vicinity of the present-day City Administration building approximately 0.5-mile southeast of the Property, is referenced in the ERS report. The mill was constructed in 1874 as the first concentrator mill in Park City and appears to be the closest, historical mill in relation to the Property. The mill was renovated to accommodate the Russell lixiviation process (wet concentrator) during 1880-1882. Numerous other historical mills existed in most of the canyons located south of the Property and Park City. None of the historical mills operate today.

There is the *possibility* for historical air-dispersion of heavy metal-laden dust and particulate matter from the stacks of any of these off-site mills to the land surface/topsoil in relatively close proximity to the individual mill sites, possibly including the Property. However, considering the predominantly west (southwest and northwest) to east wind patterns that characterize the Park City and vicinity area (historically and currently), as well as the lateral distances to the Marsac Mill and other nearby historical mills, it is anticipated that any such air-dispersion from off-site, historical mill sites would be expected to be minimal at the Property. Moreover, the fact that such historical air dispersion would have occurred several decades ago, it is anticipated that localized, biological degradation and leaching of any such heavy metal constituents within Property topsoil would have resulted in the natural decrease in metal concentrations in local topsoil – and as such, this potential off-site source of environmental concern is not considered a REC to the Property.



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4.5

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RECORDS REVIEW

4.3 HISTORICAL RECORDS REVIEW

4.3.1 Land Title Records/Deeds

A formal title search is not an ASTM-prescribed task and was not conducted by Stantec. Such records were not searched by Stantec, as such investigative measures are beyond the scope of an ASTM ESA. No one interviewed as part of this ESA was aware of any such liens or Property land use restrictions, however.

In an effort to research land ownership dating to initial land development, Stantec reviewed Summit County, Utah Tax Recorder Office deed and land ownership information. Excerpted tax records are presented in Appendix A herein.

Stantec's ESA indicates that current and historical, Property land use is undeveloped, vacant land. There is the probability that small wooden, residential-type shacks might have been constructed on the Property sometime during the late-1870s to early 1900s; however, Stantec's review of USGS topographic maps dating to 1925 do not identify above-grade structures/buildings on the Property, and Stantec's review of historical aerial photographs dating to 1953 did not identify any such structures.

4.3.2 Historical Aerial Photographs and Topographic Maps

The general type of activity on a property and land use changes can often be discerned from the type and layout of structures and land disturbances visible in photographs. However, specific elements of a facility's operation usually cannot be discerned from aerial photographs alone.

Stantec reviewed historical USGS topographic maps and aerial photographs on the Nationwide Environmental Title Research, LLC (NETR) HistoricAerials.com public website, investigating reported and apparent land use in the vicinity of the Property and nearby areas. Copies of such materials are not presented in this ESA Report because they are copyrighted materials. Historical topographic maps were dated 1925, 1928, 1943, 1957, 1962, 1972, 1979, 1984, 1988, and 2001. NETR aerial images were dated 1953, 1962, 1967, 1978, 1993, 1997, 2004, 2006, 2009, and 2011. Stantec also reviewed several *Google Earth*™ aerial images dating between June 2015 and August 1993. Stantec's review of such published materials did not indicate any obvious/apparent on-site/above-ground structures, buildings, or mining-related prospects or mines on the Property nor apparent features that might pose potential environmental risk to the Property.

4.3.3 Other Historical Sources

On October 30, 2016, Stantec reviewed UDEQ-published, CERCLA and RCRA site information, investigating possible, published information pertinent to UDEQ regulatory involvement with the Property and nearby, surrounding, off-site lands. Stantec reviewed local water well drilling logs



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published by the Utah Division of Water Rights. In summary, Stantec did not identify any information indicating potential on-site or off-site RECs during review of such Internet-published information.

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SITE RECONNAISSANCE

5.0 SITE RECONNAISSANCE

A visit to the Property and a surrounding Area Reconnaissance was conducted by Mr. John Russell of Stantec on October 28, 2016. Stantec hiked across the Property, along generalized 100-yard, grid-patterned, east-west traverses. Following the east-west transects, Stantec then walked along the earthen hiking trails that crisscross the Property. Photographs collected during the Site Visit are included in Appendix B.

5.1 SITE RECONNAISSANCE METHODOLOGY

The Property reconnaissance focused on observation of current conditions and observable indications of past uses and conditions that may indicate the presence of a REC. Stantec utilized the following methodology to observe the Property:

- Traversed the outer Property boundaries.
- Traversed transects across the Property.

Weather conditions during the visit to the Property and vicinity were clear and sunny. There were no weather-related property access restrictions encountered during the visit.

5.2 GENERAL DESCRIPTION

Property and Area Description:	Aside from localized, earthen hiking trails and the grass-covered/cleared King's Crown ski run to the west/southwest, the Property was vacant and undeveloped land, with a small temporary, recreational lean-to structure (sticks and logs). There were several rusted, metal pipes, presumably associated with snow-making/water-conveyance, located along the eastern side of the on-site portion of the ski run – as photo-documented in Appendix B. Current surrounding land use is comprised predominantly of similar, undeveloped lands, including the ski resort area, toward the south and west; residential to the east along the asphalt-paved Northstar and Lowell Avenue roadways; and the Marriot Mountainside Hotel located to the north/northwest.
Property Operations.	The Property was vacant and undeveloped land.
Structures, Roads, Other Improvements:	There were no improvements, structures, or paved roads on the Property.
Property Size (acres):	approximately 18.51-acres



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Estimated % of Property Covered by Buildings and/or Pavement:	Zero (0%).
Observed Current Property Use/Operations:	The Property was vacant and undeveloped, aside from the localized hiking trails and ski run.
Observed Evidence of Past Property Use(s):	The Property was vacant and undeveloped, aside from the localized hiking trails and the ski run.
Sewage Disposal Method (and age):	None observed or reported.
Potable Water Source:	None observed or reported.
Electric Utility:	None observed or reported.

5.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

The following table summarizes Stantec's observations during the Property reconnaissance.

Observations	Description/Location
Hazardous Substances and Petroleum Products as Defined by CERCLA 42 U.S.C. § 9601(14) and/or otherwise might contain hazardous and/or petroleum hydrocarbon-type constituents:	None observed or reported.
Drums (≥ 5 gallons):	None observed or reported.
Strong, Pungent, or Noxious Odors:	None observed or reported.
Pools of Liquid:	None observed or reported.
Unidentified Substance Containers:	None observed or reported.
PCB-Containing Equipment:	None observed or reported.

5.4 INTERIOR OBSERVATIONS

The Property was vacant and undeveloped.



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5.2

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SITE RECONNAISSANCE

5.5 EXTERIOR OBSERVATIONS

Stantec made the following observations during the site reconnaissance of the Property and/or identified the following information during the assessment:

Observations	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	None observed.
Potential Areas of Fill Placement:	None observed.
Wastewater:	None observed.
Storm water:	None observed.
Wells:	None observed.
Septic Systems:	None observed.
Other Exterior Observations:	Nothing of significant note.

5.5 UNDERGROUND STORAGE TANKS/STRUCTURES

Existing USTs:	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface patches), which would indicate the presence of USTs, was discovered during the site reconnaissance.
Former USTs:	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface patches), reports, or other evidence of the former presence of USTs were discovered during this Phase I ESA.

5.6 ABOVEGROUND STORAGE TANKS

Existing ASTs:	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.
Former ASTs:	No visible or reported evidence (fill pipes, vent pipes, dispensers, surface stains), reports, or other evidence of the former presence of ASTs was discovered during this Phase I ESA.



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SITE RECONNAISSANCE

5.7 ADJOINING PROPERTIES

5.7.1 Current Uses of Adjoining Properties

As viewed from the Property and/or from public rights-of-way, Stantec made the following observations about use and activities on other adjoining properties:

NORTH	Marriot Mountainside Hotel
SOUTH	Vacant, undeveloped land.
EAST	Residential along Northstar Road and Lowell Avenue.
WEST	Ski resort area, predominantly undeveloped but for localized, grass-covered ski runs.

5.7.2 Observed Evidence of Past Uses of Adjoining Properties

Off-site lands to the north (Marriot), east (Northstar residences), and ski resort areas (west) appear to have been constructed sometime between 1963 to 1993. All other off-site, contiguous lands appear to have remained vacant and undeveloped.

5.7.3 Pits, Ponds or Lagoons on Adjacent Properties

As viewed from the Property, Stantec did not observe any obvious signs of surface water on nearby, off-site lands.



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INTERVIEWS

6.0 INTERVIEWS

Name	Relationship to Property	Key findings:
Mr. Rory Murphy October 25, 2016	User, prospective purchaser	No known or reported environmental concerns as regards the Property.

6.1 FINDINGS FROM INTERVIEWS

Stantec's review of Summit County Tax Assessor Office website records indicates that recent land owners have been comprised of several different individuals and Trusts (reference Appendix A). Stantec did not interview any current or historical Property owners, in light of the relatively-quick turnaround for this ESA report and the anticipation that most of the reported, historical owners would simply state that the Property has remained vacant and undeveloped, as long as they could remember. Although Stantec did not interview a historical Property owner, and as such this is considered a Data-Gap, Stantec does not anticipate this lack of information influences Stantec's analysis of potential environmental risks posed to or by the Property. The lack of review of this information did not appear to affect the Environmental Professional's ability to identify RECs, HRECs, or *de minimis* conditions.

Mr. Murphy was unaware of any potential environmental issues or concerns associated with the Property. Mr. Murphy reported that the Property had been vacant and undeveloped, as long as he could remember.



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EVALUATION

7.0 EVALUATION

This section provides a summary overview of or Findings, Opinions, and Conclusions.

7.1 FINDINGS AND OPINIONS

Information gathered from interviews, reviews of existing data, and a property inspection were evaluated to determine if RECs are present in connection with the Property. Based on this information, Stantec made the following findings and developed the following opinions:

- Finding 1: Property-specific, environmental liens and activity and use limitations (AULs) encumbering the Property or in connection with the Property, were not reviewed as part of this Phase I ESA, as they are the responsibility of the User per ASTM ESA protocol. However, no such information was identified by Stantec when reviewing the most recent Summit County Tax Assessor Office's public website database specific to the Property tax parcel.
- Opinion 1: The lack of review of this information did not appear to affect the Environmental Professional's ability to identify RECs, HRECs, or *de minimis* conditions, however. The User claimed no knowledge of any such liens or land Activity and Use Limitations (AULs).
- Finding 2: This ESA identified numerous up-gradient, potential sources of heavy metal constituents to localized ground water quality. The Property is located in a presumed down-gradient direction (ground water flow) in relation to many such off-site areas.
- Opinion 2: It is possible that ground water quality beneath the Property could be impacted detrimentally currently, in the past, and/or in the future by heavy metal constituents associated with these off-site, potential RECs.

7.2 DATA GAPS

The federal AAI rule [40 CFR 312.10(a)] and ASTM E1527-13 identify a "data gap" as the lack or inability to obtain information required by the standards and practices of the rule despite good faith efforts by the Environmental Professional or the User.



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7.1

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EVALUATION

Data gaps resulting from the Phase I ESA described in this report are listed and discussed below.

Gap	Discussion
Deletions or Exceptions From Scope of Work:	None.
Weather-Related Restrictions To Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps From Environmental Records Review:	None.
Data Gaps From Historical Records Review:	None.
Data Gaps From Interviews:	Although Stantec did not interview a historical Property owner, and as such this is considered a Data-Gap, Stantec does not anticipate this lack of information influences Stantec's analysis of potential environmental risks posed to or by the Property. The lack of review of this information did not appear to affect the Environmental Professional's ability to identify RECs, HRECs, or <i>de minimis</i> conditions.
Other Data Gaps:	None.

7.3 CONCLUSIONS

Stantec has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of the Property located in Park City, Utah [the "Property"]. Any exceptions to, or deletions from, this practice are described in preceding sections of this report.

Stantec's ESA did not identify potential environmental concerns on the land surface of the Property. This ESA did not identify any documented accounts or visual indications that the Property had been mined – nor prospected to any significant degree. Stantec's Site Visit did not indicate any obvious visual signs of past prospecting or mining (i.e., no obvious signs of disturbed land surface or waste rock piles, etc.). In summary, Stantec did not identify any on-site RECs.

This ESA did not identify any quantified information indicating that ground water beneath the Property had been impacted detrimentally. However, in light of the historical mining-related activities in presumed, up-gradient directions in relation to the Property, it is possible that localized ground water quality beneath portions of the Property may in the past, currently, and/or in the future, be impacted detrimentally by up-gradient sources of heavy metals, such as lead, arsenic, and zinc for instance – and as such, off-site, up-gradient ground water migration toward the Property must be considered a regional, potential off-site REC as defined by the ASTM Standard 1527-13.



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7.2

**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
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NON-SCOPE CONSIDERATIONS

8.0 NON-SCOPE CONSIDERATIONS

The scope of work completed was limited solely to those items in the ASTM E1527-13 standard. No ASTM E1527-13 non-scope services were performed as part of this Phase I ESA.



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8.1

ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT LOWELL AVENUE SLOPESIDE

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REFERENCES

9.0 REFERENCES

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, Designation: E 1527-13; November 2013.

Geni.com website.

Historicalaerials.com public website (owned by National Environmental Title Research, LLC); August 18, 2016.

Historytogo.utah.gov website.

Miningutah.com website.

Scribd.com website.

Summit County Utah Tax Assessor Office's public website; October 28-31, 2016.

US BLM website (General Land Office records, *LR2000*, mineral title tracts, mining claims, etc.).

USGS Professional Paper 77, *Geology and Ore Deposits of Park City District*, 1912.

USGS *Park City West* Quadrangle topographic map, 1955.

USGS *Park City West* Quadrangle geologic map, 1966.

Utah Department of Environmental Quality's (UDEQ) public website (Environmental Interactive Mapper and multiple UDEQ Divisions); October 28-31, 2016.

Utah Division of Water Rights' public website; October 28-31, 2016.

Westernmininghistory.com website.



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
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FIGURES

User-Provided Property Map



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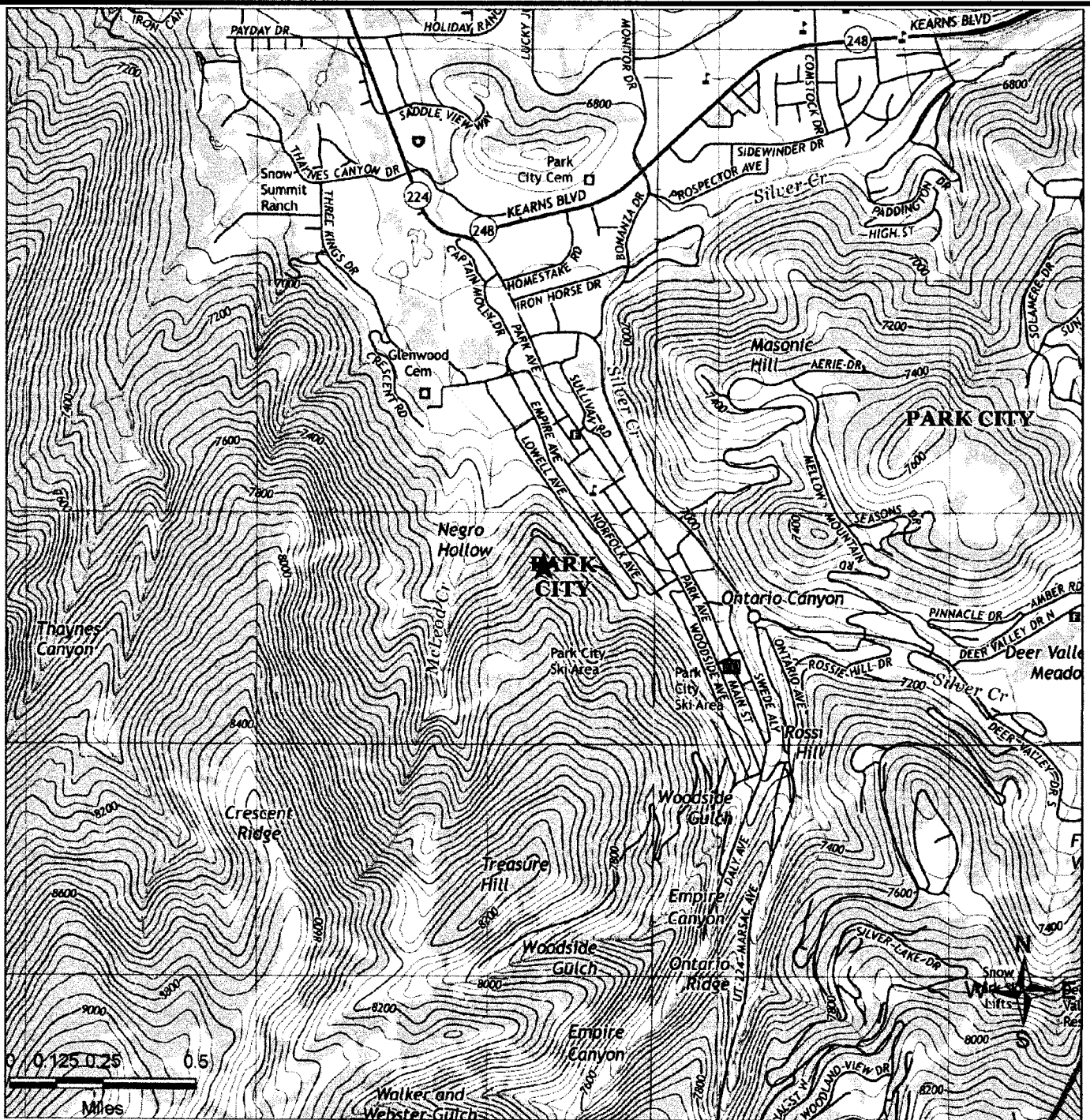
Appendix E (Environmental Survey)

**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
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FIGURES

Figure 1 Property Topographic Map, Excerpted from ERS Report





SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Park City West (2014-02-05) Quadrangle, 7.5 Minute Series

Stanec

Sa-321
Park City, UT 84060

FIGURE: 1
JOB: 203706050, Task 201
DATE: 10/31/2016

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FIGURES

Figure 2 Property Aerial Map, Excerpted from ERS Report



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroX, Getmapping, Aerocrid, IGN, IGP, swisstopo, and the GIS User Community

SITE LOCATION MAP

Stanec

Sa-321
Park City, UT 84060

FIGURE: 2
JOB: 203706050, Task 201
DATE: 10/31/2016

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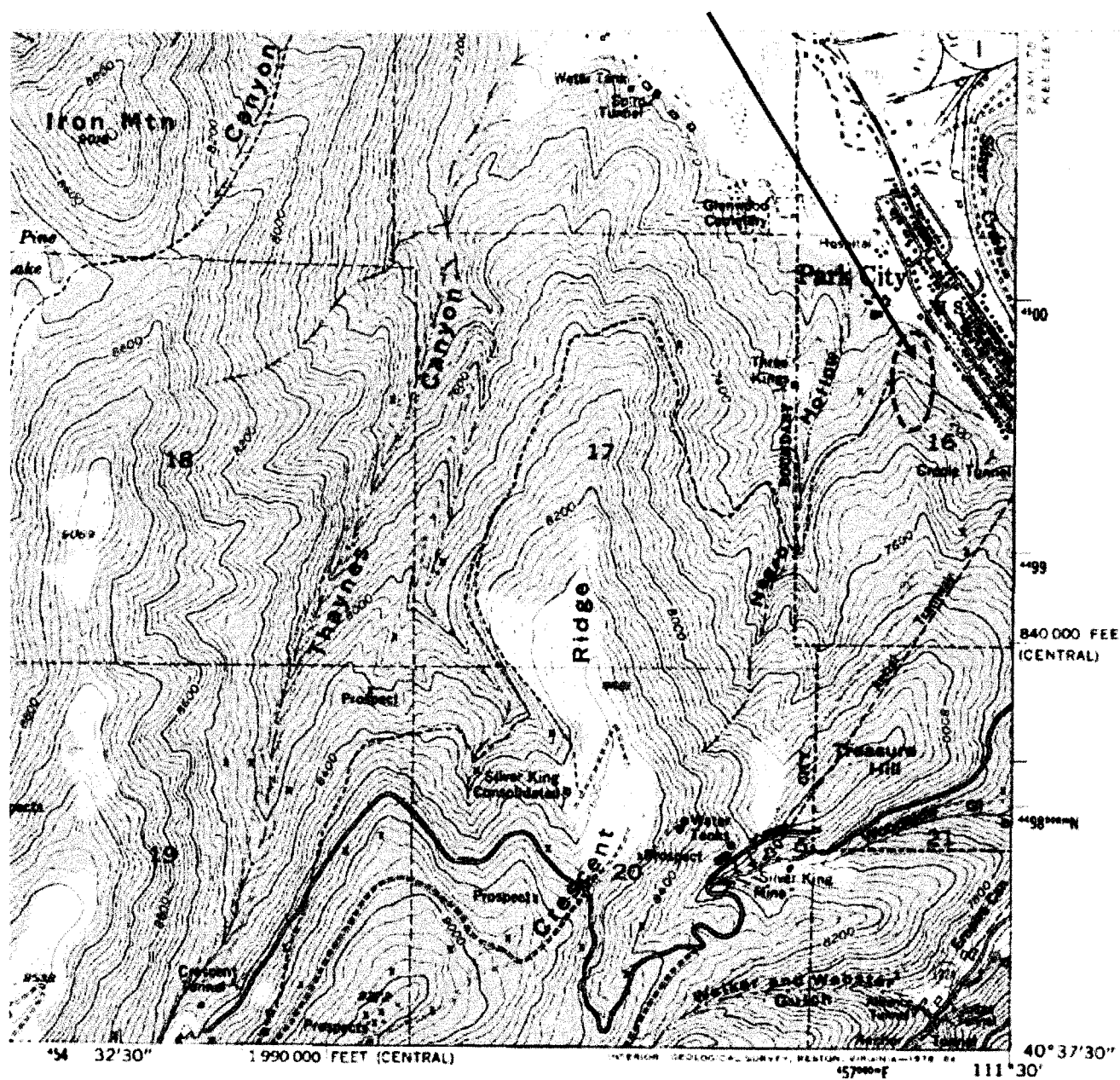
FIGURES

Excerpted 1955 USGS Park City West Quadrangle Topographic Map



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Generalized Property Area



**ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
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FIGURES

Excerpted USGS Professional Paper 77, *Geology and Ore Deposits of Park City District*, 1912



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Excerpted from USGS Professional Paper 77,
Geology and Ore Deposits of the Park City District, 1912
 General Lowell Slopeside Property Location and 39-1 (Creole Shaft) and 39-2 (Creole Tunnel)

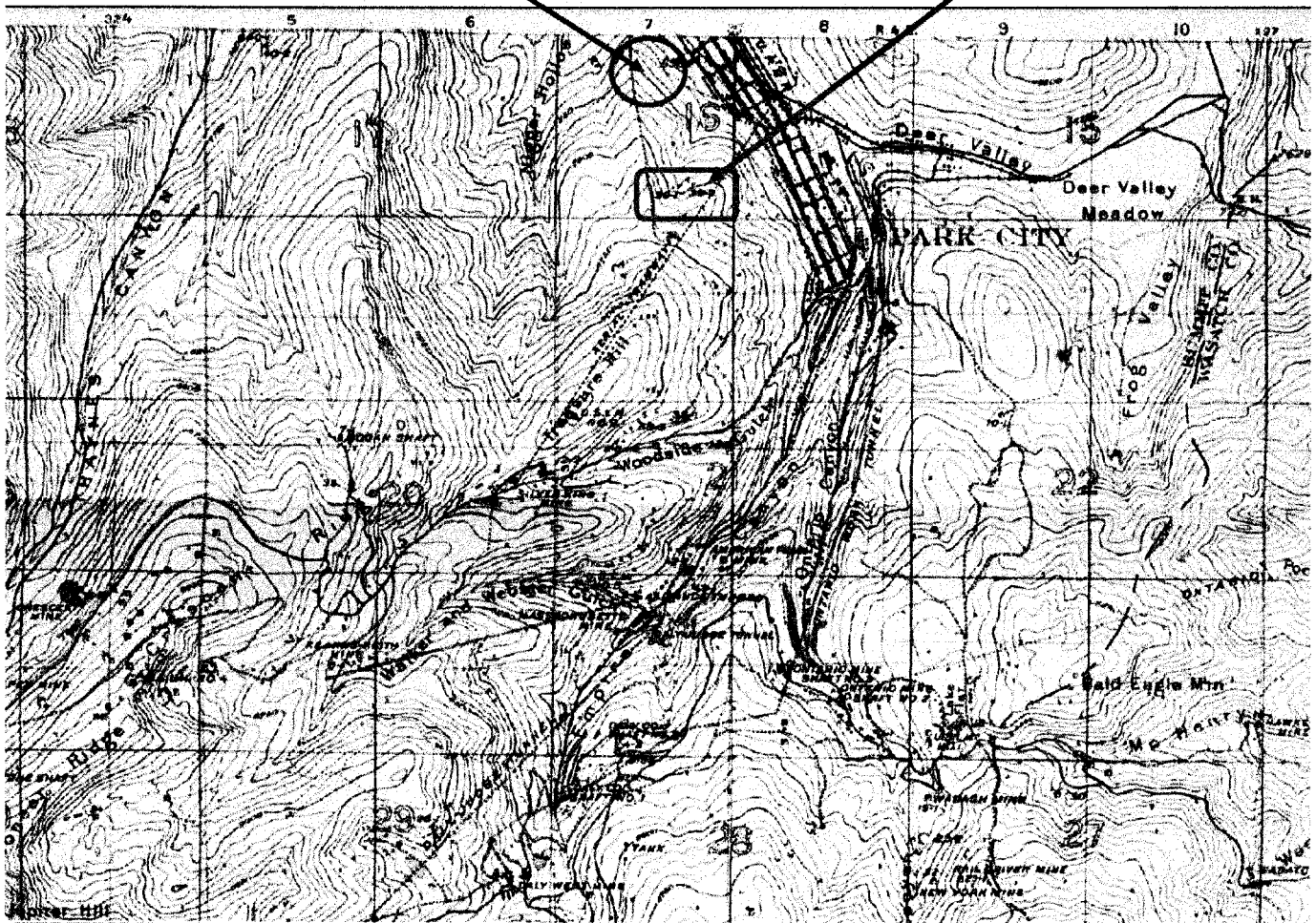


EXHIBIT T
OPEN SPACE USE PLAN

March 5, 2018

Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, UT 84060

RE: Open Space Plan

Dear Francisco,

This report contains the Open Space Plan proposal for the Kings Crown at Park City Project. An Open Space Plan is one of the requirements of the Development Agreement in the Land Management Code Section 15-6-4 (G). The Conditions of Approval of the MPD for Kings Crown, which was approved by the Park City Planning Commission on January 8th, 2018 and ratified by the Park City Council on February 1st, 2018 required that an Open Space Plan be presented to and approved by the Planning Staff. The following is the applicant's Open Space plan proposal which is submitted to fulfill that requirement.

The Kings Crown MPD proposal has a total open space percentage of 83.9% of the total property. The MPD submittal requirement is 60% or greater. The Kings Crown proposal is well in excess of the MPD requirement. The total open space acreage is 12.59 acres. About 11 acres, or 74.6% of the total acreage, is contiguous, unbroken open space. This is identified as Lot 32 of the Kings Crown Re-Subdivision Plat (shown on attached Exhibit A). The contiguous open space is in the most visually prominent portion of the Kings Crown property and protects a mature, second-generation maple forest that is of particular importance for trails, wildlife, watershed protection and visual aesthetics. The ownership of the protected open space will be held for the time being by the Kings Crown HOA. Of the remaining open space, 6.7% (about 1.0 acres) of the entire acreage is open space found within and around the built-up areas of the property and 2.6% (about 0.4 acres) of the total acreage is hardscape. Included in this calculation is Lot 31 of the Kings Crown Re-Subdivision (shown on attached Exhibit B).

The Kings Crown HOA will hold title to both the contiguous open space parcel as well as the open space found within and around the project. The open space found within and around the project consists of natural areas, hardscape and landscaped areas found around the built-up portions of the project. Maintenance of the open space found within and around the project will be the responsibility of the HOA. There is also open space associated with the single-family lots that are part of the Kings Crown project. The maintenance and ownership of the open space located around the lots will be the responsibility of the individual homeowner.

The large, contiguous open space area will be maintained by both PCMC and the Kings Crown HOA. The applicant is currently working on a trails plan with the Trails Staff at PCMC and agreement has been reached regarding the location and number of trails located on the property. One of the tenants of the Trails Plan is that PCMR will have the responsibility for maintaining and controlling the area associated with the trails and the Kings Crown HOA will have the responsibility for maintaining and controlling the remaining open space area. Maintenance of this area will focus on trash removal, erosion control and protection of the natural resources associated with the open space.

The following Table 1.0 outlines the Prohibited and Restricted Uses for the contiguous open space parcel.

Table 1.0 Prohibited and Restricted Uses for the contiguous open space parcel at Kings Crown.

- Any industrial, commercial or for-profit recreational activity (downhill skiing is expressly permitted).
- No construction of any structures or impervious paving. (except for a ski room Residential Accessory building of about 750 square feet within the RC District and stairs/retaining walls associated with the ski access).
- No recreational improvements, except hiking/biking trails and alpine ski trails and associated equipment are permitted.
- Subdivision.
- Mining.
- Alteration of topography.
- Dumping.
- Manipulation of water.
- Roads and impervious surfaces.
- Vehicles (expressly permitted are vehicles associated with ski maintenance on the ski runs only).
- Plant removal or introduction.
- Density (units).
- Hunting.
- Perimeter fencing.
- Haying and grazing.

The following Table 2.0 outlines the Allowed and Reserved Uses for the contiguous open space parcel at Kings Crown.

Table 2.0 Allowed and Reserved Uses for the contiguous open space parcel at Kings Crown.

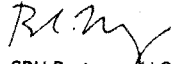
- Alpine and Nordic skiing.
- Ski-related equipment on the ski runs.
- Ski maintenance vehicles.
- Public safety vehicles.
- Conveyance of the property is allowed.
- Buried utilities associated with the ski runs.
- Signs as necessary.

- Public Access.
- Hiking/biking trails.
- Preservation, restoration or enhancement of conservation values.
- Native species may be restored.

The above conditions were agreed to be included by the applicant during the MPD approval process. They were presented both to the Planning Commission and the City Council and were approved accordingly.

Thank you for the opportunity to present this Open Space Plan to the Planning Department for review. We appreciate your consideration of this proposal and are open to any feedback or input you may have. Please do not hesitate to contact us with any questions or comments regarding this report.

Sincerely,



CRH Partners, LLC
Rory Murphy
Hans Fuegi
Chuck Heath

010933392 Page 154 of 167 Summit County

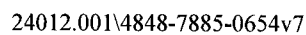


EXHIBIT B.

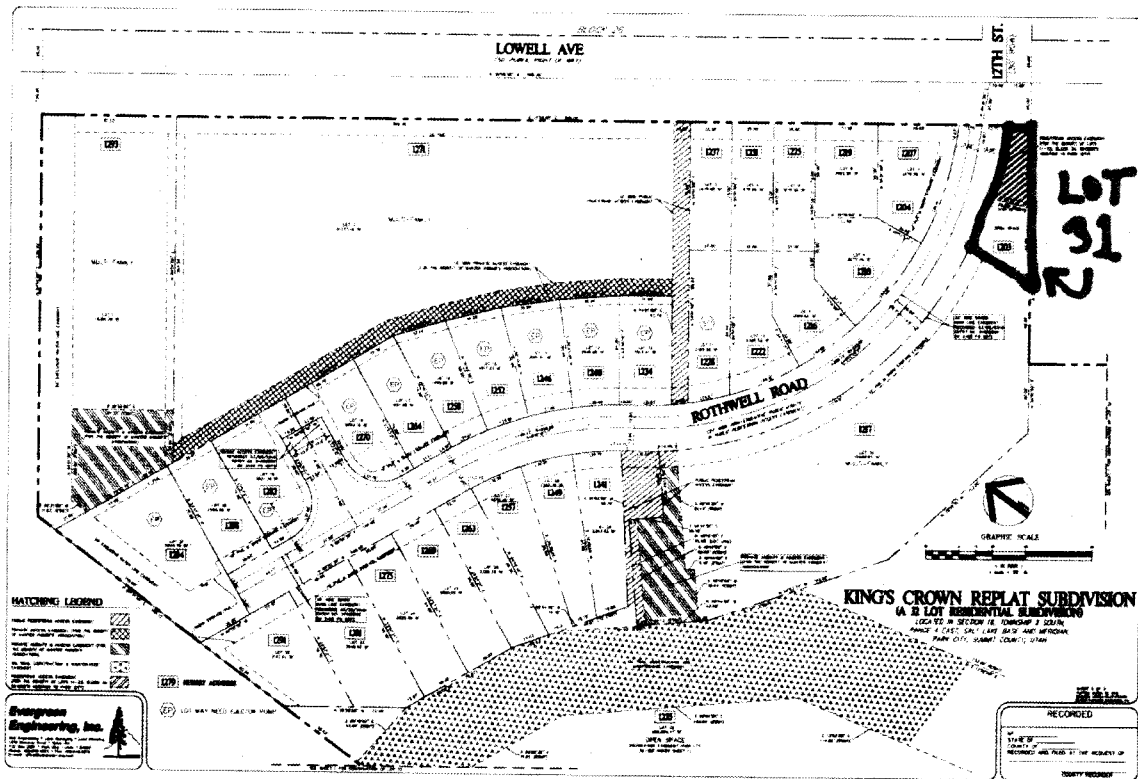


EXHIBIT U
TRAILS MASTER PLAN

March 7, 2018

Francisco Astorga, Senior Planner
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, UT 84060

RE: Trails Plan for Kings Crown

Dear Francisco,

Please find attached to this report a proposed Trails Master Plan for the Kings Crown project. This Trails Master Plan has been approved by both the applicant and the City Trails Staff. We have been working with Heinrich Deters and Logan Jones to finalize this report and the attached is the result of our efforts. The applicant agrees to comply with the final trails report and will assist Park City in any way towards accomplishing the trail development outlined in the map.

The applicant further agrees to memorialize the proposed trail alignment with easements once the trails are constructed and accepted by Park City into their trail network. We think it is prudent to memorialize the trails and provide easements once they are constructed in order to ground truth the trail itself in case there are significant deviations. In any event, the applicant agrees to support the proposed trail alignment as proposed by the City Trails Staff and will cooperate in any activity needed to bring these trails to compliance and operability.

The existing trails, other than the Crescent Tram trail, are planned to be abandoned in favor of the trails outlined in the attached plan. Again, the City Trails Staff will take responsibility for this and will work towards making the necessary adjustments on the ground and educating the public about the new trail alignment. It is expected that Park City will work closely with the Mountain Trails Foundation to accomplish this goal. The City and Mountain Trails will have the responsibility to maintain the trails relative to controlling access to motorized vehicles, trash removal and erosion control as well as any other pertinent activities that may be required to maintain the trails properly. The Kings Crown HOA will retain the ownership of the property for the time being and will be responsible for supporting Park City's and Mountain Trails efforts in this regard.

Thank you for the opportunity to present this Trails Plan to the Planning Staff. Please let us know if you require any additional documentation or supporting documents to fulfill this requirement. We appreciate your consideration of this proposal and are free to answer any questions or address any comments you may have.

Sincerely,
CRH Partners, LLC
Rory Murphy, Chuck Heath, Hans Fuegi



EXHIBIT V
CONSTRUCTION MITIGATION PLAN

May 30, 2018

Mr. Francisco Astorga, Senior Planner
Park City Planning Office
Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060

RE: Construction Mitigation Plan

Dear Francisco,

The following represents our proposed Construction Mitigation Plan (CMP) that is a requirement of the MPD submittal for the proposed King's Crown project per Master Planned Development/Conditional Use permit (MPD/CUP) Condition of Approval No. 2:

A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.

This plan can be modified easily to comply with the direction from Staff and Commission. This represents our understanding of the requirements of the MPD, CUP and Plat Approvals for the Kings Crown project, however, we are open to any suggestions and comments you may have. The CMP is designed to minimize the effects of the construction impacts on the surrounding neighborhoods.

1. **Hours of Operation.** The applicant does not propose any construction activity beyond the existing hours of operation set by City Code. Those are 7:00 am to 9:00 pm Monday through Saturday and 9:00 am through 6:00 pm on Sunday.

See MPD/CUP Finding of Fact No. 134: As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.

See MPD/CUP Condition of Approval no. 23: The proposal shall not undergo excavation or footings and foundation work on the multi-family buildings or the access road (Rothwell Road) during the winter season from Christmas (December 25) through April 1st.

2. **Parking.** All construction and related parking will be located on the property. There will be no street parking during the construction. The single-family homes will be required to submit a parking plan to the HOA prior to receiving permission from the HOA to proceed.
3. **Deliveries.** All deliveries will be during the hours of operation only. Please see **Special Delivery Hours** section #XX below for times of further restrictions.
4. **Stockpiling and Staging.** All stockpiling and staging will be located on-site, off the public road (Lowell Avenue) and within the approved limits of disturbance.
5. **Construction Phasing.** This item will be discussed with the Planning and Building Department Staff and an approved phasing plan will be implemented prior to building permit issuance.
6. **Trash Management and Recycling.** Adequate storage and enclosed trash management will be incorporated on site during the construction process. Recycling will be undertaken both by the contractor and the applicant to ensure that the maximum amount of construction recycling can take place.
7. **Control of Dust and Mud.** This ongoing concern will be handled daily with gravel exits as well as wash down measures that ensure there is NO tracking of mud onto the neighboring streets. Dust control should not be a significant consideration due to the limited area disturbed but will be controlled through watering trucks during the construction process.
8. **Noise.** Noise levels will not exceed 65 decibels as per the noise ordinance. Noise will not be made outside of the hours of operation.
9. **Grading and Excavation.** All grading and excavation will take place within the hours of operation. The proposed truck route is to access and exit via the north end of Lowell. A turnaround will be provided on-site to accommodate this. This will keep trucks off the majority of Lowell Avenue and off Empire Avenue completely.

See MPD/CUP Finding of Fact No. 131: Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.

10. **Temporary Lighting.** As may be needed and approved beforehand by the Building Department.
11. **Construction Signage.** The required construction sign will be erected on site and will follow the temporary sign code diligently. All required information will be posted on the sign.

Permit PL-18-03807 for a temporary construction marketing sign was approved by the Planning Dept. on March 22, 2018.

12. **Dogs.** Dogs will be prohibited from construction sites.
13. **Neighborhood Notification.** Neighbors will be informed of all activities and all efforts will be made to try to minimize the disruption to the neighborhood.

See MPD/CUP COA No. 2: A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. **The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.**

14. **Soils Ordinance.** The property is located outside of the Park City Soils Ordinance.
15. **Erosion Control.** A Storm Water Pollution Protection Plan (SWPPP) will be filed with the Park City Building department as well as the Utah State Department of Environmental Quality prior to building permit issuance.
16. **SWPPP.** A SWPPP plan will be filed with the State of Utah and will be the general compliance document for the Kings Crown site relative to storm water retention and quality control. The SWPPP plan calls for frequent compliance inspections throughout the life of the project's construction. See item 15.
17. **Toilet Facilities.** All construction sites shall have permanent toilets with authorization, or temporary toilet facility. Toilets placed on the public right of way require a right of way permit from the City Engineer.
18. **Partial Road Closures.** Partial road closures are required if one lane of travel is partially blocked by construction traffic or deliveries. Partial Road Closures require 48 hours notice. Partial road closures may be obtained at the Building Department or online at www.parkcity.org.
19. **Full Road Closures.** Full road closures require approval from the City Engineer. Full Road Closures require 48 hours' notice. Full road closures applications must be filled out on line or at the Engineering Department.

20. **Right Of Way Permits.** Right of way permits are required from the City Engineers Office for any work, damage or reconstruction in the Public Right Of Way. See Municipal Code § 11-14-2 Fencing Of Public Right-Of-Way.

21. **Cranes.** All cranes must be preapproved by the Chief Building Official. Contractor will provide a site plan showing the radius of the boom over neighboring properties and streets. Airspace and trespass agreements are required to be in place in the file before the crane can be installed on the property. The crane is prohibited from swinging over neighboring properties and streets loaded or unloaded without prior approval. Flaggers are required when approval is granted if crane will affect Right of Way.

22. **Limits of Disturbance Fence.** Chain link fencing is required on sites in some areas with excavations deeper than 4 feet. Plastic construction fencing is acceptable on sites that are not being excavated. Comments: six foot chain link fence will be used on this site.

23. **Special Delivery Hours.** The applicant has agreed that it will not accept truck deliveries during the two peak times of 8:30 am to 10:00 am in the mornings and 3:30 to 4:30 pm in the afternoon hours. As a matter of the spirit of this particular restriction, it was meant for the busy ski season period times when skier traffic would be most impactful.

See MPD/CUP Finding of Fact No. 136: Applicant agrees to not deliver materials during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.

See MPD/CUP Condition of Approval No. 24: Materials shall not be delivered during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.

24. **Winter Restrictions.** The applicant has agreed that it will restrict mass excavation and footings and foundations for a) the road construction, b) the town homes, c) the affordable housing building and d) the condominium building during the very busy winter period of December 24th through April 1st of a particular calendar year in order not to have large fleets of trucks competing with skier traffic. This concession is specific to the excavation and F&F construction activities as it involves large fleets of heavy trucks and is not meant to include the delivery trucks that are a necessary part of a construction project.

See MPD/CUP Finding of Fact No. 135: Applicant has indicated that they will instruct construction staff to keep delivery trucks off the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm.

25. **Special Restriction Periods.** The applicant has agreed to not perform outside work except as specially permitted by the Building Department on the following holidays and busy periods:

Christmas Week, Sundance Film Festival, Presidents Weekend, The Fourth of July Weekend and Arts Fest Weekend.

See Finding of Fact No. 134: As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.

26. **Special Material Placement.** The applicant has agreed to place all excess material that is not re-used as site fill to be placed on the adjacent Resort property. The applicant and the City recognize that the land is owned by a third party and have agreed that in the unlikely event that such excess fill may not be placed on the resort property, the applicant will present other plans for approval. Such plans to take place prior to soil removal and pending the evaluation of the CUP/MPD approved by the Planning Commission. Also truck routes require approval by the Park City Engineering Department.

See MPD/CUP Finding of Fact No. 126: The Applicant provided Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations, with the placement, volume and height of on-mountain waste rock on a map showing the placement areas for waste rock. See Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.

See MPD/CUP Finding of Fact No. 127: Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.

See MPD/CUP Finding of Fact No. 128: Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations also shows the proposed study of the corresponding volumes and depths of the waste material on adjacent property.

See MPD/CUP Finding of Fact No. 129: Applicant indicates that all waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches (6") of topsoil, seeded with a native grass mix and sod placed over the grass seeds.

See MPD/CUP Finding of Fact No. 130: Applicant demonstrates that the maximum depth would be 5 feet, tapering off to 0 feet.

See MPD/CUP Finding of Fact No. 131: Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.

See MPD/CUP Finding of Fact No. 132: Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.

See MPD/CUP Finding of Fact No. 133: The applicant estimates 14,400 cubic yards of material

(includes swell) which would equate to 1,440 truckloads (at 10 yds. / truck).

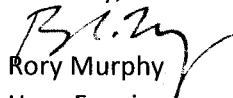
27. **Verbal Agreement from Mountain Resort.** The applicant has communicated with the resort staff and has received verbal agreements to place the material on site. Commentary: Discussion with City Officials and applicant required at this time, written permission required, Park City Mountain Limit of Disturbance (LOD) plan required, at this time.
28. **Organic Material.** The organic material generated (The "Clear and Grub") cannot be taken to the resort property as it will decompose and settle for many years and will create an unstable surface condition for decades. As a result, the resort has indicated that it will not accept organic material. The Findings of Fact (#132) specifically references excavated material.
29. **Large Rocky Excavated Material.** The applicant would like to reserve the option to request from the Planning Staff the ability to export in the traditional method material that is composed of large rocks (approximately 12"-18+" in diameter). The resort personnel have requested that such material NOT be placed on ski runs as it will create too uneven a surface to grade and compact in the future. The applicant is aware that this is a new request and one that bears further discussion with Staff. In order to accommodate the size of material the resort personnel insist upon, a rock-crushing operation would be required. The applicant feels that a rock-crushing operation would be more impactful by far than the truck trips required to remove the material. Commentary: Additional time required to review this item.

FY: Park City Municipal Corporation reserves the right to abate any inactive or abandoned construction site. PCMC gives no guarantee of partial CO's. PCMC may require the contractor to complete neighborhood noticing to their satisfaction as needed.

**** Special Instructions may be given at any time ****

Please let us know if you have questions or concerns with the above items. We can and will adjust any of our construction activities to accommodate the City's needs or wishes. We appreciate the opportunity to submit this report. Any questions can be directed to Rory Murphy at 435-640-5068.

Sincerely,


Rory Murphy

Hans Fuegi

Chuck Heath

CRH Partners, LLC

May 25, 2018

To Whom It May Concern:

Rory Murphy, representing CRH, may deliver and spread excess excavation material on Nastar, LLC property at the Park City Mountain Resort. The soil must be environmentally clean, compacted, covered with topsoil, and reseeded upon completion. This will serve to widen the ski run and fill in depressions.

Soil to be from Kings Crown Excavation only. - RMB


Sincerely,



David Bernolfo

(801) 230-4061

MAY 2018

NEW SKI TRAIL AND SOIL DISPLACEMENT PLAN

KING'S CROWN SUBDIVISION

A PRIVATE SKI-IN/SKI-OUT COMMUNITY PROJECT LOCATED IN PARK CITY, UTAH

PREPARED FOR:
CRH PARTNERS
1887 GOLD DUST LANE, SUITE 301
PARK CITY, UTAH 84060

PREPARED BY:
Evergreen Engineering, Inc.
One Evergreen Lane, Suite 100, Park City, Utah 84060
P.O. Box 1000, Park City, Utah 84060
Phone: (435) 243-1000
Fax: (435) 243-1001
www.evergreeneng.com

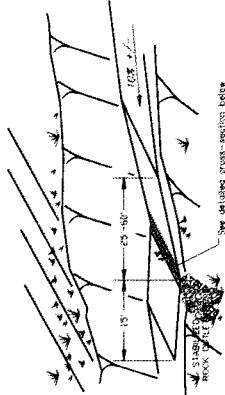
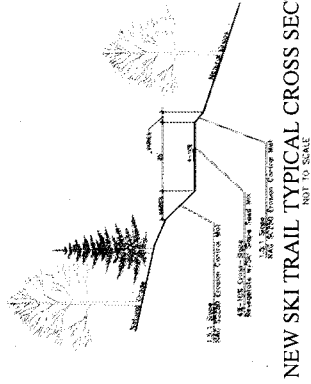
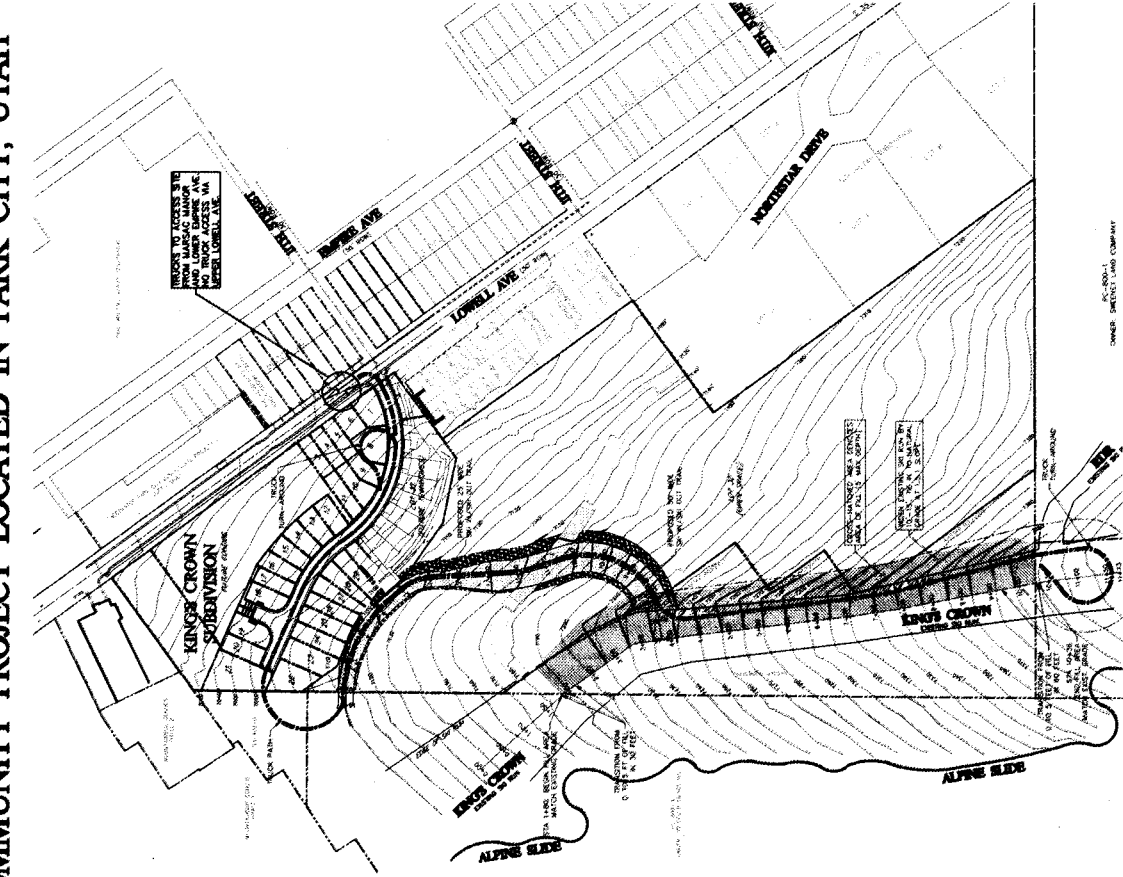
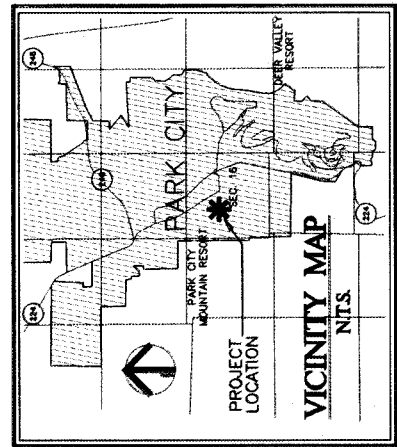


NOTES

1. ALL SKI TRAILS SHALL BE DESIGNED TO ACCORD WITH THE UTAH SKI TRAIL ACT, AS AMENDED, AND THE UTAH SKI TRAIL RULES, AS AMENDED.
2. ALL SKI TRAILS SHALL BE DESIGNED TO ACCORD WITH THE UTAH SKI TRAIL ACT, AS AMENDED, AND THE UTAH SKI TRAIL RULES, AS AMENDED.
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10. ALL SKI TRAILS SHALL BE DESIGNED TO ACCORD WITH THE UTAH SKI TRAIL ACT, AS AMENDED, AND THE UTAH SKI TRAIL RULES, AS AMENDED.

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ROLLING DIP

NOT TO SCALE

SHEET INDEX

- C.501 COVER SHEET
- C.502 PROFILE OF EXISTING TRAIL STA 5+00.00 THRU 8+16.48
- C.503 PROFILE OF NEW TRAIL STA 8+16.48 THRU 13+00.00
- C.504 PROFILE OF KING'S CROWN STA 1+85 THRU 10+36
- C.505 CROSS-SECTIONS



C.501
Drawing by: [Name]
Checked by: [Name]
Date: 5/15/2018
© 2018 Evergreen Engineering, Inc.

THIRD AMENDED AFFORDABLE HOUSING MITIGATION PLAN FOR THE KINGS CROWN PROJECT FINDINGS OF FACT, CONCLUSIONS OF LAW AND CONDITIONS OF APPROVAL

WHEREAS, the owners of the Kings Crown Project located on Lowell Avenue and Rothwell Road have a total housing obligation of 8,775 SF equaling 9.75AUEs.

WHEREAS, the Park City Housing Authority approved a Housing Mitigation Plan on August 30, 2018, for the construction of a 15-unit building, Building A, to provide seven Affordable units priced affordable to households earning an average of 76% of AMI and eight Attainable units priced affordable to households at 150% of AMI.

WHEREAS, the Park City Housing Authority approved an amendment to the Housing Mitigation Plan on May 29, 2019, adding another AUE to Building B to meet an increase in the number of residential units due to a change in project design. The amendment also lifted the income limits for the remaining Attainable units which hadn't sold after 10 months of advertising.

WHEREAS, the Park City Housing Authority approved a 2nd amendment to the Housing Mitigation Plan on November 21, 2019 allowing the AUE in Building B to be changed from common space to private.

NOW, THEREFORE, the Housing Authority of Park City, Utah hereby approves the 3rd Amendment to the Housing Mitigation Plan as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The Housing Mitigation Plan submitted by the Applicant is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact:

1. The applicable Development Agreement was recorded June 14, 2018 for the Kings Crown Master Planned Development (MPD).
2. Housing Resolution 03-2017 Section 8 requires that affordable housing shall be provided equal to 15% of the market residential units in an MPD. The total residential units proposed in the MPD are sixty-five (65), 15% equals 9.75 Affordable Unit Equivalents (AUEs) totaling 8,775 SF. This requirement is met by providing 12.91 AUEs (11,616) of affordable housing averaging less than 80% of AMI. Each AUE is measured as 900 square feet of interior space.
3. The Housing Mitigation Plan was recommended for approval by the Planning Commission to the Park City Housing Authority on August 8, 2018.
4. The applicant proposes to build:
 - a. 9,697 SF of affordable housing comprised of nine (9) two and three bedroom units varying in size from 997 SF to 1,377 SF within Building A;
 - b. one (1) 1,163 SF attainable unit (150% AMI, HUD Income Limits) in the same Building A; and
 - c. One (1) unit of 756 SF in Building B.

5. The Applicant proposes to price the nine affordable units at an average household AMI of 77% (\$57,834 to \$85,680 annual household income based on the Resolution definition of household size) and one unit at attainable to 150% of AMI depending on the household size (\$128,520 to \$219,600 annual household income).
6. The Applicant proposes to plat the 756 SF, one-bedroom unit in Building B (B101) as a private unit and set rent affordable to a household at 45% of AMI.
7. Under Section 9 of the Housing Resolution, Applicant is requesting to use Alternative Distribution Ratios so that instead of building 4 townhomes, 1 single family home and 3.5 condominiums, they build 11 affordable/attainable Units in two buildings.
8. Housing Resolution 03-2017 allows for waivers by the Housing Authority.
9. The Applicant has requested the Housing Authority waive pursuant to Section 19 of Housing Resolution 03-2017 requirements related to construction timing and delivery of the affordable housing units, specifically Sections 11 (Timing of Occupancy) which states that the affordable units must be delivered in proportional timing to the market units & 14A (Construction of Market Units) which states that Affordable units shall be made available for occupancy on approximately the same schedule as a project's market units; except that Certificates of Occupancy for the last ten percent of the market units shall be withheld until Certificates of Occupancy have been issued for all of the inclusionary units.
10. The waiver provision states that the City Council may waive all or part of the requirements of this Resolution in exchange for enhanced project affordability or livability including but not limited to the incorporation of sustainable building practices and systems in the unit design and development.
11. The Applicant will build the affordable/attainable building to green building standards in compliance with Section 9.B.5 of Housing Resolution 03-2017.
12. In addition, in order to meet the spirit of the Housing Resolution timing requirements, applicant proposes that:
 - a. CRH will post a Performance Bond in an amount equal to the construction cost and in a form acceptable to the City for the completion of the Affordable Housing building.
 - b. If the construction timing of the affordable housing building deviates more than 120 days from the proposed construction, the Applicant shall appear before the Park City Housing Authority within 30 days to explain the timing discrepancy and propose a remedy. The Housing Authority shall at that time have the right to require that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.

Conclusions of Law:

1. The conditions of the Development Agreement between CRH Partners, LLC and Park City Municipal Corporation recorded on June 14, 2018 related to Affordable Housing have been met by this plan.
2. This plan complies with Park City Housing Resolution 03-2017.

3. Housing Authority approves a waiver of the Housing Resolution timing of construction and delivery of the affordable housing units.

Conditions of Approval:

1. The Affordable Housing building will be the first building to draw a building permit.
2. No Certificate of Occupancy will be granted for the Crown Homes (market townhomes) prior to receiving the CO for the affordable/attainable building.
3. CRH will post a Performance Bond equal to the cost of construction and in a form acceptable to the City for the construction of the Affordable Housing building.
4. If the construction timing of the affordable housing building deviates more than 120 days from the proposed construction, the Applicant shall appear before the Park City Housing Authority within 30 days to explain the timing discrepancy and propose a remedy. The Housing Authority shall at that time have the right to require that the applicant post a 100% cash (or cash equivalent) guarantee for the remaining portion of the affordable housing building to be constructed.
5. Units will be sold at pricing as follows:

Unit	Price	Bedrms	Price
A-101	1,349	3	\$ 308,010.00
A-102 ADA	1,000	2	\$ 200,724.00
A-201	1,000	2	\$ 242,558.00
A-202	998	2	\$ 242,558.00
A-203	1,377	3	\$ 308,010.00
A-303	1,000	2	\$ 267,632.00
A-304	997	2	\$ 267,632.00
A-301	989	2	\$ 311,358.00
A-302	987	2	\$ 311,358.00
A-502	1,163	3	\$ 577,519.00

6. Deed Restrictions shall be recorded against 11 units in a form approved by the City Attorney.
7. CCRs for the Affordable/Attainable building will include a provision that HOA fees won't increase more than three percent (3%) per year.
8. Initial HOA dues shall not exceed an average of \$250 per month per unit excluding utilities and internet and/or an average of \$370 per month per unit including utilities and internet.
9. Ten units within Building A, the affordable/attainable building shall be sold to Qualified Buyers as defined in the recorded Deed Restriction.

10. One Unit within Building B will be rented to Qualified Renters defined in the recorded Deed Restriction, or if sold, to a Qualified Buyer as defined in the recorded Deed Restriction.
11. All sales shall be approved in writing by the City Affordable Housing Office.
12. Housing Authority waived the Housing Resolution 03-2017 construction timing and delivery of the affordable housing units Sections 11 and 14.A.
13. The 756 SF one-bedroom unit in Building B (B101) shall be platted as a private unit and rent shall be set affordable to a household at 45% of AMI (\$39,528 maximum income for a family of two and \$988 monthly rent in 2019) and shall be inclusive of HOA dues. HOA dues may not be charged separately to the lease holder of Unit B101.
14. The developer is required to amend the MPD/CUP Final Action Letter and the Development Agreement to reflect the changes approved in this plan.

SECTION 2. EFFECTIVE DATE. This approval shall take effect upon adoption and execution.

PASSED AND ADOPTED this 17th day of September, 2020

PARK CITY HOUSING AUTHORITY

DocuSigned by:



03401040DC42481...
Andy Beerman, Chair

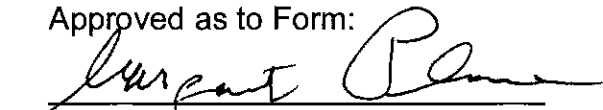
Attest:

DocuSigned by:



ESF905BB533F431
Michelle Kellogg, City Recorder

Approved as to Form:


Margaret Plane, Special Counsel



22 January 2018

Rory Murphy
1887 Gold Dust Lane, Suite 301
Park City, Utah 84060

Re: King's Crown Master Planned Development and Conditional Use Permit

Rory:

On January 10, 2018, the Planning Commission of Park City approved your Master Planned Development (application no. PL-17-03515) and Conditional Use Permit (PL-17-03566), subject to the following findings of fact, conclusions of law, and conditions of approval:

Master Planned Development & Conditional Use Permit Findings of Fact:

1. The subject site is located at 1201 – 1299 Lowell Avenue.
2. The subject site is within the RC, ROS, and SLO District.
3. The proposed development takes place roughly over 30% of the property, all contained within the RC District located adjacent to Lowell Avenue towards the northeast of the subject site.
4. The applicant proposes to build three (3) multi-unit buildings with access off Lowell Avenue, a private road/drive to be known as Rothwell Road, and a townhouse building with access off Rothwell Road.
5. The proposed private road/drive begins at the 12th Street / Lowell Avenue intersection which then curves up to a hammer-head turn around.
6. Rothwell Road climbs up approximately sixty feet (60') and is approximately 548 feet long.
7. The applicant also proposes to develop 27 single-family lots, 4 of which would be accessed off Lowell Avenue, and the remaining 24 would be accessed off Rothwell Road (15 on the west side of the private road and 8 on the east side of the private road).
8. The applicant does not plan on building the 27 houses, but to develop the lots to be able to sell them individually.
9. The MPD includes a total of 32 lots.
10. The MPD includes seven (7) deed restricted affordable housing condominium

- units (8.55 affordable unit equivalents).
11. The MPD includes eight (8) additional non-required deed restricted affordable housing condominium units (9.07 affordable unit equivalents).
 12. The MPD includes 11.2 acres of platted open space in the form of large tracts of contiguous natural open space that does not include open space area around the units, equating to 74.6%. The total open space percentage is 83.9.
 13. The MPD includes 23 market rate condominiums, 7 market rate townhomes, and 27 market rate single family detached houses.
 14. Building A is a multi-unit dwelling, listed as a conditional use.
 15. Building A has 15 residential affordable housing units.
 16. Building A has the following square footage:
 - a. Residential: 16,520
 - b. Mechanical: 256
 - c. Internal circulation (hallways and stairs): 1,833
 - d. Parking and vehicular circulation: 5,571
 - e. Overall: 24,180
 17. Building A has 18 parking spaces located in an enclosed underground parking garage.
 18. Building A has vehicular access off Lowell Avenue through one (1) driveway.
 19. Building A has 5 stories above the parking garage.
 20. Building A is on proposed lot 1.
 21. Affordable housing residential units do not count towards residential Unit Equivalents.
 22. Building B/C is a multi-unit dwelling, listed as a conditional use.
 23. Building B/C has 12 residential units.
 24. Building B/C has the following square footage:
 - a. Residential: 28,253 (14.13 residential Unit Equivalents)
 - b. Mechanical: 375
 - c. Internal circulation (hallways, stairs, and elevator): 1,133
 - d. Parking and vehicular circulation: 9,305
 - e. Overall: 39,066
 25. Building B/C has 21 parking spaces located in enclosed underground parking garages.
 26. Building B/C has vehicular access off Lowell Avenue through two (2) separate driveways.
 27. Building B/C has 4 stories above the parking garage
 28. Building B/C is on proposed lot 2
 29. Building D is a multi-unit dwelling, listed as a conditional use.
 30. Building D has 11 residential units
 31. Building D has the following square footage:
 - a. Residential: 24,590 (12.30 residential Unit Equivalents)
 - b. Mechanical: 166
 - c. Internal circulation (hallways, stairs, and elevator): 1,827
 - d. Parking and vehicular circulation: 8,313
 - e. Overall: 34,896
 32. Building D has 22 parking spaces located in an enclosed underground parking

- garage.
33. Building D has vehicular access off Lowell Avenue through one (1) driveway.
 34. Building D has 4 stories above the parking garage.
 35. Building D is on proposed lot 2.
 36. Townhomes Building is a multi-unit dwelling, listed as a conditional use.
 37. Townhomes Building has 7 residential units
 38. Townhomes Building is 29,005 (14.50 residential Unit Equivalents).
 39. Townhomes Building has 14 parking spaces, 2 within each parking garage.
 40. Townhomes Building has vehicular access off proposed private drive through individual driveways.
 41. Townhomes Building has 3 stories above the garage level.
 42. Townhomes Building is on proposed lot 30
 43. Single-family dwellings are an allowed use within the District.
 44. The applicants request to plat 27 lots to accommodate one (1) single-family dwelling on each lot.
 45. The approximate buildable square footage of the single family dwellings is 71,880 (35.94 residential Unit Equivalents).
 46. The single-family dwellings require 54 parking spaces, 2 within each lot as required.
 47. The single-family dwellings have vehicular access off proposed private drive through individual driveways and four (4) off Lowell Avenue.
 48. The single family lots are on proposed lots 3-29.
 49. The applicant proposed two (2) lots to be re-platted as open space.
 50. Proposed open space Lot 31 is 2,106.4 square feet with retaining walls and stair access to adjacent property to the south.
 51. Proposed open space Lot 32 is 487,798.29 square feet (11.2 acres).
 52. Proposed open space Lot 32 is to house an accessory building, 750 square feet, consisting of restroom and lockers for the exclusive use of property owners.
 53. The proposed accessory building on Lot 32 is located on the RC District.
 54. Accessory buildings are an allowed use with the RC District.
 55. Restrooms/lockers are considered residential accessory space and does not count towards Unit Equivalents.
 56. The site contains a total of 653,860 sf. (15.01 acres) broken down in the following manner:
 - a. RC District: 199,867 sf. (4.59 acres)
 - b. RC District within the SLO Zone: 78,654 sf. (1.81 acres)
 - c. ROS District: 84,194 sf. (1.93 acres)
 - d. ROS District within the SLO Zone: 291,145 sf. (6.68 acres)
 57. The applicant proposes to build solely within the zoning boundaries of the RC District. The applicant does not request to build within the boundary of the RC District/SLO, or within the ROS District, and these areas would be dedicated as open space.
 58. Within the RC District, sites with multi-unit dwellings receive a maximum floor area ratio (FAR) of 1.0.
 59. The portion of the site in the RC District has a maximum floor area of 199,867 sf. for multi-unit dwellings.
 60. The RC District does not provide a FAR standard for single-family dwelling lots,

- but rather, a minimum lot area requirement of 1,875 sf.
61. The proposal contains a total FAR of 0.41 ($80,963 \div 199,867$) for multi-unit dwellings.
 62. In applying the FAR at its maximum, the site would have a remaining 118,904 sf. in density ($199,867 - 80,963$).
 63. In applying the floor area not used for multi-unit dwelling for single-family dwellings, this would create approximately 63 residential lots (applying the minimum lot area of 1,875 square feet).
 64. The applicant requests to re-subdivide 27 single-family lots in conjunction with their 80,963 sf. of multi-unit dwellings.
 65. A residential Unit Equivalent is 2,000 square feet.
 66. The applicant proposes the construction of the following 30 residential units and the allotment of 27 lots:
 - a. 12 flats within multi-unit Building B/C totaling 27,683 square feet (13.84 residential Unit Equivalents).
 - b. 11 flats within multi-unit Building D totaling 24,255 square feet (12.13 residential Unit Equivalents).
 - c. 7 townhouses within the Townhome Building totaling 29,005 square feet (14.50 residential Unit Equivalents).
 - d. 27 lots to accommodate one (1) future single-family dwelling on each lot which would be approximately 71,880 square feet (35.94 residential Unit Equivalents).
 67. The applicant requests to maintain the MPD setback of 25 feet around the perimeter of the entire development, with the exception of seven (7) future single-family residential Lots 3-7 and 21-22.
 68. Applicant seeks the following setback reductions as allowed by the Code, if granted by the Planning Commission:
 - a. Proposed Lot 3-7 front setback reduction to ten feet (10').
 - b. Proposed Lot 21 side setback reduction to twenty feet (20').
 - c. Proposed Lot 22 side setback reduction to ten feet (10').
 69. The proposed setback reductions as described above matches the abutting zone setbacks and all aspect of the project will comply with applicable Building and Fire codes. The reductions do not increase project density, maintain the general character of the surrounding neighborhood in terms of mass, scale and spacing between houses, and they meet open space requirements of the MPD.
 70. The proposed setback reductions are in compliance with LMC MPD provisions.
 71. All Master Planned Developments shall contain a minimum of sixty percent (60%) open space as defined in LMC Chapter 15-15 [...].
 72. The site contains a total of 653,759 square feet. The site contains 17,012 square feet of hard-scaped plazas equating to 2.6% of the site and 531,519 square feet (12.20 acres) equating to 81.3% of natural open space.
 73. The applicant proposes to designate the use of the two (2) open space lots on the proposed Re-Subdivision (plat).
 74. The applicant does not request to decrease the required number of off-street parking spaces; therefore, no parking analysis has been submitted. See building by building requirement:

- a. Affordable Housing Building A requires 18 parking spaces based on the size of the units. The proposed building contains 18 parking spaces.
 - b. Building B/C requires 21 parking spaces based on the size of the units. The proposed building contains 21 parking spaces.
 - c. Building D requires 21 parking spaces based on the size of the units. The proposed building contains 22 parking spaces.
 - d. Townhome building requires 14 parking spaces based on the size of the units, two (2) parking spaces per unit. Proposed building contains 14 parking spaces.
 - e. Single-family dwelling residential lots require 54 parking spaces, based on unit count. These 27 residential lots would require a minimum of 2 parking spaces per unit.
75. The proposal complies with the provisions of the building height parameters for multi-unit buildings listed under LMC § [15-2.16-4 Building Height](#) and single-family dwellings listed under LMC § [15-2.16-5 Special Requirements For Single Family And Duplex Dwellings \(subsection L-M\)](#), including all applicable height exceptions as allowed in the LMC.
 76. The applicant does not seek additional height under the MPD parameters listed under LMC § [15-6-5 MPD Requirements, Sub-section F](#).
 77. The project has been designed to maintain the existing neighborhood development pattern, with the larger scale buildings located alongside the existing multi-family.
 78. The proposed plan uses the massing of the buildings to mitigate the need for retaining walls by burying the buildings into the hillside. The balance of the required retaining walls has been stepped in shorter wall sections to reduce/eliminate tall retaining walls.
 79. Roads and utility lines are proposed to work with the existing grades to the greatest extent possible, as indicated on the civil site and grading plans. Areas of the deepest cuts are mitigated by using the townhome buildings to step up the hill.
 80. All trails proposed with the MPD are incorporated into open space elements and in some areas are maintained and improved in their existing locations. Trail easements will be platted on the final recorded subdivision plats. Staff recommends adding a public recreation easement on Rothwell Road (private road) connecting to trail network on the mountain.
 81. The City requests to secure a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access.
 82. The City requests to prepare a public trail plan for the open space parcel, provide for trail 'corridors' subject to final alignment, which would be part of the recorded development agreement. The applicant stipulates to this condition of approval.
 83. There are sufficient areas adjacent to the streets, driveways, and parking areas to store snow.
 84. The MPD shall comply with the trash storage and collection and recycling regulations contained herein.
 85. There are no commercial or non-residential uses with this project, and all off-

street parking requirements are met within the project. The bus stop/ transportation area is located yards away from the project at the resort base. The applicant is considering placing an e-bike sharing station on site on Lowell Avenue for public use.

86. The submitted landscape plans specify the maximum area allowed for lawn or turf is limited to fifty percent (50%) of the total Area allowed to be disturbed and not covered by Buildings and other hard surfaces.
87. Drought tolerant species and species native to the area are stipulated in the Guidelines. Native rock and boulders are stipulated as allowed within the LMC.
88. Lighting is proposed to comply with requirements of LMC Chapter 15-5, Architectural Review and is further spelled out in the Guidelines.
89. No development within the MPD is located within the SLO with the exception of trails, which are an allowed use in the SLO.
90. The proposal includes 200% of the required Affordable Housing as required by the current housing resolution (03-2017).
91. The current affordable housing proposal, which is developed through the Affordable Housing Staff and the Affordable Housing Authority (The City Council), is shown on a table within this staff report. The Staff and the Affordable Housing Authority retain the final say on these figures.
92. The proposal does not create additional demands for child care.
93. An environmental survey ([Exhibit P - Environmental Survey](#)) was prepared revealing no environmental contaminants on the property.
94. A mine site study ([Exhibit Q - Mine Site Studies](#)) was conducted and determined that there were no mining related activities on the property.
95. The proposal fulfills the following goals and objectives of the General Plan.
96. A cultural survey ([Exhibit O - Cultural Survey](#)) was prepared revealing the only significant historical element on site was the Crescent Tramway, which will remain as the existing ski/ bike trail on the property. There are no historic structures on site.
97. LMC § 15-6-4 (G) states that once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement and shall be submitted to the Planning Department within six (6) months of MPD approval, for ratification by the Planning Commission..
98. Multi-unit dwellings and Master Planned Developments are listed as a conditional uses in the RC District.
99. The applicant proposes the construction of four (4) multi-unit dwelling buildings which includes one (1) building housing the affordable housing units that exceeds the required affordable housing requirements.
100. There are certain uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.
101. A conditional use shall be approved 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.
102. The project is located on Lowell Avenue, between 12th and 13th Street.

103. The four (4) multi-unit dwellings are located at the lower portion of the subject site.
104. A traffic study (Triton Engineering, June, 2017) was provided by the applicant and reviewed by the City indicating that study intersections are anticipated to continue operating at acceptable levels of service.
105. Capacity of existing streets can handle anticipated normal traffic especially based on the fact that maximum density is not being pursued by the applicant.
106. Utilities necessary for these proposed uses are available at or near the site.
107. Final utility plans, including grading and storm water run-off plans will be required at time of building permit review.
108. The proposed plans have been reviewed by the City and the Park City Fire District for compliance and meet the requirements for emergency vehicle access based on the close proximity to Lowell Avenue and the direct connection of the private drive.
109. The proposed conditional use meets all LMC parking regulations.
110. The internal circulation plan incorporated on the site plan showing proposed access to existing trails as well community access point to the trails and ski runs.
111. Adjoining uses mirror the uses proposed in this project, and no separation is required. In fact, the project is providing community access through to adjacent open space.
112. The project has been designed to mirror the existing neighborhood development patterns.
113. The larger mass buildings are located adjacent to the larger buildings on Lowell, and the project homes mirror the East side of Lowell, with the townhomes continuing the townhome pattern as well.
114. As designed, approximately 82 percent of the project is contiguous open space, with access to skiing and bike trails.
115. All signs and lighting for the project will be approved through the Master Sign Plan application process and through building department review for compliance with the LMC.
116. The physical design of the proposed additions and new buildings, in terms of mass, scale, style, design and architectural detailing.
117. The proposed buildings complement the existing neighborhood in architectural character, materials, colors, mass and scale.
118. Proposed materials consist of metal and membrane roofing, wood and metal siding, natural stone and other elements consistent with the existing buildings.
119. This project will not create any of the conditions listed that are not normally associated in the residential nature of the proposed use.
120. There will be no commercial delivery or service vehicles to the project as the entire project is residential. Typical residential delivery service will utilize residential streets and driveways.
121. Trash and Recycling will mirror the existing Old Town pattern and usage with small residential trash bins, and shall comply with the required regulation listed under Master Planned Developments.
122. All condominiums will be sold as wholly owned condominiums and be required to follow local guidelines relative to other uses, the same applies to the single-family

- lots.
123. The proposed development is not within any environmentally sensitive lands, physical mine hazards, historic mine waste, or Park City Soils Ordinance.
 124. The site is within steep slopes found throughout the site.
 125. The overall proposal, both Multi-Unit Dwellings (conditional use) and single-family detached houses (allowed use) takes place over approximately 30% of the entire site.
 126. The Applicant provided [Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations, with the](#) placement, volume and height of on-mountain waste rock on a map showing the placement areas for waste rock
 127. Applicant indicates a verbal agreement with Park City Mountain representatives to place the material from the multi-unit buildings and road construction on Park City Mountain.
 128. [Exhibit R - Proposed Export Fill Placement Exhibit and Possible Fill Locations](#) also shows the proposed study of the corresponding volumes and depths of the waste material on adjacent property.
 129. Applicant indicates that all waste material must be certified as environmentally clean, compacted in no more than 2-foot lifts (to achieve a 90%+ compaction) covered with six inches (6") of topsoil, seeded with a native grass mix and sod placed over the grass seeds.
 130. Applicant demonstrates that the maximum depth would be 5 feet, tapering off to 0 feet.
 131. Applicant proposes to transport the excavated material to the neighboring property without the necessity of using City streets. It is the Applicant's responsibility to seek such permission with the neighboring site.
 132. Applicant explains that in the highly unlikely case that they are unable to secure a written agreement with the Park City Mountain, the excavation material would be disposed of by the traditional method used in the vast majority of construction projects to be approved by the City prior to issuance of building permits.
 133. The applicant estimates 14,400 cubic yards of material (includes swell) which would equate to 1,440 truckloads (at 10 yds. / truck).
 134. As a Condition of Approval, the applicant has indicated that they would not undergo excavation or footings and foundation work on the multi-family buildings or the access road during the winter season from Christmas through April 1st.
 135. Applicant has indicated that they will instruct construction staff to keep delivery trucks off the streets during the peak busy times of between 8:30 am and 10:00 am as well as the peak afternoon times of 3:30 pm through 4:30 pm.
 136. Applicant agrees to not deliver materials during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.
 137. Applicant has provided the approximate excavation quantities of the 27 single-family dwellings which would be approximately 7500 cubic yards.
 138. The applicant does not plan on building the 27 single-family dwellings but plans to sell the lots to individuals and/or builders.
 139. The Chief Building official has studied the applicant's preliminary Construction

Mitigation Plan and finds that the proposal is in compliance with current Building Department policies.

- 140. Construction Mitigation Plan will be finalized by the Building Dept. once building permits are submitted by the applicant.
- 141. The applicant stipulates to the conditions of approval.
- 142. The discussion in the Analysis section is incorporated herein.

Master Planned Development Conclusions of Law

- A. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
- B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
- C. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
- D. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
- E. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
- F. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
- G. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
- H. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
- I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
- J. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
- K. The MPD has been noticed and public hearing held in accordance with this Code.
- L. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
- M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
- N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
- O. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditional Use Permit Conclusions of Law:

1. The proposal satisfies the Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16).
2. The proposal complies with all requirements of this LMC.
3. The Uses will be Compatible with surrounding Structures in Use, scale, mass
4. The effects of any differences in Use or scale have been mitigated through careful planning.

Master Planned Development & Conditional Use Permit Conditions of Approval:

1. All standard project conditions shall apply.
2. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management, and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.
3. A storm water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site.
4. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
5. Final utility plans, consistent with preliminary utility plans reviewed by the Planning Commission during the MPD review, shall be submitted with the final subdivision plat.
6. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
7. The Snyderville Basin Water Reclamation District's review and approval of the utility plans and final subdivision plat, for conformance with the District's standards for review, is a condition precedent to plat recordation and building permit issuance.
8. An Affordable Housing Plan shall be approved by the Park City Housing Authority prior to issuance of any building permits for units within the MPD and deed restrictions shall be recorded.

9. As a condition precedent to receiving a certificate of occupancy for any market rate unit the City shall be provided with proof of compliance with the approved Affordable Housing Plan.
10. A master sign plan for the project shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any individual sign permits.
11. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two years from the date of execution of the Development Agreement unless Construction, as defined by the Uniform Building Code, has commenced on the project.
12. Once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.
13. Timing of completion of all required items and public benefits shall be further described and stated in the Development Agreement.
14. Vegetation and landscaping will be planted in such a manner that screening of adjacent properties is to be consistent with approved landscape plans. The applicant recognizes that the City Engineer have final authority on landscape placement in required easement areas.
15. All interior roads shall be constructed to Park City Engineering standards. Final grades, storm drainage and width to be approved by the City Engineer.
16. Interior roads are proposed to be private and maintained by the HOA.
17. An HOA shall be in place to maintain and govern the property.
18. An open space use plan shall be approved by the Park City Planning Department and shall be included as part of the development agreement. Such uses shall be consistent with the LMC and shall include ski runs, hiking/biking trails and related ski improvements such as snow making and signage as needed and appropriate.
19. A trails master plan that is consistent with the city's needs and desires shall be forwarded by the City Trails personnel and approved by both the applicant and the Park City Planning Department, which would be part of the recorded development agreement.
20. The applicant shall allow a recreational public access easement from Lowell Avenue, up the roadway to the stairwell shown on the plans, to allow for public trail access, and shall be shown on the plat.
21. The proposal shall comply with all Architectural Design Guidelines outlined in LMC § 15-5-5 which includes prohibited architectural styles and motifs, prohibited siding materials, design ornamentation, number of exterior wall materials, roofing materials, roof shapes, solar panels and skylights, window treatments, Lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, and landscaping. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission on January 10, 2018.

22. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
23. The proposal shall not undergo excavation or footings and foundation work on the multi-family buildings or the access road (Rothwell Road) during the winter season from Christmas (December 25) through April 1st.
24. Materials shall not be delivered during the busiest tourist times of Christmas week, MLK weekend, Sundance week, MLK weekend, President's Day weekend, Arts Fest, July 4th weekend, Miner's Day weekend, and Tour de Utah.
25. The final building plans and construction details for the project shall substantially comply with the drawings reviewed by the Planning Commission on January 10, 2018.
26. The applicant shall record a plat prior to selling individual units.
27. A deed restriction all affordable housing units shall be recorded prior building permit issuance.
28. The CCRs shall be submitted with the plat for review and approval by the City prior to final plat recordation.
29. The CCRs submitted with condominium plats that include any deed restricted affordable housing units shall limit the HOA dues related to the deed restricted employee housing unit in order to ensure that the units remain affordable. The CCRs shall reflect a lower par-value to reflect the reduced cost of the units (or exempt the units from HOA fees) to ensure that the units don't lose their affordability due to HOA fees. The CCRs shall be submitted with the condominium plat for review and approval by the City prior to final condominium plat recordation.
30. The Conditional Use Permit shall expire on January 10, 2019, unless an extension is requested in writing prior to expiration date and the extension is granted by the Planning Director.
31. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements and mitigates for removal of significant vegetation, shall be submitted with the building permit application for approval by the Planning, Building, and Engineering Department, and shall be in substantial conformance with the plans reviewed by the Planning Commission on January 10, 2018.
32. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
33. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.

Please be aware that this approval in no way exempts the property from complying with other requirements that may be in effect on the property, and building permit regulations, as applicable. It is the responsibility of the property owner to ensure compliance with these regulations.

As the applicant, this letter is intended as a courtesy to document the status of your request. The official minutes from the Planning Commission meeting are available in the Planning Department office.

If you have questions regarding your applications or the action taken please don't hesitate to contact me at 435-615-5064 or fastorga@parkcity.org.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Astorga". The signature is fluid and cursive, with a long horizontal stroke at the end.

Francisco Astorga, AICP
Senior Planner



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

November 3, 2020

Ms. Rebecca Ward
Park City Planning Department
P.O. Box 1480
Park City, UT 84060

Subject: King's Crown Re-subdivision Second Amended
Plat Review

Dear Ms. Ward:

We appreciate the opportunity to review the referenced plat. The following items will need to be addressed on the plat:

1. Reference the SBWRD Easement Recording information on the plat (see attached easement document).

Also, with the combination of three lots into two, there is one extra lateral stub that needs to be abandoned. This must be accomplished by exposing the lateral connection at the main line (in the road) and disconnecting the lateral, installing a cap or push-in plug at the HDPE connection tee, and installing a cap in the upstream abandoned line. This work will not be required before SBWRD signs the plat but must be completed before SBWRD grants the project Final Project Approval.

Please contact Kevin Berkley at 435-214-5236 with any questions.

Sincerely,

Bryan D. Atwood, P.E.
District Engineer

Enclosure

cc: Rory Murphy, CRS Partners
Andrew Moran, Evergreen Engineering
Plat Review File

Addendum to Kravtin/Horwitz Public Comment

Additionally, given CRG's last minute withdrawal of the Building D amendment from the Commission meeting agenda, in order to ensure our concerns and opposition to the King's Crown MPD for the reasons described in our written public comment are fully addressed, we ask that the following language be added into the Draft Municipal Ordinance submitted to the City Council in connection with the remaining King's Crown MPD amendment:

As a Findings of Fact:

All city approvals pertaining to Condominium Building D on Lot 2 plat have previously been expressly rescinded and vacated by the Applicant.

As a Conclusions of Law:

Approval of this resolution has no bearing on the potential approval of any new plat for Condominium Building D. Any approvals of a plat for Condominium Building D on Lot 2 are subject to reapplication by the Applicant and consideration and review by the City.

Patricia Kravtin and Jonathan Horwitz
1240 Lowell Avenue
Written Comment for December 9, 2020 Planning Commission Meeting

RE: KINGS CROWN BUILDING D CONDOMINIUM PLAT RESUBMISSION:

CRG'S RESUBMITTED BUILDING D CONDOMINIUM PLAT DOES NOT CONFORM TO THE AGREED UPON BUILDING D SOUTHERNMOST BOUNDARY, AND IN DOING SO FAILS TO MEET MPD AND CUP REQUIREMENTS FOR MIRRORING, COMPATIBILITY, AND MITIGATION OF ADVERSE IMPACTS.

Introduction and Summary of Public Comment and Requested Action:

We are submitting these comments to bring to your attention the very unfortunate situation that has developed with regard to Building D of the Kings Crown Master Planned Development. The developer (CRG) had agreed to, and represented to us and the Commission on multiple occasions dating back to November 2017, that they had provided very specific mitigation of the harmful, adverse impacts of Building D's large massing, scale, and height on our single-family residence, the first single family home on Lowell Avenue located directly adjacent to the proposed Building D. The agreed upon mitigation, coordinated under the auspices of Lead Planner Francisco Astorga, was to shift the building's southernmost boundary 15 feet to the north to align with the southernmost boundary of the multi-unit Lift Lodge. This movement of the southernmost boundary of Building D established a small, but meaningful buffer zone between Building D and our west front-facing home. (See attached pictures to these comments.) Unlike many homes built on the downslope in Old Town, our primary windows face uphill towards Building D.

This early agreed upon mitigation, was from our standpoint, far less desirable than what we originally sought, i.e., a single family home to mirror our property, as enjoyed by our neighbors to our south, but we agreed to the brokered mitigation in a spirit of compromise and goodwill, and in response to CRG's early acknowledgement of the adverse impacts that Building D would have on us and our home. CRG's attempt now, some three years later, to walk back on their word and deny us this reasonable mitigation -- as agreed from the very inception of the project until CRG finally realized (or acknowledged) in December 2019, that their architect had made a

mistake in the platted boundary -- is an affront to us and the governing MPD and CUP process upon which we put our faith to protect us from adverse impacts.

Despite our raising of numerous red flags based on our layman's review of CRG drawings and marketing materials concerning the accuracy of Building's D plat to CRG, Planning Staff, and in prior comments to this Commission, CRG liaison Mr. Rory Murphy continued to represent to us, Planning Staff, and the Commission as he had done over the course of the past couple of years that nothing had changed with respect to CRG's agreement with us to align the southernmost boundary of Building D with the southernmost boundary of the Lift Lodge building to the immediate north of our home. Indeed, as late as November 2019, on the record of this Commission, and alongside Planner Rebecca Ward, Mr. Murphy reaffirmed nothing had changed relative to the agreed upon placement of Building D. He provided even further reassurances of his public declaration in November 2019 in follow-up email communications to us, where he "wanted to let you know that both I and the new Planner Rebecca Ward, reiterated the position publicly we have discussed all along regarding aligning the southernmost edge of building D with the southernmost edge of Lift Lodge." (See Exhibits 2 and 9 attached to our September 23, 2020 Comments).

All remained good, until December 2019, when CRG finally acknowledged to us at an onsite meeting that their architect had made a "mistake" in their recorded plat, that the southernmost boundary of Building D was sited further to the south than agreed, they believed roughly 11 to 12 feet too far to the south, confirming our observations the building would encroach into the agreed upon buffer zone between Building D and our home. Nonetheless at that time, CRG agreed to revise their plans to rectify the situation and make good on their word to provide us with the agreed upon buffer zone. Communications between us and CRG remained amicable between the time of their acknowledgement of their error and the next several months that followed. In mid-December 2019, CRG asked for time to rework their plans, but with Mr. Murphy providing strong assurances to us: "I want you to know emphatically that we will not submit anything for Building D without your blessing." (See Exhibit 3 to our September 23, 2020 Comments). In the months that followed, CRG shared redesigned versions of Building D that incrementally moved towards the agreed upon mitigation, but ultimately CRG fell well short

of its prior and repeated representations to us, Planning Staff, and on the public record of the Commission.

The situation finally came to a head when in July 2020, to our surprise and dismay, CRG unilaterally cut-off all discussions with us despite our continued willingness to work with them to consider solutions to their predicament. Instead of taking us up on our continued willingness to work with them, CRG instead chose to withdraw all their original approvals pertaining to the flawed Building D plat and to bring the matter again before the Commission in an attempt to have the Commission reapprove the resubmitted Building D plat incorporating the same flawed plat boundary – but this time with everyone’s acknowledgement of that flaw. Without the agreed upon southernmost boundary, the plat is void of reasonable mitigation of the adverse impacts of the large mass stacked condo Building D on adjacent single-family home abutters – of which we are the most severely impacted due to our home’s location directly adjacent to the building. See attached pictures of our home and its exposure to the imposing massing, scale, and height of Building D and the negative externalities associated with a building of that scale.

In effect, CRG is seeking a mulligan from the Commission, at our expense and adverse impact, to allow CRG to proceed with the construction of Building D in total disregard of the agreed upon mitigation to us concerning the southernmost boundary of Building D. We believe CRG’s disregard of the Building D boundary is at odds with the MPD and CUP process requiring Building D, as part of the Kings Crown MPD, to mirror the existing neighborhood, “be compatible with surrounding structures in use, scale, mass,” or be “mitigated through careful planning.”

CRG is acting like we, Planning Staff, and the Commission will have total collective amnesia concerning the boundary agreement or our legitimate needs as severely impacted abutters for mitigation. Given the irreparable harm we face from the prospect of the behemoth of Building D in the shadow of our home including its wide and high visual massing; structural blockade; generation of air, light, and noise pollution; traffic congestion and impacts on auto and pedestrian safety; generation of auto exhaust and glaring headlights emanating from its garage structure; noisy mechanicals; invasions into our privacy; etc., we believe CRG’s action to renege on the previously agreed upon and well documented mitigation plan is reprehensible. It is all the more stunning to us given assurances from CRG liaison Mr. Rory Murphy of his value of the

relationship we have developed, our belief in CRG's integrity, and again that CRG "would not submit anything for Building D without [our] blessing." (See Exhibit 3 of our September 23, 2020 Comments).

Our Ask of the Commission and Further Comments to Follow

We have put our faith in the MPD and CUP process these past three years. We respectfully ask the Commission in full earnest to use its authority and respond appropriately to the situation CRG has placed you in, by holding CRG to all prior representations concerning mitigation of Building D, including the crucial siting of the southernmost boundary of Building D to align with the southernmost boundary of the Lift Lodge. We believe our requested action by the Commission is essential to CRG's compliance with the MPD and CUP requirements and to addressing our legitimate needs for mitigation against harmful impacts. To let CRG walk away scot-free from their clearly stated commitments to us as severely impacted abutters and to you on the public record which gained our early favor and facilitated your swift approval of their project -- in juxtaposition to what was going on with the highly contentious Treasure Project also before the Commission at that time -- will send a clear signal and encourage other developers to engage in this kind of bait and switch strategy.

In our comments that follow, we will give more detail on why CRG's brazen resubmission of the Building D Condominium Plat void of the originally agreed upon mitigation should not be rewarded with a quick rubber stamping by the Commission, as CRG's actions suggests it believes the Commission might do.

A Fuller Context for Our Comments and Concerns Regarding CRG's Building D "Resubmission"

As residents of the first single family house on the east side of Lowell Avenue located directly across from CRG's Kings Crown MPD, this will be our fifth time providing comments to the Commission. Reference to our situation as the most severely impacted abutter of CRG's Building D appeared even more times on the record of your public meetings and also in our multiple conversations with Planning Commission staff. In the first four comments we submitted between November 2017 and December 2019, we indicated our cautious support for this massive, but seemingly responsible development in our neighborhood based on CRG's early neighborhood outreach and representations made by CRG to us and other neighbors early on concerning

mitigation they would provide. But at the same time, we noted we were depending on the Commission to hold CRG to its promises and representations made before you as part of the approval process. As a directly adjacent front facing single-family home abutter, we have a legitimate need for mitigation of the negative impacts that a building of the mass, height, and scale of Building D will impose on us.

Most recently, in our September 23, 2020 Comments and Exhibit, we came before you in light of new, extremely troubling information that CRG's previously approved Building D plat did not in fact conform to the MPD and CUP requirements for mirroring and compatibility with the existing pattern of the neighborhood, and CRG's acknowledged failure to incorporate its multiple, prior public representations on the record of this Commission that CRG had moved Building D a minimum of 15 feet to the north so as to align its southernmost boundary with the boundary of the Lift Lodge.

Our September 23, 2020 comments provided you with the full history and facts of what has transpired over the past three years with regard to Building D's siting, leading up to the very unfortunate, sudden, and dramatic about face by CRG in July 2020. In the vicinity of July 2020, after two and a half years of amicable communications with us and repeated assurances from CRG Liaison Mr. Murphy and project architect Chimso Onwuegbu that the southernmost boundary of Building D would align with the southernmost boundary of Lift Lodge (to our immediate north), CRG unilaterally cut off all communications with us. At this time, it became clear CRG had decided to totally renege on its long-standing public commitment to move the building 15 feet to the north so as to provide the agreed upon buffer zone between Building D and our single-family home. The actions taken by CRG are in blatant disregard and disrespect of over two years of clear, unambiguous, and amicable representations to us, and also before the Planning Staff, and the Commission itself as transcribed in your public meeting minutes. Instead of honoring their repeated, prior representations, CRG embarked on a new strategy to rescind all its prior approvals from the Commission and City, and start the process "anew."

We fear, based on CRG's recent submittals to the Commission, that despite its claims to us that the process of Building D's approval would start "anew," and afford us full opportunity to voice our concerns and mitigation needs as severely impacted abutters, that CRG is seeking – and indeed expecting to receive - a quick, streamlined rubber stamp approval by the Commission and City

Council to give it the green light to proceed full steam ahead with CRG's desired construction of Building D without the required mirroring of the southernmost boundary of that building to the southernmost boundary of the Lift Lodge.

The History and Facts of the Building D Boundary and its Import

The history and facts of the matter are clear, notwithstanding CRG's current attempt for a mulligan from this Commission as regards the siting of Building D. In late summer of 2017, under the auspices of Lead Planner Francisco Astorga, CRG voluntarily agreed to move the southernmost boundary of Building D-- the largest of the four mass stacked condominium structures it was planning to squeeze into pre-existing quiet, low density Lowell Avenue neighborhood south of Manor Way and the PCMR resort base-- some 15 feet to the north so that the southernmost boundary of Building D would align with the southernmost boundary of the Lift Lodge, the last multi-unit building on Lowell Avenue before the neighborhood pattern shifted into one of small scale Old Town character homes.

In the very words of Mr. Rory Murphy, as transcribed in the publicly recorded minutes of the Commission's November 29, 2017 meeting -- words he consistently stood behind for over three years until his July 2020 letter informing us of the cut off of all communications with CRG: "*Mr. Murphy stated that ... building [D] was moved 15 feet north from its original site to accommodate the Crafton Horowitz house [sic].* (See Exhibit 8 of our September 23, 2020). The minutes go on to further state: *Mr. Murphy reiterated that relative to the Crafton/Horowitz [sic] house, they pulled the building 15' to the north. He noted that the southernmost boundary on Building C/D matches the southernmost boundary on the Lift Lodge. Also, the driveway for Building D was pulled 42' to the north to accommodate the Crafton/Horowitz [sic] because they did not want headlights coming out of the driveway and into their house.*" *Id.*, emphasis added.

CRG's amicable and voluntary agreement to shift the Building D structure 15 feet to the north achieved many things:

- It smoothed the way for fast, smooth project approval by addressing in one simple, elegant solution the need for CRG to address the negative impacts and incompatibility of Building D's mass, height, and scale on the small scale residential pattern of homes immediately to its south, that we and other impacted abutters could otherwise, had we

chosen to follow the pattern of the highly contentious Treasure, brought before the Commission leading to likely delay if not derailment of their project. To be clear, had CRG previously acknowledged the failure of its plat to reflect its representations to us and made on the record of the Commission, and CRG's unwillingness to honor those representations, rather than give us repeatedly false assurances, we, and we believe our neighbors as well, would have been before you in force at every meeting the Kings Crown MPD was on your agenda, calling truth to power so to speak, and asking the Commission to require CRG to amend *its plat prior to final approval*.

- It satisfied the MPD and CUP requirements as framed by Lead Planner Astorga that the project specifically requiring that the Project “mirror the existing neighborhood pattern” and that “the larger mass buildings are located adjacent to the larger buildings on Lowell, and the [P]roject homes mirror the east side of Lowell, with the townhomes continuing the townhome patterns as well.”
- It gave us, the most impacted and proactive of abutters (what sadly turned out to be a false sense of complacency) a basis to accept of Building D going in across the street from our home, because of the buffer zone that CRG agreed very early on to create by moving the building 15 feet to the north so as to line up with Lift Lodge. In the words of Mr. Murphy, “Please see the attached drawing showing the proposed locations of the buildings. After we met, we moved the Building D 15 feet north from its original location to help mitigate the impact on your home. Again, the southern boundary of Building D lines up with the southern boundary of Lift Lodge.” (See November 26, 2017 email from Mr. Murphy, provided as Exhibit 5 to our September 23, 2020 Comments, reproduced here for ease of reference). We rested at night on the belief, based on over two years of constant reassurances from Mr. Murphy including those on the record of this Commission, that while we would not be mirrored as we thought we should pursuant to the MPD and CUP requirements by a single family house directly opposite us as enjoyed by our neighbors to our south, that in the spirit of compromise, our adverse impact would be tolerable if we at least had a similar buffer zone across the street to our west, that we had to our immediate north with the multi-unit Lift Lodge.

- As shown in the siting plans CRG provided us (see Exhibit 1 to our September 23, 2020 comments, in particular to a diagram Mr. Murphy referred to subsequently as “the smoking gun,” attached also to these comments for ease of reference), our house, while not mirrored by another single family home like ours (as we would have wanted and believe strict adherence to the MPD and CUP requirements would warrant), would face the public access stairway. The public access stairway, as shown on the attached drawing also provided in Exhibit 1, was also represented and assured by CRG early on, would be double width, terraced, and landscaped so as to provide us screening and visual relief from the behemoth of Building D going in across from us. In the words of Mr. Murphy, “Please note where the stairs are. The stairs are interspersed with planter boxes which should significantly improve the visual effect from your home.” (See November 26, 2017 email from Mr. Murphy provided in Exhibit 5 to our September 23, Comments).

Where We are Today – A Problem of CRG’s Own Making that CRG is Asking the Commission to Fix at Our Expense and in Seeming Disregard of the “Resubmission” Process CRG Has Forced on Us

So where does this bring us today? To be clear, we are here due to a problem of CRG’s own making. Despite our raising of numerous red flags, well documented in email correspondence between us and Mr. Murphy, copied onto CRG’s architect Mr. Onwuegbu, and CRG/CRH partners Hans Fuegi and Chuck Heath concerning the southernmost boundary reflected in the various Building D Condominium plats submitted to the Commission throughout the various stages of the process between 2017 and 2019, CRG maintained the Building boundary aligned on the southernmost side as agreed with the Lift Lodge. That is until December 2019. And as noted above, until July 2020, CRG had maintained it would make good on its finally acknowledged “error.” What changed in CRG’s mind, we cannot say, other than the obvious, that fixing the error was not in their pecuniary interest, and a sense that the City would let them get away with not providing the agreed upon mitigation to us.

It is most disheartening from a process perspective that there is the potential here that the matter of Building D’s siting is being considered and time-lined as a mundane “amendment” despite CRG’s rescinding of all approvals and description of the Building D Condominium. That CRG’s

“resubmission” is a ruse of a strategy to extract itself out of its three-year mitigation agreement with us and its past affirmative representations on the public record of this Commission of that agreement. We are most concerned that the “Amendment to Building D” as identified on the Commission agenda and on the Public Notice does not adequately describe or give notice of what is at stake here for impacted abutters such as ourselves. The language in the Public Notice mailed out to property owners within 300 feet describes “a petition[...]to amend the Building D Condominium Plat to reduce the units from 12 to 11, to reduce the parking from 22 to 21 parking spaces, to reduce the limited common area square footage by 386 square feet, and to increase the private area square footage by 712 square feet. This does not seem to adequately describe the import of the Amendment before the Commission at this time.

As so stated in correspondence dated July 27, 2020 from CRG and confirmed by Planner Rebecca Ward in email correspondence dated November 24, 2020, “[t]his process amends the recorded plat and through that amendment, vacates the previously recorded plat. *All approvals pertaining to Building D through the City have been rescinded and are dependent upon approval of the updated Building D plat.*” As further clarified by CRG, it was rescinding all prior approvals in order for us to “have the unfettered opportunity to express [our] opposition and concerns pertaining to the engineering, design, construction and location of Building D and the Building D Parking Structure.”

Our Clarion Call and Request for Commission Action

From the very beginning, we have believed in the integrity of the MPD and CUP process, the Planning Commission Staff, and the Commission. It is in this vein, that we are here before the Commission asking that the Commission stand up for process by holding CRG to the requirements of the MPD and CUP requirements for mirroring the existing pattern of development on Lowell Avenue and providing mitigation of harmful impacts. We would like to believe our ask should be an easy one -- given we are only asking the Commission to hold CRG to its very own words, to mitigation it agreed to voluntarily and early on, as well documented in the packet of materials contained in our September 23, 2020 Exhibit.

We are making this clarifying call for action by the Commission not just to hold CRG and its liaison Mr. Murphy to his own words to align the southernmost boundary of Building D with the southernmost boundary of the Lift Lodge for the sake of doing so, or because of Mr. Murphy’s

repeated avowals that unlike other developers, CRG were local developers who valued their integrity, but because it is the action required to:

- Mirror the existing neighborhood pattern on Lowell Avenue and “be compatible with surrounding structures in use, scale, mass” or be “mitigated through careful planning.” (See Minutes of May 22, 2019 meeting at 55);
- Address our legitimate needs as severely impacted abutters for mitigation of the harmful impacts of the mass, scale and height of Building D on our home, without which we could suffer irreparable harm to the quality of our residential life and our property value;
- Maintain the integrity of the MPD and CUP process in which we put our faith and willingness to accept compromise mitigation, thereby supporting a model of amicable versus contentious environment for future MPD in the City;
- Ensure the resubmission of Building D is not a mere rubber stamping of the previously approved plat which all parties now know does not provide the agreed upon buffer zone, and which to our eye is off by at least 11 to 12 feet from where CRG represented on the record of this Commission the building had been moved.

Accordingly, we respectfully request the Commission, in its role as steward of the public interest and the Park City Municipal Code for MPDs, to recognize and hold the Applicant to the 2017 Agreement. Or in the alternative “to exact” from the Applicant an alignment of the southernmost boundary line of Building D with the boundary line for the Lift Lodge for any proposed new plat in order to mitigate the damage this large master planned developed and large scale buildings will have on the existing small-scale home neighborhood pattern and on our home in particular. Requiring that the Project as a whole— and Building D specifically— conform to the MPD and conditional use findings of fact requiring mirroring the existing small-scale neighborhood pattern that begins with our home and requiring larger mass buildings to be located adjacent to the existing larger buildings along Lowell Avenue, is critical for protecting the city’s residents, including adjacent abutters of which we are the most severely impacted, from adverse effects of Building D as well as keeping the public trust in the integrity of the planning and approval process pertaining to MPD projects.

We further request this Commission require the Applicant to take full responsibility for the error in its submitted plat to align the boundary line of Building D with the Lift Lodge building boundary by conforming its plat and that the Commission not now allow the Applicant to do an end run around the original approval process and unfairly shift the costs of its plat errors onto us by denying us reasonable mitigation.

Respectfully submitted,

Patricia Kravtin and Jonathan Horwitz

1240 Lowell Avenue

Attachments to Follow:

Attachment 1:

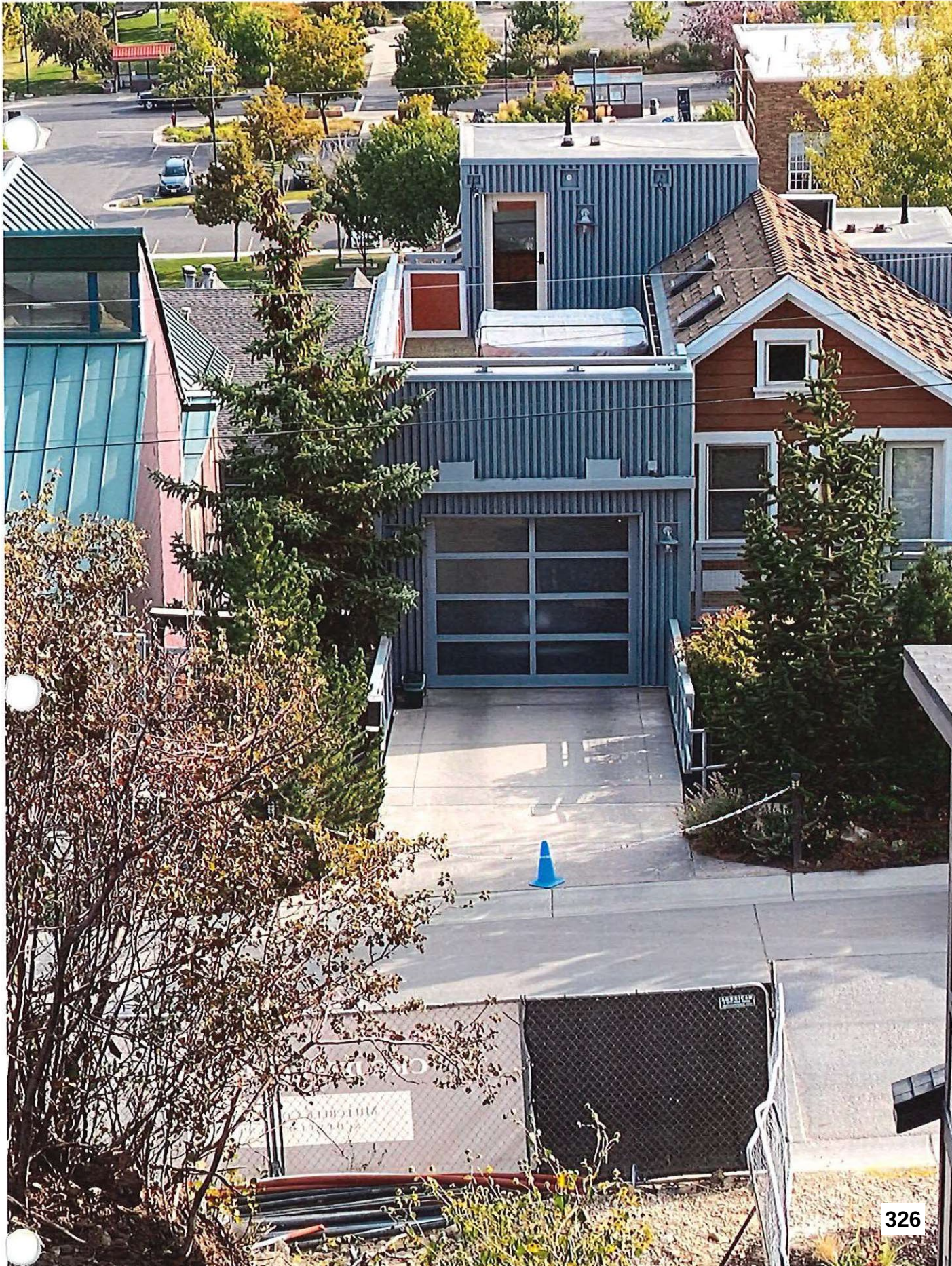
Pictures of Our Home at 1240 Lowell Avenue, Residential Streetscape on the East Side of Lowell Avenue, and Building D Construction Site

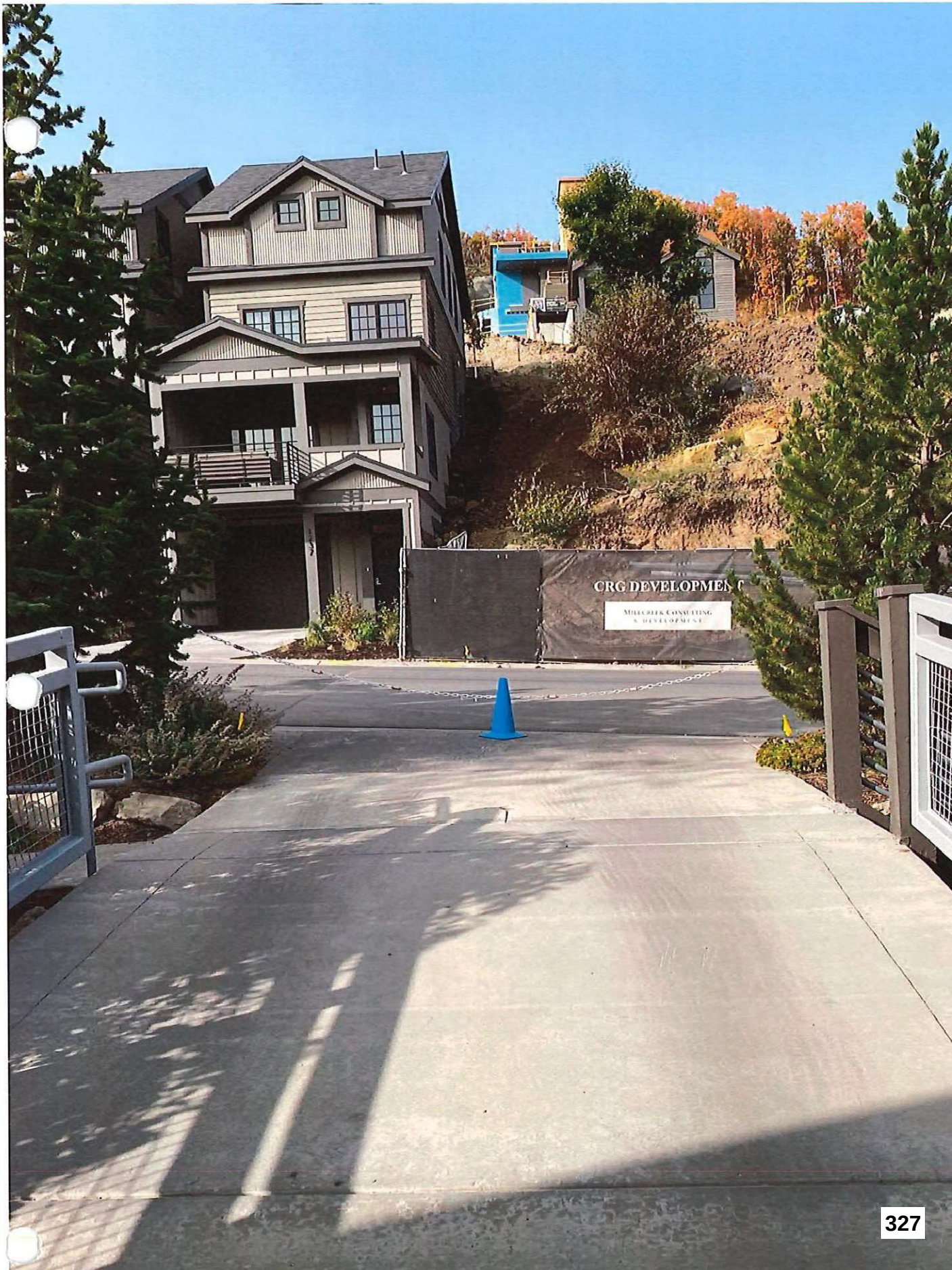
Attachment 2:

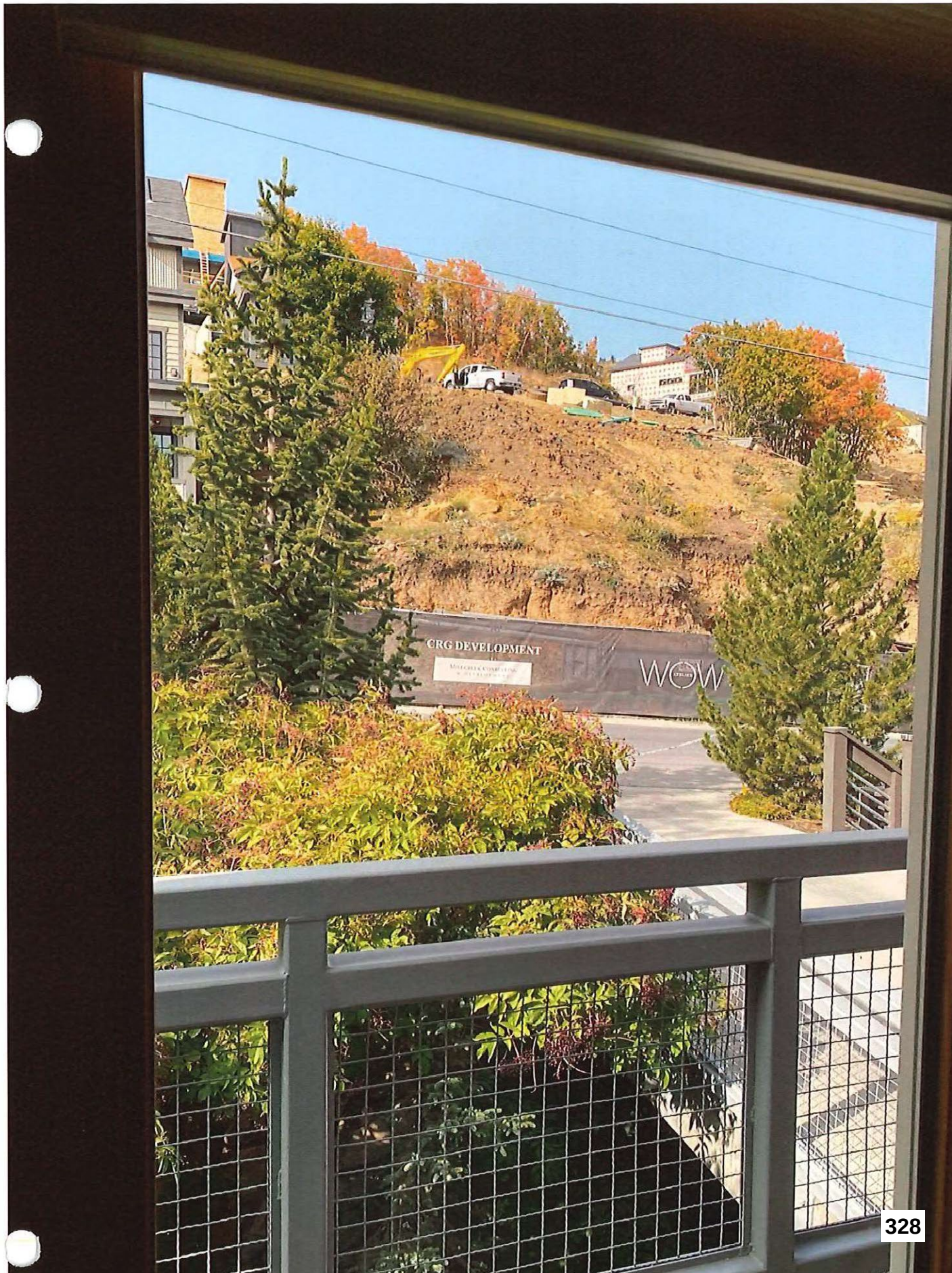
November 28, 2017 Email from Rory Murphy with Attached Site Drawing and Boundary Diagram

Attachment 1

Pictures of Our Home at 1240 Lowell Avenue, Residential Streetscape on the East Side of Lowell Avenue, and Building D Construction Site













Attachment 2

November 28, 2017 Email from Rory Murphy with Attached Site Drawing and Boundary Document

From: Rory Murphy [<mailto:paladinparkcity@aol.com>]

Sent: Tuesday, November 28, 2017 11:53 AM

To: Jon Horwitz <Jon_Horwitz@putnam.com>; pdkravtin@comcast.net

Cc: chimso@be-wow.com; cv.heath.pc@gmail.com; hans@xmission.com

Subject: Fwd: Horwitz/Kravtin View

-----Original Message-----

From: Patricia Kravtin <pdkravtin@comcast.net>

To: 'Rory Murphy' <paladinparkcity@aol.com>; jon_horwitz <jon_horwitz@putnam.com>

Cc: chimso <chimso@be-wow.com>; 'Jon Horwitz' <Jon_Horwitz@putnam.com>

Sent: Sun, Nov 26, 2017 5:00 pm

Subject: RE: Horwitz/Kravtin View

Rory, Jon and I are still going through the materials posted on the commission site but had a few threshold questions for you and Chimso that we are seeking clarification on for us and the Commission.

We very much appreciate that the image below is definitely getting closer to our expectation in that it appears to incorporate changes we had discussed for, i.e., movement of the garage entrance down from the uphill end of Unit D so headlights did not glare into house, and also that undulations had been added to the Lowell Ave façade and South elevation for a less harsh architectural massing.

We would like to clarify:

(1) that with this movement of the garage entrance, which is only partway down from the uphill end of the building, that Chimso is confident and can represent to us and the Commission that we will not have the glare of headlights coming into our home. This is a real concern of ours given the size of Unit D and the volume of cars that might be going in and out of that building. We do appreciate the movement of the garage, but had been hoping the garage would be located even further away from our end of that Building. **We understand your concern regarding the garage. In the latest drawings, we pulled the entrance to the garage 42 feet to the north along Lowell from where we had it to accommodate your concerns. This was as far as was practical as we were already pushing the limits of constructability relative to cross-slopes on the road. This really is as far as we can push it. Relative to the headlights, if a driver turns south from the garage entrance, then there will be a brief instant when the cars lights will shine on your home, but it appears that it will hit the first floor and not the bedroom.**

(2) that you will clarify to the Commission that the proposed plat in their package does not

reflect the true location of Unit D relative to Lift Lodge and our home, as the plat in the package is inconsistent with your updated drawings which show the uphill end of Unit D to be located well north of our home. We will make a point to clarify to the Commission verbally (and therefore on the record) that the south wall of Building D lines up with the southernmost edge of the Lift Lodge. This building moved 15 feet from its original location to accommodate your view.

(3) following up on point (2), there is still ambiguity as to where exactly the uphill (i.e., southern-most) end of Unit D would be located relative to our home and Lift Lodge structures. The last email we had on the subject indicated the building had definitely been moved 15 feet to the north but also that there would be an effort made to move it even further north of our home to mitigate our negative impacts. Given the importance of Unit D's placement, we would like to remove this ambiguity and for you to clarify for us and the Commission more precisely where the southernmost end of Unit D would lie.

Please see the attached drawing showing the proposed locations of the buildings. After we met, we moved the Building D 15 feet north from its original location to help mitigate the impact on your home. Again, the southern boundary of Building D lines up with the southern boundary of Lift Lodge. Please note where the stairs are. The stairs are interspersed with planter boxes which should significantly improve the visual effect from your home. We were, unfortunately, squeezed in the other direction by the City Engineer for the placement of a water line and unfortunately cannot move it farther and still maintain building heights.

(4) Finally, as with the garage movement, we like the tweaks to the original images that Chimso has added to soften the Building D's massing. That said, we had hoped for the addition of more dramatic side terracing as featured in the photo of your Main Street development that Jon had previously forwarded to you. Could you clarify whether you have considered and ruled out the possibility of adding more such prominent features to Building D or whether there remain opportunities to consider further architectural refinements that might soften the building's massing? I discussed this with Chimso this morning and he said he played with the terracing quite a bit and is confident that the effect will softened your views in that direction. We've also added planters where we will plant trees and shrubs to further reduce the visual intrusion on your home. That being said, we should continue our dialogue with Chimso to try to achieve the best end result for your views as possible.

Thanks so much, as always, we so appreciate your outreach and constructive dialogue throughout this process.

Best Pat

From: Rory Murphy [<mailto:paladinparkcity@aol.com>]

Sent: Wednesday, November 22, 2017 11:11 AM

To: jon_horwitz@putnam.com; pdkravtin@comcast.net

Cc: chimso@be-wow.com

Subject: Fwd: Horwitz/Kravtin View

Hi Jon and Pat,

I hope you both are well. Sorry for the delay in getting this to you. [REDACTED]
[REDACTED] When you get a chance, please look over the below view and let me know if we are getting closer to your expectations on this item.

take care, Rory

Rory Murphy
paladinparkcity@aol.com 435
640 5068

[2590 Sidewinder Drive](#)
[Park City, UT 84060](#)

-----Original Message-----

From: Chimso Onwuegbu <chimso@be-wow.com>

To: Rory Murphy <paladinparkcity@aol.com>

Sent: Tue, Nov 21, 2017 9:53 am

Subject: Horwitz/Kravtin View

Rory -

Here is a current image which shows a view from the Living area. It shows the driveway moved down per their request, as well as significant undulations to both the Lowell Ave facade as well as the South elevation along the community stairs. Let me know if this is what you were looking for?

chimso onwuegbu chimso@be-wow.com cell [801.712.4078](tel:801.712.4078)



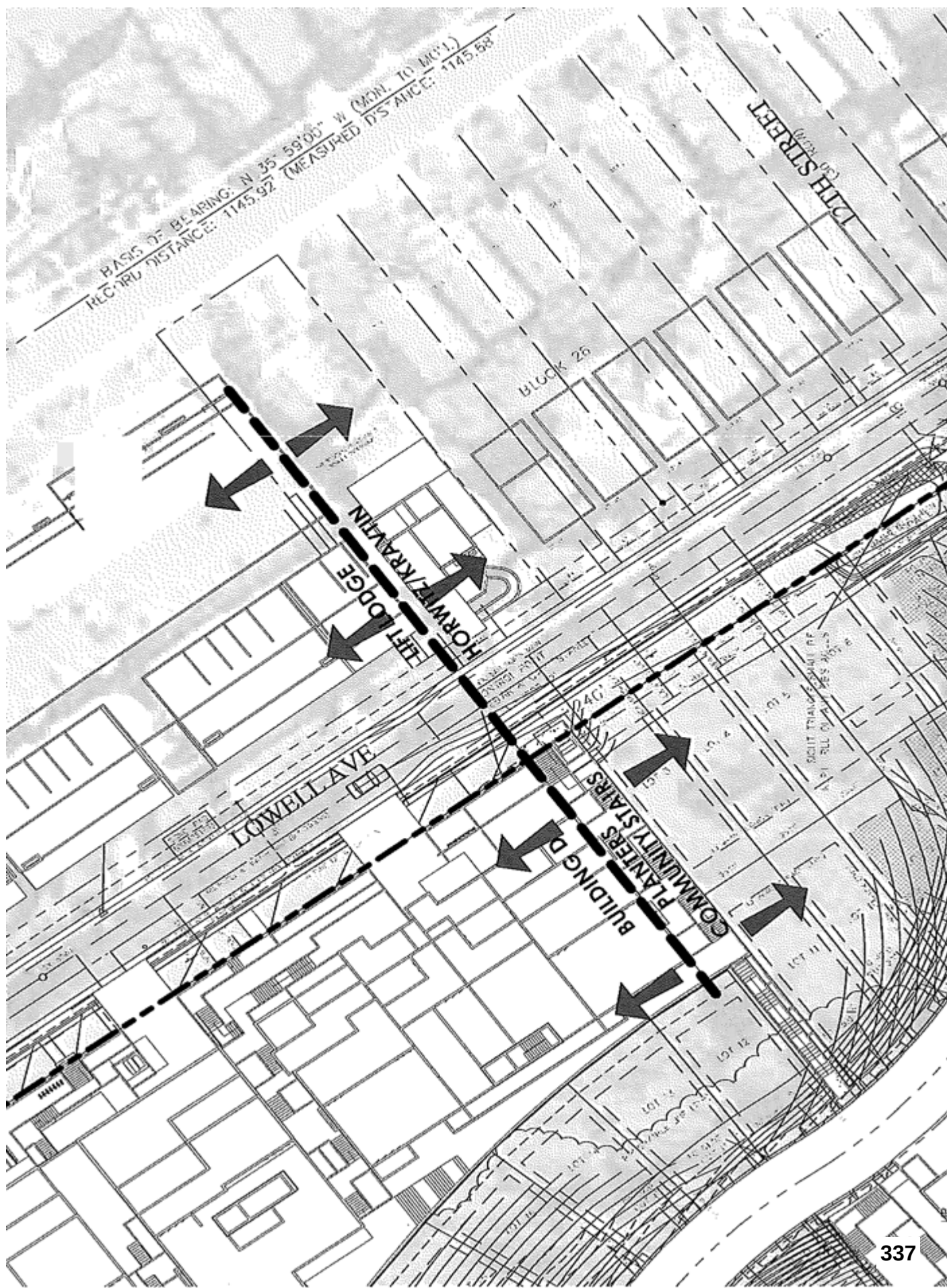


Exhibit H - Background

The King's Crown Master Planned Development is a 32-Lot subdivision in the Recreation Commercial Zoning District with 27 Single-Family Lots, seven townhomes on Lot 30, and four Condominium Buildings on Lots 1 and 2. Over 11 acres are preserved as Open Space on Lot 32.

The image below shows the recorded Re-Subdivision plat and highlights the three Single-Family Lots proposed to be combined into two Single-Family Lots, located along Rothwell Road, a private road:



January 10, 2018	The Commission approved the King's Crown Master Planned Development and Conditional Use Permit (Staff Report , p. 354; Minutes , p. 38-61)
February 1, 2018	The Council approved Ordinance No. 2018-05 , the King's Crown Re-Subdivision Plat (Staff Report p. 58; Minutes , p. 8-9)
June 13, 2018	The Commission ratified the King's Crown Development Agreement (Staff Report ; Minutes , p. 53-54)
May 22, 2019	The Commission modified the King's Crown Master Planned Development and Conditional Use Permit (Staff Report ; Minutes , p. 46-55)
October 10, 2019	The Council approved Ordinance No. 2019-51 , amending Lots 30 and 32 of the King's Crown Re-Subdivision to accommodate Setback requirements for the Ski Amenity Building (Staff Report ; Minutes , p. 7-8)

Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: Corey Legge

Submitting Department: Engineering

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Ordinance 2021-04, an Ordinance Accepting the Public Improvements for the Park City Heights, Phase 1 Subdivision and Park City Heights, Phase 2 Subdivision
(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[PC Heights Public Improvements Acceptance Staff Report](#)

[Exhibit A: PC Heights Public Improvements Ordinance](#)

City Council Staff Report



Subject: Acceptance of Dedication of Public Improvements for the Park City Heights Phase 1 and Phase 2 Development
Author: Corey Legge, PE, Deputy City Engineer
Department: Engineering
Date: January 7, 2021
Type of Item: Legislative

Recommendation

Approve an ordinance accepting the dedication of public improvements for the Park City Heights Phase 1 and Phase 2 Development. Public improvements consist of water system infrastructure, storm drainage system, roadway and signage, curb and gutter, and sidewalk within the public right-of-way.

Executive Summary

The Master Planned Development (MPD) agreement for Park City Heights outlines five (5) phases for platting and construction. Ivory Homes Development has completed the roadway and utility infrastructure for phase 1 and phase 2 in 2015 and 2019 respectively. Phase 3 of the Park City Heights development contains two lots that are serviced from existing infrastructure within Sun Ridge Cove. Staff is currently processing an application for the construction of public improvements related to phase 4.

Background

The property was annexed into Park City in 2010 with the Park City Heights Annexation and zoned CT-MPD (Community Transition- Park City Heights MPD). In 2013 the Planning Commission approved an amended MPD and an amended overall preliminary subdivision plat for the entire Park City Heights Development to address relocation of lots, streets, and parcels due to mine soils mitigation and a Voluntary Clean-up plan approved by the State.

- [February 27, 2014](#)- City Council approved the amended Park City Heights Subdivision Phase 1 plat.
- May 13, 2014- Ivory Homes Development issued a construction permit for public improvements for phase 1.
- October 6, 2015- Ivory Homes Development issued final completion for public improvements for phase 1. This began a one year warranty period for completed public improvements.
- September 21, 2018- Ivory Homes Development issued a construction permit for public improvements for phase 2.
- November 25, 2019- Ivory Homes Development issued final completion for public improvements for phase 2. This began a one year warranty period for completed public improvements.

- [May 30, 2019](#)- City Council approved the Phase 2 plat.
- [April 4, 2019](#)- City Council approved the Phase 3 plat.
- June 8, 2019- Planning Director issued an Administrative Conditional Use Permit for construction of a 1.0 Million Gallon water tank.
- [August 29, 2019](#)- City Council approved the Phase 4 plat.
- Autumn 2020- Ivory Homes Development constructs the Park City Heights Park located on Parcel A of phase 1.
- November 2020- Construction of the water tank is physically complete.

Analysis

The Land Management Code ([LMC 15-7.2-1 Improvements](#)) governs acceptance of public improvements and is as follows:

- “CERTIFICATE OF SATISFACTORY COMPLETION. Subject to maintenance provisions contained in Section 15-7.2-1(F), the City will not accept dedication of required improvements, or release or reduce a performance Guarantee, until the City Engineer has submitted a certificate stating that all required improvements have been satisfactorily completed and until the Applicant's engineer or surveyor has certified to the City Engineer, through submission of detailed "as-built" survey plats of the Subdivision, indicating location, dimensions, materials, and other information required by the Planning Commission and City Engineer, that the layout of the line and Grade of all public improvements is in accordance with the City approved construction plans for the Subdivision and that a commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed, are ready for dedication to the local government and are free and clear of any and all liens and encumbrances. Upon such approval and recommendation, the City Council shall thereafter accept the improvements for dedication in accordance with the established policy and procedure.”
 - The City Engineer has submitted a certificate stating that all required improvements have been satisfactorily completed.
 - Complete as-built drawings have been received by the Engineering Department and are certified by the Applicant's engineer that the layout of the line and grade of all public improvements is in accordance with the City approved construction plans for the subdivision.
 - Commitment for a title policy or other acceptable evidence has been furnished to the City Attorney and City Engineer indicating that the improvements have been completed and are ready for dedication to the local government and are free and clear of any and all liens and encumbrance. Because the public improvements are located within an existing City Right-of-Way (ROW), dedication of the ROW is not necessary. Rather, applicant is asking Council to accept the public improvements relating to an existing ROW.

The three items above have been submitted and are in the City archives. The City Engineer inspected the site and finds all required improvements to be “Satisfactory Complete”.

The public improvements, proposed to be accepted by Council at this time, include the water lines, storm drain, sidewalks, curb and gutter, signage, and pavement. The dry utilities and sewer lines were installed as part of the project, but are not City facilities. The public improvements were installed in accordance with Park City Design Standards Construction Specifications and Standard Drawings. Third party inspections were provided throughout construction through contract services managed by the City Engineers Office. Per the construction agreement for public improvements, the developer provided a one year warranty period after issuance of final completion. The warranty period is now expired for improvements completed with phase 1 and phase 2.

Ivory Homes Development was also required to construct a public park and trail connections to the Rail Trail per the MPD. These public improvement are considered a part of phase 1. However, construction is ongoing and the public park and trail connections will need to be dedicated to the City after completion of a one year warranty period.

The roads are public and the City is designated to perform snow removal when 50% of the lots obtain Certificate of Occupancy. The City is also responsible for the routine maintenance and upkeep of the road, storm water system, water line and other minor appurtanances. Public Works began snow removal for phase 1 during the 2019/2020 winter season. Building permits are just starting to be issued for phase 2 and staff does not anticipate the City performing snow removal until at least the 2021/2022 winter season.

Department Review

This report has been reviewed by the City Manager, Community Development, Public Utilities, Public Works, and Legal. All issues have been resolved.

Exhibits

Exhibit A: Draft Ordinance Accepting Public Improvements for the Park City Heights, Phase 1 and Phase 2 Development

Ordinance No. 2021-04

AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE PARK CITY HEIGHTS, PHASE 1 SUBDIVISION AND PARK CITY HEIGHTS, PHASE 2 SUBDIVISION

WHEREAS, Park City Heights, Phase 1 consists of Lots 1 to 75 in the south half of Section 2 Township 2 South Range 4 East, Salt Lake Base and Meridian; and

WHEREAS, Park City Heights, Phase 2 consists of Lots 201 to 239 in the south half of Section 2 Township 2 South Range 4 East, Salt Lake Base and Meridian; and

WHEREAS, Construction of the public improvements for Phase 1 and Phase 2 have been completed by the developer. The public improvements for Phase 1 and Phase 2 include;

- Road, sidewalks, curb and gutters, way finding signage, water lines and storm drains within the Richardson Flat Road Right-of-Way;
- Water distribution lines, water transmission line, PRV station, water service lines, storm drain system, and
- Roads, sidewalks, curb and gutters and way finding signage within the following Right-of-Way;
 - o Ledger Way
 - o Piper Way
 - o Cinder Drive
 - o Cinder Court
 - o Kinley Drive
 - o Kenai Court
 - o Triton Drive
 - o Tremper Lane
 - o Tremper Court
 - o Calamity Lane
 - o Bailey Court
 - o Beaux Court

WHEREAS, Park City has adopted Land Management Code Section 15-7.2-3, which provides for the City Council to accept (by Ordinance) those public improvements which are dedicated and built in accordance with the requirements of Title 15, Chapter 7 of the Land Management Code;

WHEREAS, Developer has certified to the City Engineer, through submission of detailed "as-built" survey drawings of the Subdivision, indicating location, dimensions, materials, and other information required by the City Engineer, that the layout of the line and grade of all public improvements is in accordance with the City approved construction plans for the development;

WHEREAS, the public improvements within the development described above were installed in accordance with Park City Design Standards Construction Specifications and Standard Drawings and have been duly inspected by the City Engineer; and

WHEREAS, the work for the Park City Heights Phase 1 was complete on October 6, 2015 and the one year warranty period expired on October 6, 2016; and

WHEREAS, the work for the Park City Heights Phase 2 was complete on November 25, 2019 and the one year warranty period expired on November 25, 2020; and

WHEREAS, on January 7, 2021, City Council held a public hearing and approved the acceptance and dedication of Public Improvements for the Park City Heights Phase 1 and Phase 2 Development.

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

SECTION 1. PUBLIC IMPROVEMENTS. The City hereby accepts from the developer all public improvements at and related to the Park City Heights, Phase 1 Subdivision and Park City Heights, Phase 2 Subdivision described above.

SECTION 2. SNOWPLOWING AND MAINTENANCE. The City shall plow snow in Park City Heights, Phase 1 Subdivision and Park City Heights, Phase 2 Subdivision only when 50% of the lots obtain a Certificate of Occupancy.

SECTION 3. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 7th day of January, 2021.

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, MAYOR

ATTEST:

Michelle Kellogg, CITY RECORDER

APPROVED AS TO FORM:

Mark D. Harrington, CITY ATTORNEY

Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: John Robertson

Submitting Department: Engineering

Item Type: Staff Report

Agenda Section:

Subject:

Consideration to Approve Resolution 01-2021, a Resolution Adopting the American Public Works Association (APWA) Standard Specifications/Plans and the Park City 2020 Supplemental Standard Plans and Specifications as the Standards to be Used for the Design and Construction of Projects, Including Private Development, within Existing and Future Public Right of Way

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[American Public Works Association Standard Plans and Specifications and the 2020 Park City Supplemental Standard Plans and Specifications Staff Report](#)

[Exhibit A: Supplemental Standard Drawings & Specifications](#)

[Exhibit B: APWA and Supplemental Standards Resolution](#)

City Council Staff Report



Subject: American Public Works Association
Standard Plans and Specifications and the 2020 Park City
Supplemental Standard Plans and Specifications
& Specifications
Author: John Robertson, City Engineer
Department: Engineering
Date: January 7, 2021
Type of Item: Administrative

Recommendation

Approve a Resolution adopting the American Public Works Association (APWA) standard specifications/plans and the Park City 2020 Supplemental Standard Plans and Specifications as the standards/guidelines to be used for the design and construction of projects, including private development, within existing and future public right-of-way.

Background

The City Engineer maintains a set of specifications and plans to set forth the standards, general guidelines, and requirements for the design and construction of infrastructure including private development work that occurs within existing and future right-of-way. The purpose of these standards is to set a level of quality and consistency in construction. These two things, combined with inspections, increase the longevity and function of public improvements and help to reduce long term maintenance costs.

In addition the standard specifications provide contractual language to guide the behavior and relationship between contractors and the City during construction activities. Adoption of standards by City Council assists in protecting the City from litigation through laws relating to design immunity.

The majority of City standard plans have not been updated since 2007. The water standards were updated in 2014 and 2019 separately from the majority of other standards. The proposed set includes all of the City standards into one document and will be located in one location on the City's website for easy reference.

The APWA standard plans and specifications were created to provide uniform construction practices throughout the State of Utah, standard requirements for the supply and installation of materials and systems, and to present industry-consensus on uniform organization and sequencing of specifications.

The manual is regularly updated in order to remain consistent with the most current construction practices and regulations. Adoption of the APWA standards is proposed in order bring the City into alignment with construction and contract language used throughout the State though not all sections are included for approval.

The City Engineering and Water Departments created the supplemental standards in order to cover standards unique to Park City construction methods. The entire APWA water standards are not included for adoption because the City's Water Department created detailed standards included in the 2020 Supplemental standards that fit better with the construction and maintenance practices of that department.

Included with these updated standard drawings and specifications are administrative and general requirements related to improvements and design guidelines. Exceptions to the APWA standards that the City will require include the following:

1. Asphalt concrete placed within two years shall not be cut into unless granted an exception by the City Engineer.
2. Asphalt concrete paving and patching shall only occur between April 15th and October 15th and within specific surface temperatures unless granted an exception by the City Engineer.
3. Minimum roadway cross slopes and structural sections.
4. Placements of rubber or steel plates at driveway entrances are prohibited.

Requirements for field observations related to the installation of water infrastructure and construction details created to stairway construction in Old Town are also included as appendices.

Attachments

- A 2021 Supplemental Standard Plans & Specifications
- B Resolution



2021 Supplemental Standard Plans & Specifications

APPLICABLE FOR WORK IN THE PUBLIC RIGHT OF WAY
AND ON PUBLIC INFRASTRUCTURE AND APPURTENANCES

ADOPTED BY PARK CITY COUNCIL JANUARY 7, 2021

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ATTACHMENTS

Attachment A

2021 Public Water Field Observation Guidelines

Forward

Disinfecting

Water System Flushing

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Hydrostatic Testing

Field Observation Quick Checklist – Water Line Installation

Field Observation Quick Checklist – Fire Hydrant Installation

Field Observation Quick Checklist – Water Meter Installation

Typical Process For Water System Construction

Water System Testing Summary Report

Attachment B

Old Town Stairway Construction Details & Plans

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DIVISION 100 ADMINISTRATIVE & GENERAL REQUIREMENTS

100.01 Introduction to Park City Engineering Standards

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Purpose of these Engineering Standards.

1.2 STANDARDS EXPLAINED

- A. These Engineering Standards are intended to provide supplemental information to the most current version of the Utah American Public Works Association (UAPWA) Standard Plans and Specifications that are hereby adopted by reference.
- B. These specifications are intended to ensure quality and uniform construction of public infrastructure in Park City.
- C. Technical Specifications produced by industrial or trade associations which are referred to in this document (ASTM, AASHTO, ANSI, etc.) or the UAPWA standard plans and specifications are those Specifications as they appeared at the time this document is adopted. Subsequent revisions to those Specifications may be made from time to time, but shall not be construed as reducing the Construction Standards called for here. In the event a specific Technical Standard or Specification is revised or renumbered by the association preparing the standards, this document shall incorporate the successor provision to any of the Technical Specifications referred to herein. These Specifications may be modified or deleted by appropriate notes on Approved Drawings.
- D. Designs must additionally conform to Park City Municipal Code which can be found at the following link:
<https://parkcity.municipalcodeonline.com/book?type=ordinances#name=Preface>
- E. Park City uses standard specifications and drawings for sewer systems through Snyderville Basin Water Reclamation District (SBWRD). All sewer design and construction shall conform to the latest SBWRD requirements which can be found at:
<https://www.sbwrdr.org/standards-and-specifications/>
- F. Park City Water has developed standards different from the APWA that have been accepted by the Utah Division of Drinking Water. All Water system design and construction shall conform to Park City Water Standards which can be located at:
<https://www.parkcity.org/home/showdocument?id=63299>
- G. All public improvements constructed in the city's right of way, on city property, or facilities intended to be operated or maintained at any time by the city are required to comply with these standards. Engineering standards are also applicable to private development site design, and all new development and redevelopment projects are required to adhere to these standards. Design exceptions to specific standards will be considered and must be approved in writing by the City Engineer. Plan approval by the city engineer does not grant or imply a waiver from standards unless specifically noted by the city engineer at the time of approval.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION

100.02 Standards for Construction

PART 1 GENERAL

1.1 SECTION INCLUDES

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

1.2 APWA STANDARD DRAWING EXCEPTIONS

- A. Drawing exceptions:
- 205.1 Only type A curb is allowed
 - 205.2 Only type G curb is allowed
- B. Delete the following standard details, which are not permitted within Park City:
- 205.3 Curb and Gutter Type HB30-7
 - 206 Curb and Gutter Connection
 - 209 Curbs
 - 213 Waterway Transition Structure
 - 215 Dip Driveway Approach
 - 216 Mountable Curb Driveway Approach
 - 221.1 Flare Driveway Approach Type A
 - 221.2 Flare Driveway Approach Type B
 - 222 Saw-Cut Driveway Approach
 - 225 Open Driveway Approach
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 - 309.1 47 ¾" Vane Grate and Frame
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 - 321.1 Backflow preventer Flap gate
 - 321.2 Backflow preventer Pinch valve
 - 322 Curb Face Outlet box
 - 331.2 Cleanout box Type B
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 - 341.1 Cast in place base
 - 341.2 Pipe pass through base
 - 360.2 Raise frame to grade—plastic form
 - 372 Area drain
 - Part 4 All Sanitary Sewer requirements
 - Part 5 All Culinary Water requirements
- C. Add the following standard drawings from the Park City Engineering Division webpage:
- 207 Curb and Gutter Detail
 - 214 Driveway details *limited use

- 293.1 Street sign details
- 293.2 Street sign details
- 294 Mounting detail for sign of light pole
- 230 Park City Old Town Sidewalk Details
- D. Amend the following standard drawings:
 - 315.1 Single Grate – Use bicycle safe grate and frame (STD. DWG. 309.2)
 - 315.2 Double Grate – Use bicycle safe grate and frame (STD. DWG. 309.2)
- E. Add the following guide as standard drawing:
 - 881 Park City Stair Standards

1.3 APWA STANDARD SPECIFICATION EXCEPTIONS

- A. Asphalt concrete will not be cut within two years of paving unless granted exception by the City Engineer. Additionally, a fee will be assessed for cutting pavement based on the age of the pavement as well as the size of the cut. All cuts will require a patch the width of the road to be paid for by the owner/contractor. These conditions will be met unless otherwise approved by the City Engineer.
- B. Asphalt concrete paving and street patching shall be placed only between April 15th and October 15th; when the surface temperature, upon which asphalt concrete is to be placed, is at least fifty (50) degrees F and/or when the wind chill factor has not fallen below thirty (30) degrees F, unless otherwise approved by the City Engineer.
- C. Asphalt concrete placed after October 15th and before April 15th, shall only be permitted by written authorization from the City Engineer and then only when conditions established by a proper review indicate that such placements are in the best interest of the City and the public. If the asphalt is placed it will be considered temporary, to be replaced under suitable conditions unless otherwise approved by the City Engineer.
- D. Park City has adopted APWA 32 12 05. For the purposes of uniformity, the standard asphalt mix design, unless approved otherwise, shall be a ½” maximum nominal aggregate size Superpave mix with AC-20 / PG 58-28 or other approved binder grade with a 25% maximum RAP content. Use the next softer binder grade available for mixes with RAP contents between 15 and 25%.
- E. Delete the following sections in their entirety:
 - 33 01 00 Water Distribution and Transmission
 - 33 11 11 Relocate Water Meters and Fire Hydrants
 - 33 12 16 Water Valves
 - 33 12 19 Hydrants
 - 33 12 33 Water Meter
 - 33 13 00 Disinfection
 - 33 16 13 Water Tank
 - 33 1 00 Sanitary Sewerage Systems

PART 2	PRODUCTS	Not Used
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PART 3	EXECUTION	Not Used
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END OF SECTION

100.03 GENERAL IMPROVEMENT REQUIREMENTS & DESIGN GUIDELINES

PART 1 GENERAL

1.4 SECTION INCLUDES

Requirements for one year warranty period and general design guidelines related to roadway/construction improvements.

- A. **One Year Warranty Period:** If within one year after completion any work is found to be defective, the contractor or developer shall promptly, without cost to the City, either correct such defective work or remove it from the site and replace it with non-defective work. If the contractor or developer do not promptly comply, or in an emergency where delay would cause serious risk of loss, injury or damage, the City may have the defective work corrected or the rejected work removed and replaced, and all direct and indirect costs of such removal and replacement, including compensation for additional professional services, shall be collected by the City in the manner most convenient to the City from the developer and contractor. Whatever sharing of cost may be agreed upon between the developer and contractor is strictly a private matter between the developer and the contractor.
- B. **Required Improvements:** The following improvements are generally required unless waived by the City Engineer on the basis of site conditions which make these improvements unnecessary. The design of the improvements will vary depending on site conditions, and on the implementation of the Streets Master Plan, Parks and Trails Master Plan, and other similar planning documents adopted by the City that may cover the site or adjoining public properties. Unless otherwise stipulated all improvements shall be designed and built to generally-accepted engineering standards.
 - 1. Curb and gutter, culverts, inlet boxes, and other drainage improvements reasonably necessary to provide proper drainage in accordance with good engineering practice and the Park City Master Storm Drainage Plan.
 - 2. Detention of runoff to improve water quality and to delay and reduce peak runoff to a flow rate not exceeding the runoff rate which would have existed prior to any disturbance of the land surface.
 - 3. Pavements shall be designed on a site-specific basis by a registered professional civil engineer. Refer to Division 200.01.1.2.B Roadway Structural Section of these Supplemental Specifications and Division 32 Exterior Improvements of the most current UAPWA Specifications for all pavement design and construction requirements.
 - 4. Permanent survey control such as brass cap measurements.
 - 5. Street lights, street signs, and traffic signs and markers. Operation and maintenance of street lights is a City responsibility only when the light is at the intersection of two City streets. Street name signs shall be in accordance with Standard Drawings 239.1 and 293.2. Traffic signs and traffic markers (including but not limited to stop signs and pavement striping) shall be in accordance with the latest edition of the Manual on

Uniform Traffic Control Devices. Street lights shall be in accordance with UAPWA standards and specifications.

6. Fire hydrants are required at 150-foot intervals measured along public ways or walks or drives which are to be snow-plowed. All water mains serving a hydrant shall be a minimum of eight-inch diameter. Each hydrant shall have an auxiliary gate valve located flanged to the tee on the water main.
7. A metallic tracer wire and brightly-colored utility warning tape may be required to be placed over all underground utility lines.
8. Both public and private streets shall be built in accordance with cross-sections shown in the Park City Master Streets Plan, including pavement, gutter and sidewalks. Projects which would create an unreasonable traffic impact, either for construction or for permanent access, whether by vehicles, bicycles, or pedestrians on any City street shall be required to structurally improve those streets in a manner to be determined by the City Engineer such that the street is structurally capable of carrying both the temporary and permanent increases in traffic when analyzed by generally accepted engineering methods.
9. A study of geological hazards by a geologist or soils engineer may be required to be submitted for all sites unless City Staff specifically omits the requirement. Cuts and fills on each site shall be balanced to minimize hauling.
10. Right-of-way for public streets in accordance with the Master Streets Plan may be required to be dedicated to the City for sites adjacent to streets identified in the Master Streets Plan as being in need of additional right-of-way.
11. Regulatory traffic signage may be required if a project creates any traffic impact.
12. Sidewalks and/or pedestrian trails, with wheelchair ramps at curbs or other obstacles in accordance with Park City's Park and Trails Master Plan and as required to serve the proposed project.
13. All utilities and meter locations must be shown on submitted plans, including water and sewer laterals, power and phone cables, gas lines, and cable TV. Whenever a proposed project will alter, extend, or abandon sanitary sewer mains, all sewer construction shall be done according to standards established by Snyderville Basin Water Reclamation District (S.B.W.R.D.).
14. All connections to the City water system shall be inspected and metered unless otherwise approved by the City Engineer and Public Works Director. All connections 4 inches in diameter or larger shall also be provided with a valve at the tee or property line and in other locations subject to the approval of the City Engineer and Public Works Director. All connections, piping, and appurtenances on the consumer's side of the water meter or beyond a point 5 feet outside of the public roadway are to

be maintained privately, not by Park City. Any large addition to the water system, such as a new condominium project or subdivision, may also be required to install a master zone meter in order to allow Park City to monitor line losses.

- a. N1. The Water System Connection inspection is in three phases, each phase shall be inspected by the City Engineer or the City Public Improvements Inspector:
 - i. Excavation, Tapping, and Backfilling
 - ii. Meter Set Request
 - iii. Public Improvements (post-landscape)

- 15. Any staging area must be identified if requested by the City Engineer. Site survey information including detailed horizontal and vertical information relating to existing and future items may be required by the City Engineer.
- 16. A letter from each appropriate utility company approving all utilities, including but not limited to water and sewer laterals, power and phone cables, gas lines and cable TV can be required by the City Engineer prior to Park City approval. All utilities shall be placed underground unless otherwise approved by the City Engineer.
- 17. Methods of temporary and permanent erosion control on construction sites and along all drainage channels, swales, or streams below construction sites. Methodology is subject to approval by an independent landscape architect and shall be in accordance with generally-accepted standards of landscape architecture. Limits of disturbance shall be shown on the plans. A landscaping and revegetation plan including irrigation sprinklers may be required.
- 18. Wherever possible open channels shall be preserved for all major drainages shown on the Master Storm Drainage Plan. Culverting of these channels is not allowed unless approved by the City Manager or designee. Landscaping and revegetation to stabilize soils may be required.
- 19. Water system improvements necessary to keep Park City's water storage and distribution system fully in accordance with recommendations from the Insurance Services Office and Utah State Board of Health regulations. Improvements required include but are not limited to: reservoirs and appurtenances, including excess capacity as need to provide efficient long-term system operation, pressure reducing stations, pump stations, valves, air release valve vaults, meter vaults, water distribution lines, telemetry, and computer modeling by Park City or the consulting engineer of the City's choice as necessary to determine the impacts of a proposed development on the City water system. The City Engineer may require manhole-size valve vaults as per Std. Dwg. 709 at any valve. A completely-detailed design of each pump house will be required; scope of review includes but is not limited to exterior design and safety issues such as kill switches, ground faulting, and panel locations (2 feet off floor minimum). Pumps and motors shall have a minimum of 75% wire-to-water efficiency unless otherwise approved by City Engineer and Public Works

Director. To simplify parts inventories, water systems equipment manufacturers shall be as follows: pumps shall be manufactured by Aurora; motors by U.S. Electrical Motor; starters by Dayton; boxes and panels by Square D; chlorinators by Fischer and Porter; pump control valves by Cla-Val.

20. Bus shelters, with an estimated value of \$6,000.00 each, are required for major developments along bus routes. If a bus shelter is provided, the developer's architect is required to use logos and signage in the design of the shelter but is encouraged to incorporate project design themes and features into the design of the shelter.
21. Snow storage sites and snow storage easements adequate to serve all plowed spaces within and adjacent to the developments. Snow which could be shed from roofs shall be adequately accommodated to eliminate the possibility of snow and ice falling on access ways to buildings.
22. Locate transformers and pedestals outside of the right-of-way and within public utility easements. If the facilities cannot be located outside of the right-of-way shield may be required
23. As-built drawings or record drawings showing the as-built location of all public improvements tied to as-built surface improvements.
24. Sewer improvements as required by the S.B.W.R.D., including excess capacity as agreed upon between S.B.W.R.D. and the developer. Backfill over sewer lines in City streets or on City property shall be in accordance with these Specifications.

PART 2	PRODUCTS	Not Used
PART 3	EXECUTION	Not Used
		END OF SECTION

DIVISION 200 STREETS

200.01 Standard Roadway Standards

PART 1 GENERAL

1.1 SECTION INCLUDES

All street geometric cross-section standards are based on the Park City Traffic & Transportation Master Plan. This can be found on the Park City Transportation Planning webpage:

<https://www.parkcity.org/departments/transportation-planning/adopted-transportation-plans>

1.2 GENERAL ROAD DESIGN STANDARDS

These standards shall be applicable to all developments/construction in Park City:

A. Roadway Cross Slopes

The purpose of sloping on roadway cross sections is to provide a mechanism to direct water off the traveled way.

1. The standard cross slope to be used for new construction on a traveled way for all types of surfaces **shall be 2 percent**.
2. For resurfacing or widening (only when necessary to match existing cross slope), the minimum **shall be 1.5 percent and the maximum shall be 3 percent**.
3. On unpaved roadway surfaces, including gravel and penetration treated earth the cross slope **shall be 2.5 percent to 5.0 percent**.

B. Roadway Structural Section

- A. Table 1 below is minimum allowed material thicknesses for the various roadway geometric cross sections. The actual structural section shall be based on the volume of traffic and site specific soils engineering recommendations that shall be provided to the City Engineer's office for review and approval prior to permit issuance.
- B. All curb, gutter, and sidewalk shall be concrete and installed per Part 2 – Roadway of the APWA 2017 Standard Plans.

Table 1. Minimum Roadway Structural Section Requirements

Roadway Section	Minimum Asphalt Thickness (in)	Minimum Commercial Roadbase Thickness (in)	Minimum CBR
Local Road - Non-old Town	3	9	70
Local Road - Old Town	3	9	70
Minor Residential Collector	4	9	70
Major Residential Collector	4	9	70
Commercial Collector	5	10	70
Non-UDOT Arterial	5	10	70
UDOT Arterial	4	9	70

C. **Construction Season**

Placement of asphalt, cuts, and streets patching within City owned roadways, including alleys, are not allowed from between October 15th to April 15th of any given year. Any request to perform asphalt work during this time requires approval by the City Engineer prior to the starting of any work.

D. **Traffic Control**

The Contractor shall direct all construction activities so as to minimize obstruction of vehicular, bicycle, or pedestrian traffic and to prevent damage to completed work. In this regard, the Contractor shall keep the proper City Authorities continuously informed as to the location(s) of these operations.

Contact the City Engineer's office to apply for street closure authorization.

In order that the effect to both the flow of traffic and damage to the new work is minimized, the Contractor shall at all times provide approved barricades, lights, flag men and other traffic control devices approved by the City Engineer, specified on the drawings or specifications or as may be required by law. All barricades needed overnight shall have flashing amber lights.

The Contractor shall submit his traffic control plan to the City Engineer for approval, prior to the start of work. All necessary personnel and/or devices, including any additional as directed by the City Engineer, shall be provided solely at the expense of the Contractor.

No City street or road shall be closed to vehicular traffic without the prior permission of the City Engineer and not until after the affected emergency response authorities have been notified

E. **Right of Way: Grades Behind Gutter/Edge of Asphalt**

When landscaping or excavating on City property or the City Right-Of-Way, the following conditions shall apply:

1. The change in grade within the first five (5) feet behind the back of curb (BOC), or edge of asphalt (if there is no curb or gutter), shall not exceed six (6) inches plus or minus from the BOC grade elevation. The change in grade between five (5) feet and ten (10) feet behind the BOC, or edge of asphalt (if there is no curb or gutter), shall not exceed three (3) feet plus or minus from the BOC grade elevation.

2. Approval of the City Engineer is required prior to doing work on City Property. A permit may be required. Contact the City Engineer's Office for Permit requirements and/or Approval.

F. **Plates (Steel/Rubber) Placed At Driveway Entrances**

Steel plates or rubber inserts placed at the bottom of driveways are not allowed. There is the potential that snow plows will catch the corner of the steel plate damaging the plow and concrete curb. In addition to collecting or stopping debris creating street sweeping difficulties, the rubber inserts act as a barrier to the flow of storm water and reduce the volume of storm water that passes through the gutter

G. Speed bumps or speed humps

The placement of speed bumps or humps in the City roadway rights of way require approval by the City Engineer and are not recommended, in general, for placement within City roadway rights of way. Although speed bumps/humps are used as a means of traffic calming in some instances, there are numerous cases where these facilities have been installed and later removed, as the desired effect was not obtained. A speed bump/hump for a public street is significantly different than what is typically found in a private parking lot where they grab the driver's attention. Additionally, while speed bumps/humps may slow down a majority of drivers, a high percentage of drivers will still travel at a high rate of speed in between the bumps/humps and occasionally do not slow down at all creating a potentially unsafe situation. The inconsistency in effectiveness, the problems created by these facilities for snow removal, and for safety and liability reasons requires special approval by the City Engineer prior to their installation. For these reasons the City prefers other traffic calming measures be considered before the placement of speed bumps/humps.

PART 2	PRODUCTS
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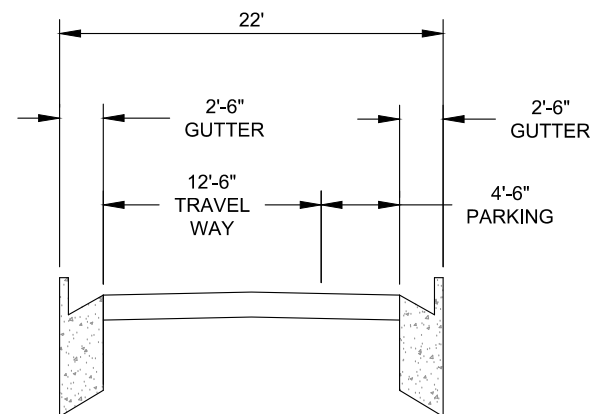
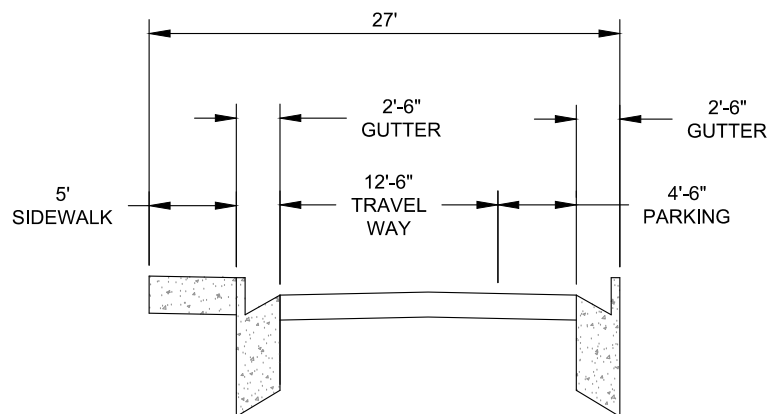
Not Used

PART 3	EXECUTION
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Not Used

END OF SECTION

200.02 Standard Roadway Drawings



MAIN STREET - LOCAL
N.T.S.

NOTES:
LOCATION: OLD TOWN
ADT: <1,000
PRIORITY ON PARKING/ACCESS. LOW-SPEED FACILITY RELIES ON SHARED LANE FOR VEHICLES AND BICYCLES.
LEFTOVER SPACE SHOULD BE DISTRIBUTED TO MATCH MODEL HIERARCHY, WITH PEDESTRIAN SPACE PRIORITIZED.
DO NOT USE VISIBLE PAVEMENT MARKING OR OTHER TREATMENTS TO DELINEATE MIXING ZONES ON SIDEWALK INFRASTRUCTURE.



DATE

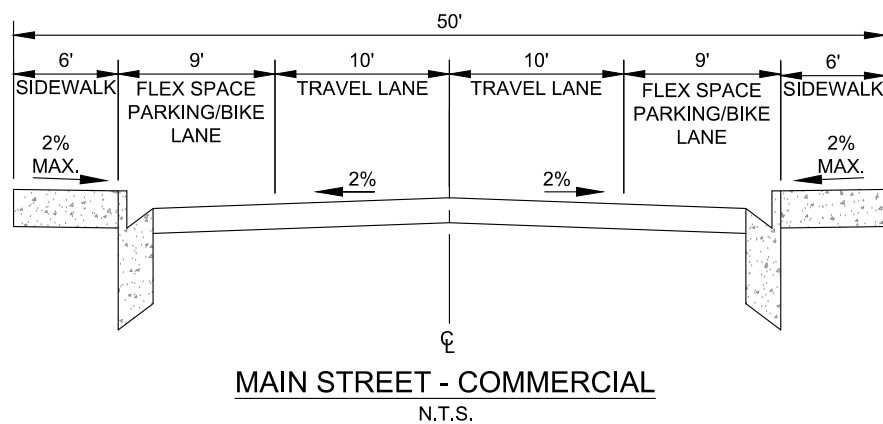
8/2020

REV.

ROADWAY CROSS SECTIONS MAIN STREET - LOCAL

STD. PLAN

205.4-A



NOTES:

LOCATION: OLD TOWN

ADT: 1,000-7,000

PRIORITY ON PARKING/ACCESS TO BUSINESSES AND PEDESTRIAN VISIBILITY AND SAFETY.



DATE

8/2020

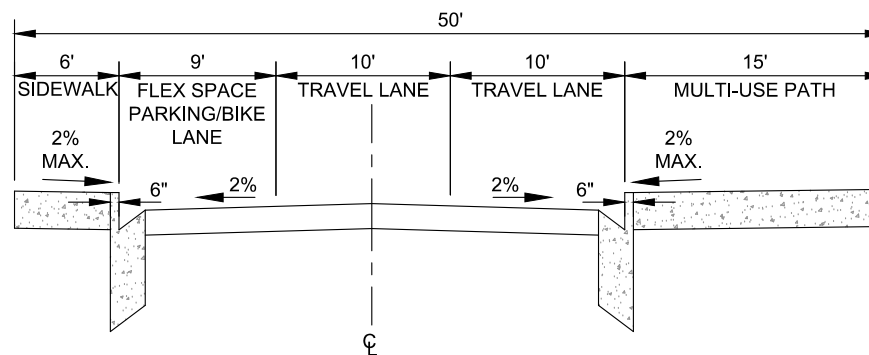
REV.

ROADWAY CROSS SECTIONS

MAIN STREET - COMMERCIAL

STD. PLAN

205.4-B



DENSE - COMMERCIAL ACTIVE MODE ACCESSWAY

N.T.S.

NOTES:
 LOCATION: OLD TOWN
 ADT: 1,000-7,000
 PRIORITY ON PARKING/ACCESS TO BUSINESSES AND PEDESTRIAN VISIBILITY AND SAFETY.



DATE

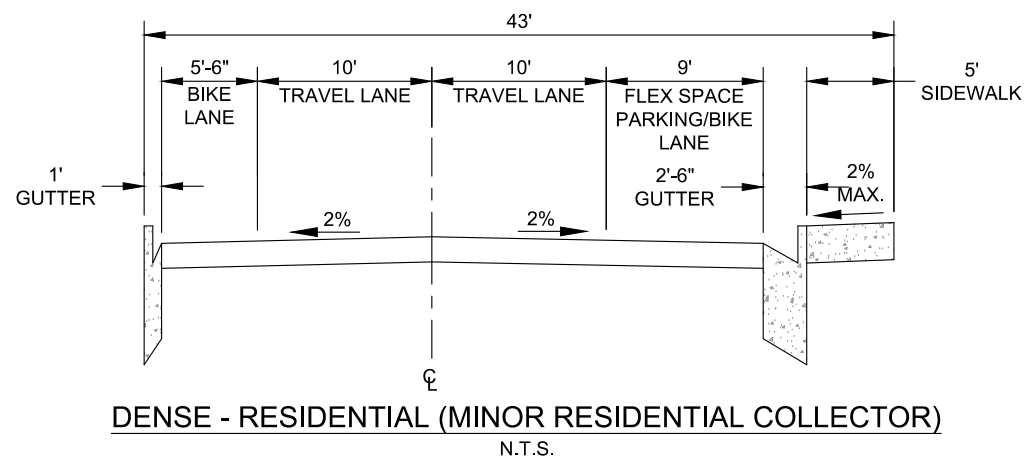
8/2020

REV.

ROADWAY CROSS SECTIONS
 DENSE - COMMERCIAL ACTIVE MODE ACCESSWAY

STD. PLAN

205.4-C



NOTES:
 LOCATION: OLD TOWN AND MORE DENSE DEVELOPMENTS WITH MORE CONSTRAINED STREET SPACE.
 ADT: 1,000-3,000
 PORTION OF BICYCLE LANE IN ROLLED GUTTER.



DATE

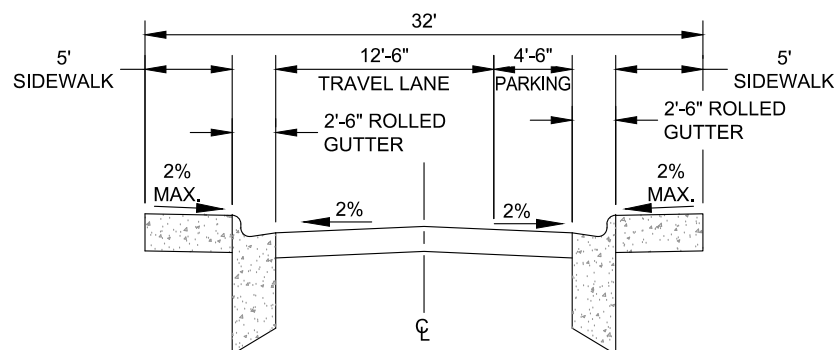
8/2020

REV.

ROADWAY CROSS SECTIONS
DENSE - RESIDENTIAL (MINOR RESIDENTIAL COLLECTOR)

STD. PLAN

205.4-D



SUBURBAN/LOWER DENSITY LOCAL
N.T.S.

NOTES:

LOCATION: SMALL LOCAL ROADS IN LESS DENSE SECTIONS OF PARK CITY.

ADT: <1,000

PRIORITY ON PARKING/ACCESS. LOW-SPEED FACILITY RELIES ON SHARED LANE FOR VEHICLES AND BICYCLES.

LEFTOVER SPACE SHOULD BE DISTRIBUTED TO MATCH MODEL HIERARCHY, WITH PEDESTRIAN SPACE PRIORITIZED.



DATE

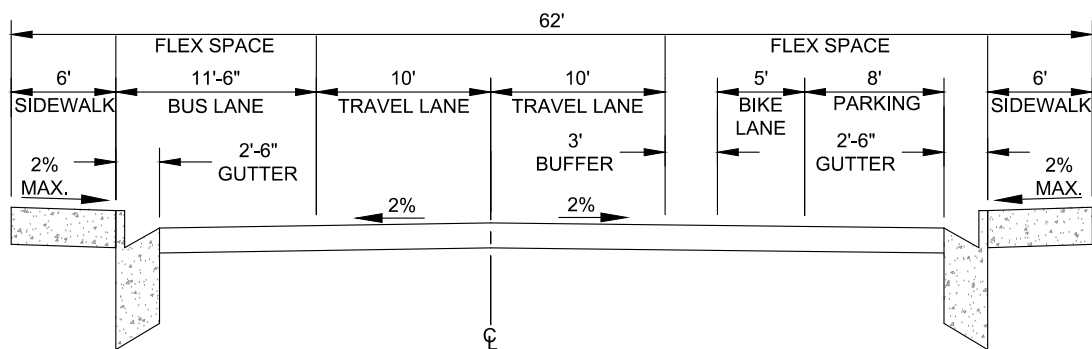
8/2020

REV.

ROADWAY CROSS SECTIONS
SUBURBAN/LOWER DENSITY LOCAL

STD. PLAN

205.4-E



SUBURBAN/LOWER DENSITY RESIDENTIAL (MAJOR RESIDENTIAL COLLECTOR)
N.T.S.

NOTES:

LOCATION: RESIDENTIAL COLLECTORS IN LOWER DENSITY AREAS OF PARK CITY.

ADT: 2,000-6,000

PORTION OF FLEX SPACE (INCLUDING POTENTIAL TRANSIT LANES) IN ROLLED GUTTER.

EXAMPLES OF POTENTIAL USES OF FLEX SPACE ARE SHOWN. UTILIZE MODEL PYRAMID FOR DECISION MAKING. CONSIDER PROPOSED PROJECTS, TRANSIT ROUTES, BICYCLES CONNECTIVITY, AND AREA CONTEXT.



DATE

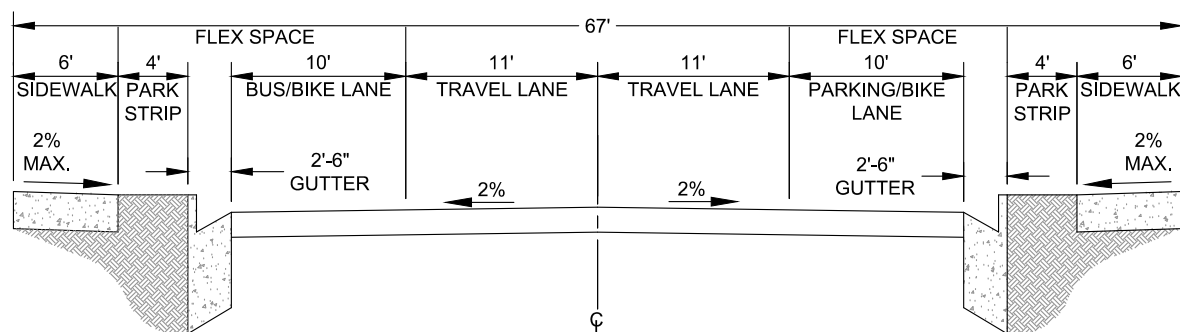
8/2020

REV.

ROADWAY CROSS SECTIONS
SUBURBAN/LOWER DENSITY RESIDENTIAL (MAJ. RES. COLL.)

STD. PLAN

205.4-F



SUBURBAN/LOWER DENSITY COMMERCIAL (COMMERCIAL COLLECTOR)

N.T.S.

NOTES:

LOCATION: COMMERCIAL COLLECTORS IN LESS DENSE AREAS OF PARK CITY.

ADT: 2,000-6,000

PORTION OF FLEX SPACE (INCLUDING POTENTIAL TRANSIT LANES) IN ROLLED GUTTER.

EXAMPLES OF POTENTIAL USES OF FLEX SPACE ARE SHOWN. UTILIZE MODEL PYRAMID FOR DECISION MAKING. CONSIDER PROPOSED PROJECTS, TRANSIT ROUTES, BICYCLES CONNECTIVITY, AND AREA CONTEXT.



DATE

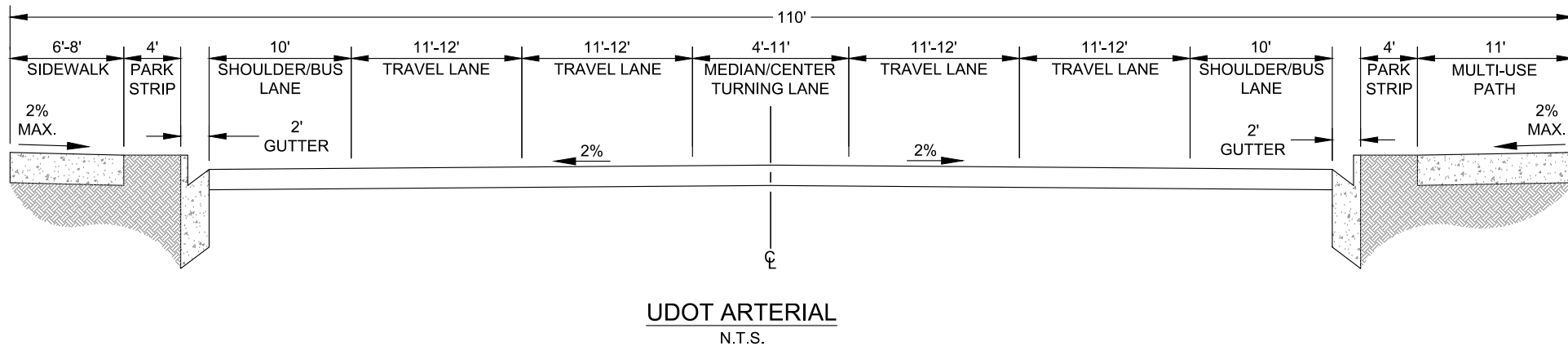
8/2020

REV.

ROADWAY CROSS SECTIONS
SUBURBAN/LOWER DENSITY COMMERCIAL (COMM. COLL.)

STD. PLAN

205.4-G



NOTES:
 LOCATION: UDOT-OWNED FACILITIES
 ADT: 20,000-35,000+



DATE

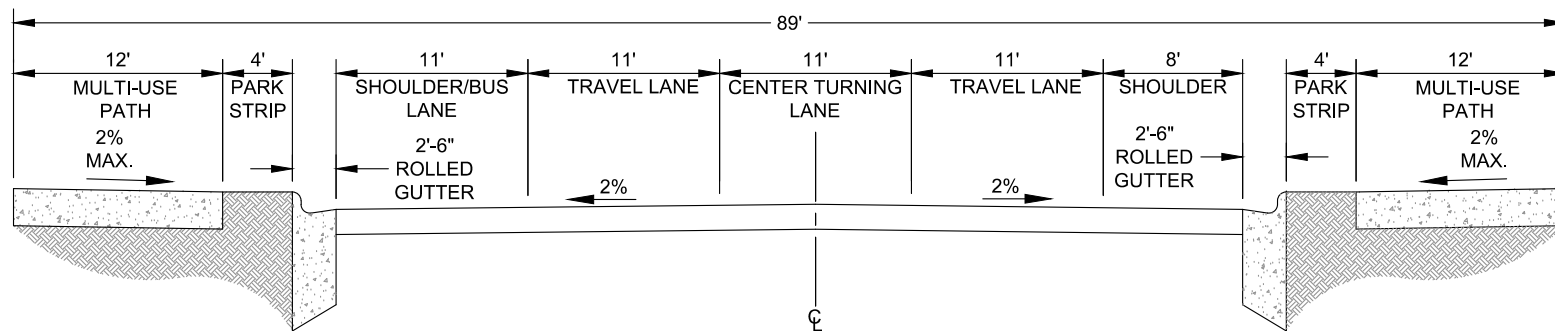
8/2020

REV.

ROADWAY CROSS SECTIONS UDOT ARTERIAL

STD. PLAN

205.4-H



NON-UDOT ARTERIAL
N.T.S.

NOTES:

LOCATION: NON UDOT-OWNED FACILITIES USED FOR MOBILITY IN STEEP TERRAIN WITH WIDE RIGHT-OF-WAY.
ADT: 5,000-10,000+



DATE

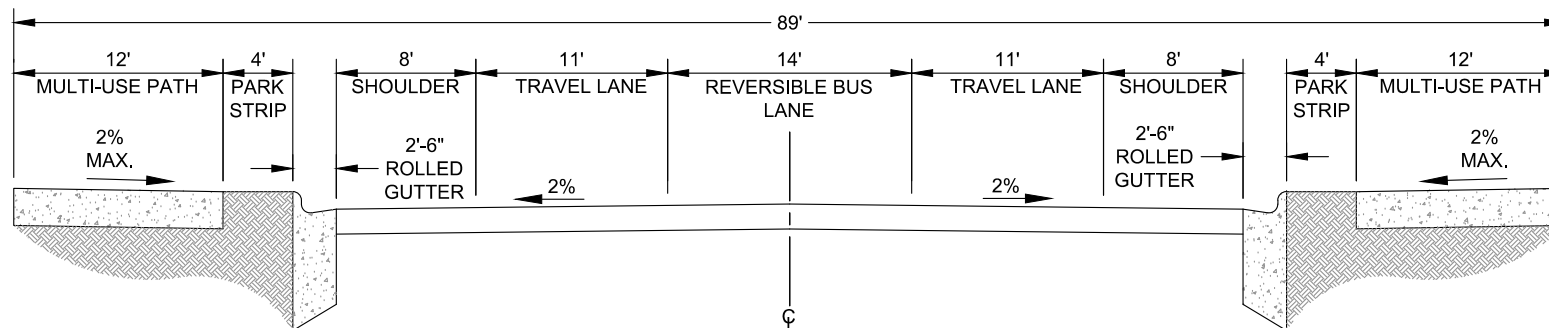
8/2020

REV.

ROADWAY CROSS SECTIONS
NON-UDOT ARTERIAL

STD. PLAN

205.4-I



NON-UDOT ARTERIAL - REVERSIBLE RAPID TRANSIT OPTION

N.T.S.

NOTES:

LOCATION: NON UDOT-OWNED FACILITIES USED FOR MOBILITY IN STEEP TERRAIN WITH AN EMPHASIS ON DIRECTIONAL RAPID TRANSIT THAT MAINTAINS SHOULDER SNOW STORAGE. SHOULDERS CAN BE USED AS BIKE LANES OR FOR PARKING.

ADT: 5,000-10,000+



DATE

8/2020

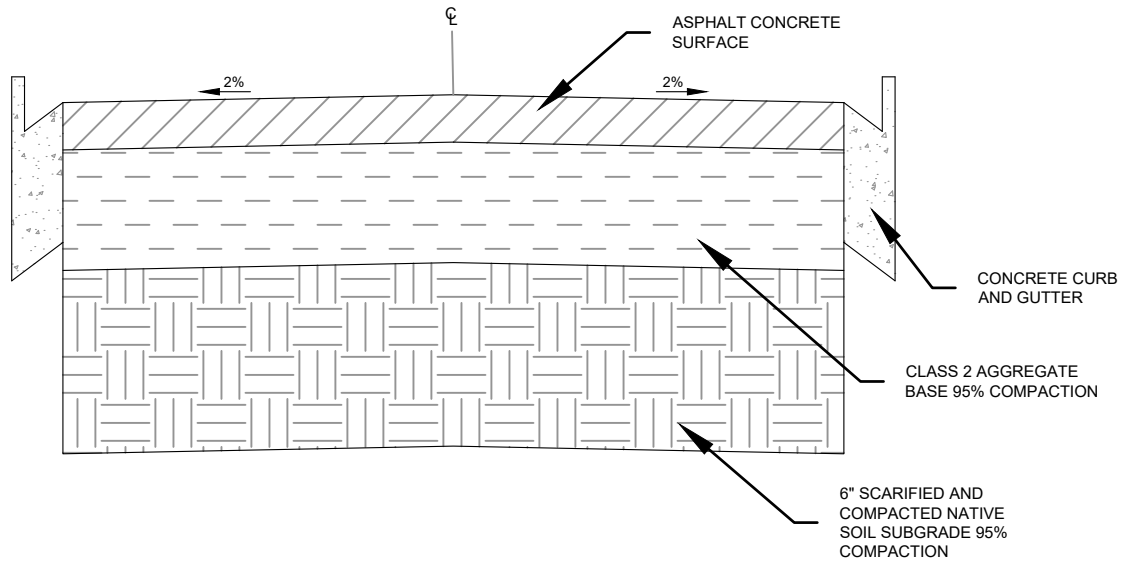
REV.

ROADWAY CROSS SECTIONS

NON-UDOT ARTERIAL - REVERSIBLE RAPID TRANSIT OPTION

STD. PLAN

205.4-J



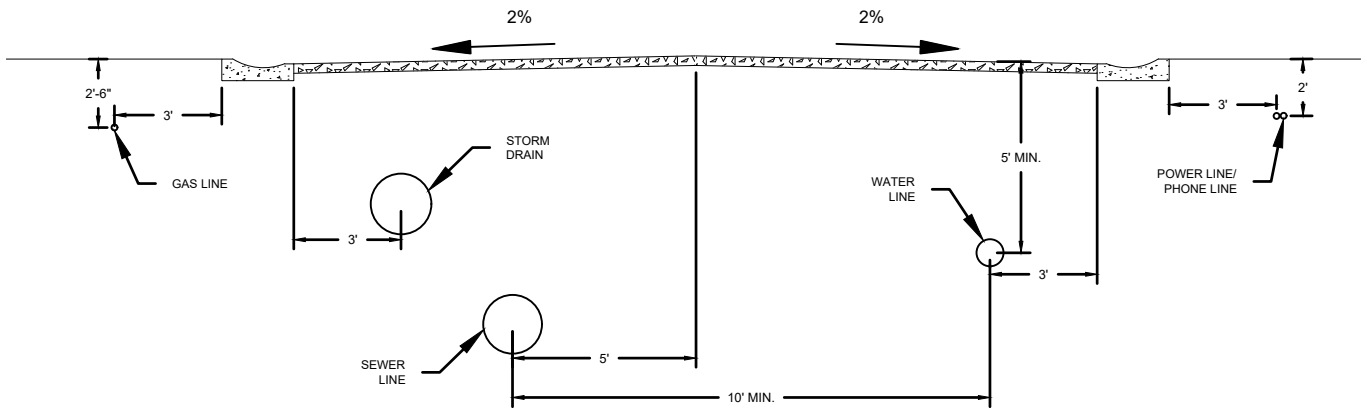
TYPICAL STREET STRUCTURAL CROSS SECTION
N.T.S.

MINIMUM ROADWAY CONSTRUCTION REQUIREMENTS			
ROADWAY SECTION	MINIMUM ASPHALT THICKNESS (IN)	MINIMUM COMMERCIAL ROAD BASE THICKNESS (IN)	MINIMUM CBR
LOCAL ROAD - NON-OLD TOWN	3	9	70
LOCAL ROAD - OLD TOWN	3	9	70
MINOR RESIDENTIAL COLLECTOR	4	9	70
MAJOR RESIDENTIAL COLLECTOR	4	9	70
COMMERCIAL COLLECTOR	5	10	70
NON-UDOT ARTERIAL	5	10	70
UDOT ARTERIAL	4	9	70

NOTES:

1. ALL STREET STRUCTURAL PAVEMENT SECTIONS SHALL BE BASED ON A MINIMUM CBR VALUE OF 70.
2. STREET STRUCTURAL PAVEMENT SECTION CALCULATIONS SHALL BE SUBMITTED TO & APPROVED BY THE CITY ENGINEER.
3. A SAFETY FACTOR OF 0.2 SHALL BE APPLIED IN PAVEMENT CALCULATIONS.
4. SOILD TEST DATA USED IN THE DESIGN CALCULATIONS SHALL BE FURNISHED BY A SOILS TESTING LABORATORY REPORT TO BE SIGNED AND SEALED BY A UT REGISTERED CIVIL ENGINEER.

	DATE	STREET STRUCTURAL DETAILS	STD. PLAN
	8/2020		205.5
	REV.		



NOTE:

1. WATER LINE TO BE LOCATED ON THE NORTH AND EAST SIDE OF STREETS.
2. GAS LINE TO BE LOCATED ON THE SOUTH AND WEST SIDE OF STREETS OR WHERE DESIGNATED BY THE CITY ENGINEER AND/OR THE DIRECTOR OF PUBLIC WORKS.
3. PAVEMENT SECTION TO BE DESIGNED BY A PROFESSIONAL CIVIL ENGINEER.



DATE

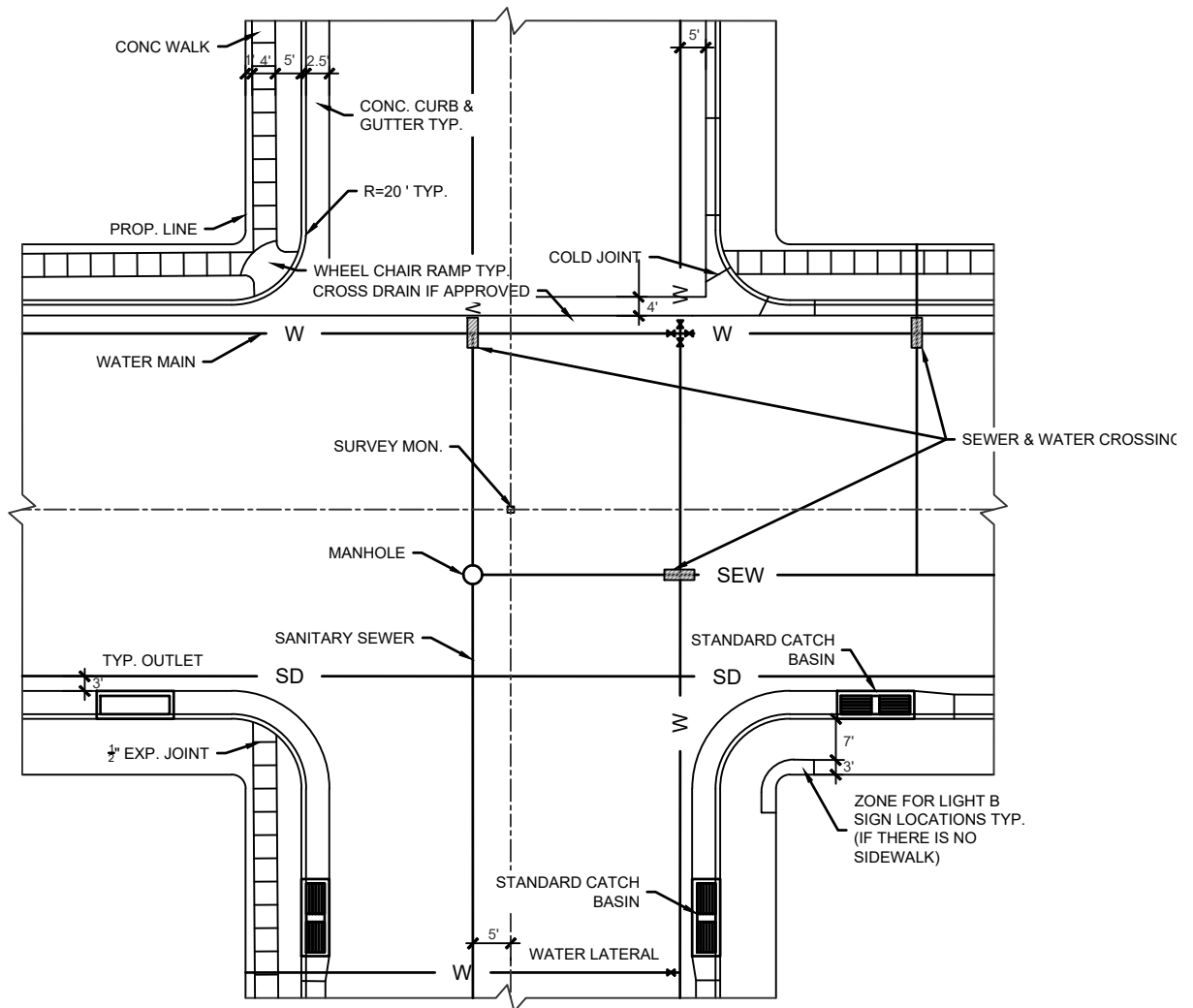
8/2020

REV.

TYPICAL STREET SECTION
FOR UTILITIES

STD. PLAN

208



NOTE:

1. SANITARY SEWER LINES MAY VARY FROM THE LOCATION SHOWN. IN NO CASE SHALL THE SANITARY SEWER OR LATERAL BE PLACED LESS THAN 10 FEET FROM A PARALLELING POTABLE WATER LINE (INCLUDING SERVICE LINES). ALL SEWER LINES AND MANHOLES SHALL BE INSTALLED AT A MINIMUM OF 4 FEET FROM THE EDGE OF ALL CURB AND GUTTER WHEREVER POSSIBLE. SANITARY SEWER SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE STREET.
2. WHEN A SANITARY SEWER AND A WATER LINE CROSS, THE TOP OF THE SANITARY SEWER SHALL BE NO LESS THAN 18 INCHES BELOW THE BOTTOM OF THE WATER LINE.
3. WATER VALVES AND FIRE HYDRANTS SHALL BE LOCATED AS APPROVED BY THE CITY (5 FOOT MINIMUM SEPARATION BETWEEN WATER LINE AND ANY OTHER UTILITY).
4. NO WATER LINE SMALLER THAN 8-INCH DIAMETER SHALL BE INSTALLED WITHOUT APPROVAL OF THE CITY ENGINEER. NO WATER CONNECTION SHALL BE MADE WITHOUT APPROVAL OF THE PUBLIC WORKS DIRECTOR.
5. SIDEWALK ON BOTH SIDES OF THE STREET MAY BE REQUIRED BY THE CITY.



DATE

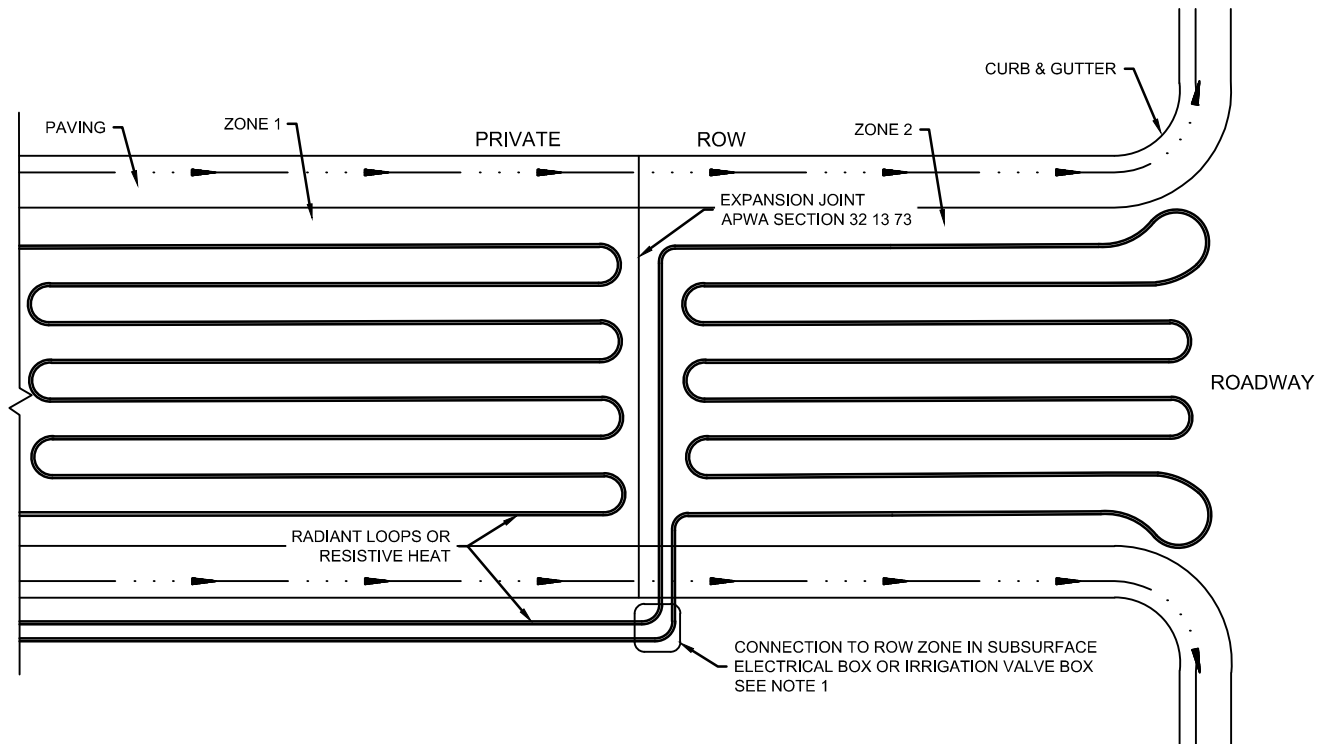
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REV.

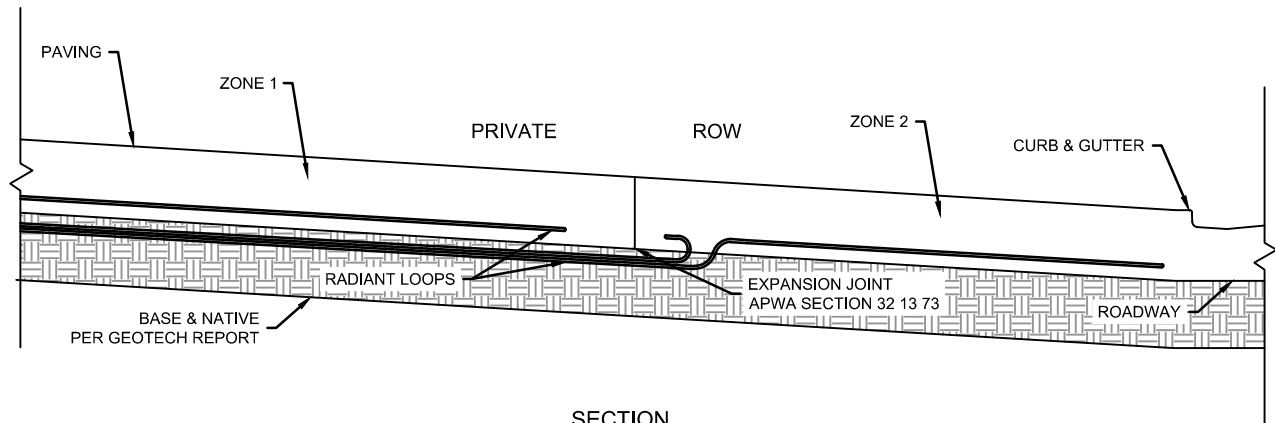
**TYPICAL INTERSECTION
LOCATIONS OF UTILITES**

STD. PLAN

210



PERSPECTIVE VIEW



SECTION

NOTES:

1. REFER TO APWA STANDARD PLAN 731 FOR THE JUNCTION BOX, OR USE AN EQUAL ELECTRICAL CONNECTION THAT COMPLIES WITH LOCAL CODE.
2. THE HEATED PORTION OF A DRIVEWAY WITHIN THE ROW SHALL BE POWERED BY A SEPARATE ZONE THAT CAN BE SHUT OFF OR REPAIRED WITHOUT DAMAGE OR INTERRUPTIONS TO THE REMAINDER OF THE SYSTEM.
3. THE CONNECTION TO THE ROW ZONE SHALL INCLUDE A JUNCTION BOX LOCATED OUTSIDE OF THE PAVED AREA WHERE THE ROW ZONE CAN BE SHUT OFF OR REROUTED IN CASE OF DAMAGE.
4. A CONSTRUCTION JOINT/BREAK IN PAVEMENT SHALL BE CONSTRUCTED ALONG THE ROW LINE, BETWEEN HEATED ZONES, TO FACILITATE REMOVAL OF PAVEMENT IN THE ROW WITHOUT DAMAGE TO THE REMAINING DRIVEWAY.

NOT TO SCALE



DATE

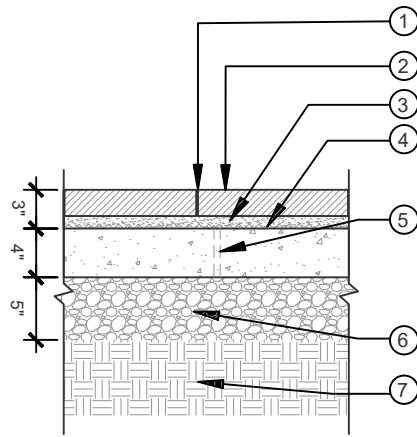
11/2020

REV.

HEATED PAVEMENT

STD. PLAN

217



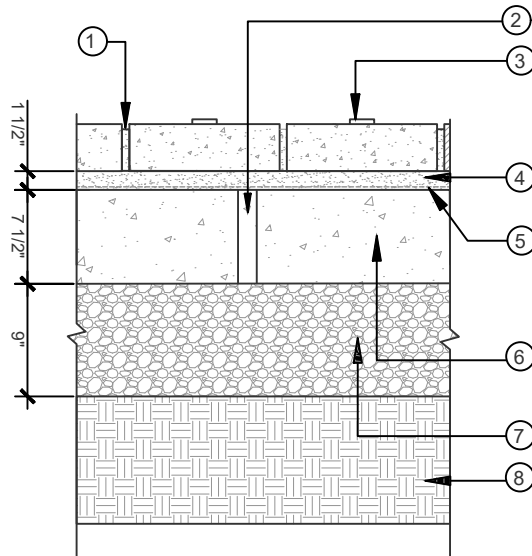
- ① BUTT JOINT. TYP. (POLYMERIC SAND)
- ② GRANITE STONE PAVER (2" X 12" X 12")
- ③ SAND SETTING BED: 1/2" MIN. & 1" MAX
- ④ GEOTEXTILE FABRIC; SEE SPECS
- ⑤ CONC. SLAB WITH 1/2" DIA. WEEP HOLES @ 18" O.C. GRID.
- ⑥ 95% COMPACTED BASE COURSE (75% FRACTURED FACE STONE)
- ⑦ 95% COMPACTED UNDISTURBED SUBGRADE

SECTION

NOTE:
1. TRANSITIONS TO ADJACENT PAVING MATERIALS ARE TO BE FLUSH.

1 GRANITE STONE PAVER - SECTION

NTS



- ① 1/16" SAND JOINT, TYP.
- ② 1" DIA. WEEP HOLE @ 18" O.C. GRID
- ③ TRUNCATED DOME 4"x8" PACIFIC CLAY COLOR: DARK IRON SPOT
- ④ SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
- ⑤ FILTER FABRIC; SEE SPECS
- ⑥ CONCRETE PAVING-TYPE 1
- ⑦ UNTREATED BASE COURSE
- ⑧ 95% COMPACTED/UNDISTURBED SUBGRADE

SECTION

NOTE:
1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER.

2 TRUNCATED DOME BRICK PAVING

NTS



DATE

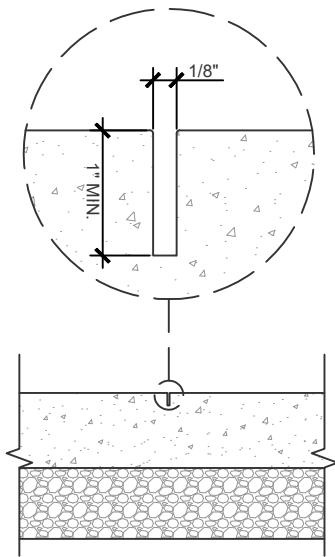
3/2020

REV.

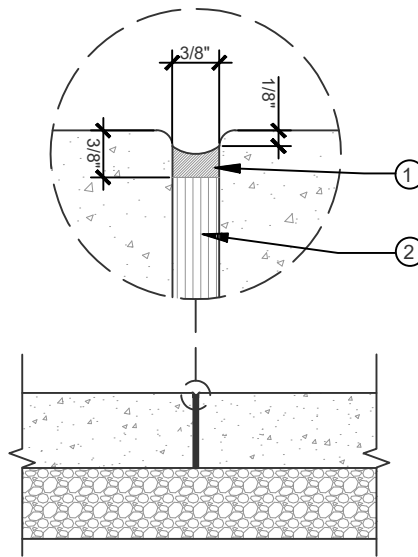
MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.1-A



SAW-CUT CONTROL JOINT



EXPANSION JOINT (E.J.)

- ① SEALANT AT ALL EXPOSED E.J. AND AT EXISTING STRUCTURES
- ② NON-EXTRUDED, BITUMINOUS TYPE RESILIENT FILLER

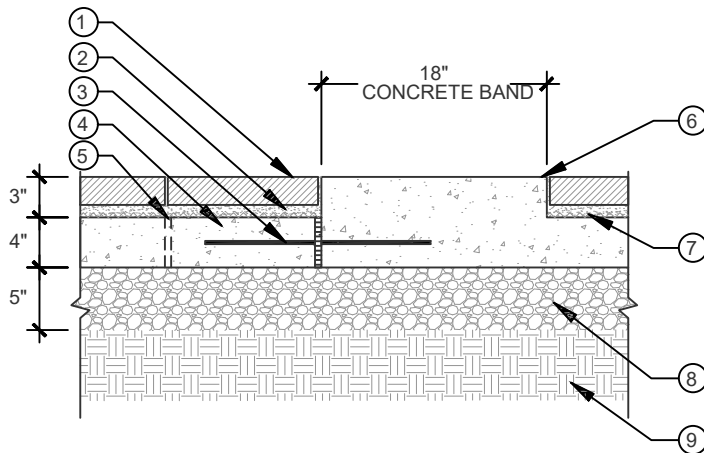
NOTE:

1. SUB-SLAB TO RECEIVE EXPANSION AND CONTROL JOINTS. ALIGN WITH JOINTS AS SHOWN ON PLAN FOR BANDING.

3

CONCRETE PAVING CONTROL JOINTS

NTS



- ① GRANITE STONE PAVER (2" X 12" X 12")
- ② SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
- ③ 1/2" EXP. JT. MAT'L. 12" x 18" STEEL DOWEL W/ SLEEVE 24" O.C.
- ④ CONCRETE BASE
- ⑤ 1" DIA. WEEP HOLE @ 18" O.C. GRID
- ⑥ CONCRETE BANDING FLUSH WITH BRICK PAVERS, MEDIUM BROOM FINISH
- ⑦ FILTER FABRIC; SEE SPECS
- ⑧ 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
- ⑨ UNDISTURBED SUBGRADE OR 95% COMPACTION

4

CONCRETE BAND BETWEEN GRANITE PAVERS SECTION

SCALE: 1" = 1'



DATE

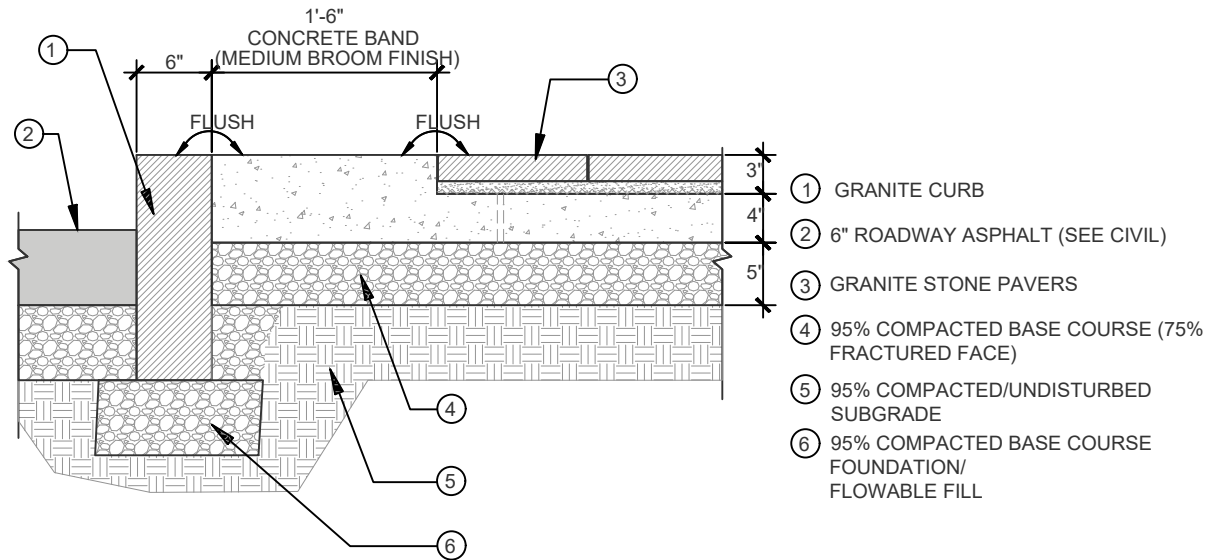
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.1-B



SECTION

NOTE:

1. CONTRACTORS OPTION TO FILL ALL VOIDS WITH FLOWABLE FILL. PROVIDE COSTS FOR OWNER APPROVAL.

5 CONCRETE BAND AT GRANITE CURB SECTION
NTS



DATE

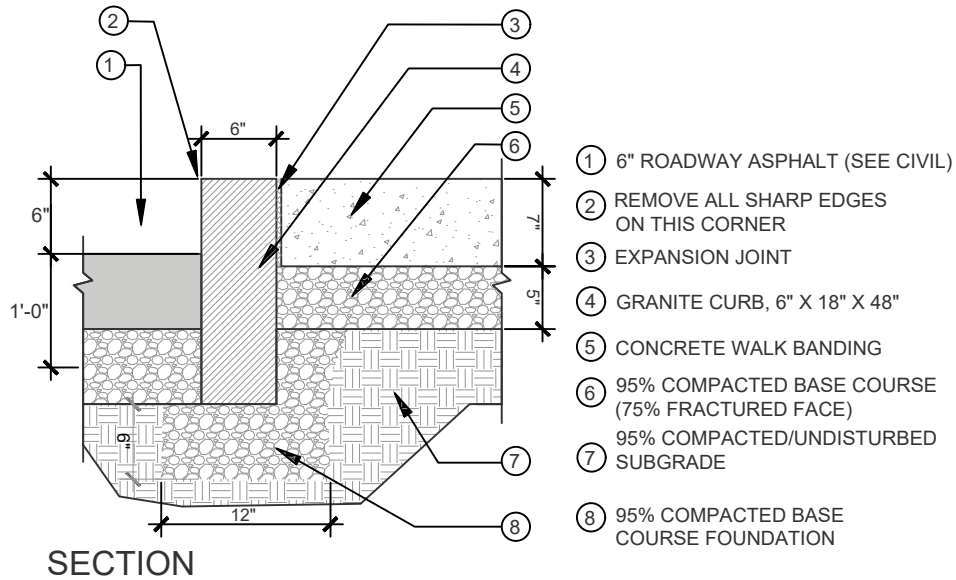
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

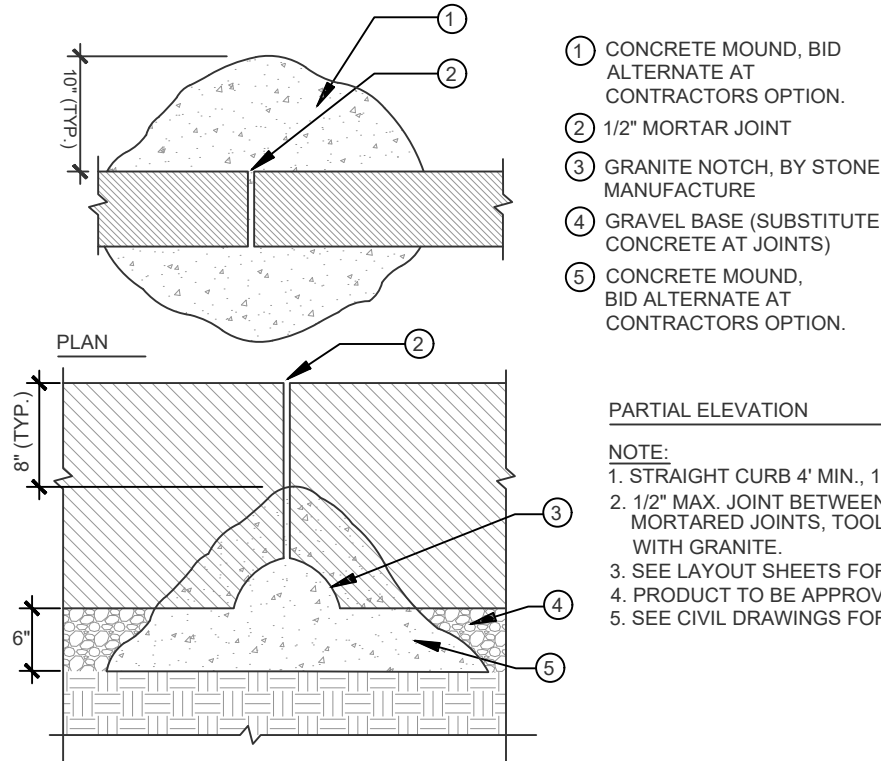
STD. PLAN

230.1-C



MATERIAL:

1. STONE FOR GRANITE CURBING SHALL BE HARD AND DURABLE GRANITE OF LIGHT COLOR AND UNIFORM TEXTURE, NEITHER STRATIFIED NOR LAMINATED. IT SHALL BE FREE FROM SEAMS AND EVIDENCE OF WEAKENING OR DISINTEGRATION AND SHALL HAVE GOOD, SMOOTH SPLIT FACES.
2. THE ENDS OF ALL STONES SHALL BE SQUARE WITH THE PLANES OF THE TOP AND FACE, AND SO FINISHED THAT WHEN STONES ARE PLACED END TO END AS CLOSELY AS POSSIBLE, NO SPACE MORE THAN 1/2 INCH SHALL BE SHOWN FOR FULL WIDTH.
3. ALL SHARP EDGES OF STONE TO BE REMOVED FROM CORNER ON STREET SIDE OF CURB.



- NOTE:**
1. STRAIGHT CURB 4' MIN., 10' LENGTH MAX.
 2. 1/2" MAX. JOINT BETWEEN CURB SECTION. MORTARED JOINTS, TOOLED SMOOTH WITH GRANITE.
 3. SEE LAYOUT SHEETS FOR EXCEPTIONS.
 4. PRODUCT TO BE APPROVED BY MOCK UP.
 5. SEE CIVIL DRAWINGS FOR TBC ELEVATIONS.

6 GRANITE CURB - SECTION
NTS



DATE

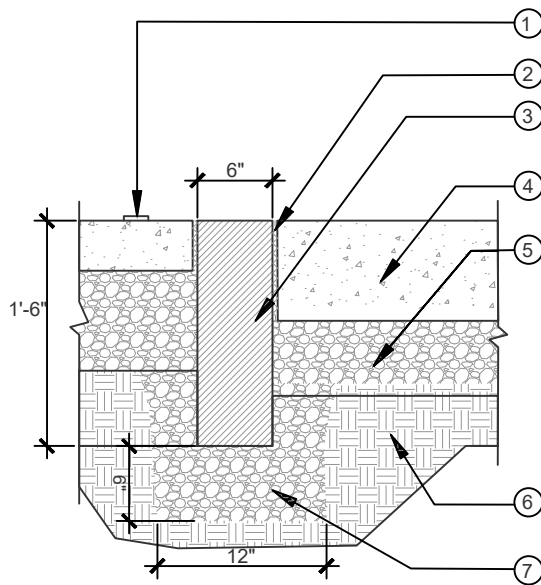
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

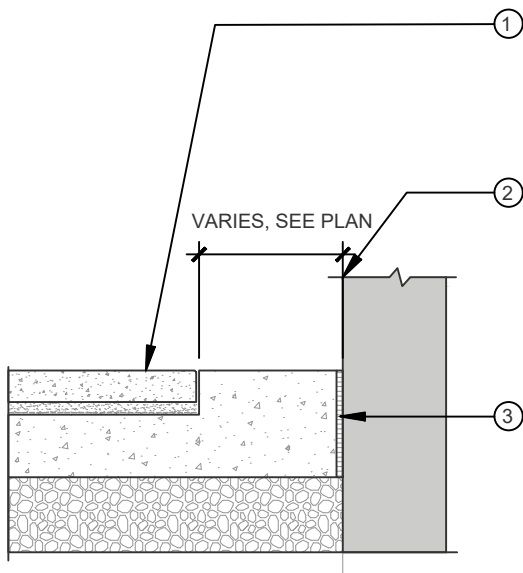
230.1-D



- ① TRUNCATED DOME BRICK PAVING
- ② EXPANSION JOINT
- ③ GRANITE CURB, 6" X 18" X 48"
INSTALLED FLUSH WITH CONCRETE
- ④ VEHICULAR CONCRETE PAVING
- ⑤ 95% COMPACTED BASE COURSE (75%
FRACTURED FACE)
- ⑥ 95% COMPACTED/UNDISTURBED SUBGRADE
- ⑦ 95% COMPACTED BASE COURSE
FOUNDATION/ FLOWABLE FILL

SECTION

7 GRANITE CURB - AT DRIVEWAY
NTS



- ① GRANITE STONE PAVERS
- ② BUILDING FACE
- ③ EXPANSION JOINT AT ALL ADJACENT WALLS
AND PAVEMENTS

NOTE:
1. SEE CIVIL DRAWINGS FOR ELEVATIONS AT BUILDING.

8 TRANSITION AT BUILDING
NTS



DATE

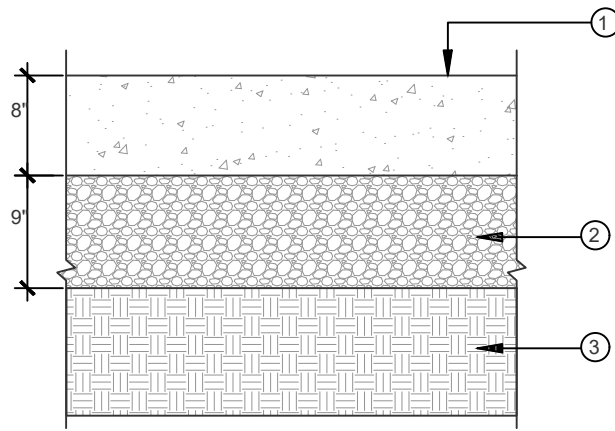
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

230.1-E



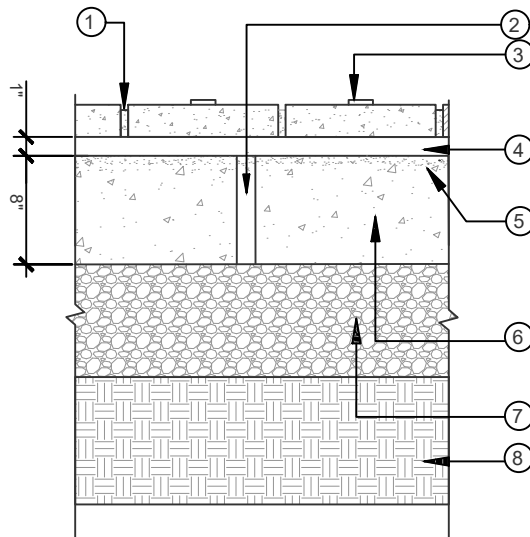
SECTION

NOTE:

1. MEDIUM BROOM FINISH
2. SEE PLAN FOR SCORE AND EXPANSION JOINT LOCATIONS

- ① CONCRETE PAVING (MEDIUM BROOM FINISH)
- ② 95% COMPACTED BASE COURSE (75% FRACTURED FACE)
- ③ 95% COMPACTED/UNDISTURBED SUBGRADE

9 VEHICULAR CONCRETE PAVING
NTS



- ① 1/8" SAND JOINT, TYP.
- ② 1" DIA. WEEP HOLE @ 18" O.C. GRID
- ③ BRICK PAVER - VEHICULAR RATED
- ④ SAND SETTING BED; 1/2" MINIMUM AND 1" MAXIMUM SAND THICKNESS
- ⑤ FILTER FABRIC; SEE SPECS
- ⑥ CONCRETE PAVING
- ⑦ UNTREATED BASE COURSE
- ⑧ 95% COMPACTED/UNDISTURBED SUBGRADE

SECTION

NOTE:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER SIZE
2. HERRINGBONE PATTERNS IN TRAFFIC AREAS.
3. USE POLYMERIC SAND IN JOINTS.

10 VEHICULAR BRICK PAVING
NTS



DATE

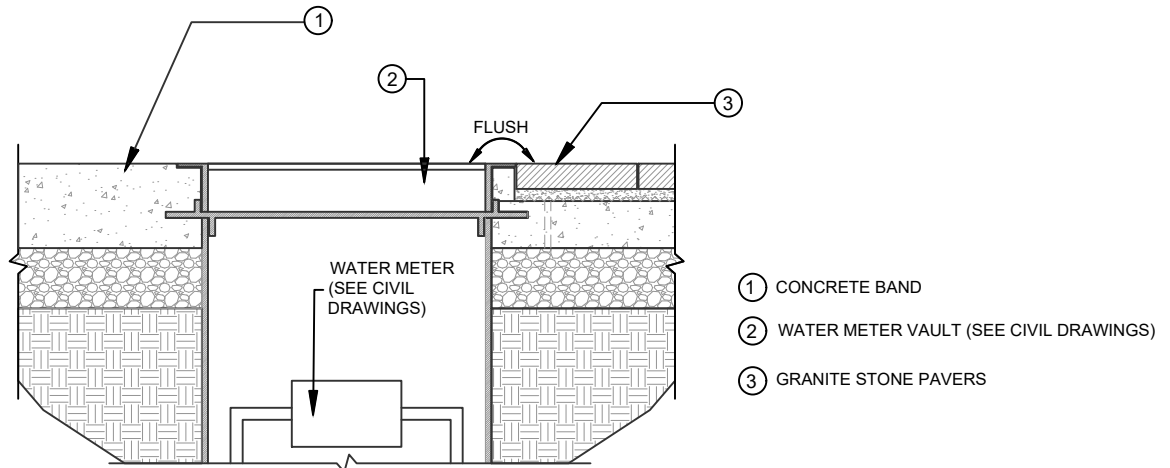
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

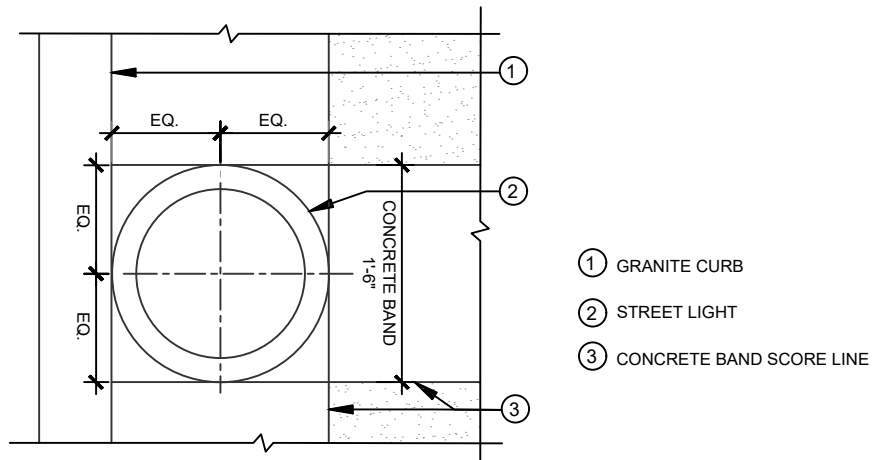
230.1-F



NOTE:
 1. COORDINATE LOCATION IN FIELD WITH CIVIL.
 2. CUT STONE IN FIELD (1/8" MAX. JOINT).
 3. ADJACENT MATERIAL MAY VARY FROM GRANITE TO CONCRETE.
 SEE LAYOUT PLAN FOR CONDITION.

SECTION

1 CONCRETE / GRANITE STONE PAVERS AT WATER METER - SECTION NTS



NOTE:
 1. STREET LIGHT BASE IS TO BE INSTALLED FLUSH WITH SIDEWALK ON HIGH SIDE. GROUT BOTTOM.
 2. CENTER BASE IN CONCRETE SCORING.
 3. SEE LIGHTING ENGINEERS DRAWING FOR FOOTING SIZE.

2 STREET LIGHT BASE NTS



DATE

3/2020

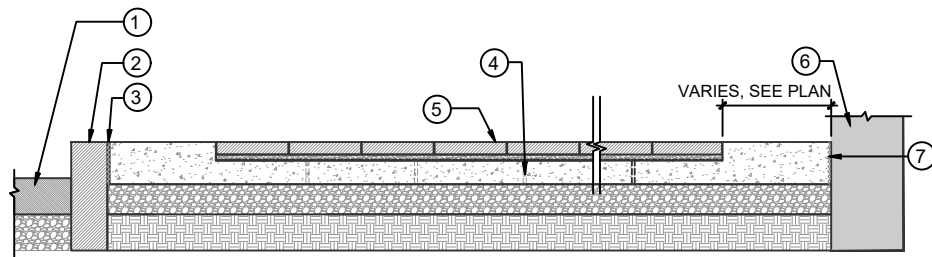
REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

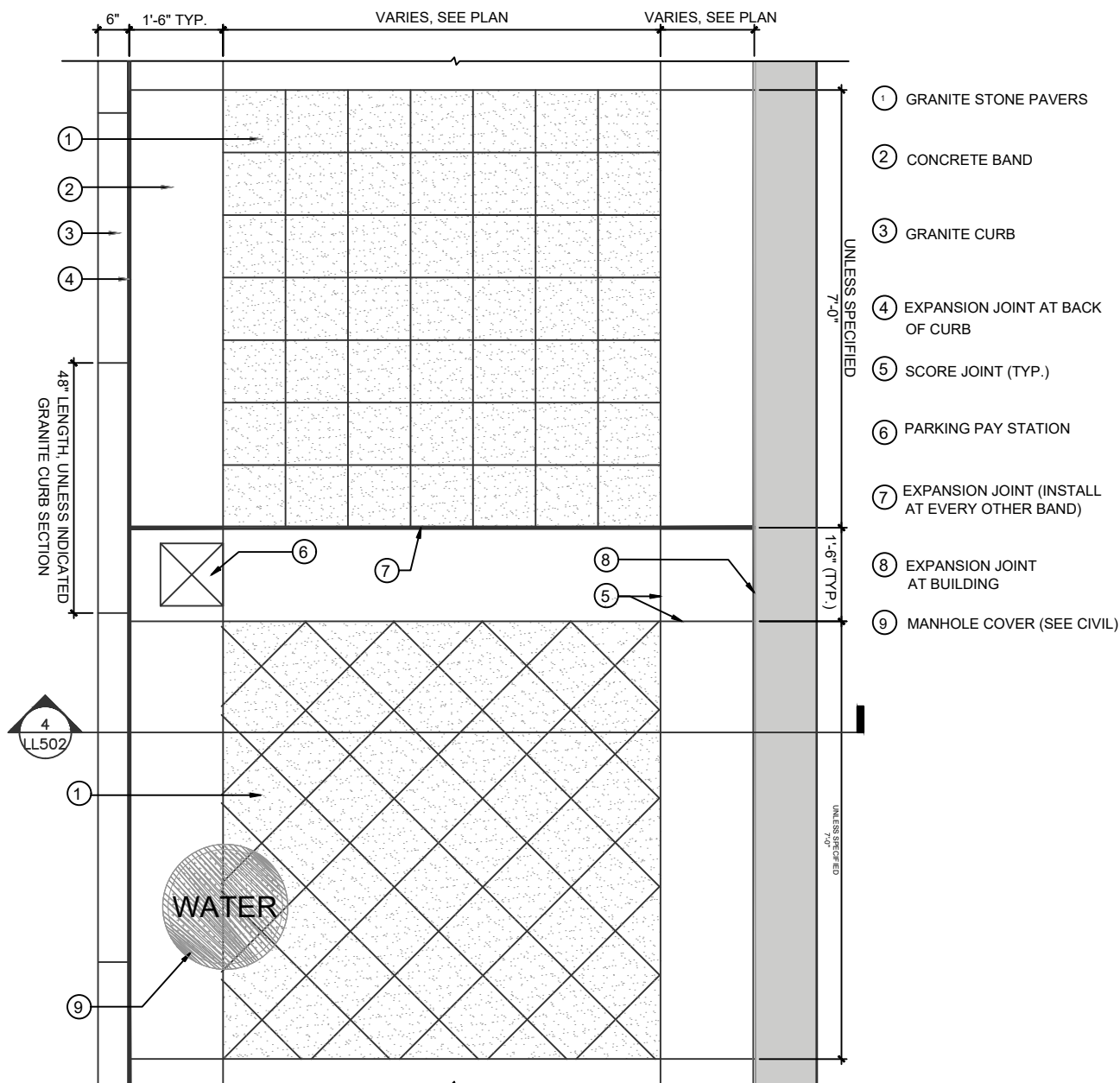
230.2-A

- ① ROADWAY ASPHALT (SEE CIVIL)
- ② GRANITE CURB
- ③ EXPANSION JOINT BEHIND CURB
- ④ CONC. SLAB WITH 1/2" DIA. WEEP HOLES @ 18" O.C. GRID.
- ⑤ GRANITE STONE PAVERS
- ⑥ BUILDING FACE OR ADJACENT STRUCTURE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
- ⑦ EXPANSION JOINT AT BUILDING



③ SIDEWALK SECTION TYP.
NTS

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.2-B
	REV.		



NOTE:

1. SEE LAYOUT PLAN FOR GRANITE PATTERN LOCATION.
2. BEGIN LAYOUT OF GRANITE PATTERN ON NORTH END OF EACH PANEL ON BUILDING SIDE OF WALK.
3. CONTRACTOR TO RAISE ALL UTILITY BOXES IN SIDEWALK TO BE FLUSH WITH NEW SIDEWALK ELEVATIONS, REGARDLESS OF CONDITION SHOWN ON DRAWINGS.
4. ALL BOXES AND LIDS TO BE STEEL OR CONCRETE. NO PLASTIC PERMITTED.
5. CONCRETE FINISH TO BE MEDIUM BROOM, TEXTURE TO RUN PERPENDICULAR TO CURB.
6. INSTALL EXPANSION JOINT ON UPHILL SIDE FOR EVERY OTHER PANE.

4 SIDEWALK PAVING PATTERN - ENLARGEMENT PLAN

NTS



DATE

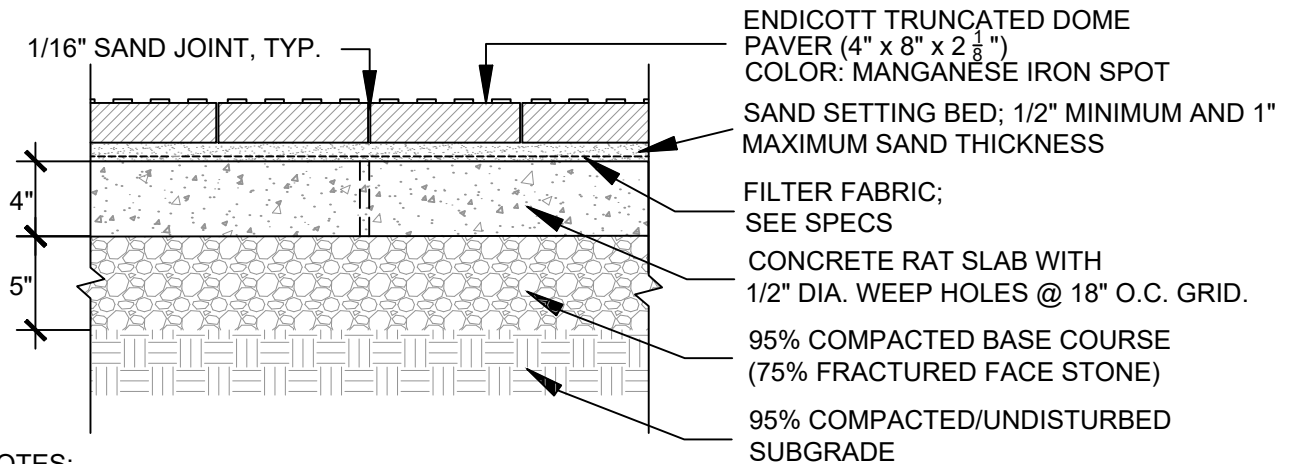
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

STD. PLAN

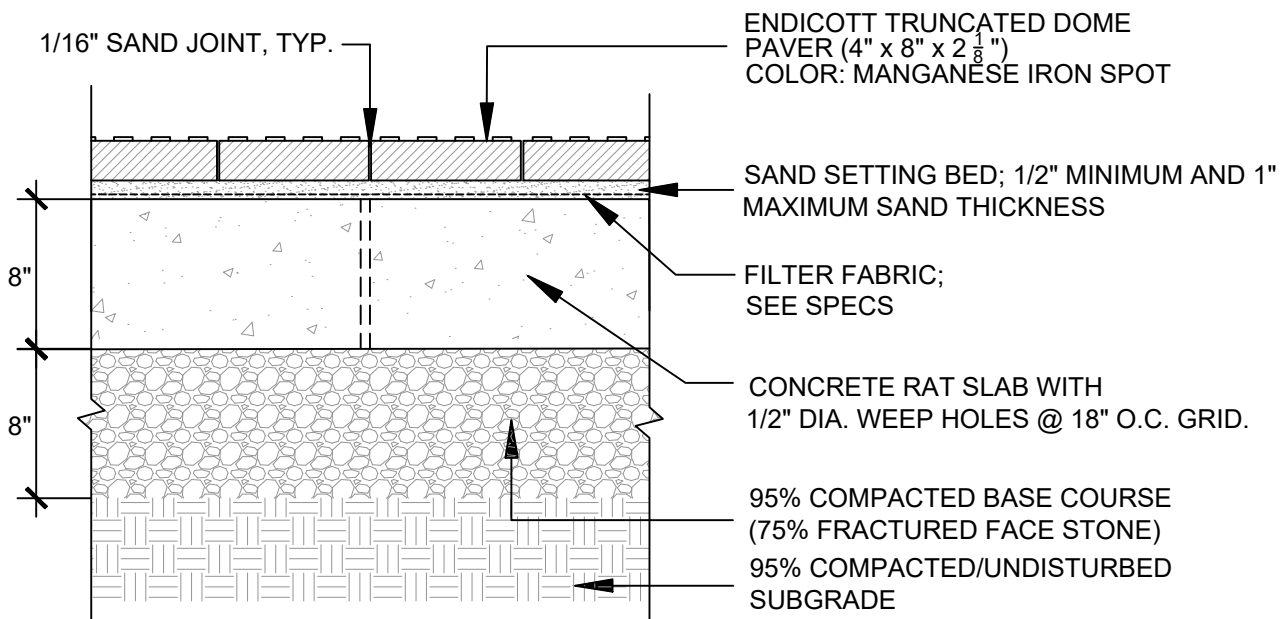
230.2-C



NOTES:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER

1 PEDESTRIAN TRUNCATED DOME BRICK PAVING - SECTION

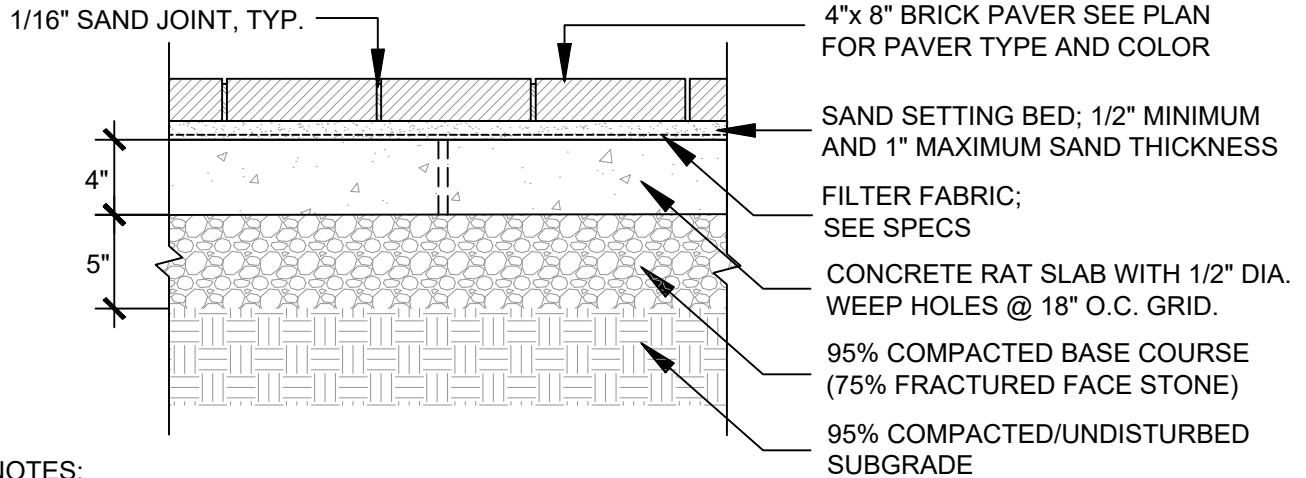


NOTES:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER

2 VEHICULAR TRUNCATED DOME BRICK PAVING - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-A
	REV.		



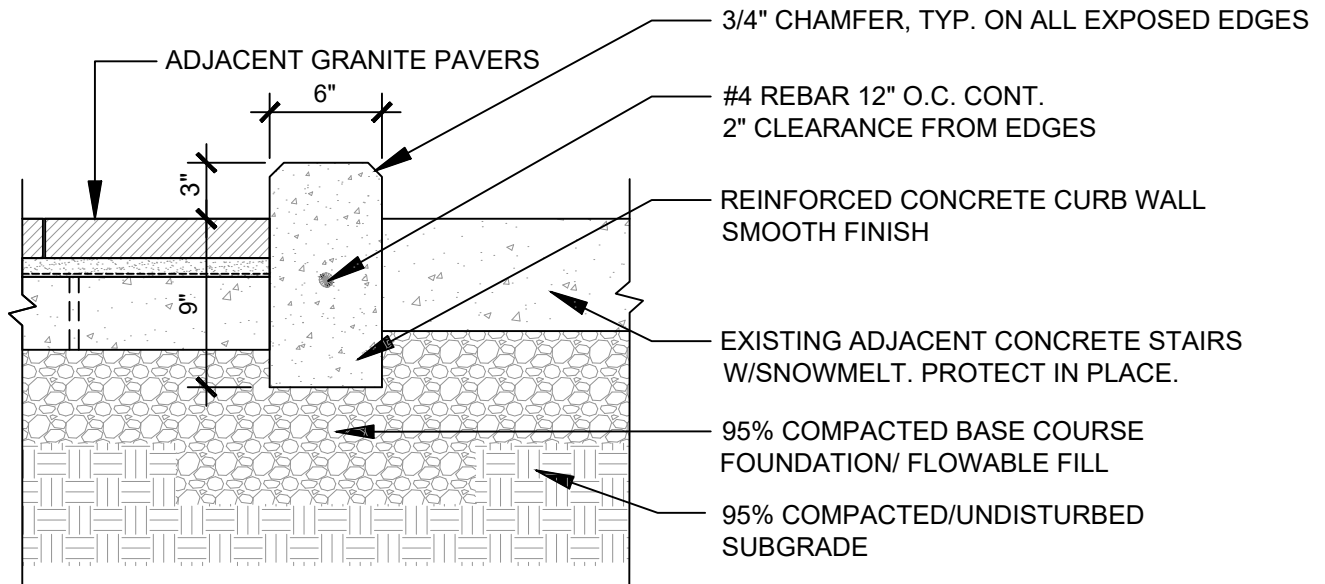
NOTES:

1. ANY PAVERS THAT ARE CUT TO FIT MUST BE AT LEAST 1/2 THE ORIGINAL 4"x8" PAVER.
2. TRANSITIONS TO ADJACENT PAVING MATERIALS ARE TO BE FLUSH.

3

PEDESTRIAN BRICK PAVING - SECTION

N.T.S.



NOTES:

1. EXTRA PRECAUTION IS TO BE TAKEN WITH ADJACENT EXISTING CONCRETE STAIRS TO PROTECT SNOWMELT.
2. SEE CIVIL PLANS FOR FINISH ELEVATIONS.

4

CONCRETE CURB WALL AT STAIRS - SECTION

N.T.S.



DATE

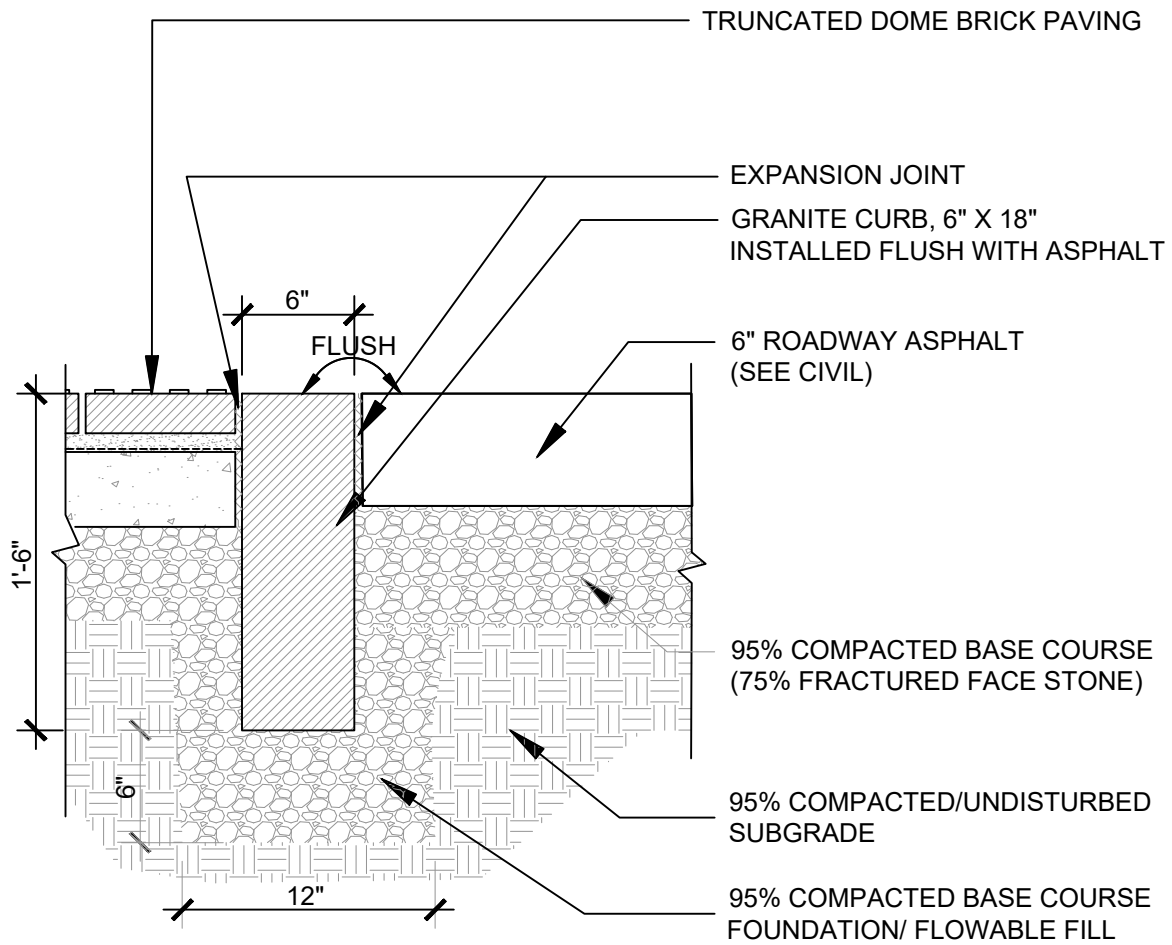
3/2020

REV.

MAIN STREET SIDEWALK DETAILS

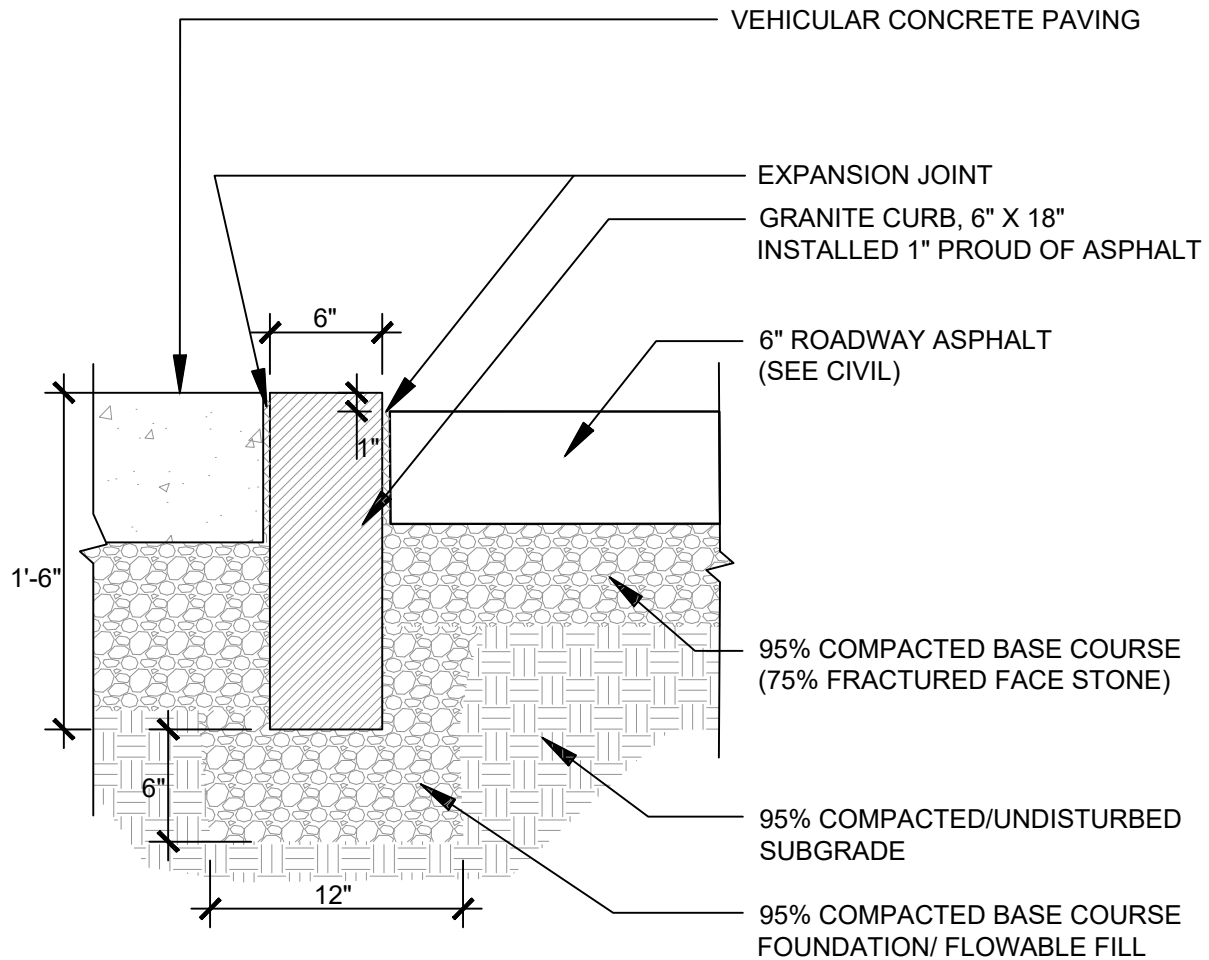
STD. PLAN

230.3-B



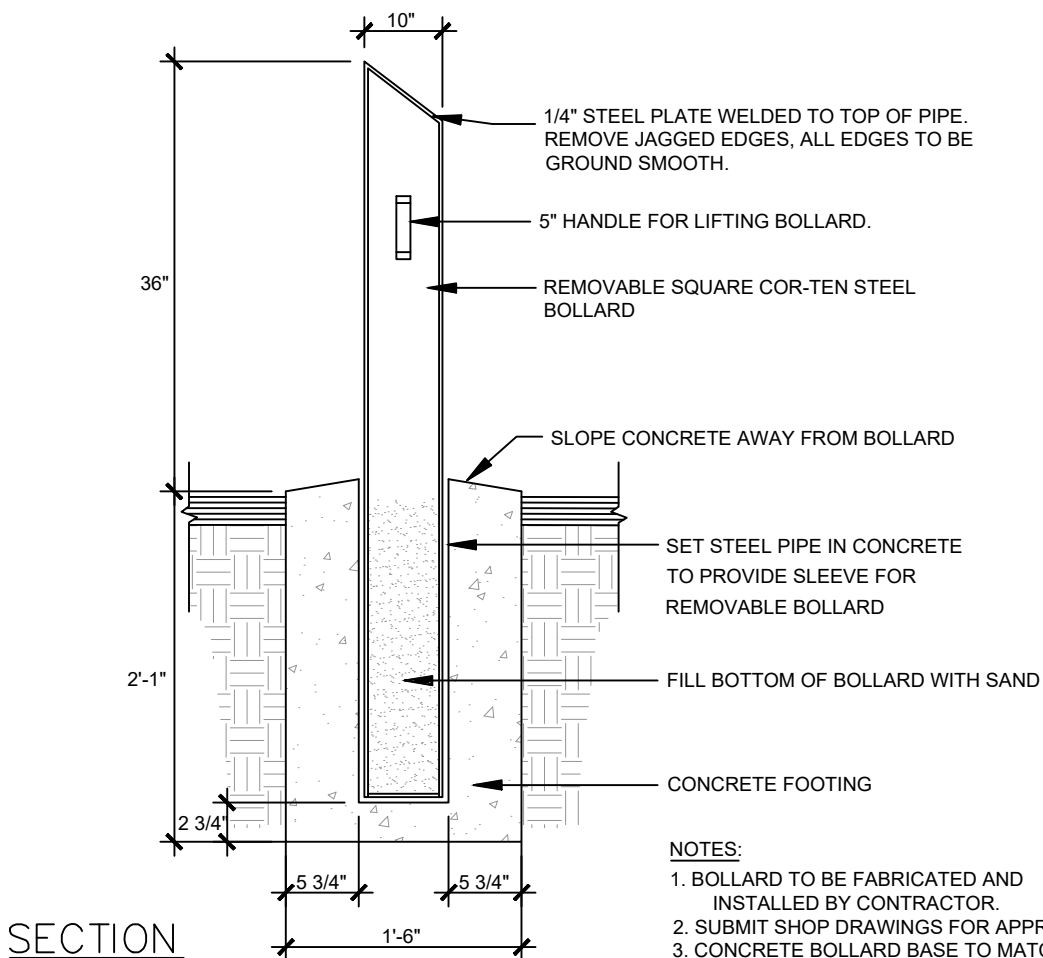
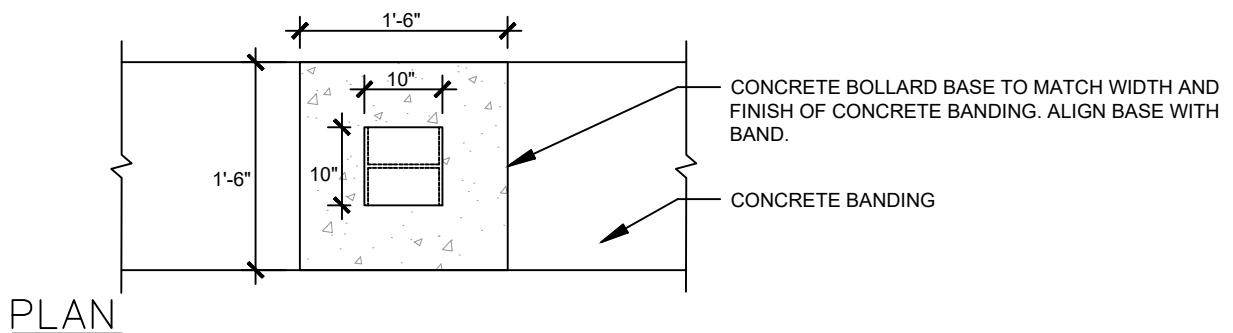
5 GRANITE CURB AT CROSSWALK - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-C
	REV.		



6 GRANITE CURB AT DRIVEWAY - SECTION
N.T.S.

	DATE	MAIN STREET SIDEWALK DETAILS	STD. PLAN
	3/2020		230.3-D
	REV.		



NOTES:

1. BOLLARD TO BE FABRICATED AND INSTALLED BY CONTRACTOR.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. CONCRETE BOLLARD BASE TO MATCH WIDTH AND FINISH OF CONCRETE BANDING. ALIGN BASE WITH BAND.

7 REMOVABLE BOLLARD
N.T.S.



DATE

3/2020

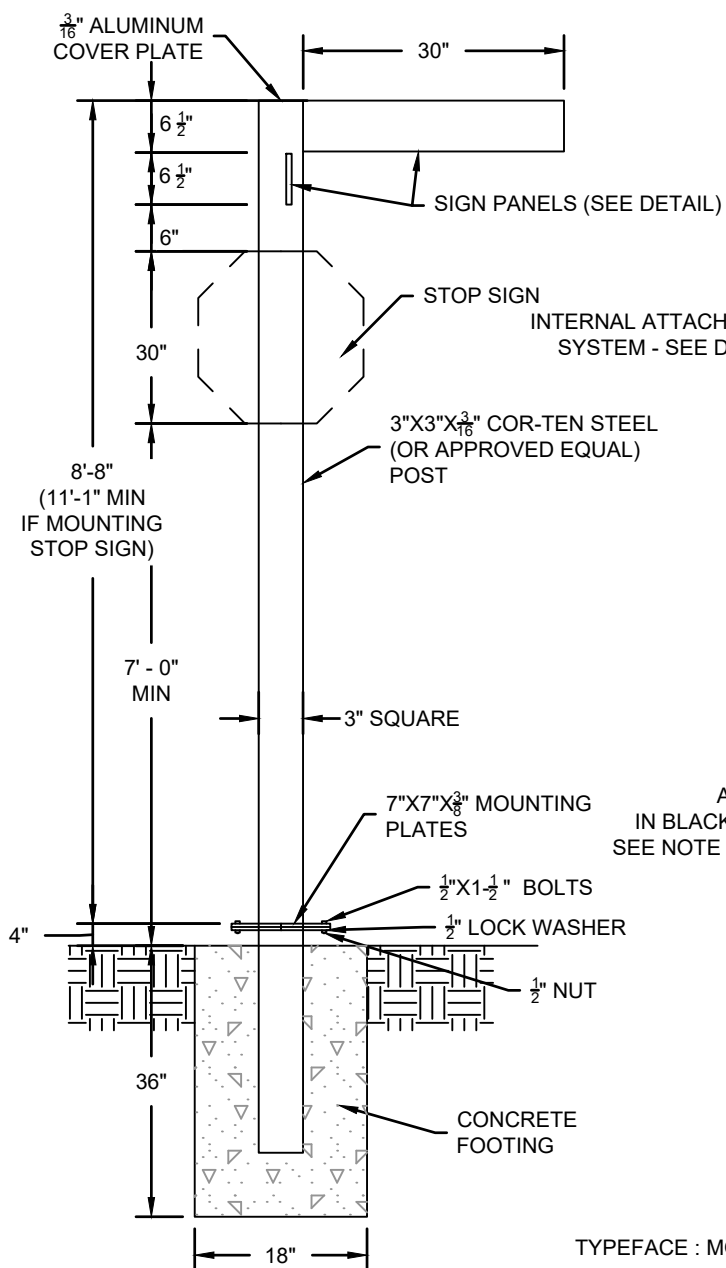
REV.

MAIN STREET SIDEWALK DETAILS

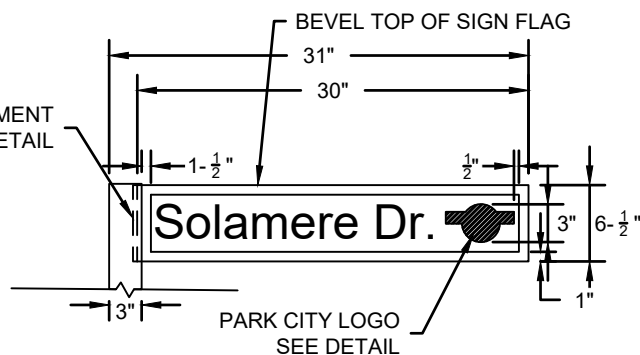
STD. PLAN

230.3-E

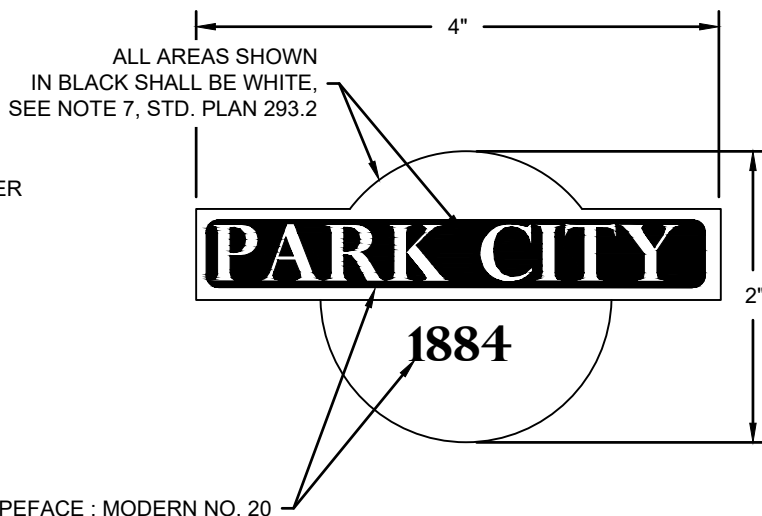
NOTE: SUBJECT TO APPROVAL OF PUBLIC WORKS DIRECTOR, STREET SIGNS AND TRAFFIC CONTROL SIGNS MAY BE MOUNTED ON STREET LIGHT POLE.



STREET SIGN ELEVATION



STREET SIGN FACE DETAIL



PARK CITY LOGO DETAIL

NOT TO SCALE



DATE

3/2020

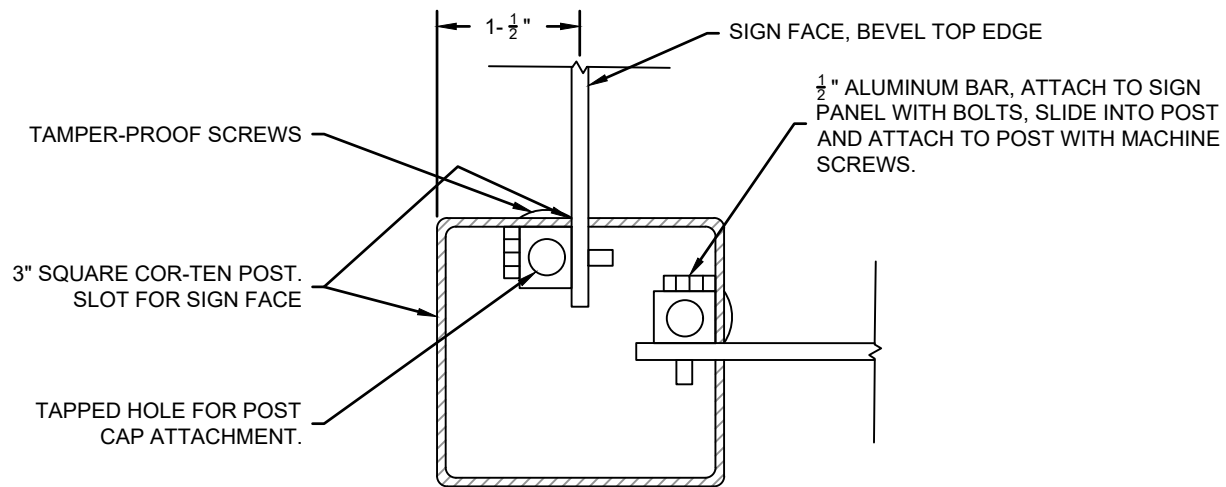
REV.

8/2020

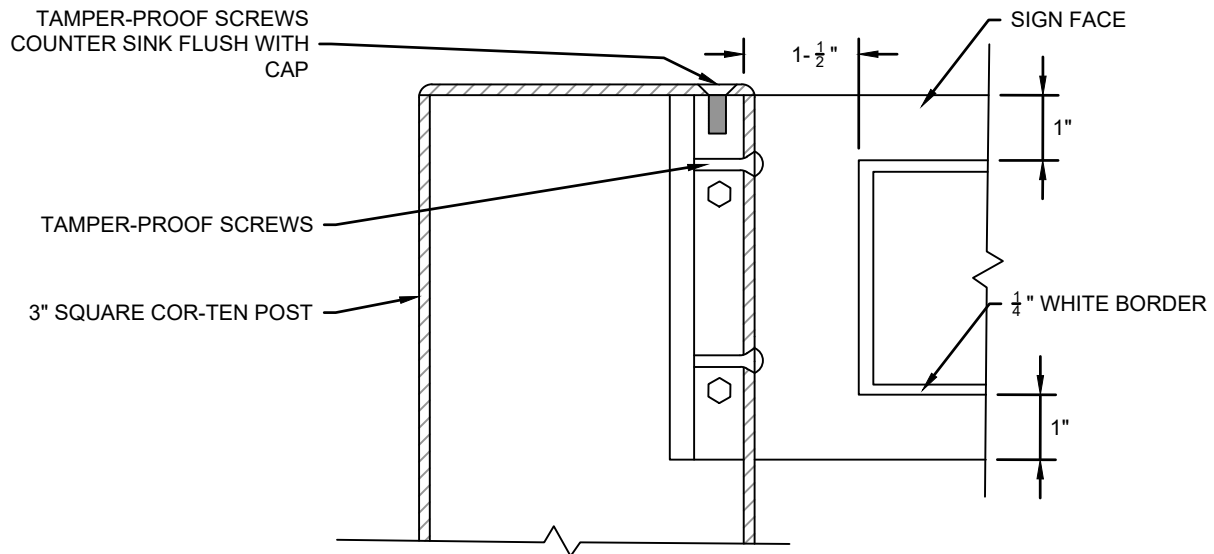
STREET SIGN DETAILS

STD. PLAN

293.1



STREET ATTACHMENT SECTION



STREET ATTACHMENT ELEVATION

1. 3"X3"X $\frac{3}{16}$ " COR-TEN STEEL POST.
 2. 3"X3"X $\frac{3}{16}$ " COR-TEN STEEL BASE EMBEDDED IN CONCRETE.
 3. $\frac{1}{4}$ " THICK SIGN PLATES ELECTRO-CHEMICALLY PLATED TO PRODUCE AN ANODIZED HARD COAT FINISH. MOUNT SIGN PLATES IN THE CENTER AND AT RIGHT ANGLES TO THE POST.
 4. THE ATTACHMENT OF THE SIGN PANELS TO THE POST SHALL BE VANDAL-PROOF.
 5. ALL FASTENERS SHALL BE DARK BRONZE TO MATCH THE SIGN FACE.
 6. LETTERING SHALL BE 3" HELVETICA MEDIUM UPPER AND LOWER CASE, REFLECTIVE WHITE SCOTCH-LITE APPLIED TO FACE AND BAKED ON.
 7. THE BORDER AND LOGO SHALL BE APPLIED BY SCREEN PROCESS AND SHALL BE WHITE ENAMEL.
- NOT TO SCALE



DATE

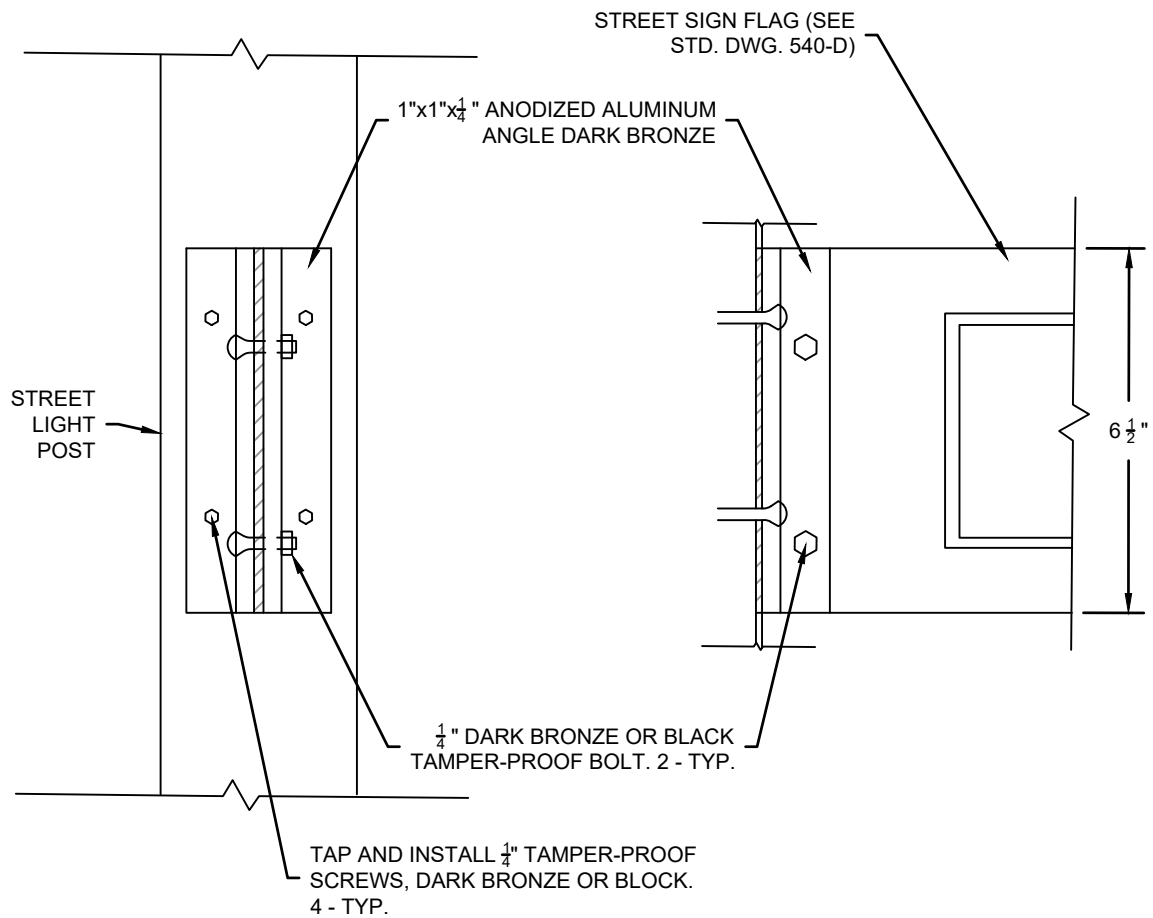
3/2020

REV.

STREET SIGN DETAILS

STD. PLAN

293.2



NOT TO SCALE



DATE

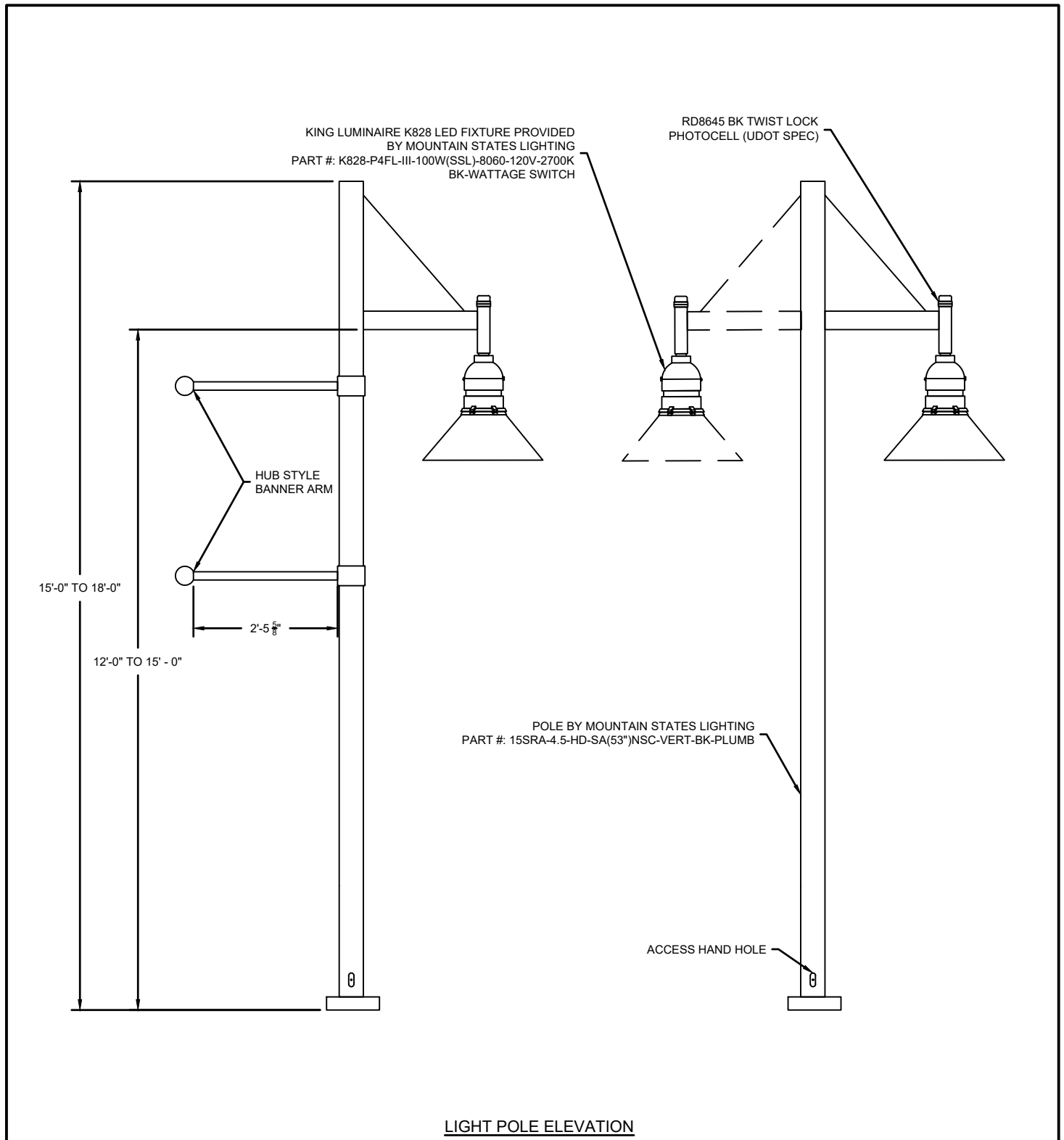
3/2020

REV.

MOUNTING DETAIL FOR SIGN
ON LIGHT POLE

STD. PLAN

294



NOT TO SCALE

	DATE	STREET LIGHTING	STD. PLAN
	11/2020		
	REV.		296.1

296.01 Street Lighting Product Specifications

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. K828 Moderne Sr. – LED or approved equal product specifications.

PART 2 PRODUCTS

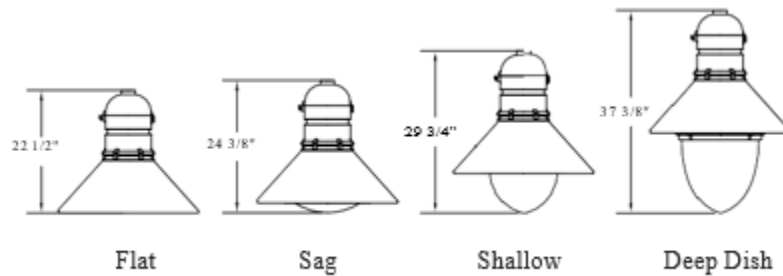
2.1 PRODUCT SPECIFICATIONS

- A. LED ENGINE
1. Light engine shall include an array of 60 or 84 solid state Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a metal core circuit board using SMT technology. The LEDs and circuit boards shall then be mounted to a high-performance heat sink which is vented to the outside ambient air to provide dynamic airflow for cooling the system.
- B. OPTICS
1. External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that Type II, III, IV or V IESNA distribution patterns are achieved.
- C. LENS
1. Lens options include: sag glass lens, shallow glass lens, or rippled acrylic deep dish lens. The glass lens shall be made of #9000 clear borosilicate glass (fully annealed). It shall maintain a minimum thickness of 0.3". The deep dish globe shall be molded of rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.09". The lens is secured by means of a cast A319 aluminum holding ring that is sealed to provide an IP66 Ingress rating. Additionally, a continuous circular gasket rated for 270°F must hold the lens into place within the cast ring assembly and assist in sealing the fixture.
- D. DECORATIVE BODY
1. The luminaire shall consist of a heavy Grade A319 cast aluminum housing that acts as the enclosure for the engine and is of adequate thickness to give structural rigidity. The engine must be affixed to the inside of the housing with stainless steel screws.
 2. The bottom decorative portion of the fixture is comprised of a one-piece spun aluminum alloy with a minimum thickness of 0.09". The spinning is permanently affixed to the cast housing with the use of stainless steel hardware.
- E. PLUMBIZER
1. Mounting options include the KPL10, KPL11, KPL20, KPL21, KPL30, KPL31, KPL40, or approved equals.
- F. DRIVER
1. The LED universal dimmable driver will be class 2 and capable of 120 - 277V or 347 - 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C to 70°C. Each LED system comes with a standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFT's. The driver assembly will be mounted on a heavy duty fabricated aluminum bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.
- G. PHOTOMETRICS
1. Fixtures are tested to IESNA LM79 specifications. These reports are typically available upon request.

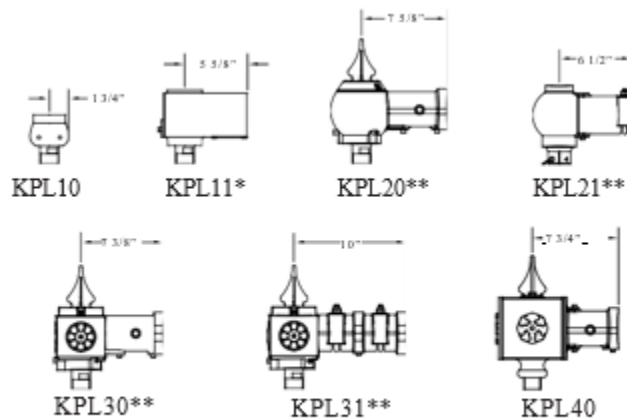
- H. CHROMATICITY
1. High output LED come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI.
- I. LUMEN MAINTENANCE
1. Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.
- J. WIRING
1. All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation.
 2. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2
 3. No. 14 gauge, 150°C, 600V, and color coded for the required voltage.
- K. THERMALS
1. Fixtures tested to DOE sanctioned standards to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is typically available upon request.
- L. FINISH
1. Housing is finished with a 13 step KingCoat™ SuperDurable poly- ester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate gray, Chicago bronze, standard gold, standard black, federal green and rain forest.
- M. MISCELLANEOUS
1. All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.
- N. WARRANTY
1. Luminaire comes with a 7-year limited warranty
- O. CERTIFICATION
1. CSA US Listed
 2. Suitable for wet locations ISO 9001
 3. IP66
 4. ARRA Compliant
 5. LM79 / LM80 Compliant
- P. DRIVER INFO
1. >0.9 Power Factor
 2. <20% Total Harmonic Distortion 120 - 277V & 347 - 480V
 3. -40°C Min. Case Temperature 70°C Max. Case Temperature Surge Protection: ANSI C136.2 extreme level 20kV/10kA Dimming Capable: 1-10vdc
- Q. EPA
1. Flat Lens: 0.97 sq. ft.
 2. Sag Lens: 1.02 sq. ft.
 3. Shallow Lens: 1.20 sq. ft.
 4. Deep Dish Acrylic: 1.52 sq. ft.
 5. Deep Dish Glass: 1.52 sq. ft.
- R. FIXTURE WEIGHT
1. Flat Lens: 43 lbs
 2. Sag Lens: 51 lbs
 3. Shallow Lens: 53 lbs
 4. Deep Dish Acrylic: 49 lbs
 5. Deep Dish Glass: 49 lbs

2.2 FIXTURE OPTIONS

A. LENS OPTIONS



B. 1. PLUMBIZER/ MOUNTINGS OPTIONS



*Available with PR.7

**Available with PR.7 or finial

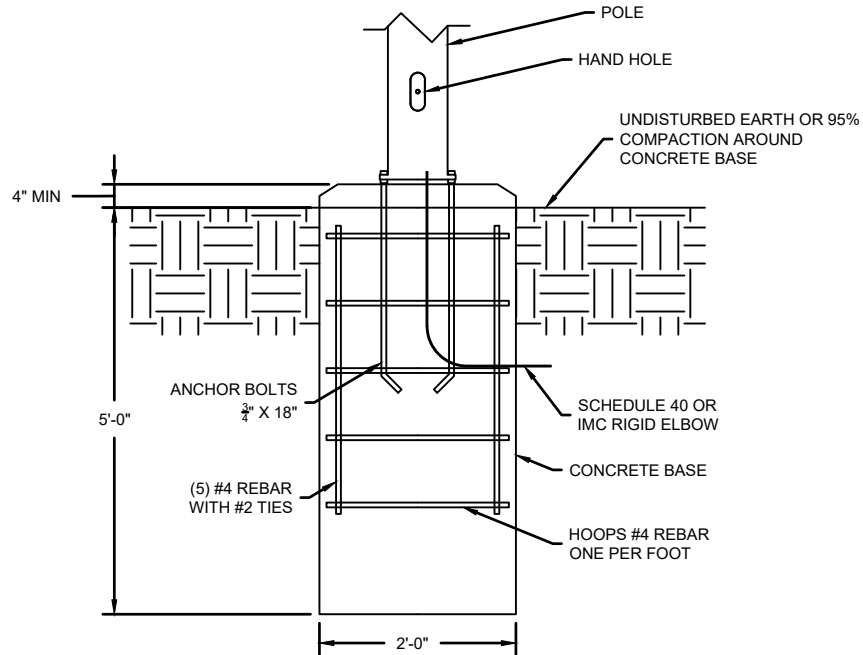
1.

PART 3 EXECUTION

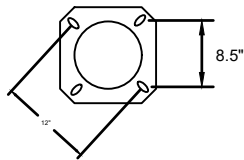
3.1 HOW TO ORDER

LUMINAIRE STYLE K828 - Moderne Sr. or approved equal		IES LIGHTING CLASSIFICATION II - Type 2 III - Type 3 IV - Type 4 V - Type 5		SOURCE SSL - Solid State		SERIES 8060 (60 emitters, 40 - 120W) 8084 (84 emitters, 150 - 200W)		LINE VOLTAGE 120V (120-277V) 480V (347-480V)* *Select wattages available within this range, contact King Luminaire. 120V will be provided if blank.		PAINT COLOR GN - Federal Green BE - Blue GY - Gray BN - Brown BK - Black BZ - Bronze *Additional options available on website. BK will be provided if blank.	
OPTICAL OPTIONS P4FL - P4 Flat (No Lens) P4SA - P4 Sag Glass Lens P4SH - P4 Shallow Glass Lens P4RAD - P4 Deep Dish Acrylic Lens P4RGD - P4 Deep Dish Glass Lens		WATTAGE 25, 40, 60, 75, 100, 120, 150 *Additional wattages available, please contact King Luminaire		PLUMBIZER KPL10, KPL11, KPL20, KPL21, KPL30, KPL31, KPL40 *leave blank if not required		PHOTO CONTROL OPTIONS PR - Photo Receptacle, available with KPL11, KPL20, KPL21, KPL30, KPL31 PE - Photo Receptacle, PR and Photo Eye. Available with KPL11, KPL20, KPL21, KPL30, KPL31 PEBE - Photo Electric Buttoncell * leave blank if not required		CCT 3K - 3000K 4K - 4000K		WATTAGE SELECTOR WS - Wattage Selector * leave blank if not required	
K828				(SSL)							

A.

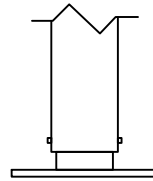


CONCRETE BASE DETAIL



ANCHOR BASE DETAIL

12" BOLT CIRCLE
ANCHOR BOLTS: $\frac{3}{4}$ " X 18" GALV



POLE BASE DETAIL

ALUMINUM POLE IS COMPRESSION FIT
OVER AN 18" GALVANIZED STEEL STUMP
AND SECURED WITH FOUR FASTENERS

NOTES:

1. IF DEPTH CANNOT BE MET, MASS MUST BE EQUIVALENT TO MASS SHOWN.
2. HIGHWAY LIGHTING SYSTEM REQ'D.
3. CONTACT ROCKY MOUNTAIN POWER, MINIMUM OF 30 WORKING DAYS BEFORE POWER IS REQ'D, TO COORDINATE POWER SOURCE LOCATION AND CONNECTION.
4. PROVIDE MIN OF 3 FT OF CABLE SLACK IN EVERY JUNCTION BOX.
5. LIGHT POLES AND LIGHT FIXTURES SHALL CONFORM TO PARK CITY REQUIREMENTS AND BE APPROVED BY THE CITY ENGINEER.
6. EACH STREET LIGHT SHALL HAVE A JUNCTION BOX WITH FUSE.
7. MARK JUNCTION BOX COVERS WITH "STREET LIGHTING".
8. LIGHT POLES SHALL HAVE BASKET HANGERS.

NOT TO SCALE



DATE

11/2020

REV.

STREET LIGHT BASE DETAILS

STD. PLAN

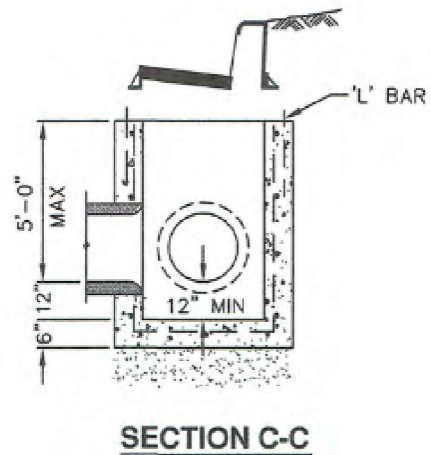
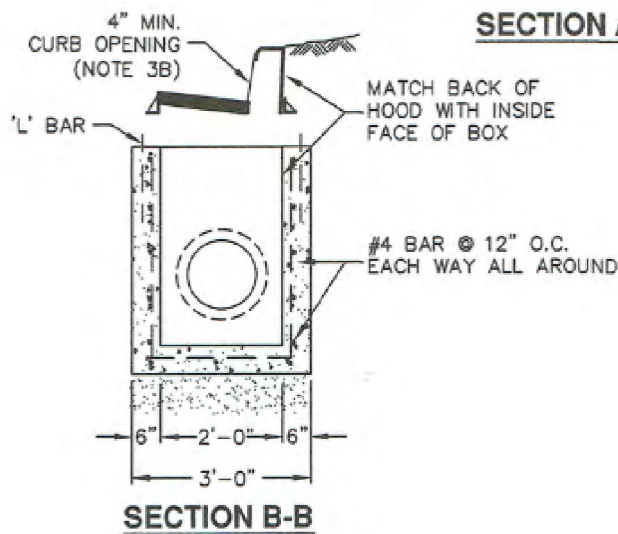
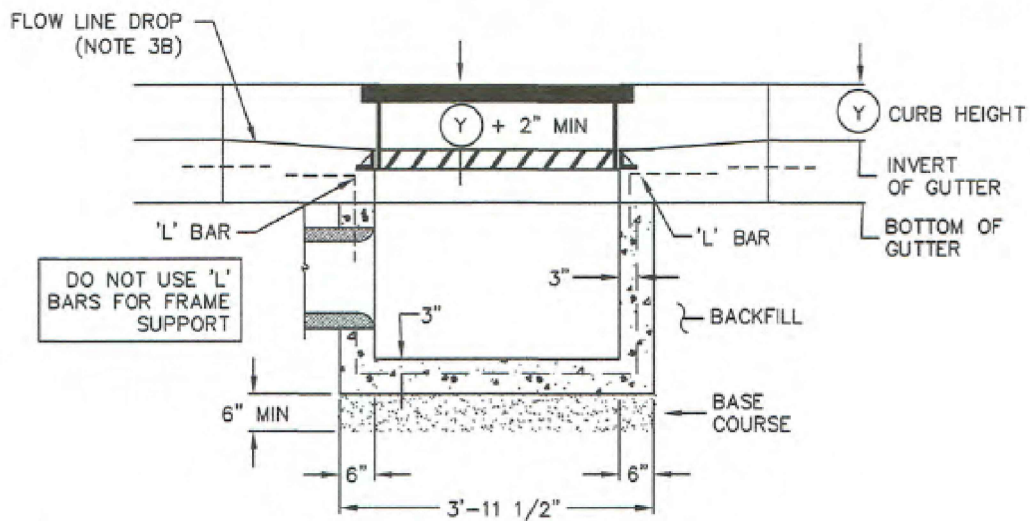
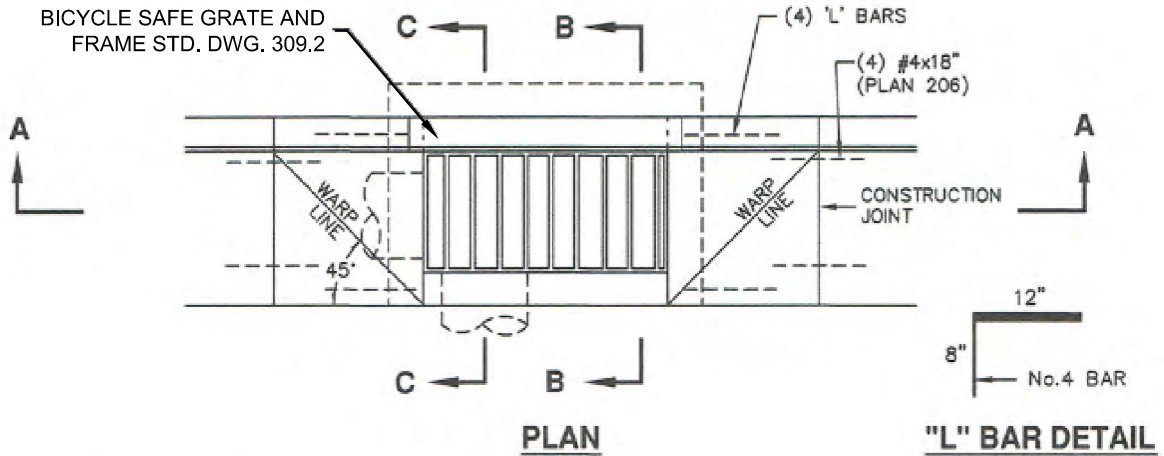
296.2

END OF SECTION

DIVISION 300 STORM DRAIN

SINGLE GRADE

BICYCLE SAFE GRATE AND
FRAME STD. DWG. 309.2



DATE

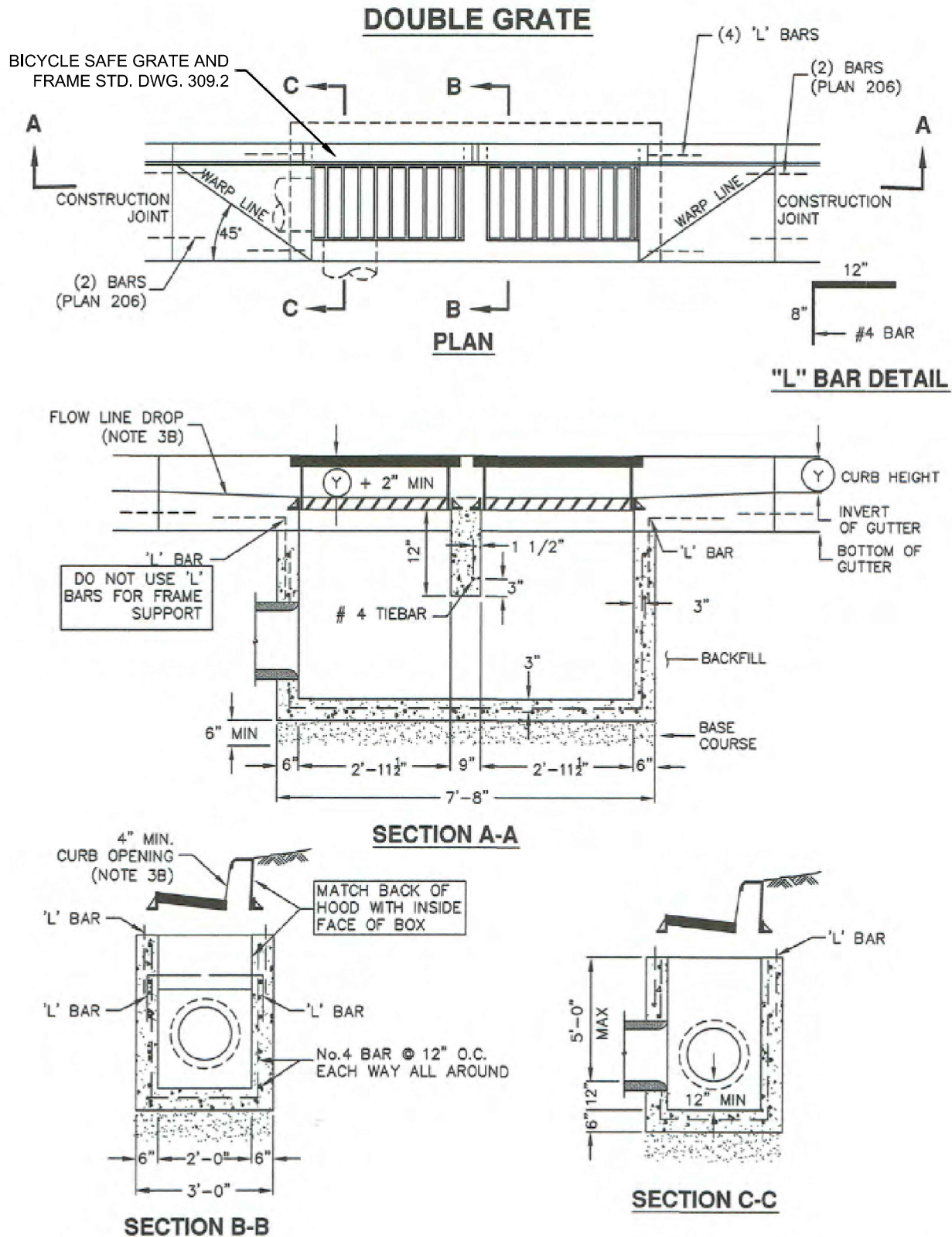
3/2020

REV.

SINGLE GRADE CATCH BASIN

STD. PLAN

315.1



DATE

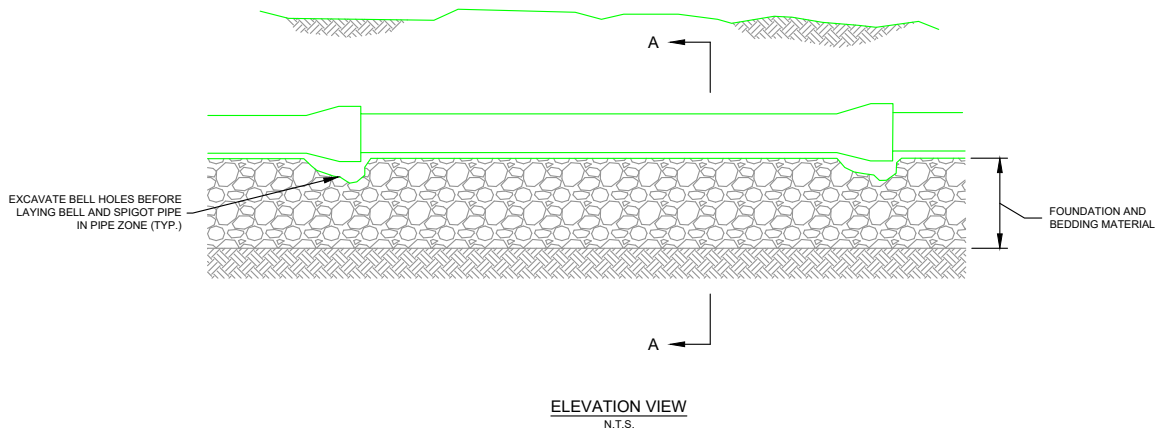
3/2020

REV.

DOUBLE GRATE CATCH BASIN

STD. PLAN

315.2



INSTALLATION:

CONCRETE PIPE: FOLLOW ASTM C 1479

- * STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS.

PLASTIC PIPE: FOLLOW ASTM D 2321

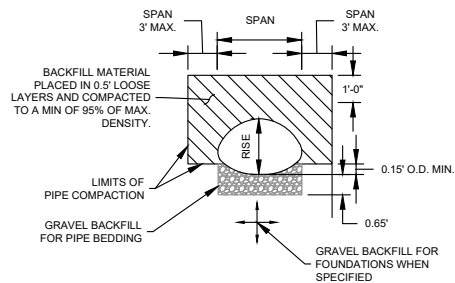
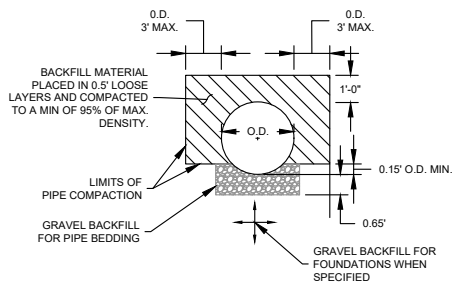
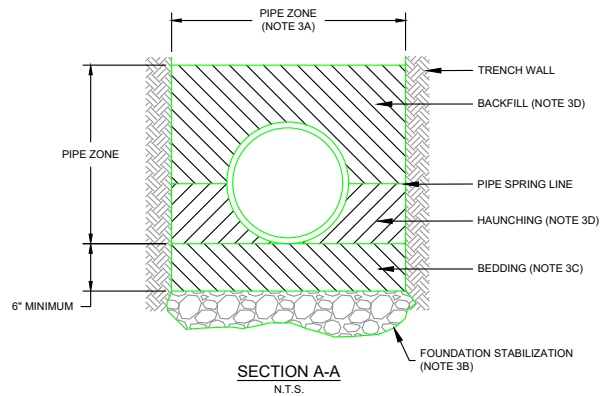
- * STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.

CORRUGATED METAL PIPE: FOLLOW ASTM A 798

- * STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12

- * STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.



PIPE	SIZE (INCHES)	MIN. DISTANCE BETWEEN BARRELS
CIRCULAR PIPE	12" TO 24"	12"
CONCRETE AND METAL	30" TO 96"	DIAM. DIVIDED BY 2
(DIAMETER)	102" TO 180"	48"
PIPE-ARCH	18" TO 36"	12"
METAL ONLY	43" TO 142"	SPAN DIVIDED BY 3
(SPAN)	148" TO 199"	48"

NOTES:

- PIPE COMPACTION LIMITS SHOWN ON THIS PLAN ARE FOR PIPE CONSTRUCTION IN AN EMBANKMENT. FOR PIPE CONSTRUCTION IN A TRENCH, THE HORIZONTAL LIMITS OF THE PIPE COMPACTION ZONE SHALL BE THE WALLS OF THE TRENCH.
 - O.D. IS EQUAL TO THE OUTSIDE DIAMETER OF A PIPE OR THE OUTSIDE SPAN OF A PIPE-ARCH. THE DIMENSIONS SHOWN AS O.D. WITH 3' AND 4' MAXIMUM SHALL BE O.D. UNTIL O.D. EQUALS 3' AND 4' AT WHICH POINT 3' AND 4' SHALL BE USED.
- * 1'-0" FOR DIAMETERS 12" THROUGH 42" AND FOR SPANS THROUGH 50". 2'-0" FOR DIAMETERS GREATER THAN 42" AND FOR SPANS GREATER THAN 50".



DATE

8/2020

REV.

**CULVERT COMPACTION
AND BACKFILL**

STD. PLAN

383

DIVISION 500 WATER

WATER STANDARD PLANS

2021

PREFACE

These standard plans incorporate current Water regulations and City water system operation, maintenance, and asset management considerations.

The plan numbering structure of this document follows the same basic structure as the APWA Standard Plans, however, there are some differences. Following is an explanation of the structure of this document:

1. Part 5 – Water Systems. Standard Plan divisions for Water system related details are:
 - a. Notes, Abbreviations, and Symbols
 - b. Fire Hydrants
 - c. Water Meters
 - d. Corrosion Protection Systems
 - e. Piping
 - f. Thrust Blocks
 - g. Valves
 - h. Trenching
 - i. General
2. Numbering – A plan number having a suffix of “S” identifies that the plan contains index, legend, detail specific notes, and acceptable manufacturer and parts numbers related to the standard plan.

This document is intended to be altered periodically to ensure that the most current Park City Standards are available for public use. This document will be revised and published on the City’s web site annually, during the first week of January.

SUMMARY OF CHANGES MADE TO DRAWINGS

2019

Clarifications were made to ensure adequate separation requirements between water lines and other utilities. Clarifications regarding pressure testing and disinfection requirements were also added.

2021

500.2 – updated shut down notification requirements. Clarification on potholing requirements as well as when valves are to be accessible after paving.

511 - Clarification on clearance requirements around all sides of hydrant

511S- Update to new V-Bio poly wrap from High Density Cross Laminated

520.1 – Clarification on clearance requirements around meter vaults

520.2 – Added tracer wire requirement from water main to meter, no irrigation connections within vaults, and wax tape on all buried fittings

521 – Clarification on service side to home, update to 18-24” height from lid

521S to 528S – Updated Ford model numbers, added supplied meter for reference, wax tape note on all buried fittings.

529S – updated PTP model number

531 – Clarification on contractor responsibilities

534.1 – included all buried fittings including corps, saddles, repair clamps

534.2 – clarification that wax tape is always required unless soil testing supplied. Included wax tape instructions

540A – Add “ductile iron pipe” to detail title

540B – update separation requirements as well as minimum length requirements

541 – remove “type K copper” reference

541S – update ford saddle number, as well as change to IP threads from CC

542 - Change detail to require interior meter instead of exterior.

545 – Clarification of how tracer wire is ran

573A – Added clearance requirements from hatch

573C.1 – Updated to accommodate Mag Meters

573C.2 – Updated to accommodate Mag Meters

573C.3 – removed x144 insertion meters on PRV’s

573C.4 – added mag meters

573D.1 – added smart gateway requirement on vaults without power, clarification of vent material to be bare steel

573E.3 – updated to Burko heater from Dayton

574S – Updated Ford model numbers

576 – clarification that enclosure is bare steel

577 – update to 4” concrete pad only required on commercial backflows

*All drawings with 2019 and 2021 updates are shown with updated date in title block.

GENERAL WATER NOTES

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED INTO THESE CONTRACT DOCUMENTS BY REFERENCE:
 - a. *PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DETAILS*
 - b. AMERICAN WATER WORKS ASSOCIATION STANDARDS (AWWA)
 - c. UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER (DDW), R309-550 FACILITY DESIGN AND OPERATION: TRANSMISSION AND DISTRIBUTION PIPELINES
 - d. INTERNATIONAL PLUMBING CODE
2. ALL PIPE, JOINTS, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL CONFORM TO ANSI/NSF STANDARD 61 AND APPLICABLE SECTIONS OF AWWA STANDARDS C104-08 THROUGH C550-05 AND C900-07 THROUGH C950-07. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371.
3. ALL PRODUCTS AND MATERIALS SHALL BE "MADE IN THE USA", UNLESS SPECIFICALLY APPROVED BY THE PARK CITY WATER DIRECTOR. STEEL AND IRON MATERIAL PRODUCTS SUCH AS PIPE, FITTINGS, VALVES, MANHOLE, METER VAULT, AND VALVE BOX CASTINGS SHALL BE "MELTED & MANUFACTURED IN THE USA". PARK CITY WATER ACKNOWLEDGES THAT CERTAIN SPECIALIZED WATER SYSTEM PRODUCTS INCLUDED IN THE ACCEPTABLE PRODUCTS LIST, SUCH AS HIGHER PRESSURE-RATED VALVES, MAY NOT MEET THE MADE IN USA REQUIREMENT AND ARE IN THE "QUALIFIED" MADE IN USA CATEGORY. THESE PRODUCTS HAVE BEEN PREVIOUSLY REVIEWED AND APPROVED.
4. UTAH DIVISION OF DRINKING WATER (DDW) APPROVALS:
 - a. FOR PROJECTS WITH TRANSMISSION AND/OR DISTRIBUTION LINES OVER 16 INCHES IN DIAMETER AND/OR INCLUDING A WATER BOOSTER STATION OR PRESSURE REDUCING STATION, DDW APPROVALS OUTLINED IN R309-500 MUST BE OBTAINED IN CONJUNCTION WITH SUBMITTAL OF A WATER MASTER PLAN TO THE CITY. FOLLOWING DESIGN REVIEW BY THE CITY AND INCORPORATION OF CITY COMMENTS, THE DESIGN ENGINEER SHALL SUBMIT WATER CONSTRUCTION PLANS TO THE DDW TO OBTAIN APPROVALS. NO WATER CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED DDW APPROVALS HAVE BEEN OBTAINED.
 - b. FOR PROJECTS WITH TRANSMISSION AND/OR DISTRIBUTION LINES OVER 16 INCHES IN DIAMETER AND/OR INCLUDING A WATER BOOSTER STATION OR PRESSURE REDUCING STATION A DDW FINAL OPERATING PERMIT IS REQUIRED PRIOR TO THE CITY OPERATING AND ACCEPTING THE WATER IMPROVEMENTS. FOLLOWING THE CITY'S WATER SYSTEM WALK-THROUGH AND THE CONTRACTOR'S SUBSEQUENT COMPLETION OF PUNCH-LIST ITEMS, THE CITY'S WATER DEPARTMENT WILL SUBMIT AN OPERATING PERMIT REQUEST TO THE DDW. THE FOLLOWING ITEMS ARE REQUIRED FROM THE DEVELOPER FOR THE CITY'S SUBMITTAL:
 - i. FINAL RECORD DRAWINGS AND O&M MANUALS
 - ii. HYDROSTATIC TESTING AND FLUSHING RECORDS (COMPLETED BY THE CITY'S INSPECTOR)
 - iii. ACCEPTABLE BACTERIOLOGICAL TESTING RESULTS
 - iv. CERTIFICATION BY THE (DEVELOPER'S) ENGINEER OF RECORD
5. THE CITY UTILIZES AN ADVANCED METERING INFRASTRUCTURE (AMI) SYSTEM. THE DEVELOPER MAY BE REQUIRED TO CONDUCT A PROPOGATION STUDY AND INSTALL RESULTING RECOMMENDED IMPROVEMENTS TO FACILITATE A CLEAR SIGNAL TO THE PROJECT. REFER TO STANDARD PLAN 520 FOR SPECIFIC METER TRANSMITTER UNIT (MXU) REQUIREMENTS.
6. REFER TO APPLICABLE STANDARD PLANS FOR WATER SYSTEM DETAILS AND REQUIREMENTS
7. EXTERNAL CORROSION PROTECTION SHALL BE INCLUDED ON ALL WATER SYSTEM IMPROVEMENTS, REFERENCE STANDARD PLAN 534 FOR REQUIREMENTS. A SOILS ANALYSIS MAY BE REQUIRED IN CONJUNCTION WITH THE DESIGN OF THE WATER SYSTEM TO DETERMINE THE EXTENT OF CORROSION PROTECTION REQUIRED.
8. REFER TO STANDARD PLAN 520 FOR GENERAL REQUIREMENTS FOR WATER METERS, METER VAULTS, AND WATER SERVICE LINES
9. CITY INSPECTION OF WATER SYSTEM IMPROVEMENTS WILL FOLLOW THE "*PUBLIC WATER SYSTEM FIELD OBSERVATION GUIDELINES*" AND ESTABLISHED CITY POLICIES. CONTRACTOR SHALL PROVIDE NECESSARY ASSISTANCE TO MEET THE GUIDELINE REQUIREMENTS.
10. NOTIFY CITY ENGINEER'S OFFICE AT LEAST 48 HOURS BEFORE PERFORMING ANY WATER RELATED WORK. ARRANGE A PRECONSTRUCTION CONFERENCE SPECIFIC TO WATER CONSTRUCTION WITH THE CITY ENGINEER AND WATER DEPARTMENT AT LEAST 48 HOURS BEFORE START OF WORK. FOR PROJECTS INVOLVING ONLY SERVICE LINE AND/OR METER VAULT INSTALLATION, AN ON-SITE MEETING WITH THE CITY ENGINEER 48 HOURS PRIOR TO CONSTRUCTION IS ACCEPTABLE.
11. FOR TEMPORARY USE OF EXISTING WATER SYSTEM AND FIRE HYDRANTS TO OBTAIN CONSTRUCTION WATER, REFER TO STANDARD PLAN 531.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	GENERAL WATER NOTES	STD. PLAN
	10/20		500.1
	REV.		

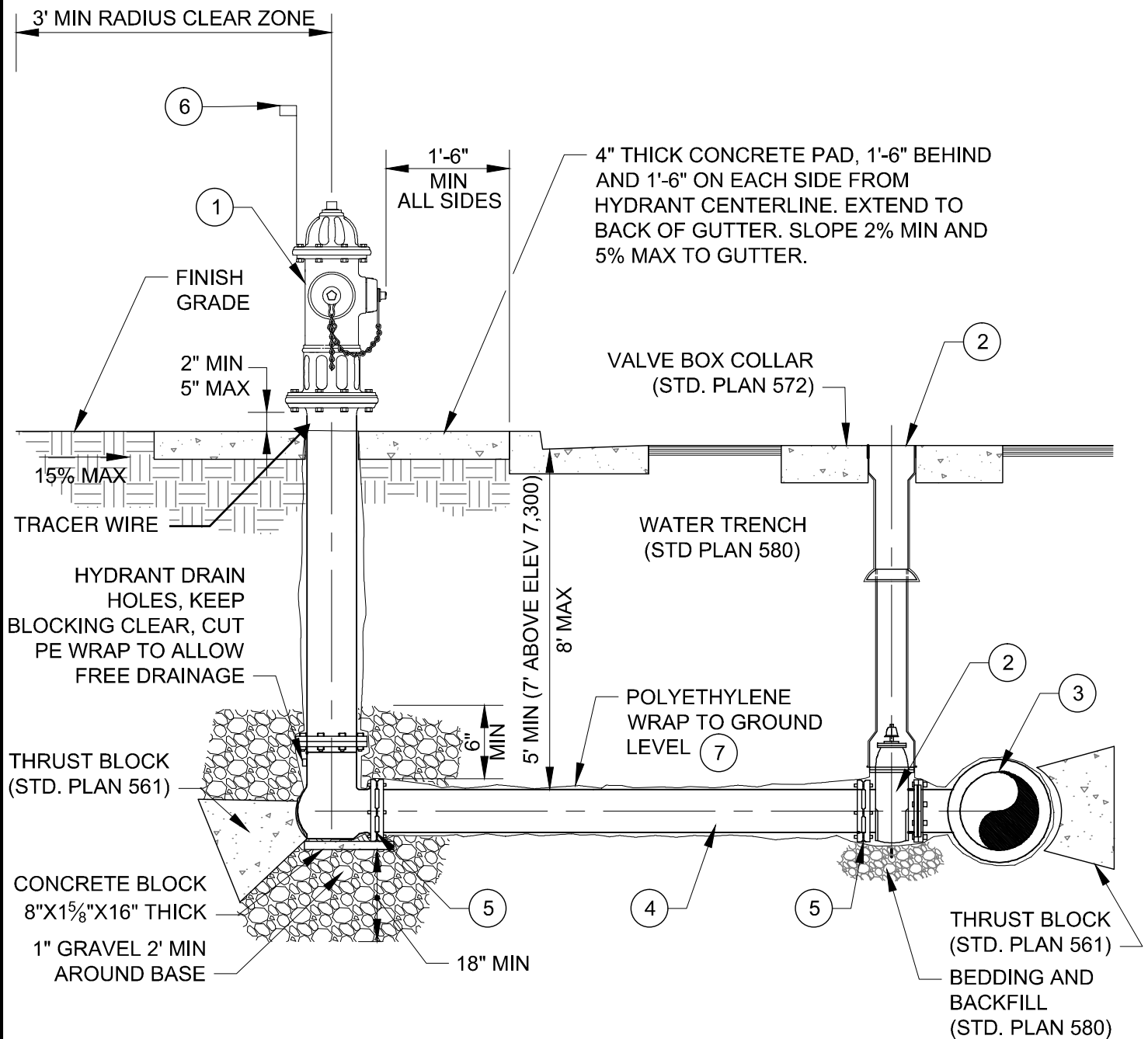
12. ALL CONSTRUCTION OF WATER SYSTEM SHALL BE CLEARLY STAKING BY THE DEVELOPER'S OR CONTRACTOR'S SURVEYOR. STAKING SHALL INCLUDE ALL BENDS, VALVES, HYDRANTS, SERVICES, METER VAULTS, AND SPECIALS. A MINIMUM OF 50-FOOT STATIONING IS REQUIRED FOR PIPELINE.
13. CHANGES TO THE APPROVED WATER PLANS, INCLUDING PIPE ALIGNMENT, SIZE, AND DEPTH AS WELL AS FITTINGS, VALVES, SERVICES, AND METER VAULT LOCATIONS SHALL BE AUTHORIZED BY THE CITY ENGINEER PRIOR TO INSTALLATION.
14. WATER SERVICE INTERRUPTION. THE FOLLOWING SHALL BE MET WITH RESPECT TO THE INTERRUPTION OF SERVICE TO CUSTOMERS INCLUDING THE SHUTDOWN OF THE EXISTING WATER SYSTEM:
 - a. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES
 - b. SCHEDULE SERVICE WORK REQUIRING WATER SERVICE INTERRUPTIONS OR SHUTDOWN OF THE EXISTING WATER SYSTEM A MINIMUM OF 96 HOURS IN ADVANCE WITH THE WATER DEPARTMENT (48HR WATER DEPARTMENT REVIEW, AND 48HR NOTIFICATION PERIOD)
 - c. LIMIT INTERRUPTIONS TO OCCUR AND BE COMPLETED ON MONDAY THRU THURSDAY, 9:00 AM TO 4:00 PM. NO INTERRUPTIONS SHALL OCCUR ON FRIDAYS, WEEKENDS, OR HOLIDAYS.
 - d. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION TO AFFECTED CUSTOMERS. CONTACT THE WATER DEPARTMENT FOR NOTIFICATION REQUIREMENTS. BE ADVISED THAT ON OCCASION VALVES IN THE EXISTING WATER SYSTEM MAY BE INOPERABLE AND MAY REQUIRE NOTIFICATION OF A LARGER AREA. IF VALVE MAINTENANCE IS REQUIRED, A SHUTDOWN DELAY OF SEVERAL DAYS SHOULD BE EXPECTED.
 - e. FOR WATER SHUTDOWNS LONGER THAN 8 HOURS, CONTRACTOR SHALL SUBMIT A TEMPORARY WATER PLAN TO KEEP ALL CUSTOMERS IN SERVICE. ALL COSTS ASSOCIATED WITH MAINTAINING SERVICE TO AFFECTED CUSTOMERS SHALL BE BORNE BY THE CONTRACTOR
 - f. CONTRACTOR SHALL HAVE ALL PERTINENT PARTS AND MATERIALS ON SITE PRIOR TO SHUTDOWN OF THE WATER SYSTEM BY THE WATER DEPARTMENT
 - g. CONSTRUCTION EXCAVATION MUST BE PREPARED AND THE WATER MAIN EXPOSED PRIOR TO SHUTDOWN OF THE WATER SYSTEM
15. EXPOSE EXISTING WATER PIPES AND VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO INSTALLING NEW IMPROVEMENTS, POTHOLE ANY AND ALL UTILITIES TO ELIMINATE POTENTIAL CONFLICTS
16. THE HORIZONTAL DISTANCE BETWEEN WATER LINES AND SANITARY SEWER LINES SHALL BE AT LEAST 10 FEET. WHERE A WATER MAIN AND SEWER MUST CROSS, THE WATER MAIN SHALL BE AT LEAST 18 INCHES ABOVE THE SEWER LINE. SEPARATION DISTANCES SHALL BE MEASURED EDGE-TO-EDGE (I.E. FROM THE NEAREST EDGES OF THE FACILITIES)
17. IF THE BASIC SEPARATION STANDARDS CANNOT BE MET, AN EXCEPTION TO THE RULE CAN BE APPLIED WITH ADDITIONAL MITIGATION MEASURES TO PROTECT PUBLIC HEALTH, IN ACCORDANCE WITH UTAH ADMINISTRATIVE CODE R309-105-6(2)(B).
18. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF THE DAY'S WORK.
19. PROVIDE ACCESS TO EXISTING MAIN LINE VALVES THROUGHOUT CONSTRUCTION. ALL VALVES MUST BE ACCESSIBLE WITHIN 24 HOURS AFTER PAVING OR COLLAR ADJUSTMENTS.
20. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.
21. WHERE JOINING EXISTING ASBESTOS CEMENT PIPE, CUT IN ACCORDANCE WITH OSHA REQUIREMENTS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS.
22. PROVIDE EXTENSIONS ON VALVE STEM TOPS HAVING OVER 5 FEET BURY. REFER TO STANDARD PLAN 570.
23. INSTALL AIR AND VACUUM VALVES PER STANDARD PLANS 574 AND 575 AT HIGH POINTS (8" DIAMETER PIPE OR LARGER) AS DEEMED NECESSARY BY THE DESIGN ENGINEER AND CITY.
24. THRUST BLOCKING IS REQUIRED ON ALL WATER MAIN AND FIRE LINES. REFER TO STANDARD PLANS 561 AND 562
25. REMOVE AND CORRECT DEFECTIVE WORK WITHIN 24 HOURS FOLLOWING WRITTEN NOTIFICATION BY THE CITY ENGINEER.
26. CONSTRUCT TEMPORARY FLUSHING VALVES/BLOW-OFF PIPING ON THE END OF NEW WATER MAINS AS REQUIRED TO MEET FLUSHING REQUIREMENTS. CONSULT WITH CITY INSPECTOR TO DETERMINE ACCEPTABLE LOCATIONS AND SIZING REQUIREMENTS. MINIMUM ACCEPTABLE FLUSHING VELOCITY FOR INITIAL FLUSH IS 6 FEET PER SECOND. DO NOT PERFORM INITIAL FLUSH THROUGH FIRE HYDRANTS.
27. ALL TYPES OF INSTALLED PIPE SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600-10
28. ALL NEW WATER MAINS OR APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651-05 OR A METHOD APPROVED BY THE DIRECTOR. THE SPECIFICATIONS SHALL INCLUDE DETAILED PROCEDURES FOR THE ADEQUATE FLUSHING, DISINFECTION AND MICROBIOLOGICAL TESTING

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	GENERAL WATER NOTES	STD. PLAN
	10/20		500.2
	REV.		

OF ALL WATER MAINS. ON ALL NEW AND EXTENSIVE DISTRIBUTION SYSTEM CONSTRUCTION, EVIDENCE OF SATISFACTORY DISINFECTION SHALL BE PROVIDED TO THE CITY INSPECTOR. SAMPLES FOR COLIFORM ANALYSES SHALL BE COLLECTED AFTER DISINFECTION IS COMPLETE AND THE SYSTEM IS REFILLED WITH DRINKING WATER. A STANDARD HETEROTROPHIC PLATE COUNT IS ADVISABLE. THE USE OF WATER FOR PUBLIC DRINKING WATER PURPOSES SHALL NOT COMMENCE UNTIL THE BACTERIOLOGICAL TESTS INDICATE THE WATER IS FREE FROM CONTAMINATION.

29. DISINFECTING, FLUSHING, AND HYDROSTATIC PLANS SHALL BE SUBMITTED TO THE CITY INSPECTOR A MINIMUM OF 5 WORKING DAYS PRIOR TO COMMENCEMENT OF ACTIVITY. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES.
30. BACKFLOW PREVENTION DEVICES MAY BE REQUIRED. IF REQUIRED, THE CITY MAY NOT SET A WATER METER UNTIL AN APPROVED AND TESTED BACKFLOW DEVICE IS INSTALLED AND INSPECTED
31. ALL BACKFLOW PREVENTERS HAVE TO BE TESTED PERIODICALLY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. A VISUAL CHECK OF AIR GAPS IS SUFFICIENT, BUT MECHANICAL BACKFLOW PREVENTERS HAVE TO BE TESTED BY A STATE CERTIFIED BACKFLOW SPECIALIST, WITH PROPERLY CALIBRATED GAUGE EQUIPMENT. TO OBTAIN A LIST OF STATE CERTIFIED TESTERS EITHER CALL US OR REFER TO THE STATE OF UTAH WEBSITE PAGE OF BACKFLOW TESTERS.
[HTTP://WWW.DRINKINGWATER.UTAH.GOV/DOCUMENTS/COMPLIANCE/BACKFLOW TECHNICIANS COMMER AVAIL.PDF](http://www.drinkingwater.utah.gov/documents/compliance/backflow_technicians_commer_avail.pdf)
32. FIRE SPRINKLER SYSTEM BOOSTER PUMPS: FIRE SPRINKLER SYSTEM PUMPS, INTEGRAL TO THE FIRE SPRINKLER PIPING, REQUIRED TO MEET FIRE SPRINKLER PRESSURE DESIGN REQUIREMENTS, ARE CONSIDERED OUTSIDE THE INTENT OF UTAH DDW REGULATION R309-550-11(3) AND DO NOT REQUIRE APPROVAL OF THE DDW IF THEIR INSTALLATION CONFORMS TO UTAH ADOPTED PLUMBING CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 D. FIRE BOOSTER PUMPS SHALL BE INSTALLED ON THE BUILDING SIDE OF THE WATER METER VAULT, OUTSIDE THE VAULT, AND SHALL BE APPROVED BY THE CITY ENGINEER, FIRE MARSHAL, AND BUILDING DEPARTMENT.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	GENERAL WATER NOTES	STD. PLAN
	10/20		500.3
	REV.		



NOTES:

1. REFER TO STD. PLAN 511-S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	FIRE HYDRANT	STD. PLAN
	10/2020		511
	REV.		
	0		

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	FIRE HYDRANT, DRY BARREL, AWWA C502	MUELLER	SUPER CENTURION 250 3-WAY A-423, 5-1/4 PUMPER NOZZLE, NATIONAL STD. OPERATING NUT (OPENS LEFT)
		CLOW	MEDALLION, 5-1/4 PUMPER NOZZLE, NATIONAL STD. OPERATING NUT (OPENS LEFT)
②	BURIED VALVE AND VALVE BOX (STD. PLAN 570), 6" GATE VALVE, NRS, FLG X MJ, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES 2360, SST BONNET BOLTS
		CLOW	MODEL 2639, SST BONNET BOLTS
③	6" DUCTILE IRON FLANGE TEE, AWWA C110		
④	HYDRANT SERVICE LINE, 6" DIAMETER DUCTILE IRON PIPE, RESTRAINED JOINTS (STD PLAN 540)		
⑤	MECHANICAL JOINT RESTRAINT OR SST TIE ROD / NUT RESTRAINTS	EBBA IRON	MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
⑥	HYDRANT MARKER, HEAVY DUTY FIBERGLASS WITH RED FLAG, TOP MOUNT, 5' LENGTH (STD.), 6' LENGTH (ABOVE 7300' ELEVATION)	POLLARD	REFLECTIVE HYDRANT MARKER MODEL P69161 (STD.) AND P69170 (ABOVE 7300') WITH FLAG MODEL P691801, OR APPROVED EQUAL
⑦	POLYETHYLENE ENCASEMENT, V-BIO ENHANCED POLYETHYLENE ENCASEMENT FILM, AWWA C105 & AWWA C703E METHOD A & C	US PIPE	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS AND VALVES

DETAIL NOTES

- LOCATE HYDRANT AS SHOWN ON THE APPROVED PLANS
- SET HYDRANT PLUMB WITH PUMPER NOZZLE FACING STREET
- ADJUST TO GRADE WITH MAXIMUM OF ONE (1) HYDRANT BARREL EXTENSION (AWWA C502)
- PROVIDE 316 STAINLESS STEEL BOLTS AND NUTS WITH ANTI-SIEZE LUBRICATION ON ALL FLANGED CONNECTIONS
- RECOAT DAMAGED OR MARRED HYDRANT COATING AFTER INSTALLATION (UV RESISTANT, HIGH GLOSS, POLYURETHANE ENAMEL COATING, FIRE HYDRANT RED)
- REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
- APPLY WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS AND ALL OTHER BURIED BOLTS, NUTS, CONNECTORS, AND COUPLINGS, AWWA C 217. (STD PLAN 534)
- CATHODICALLY PROTECT PIPE AND OR FITTINGS, WHEN EXISTING SOIL CONDITIONS REQUIRE PER SOILS ANALYSIS (STD. PLAN 534)
- HYDRANT DRAINS SHALL NOT BE CONNECTED TO, OR LOCATED WITHIN, 10 FEET OF SANITARY SEWERS. WHERE POSSIBLE, HYDRANT DRAINS SHALL NOT BE LOCATED WITHIN 10 FEET OF STORM DRAINS.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

REV.

FIRE HYDRANT

STD. PLAN

511 S

GENERAL REQUIREMENTS – WATER METER, METER VAULT, AND SERVICE LINE

REFER TO SPECIFICATIONS AND STANDARD PLANS FOR DETAILED WATER METER, METER VAULT, AND SERVICE LINE REQUIREMENTS

WATER METER & METER VAULT:

1. WATER METER AND RADIOREAD METER TRANSCIEVER UNIT (MXU) WILL BE PROVIDED BY THE CITY. ALL OTHER COMPONENTS SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER/BUILDER. PROVIDE 2 WEEKS ADVANCE NOTICE TO THE WATER DEPARTMENT FOR METER SET REQUESTS EXCEEDING FIVE METERS OR METER SIZES GREATER THAN 2 INCHES. APPROPRIATE METER APPLICATION AND PAYMENT OF FEES APPLY BEFORE THE CITY WILL SET A METER.
2. WATER METER SIZE SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO INSTALLATION OF ANY SERVICE LINE, METER VAULT, OR WATER MAIN TAP. SEE STANDARD DETAIL 594 FOR SIZING REQUIREMENTS. A 1.5" MINIMUM WATER SERVICE SIZE IS REQUIRED FROM THE MAIN LINE.
3. INSTALLATION OF A WATER METER EXCEEDING 2-INCH WILL REQUIRE CITY ENGINEER APPROVAL. THE METER AND VAULT WILL REQUIRE A FLOWRATE AND DEMAND ANALYSIS BY THE DEVELOPER / BUILDER AND A SITE SPECIFIC DESIGN.
4. INSTALLATION OF A WATER SERVICE LINE SIZE GREATER THAN 1-1/2" WILL REQUIRE CITY ENGINEER APPROVAL. THE SERVICE LINE UPGRADE REQUEST WILL REQUIRE SUBMITTAL OF A FLOWRATE AND DEMAND ANALYSIS BY THE DEVELOPER/BUILDER.
5. USE OF AN INSIDE WATER METER WILL REQUIRE CITY ENGINEER APPROVAL. INSIDE METERS SHALL BE USED ONLY FOR COMMERCIAL OR MULTI-UNIT BUILDINGS SUBJECT TO THE FOLLOWING CONDITIONS:
 - A. UNRESTRICTED ACCESS IS AVAILABLE TO WATER DEPARTMENT PERSONNEL
 - B. THE METER SHALL BE LOCATED IN A SEPARATE MECHANICAL ROOM
 - C. THE METER SHALL BE ASSOCIATED WITH FIRE PROTECTION SPRINKLER SYSTEM (FIRE STACK) PLUMBING
 - D. THE METER REQUIRES A SITE SPECIFIC DESIGN APPROVED BY THE FIRE MARSHAL, THE PARK CITY BUILDING DEPARTMENT, AND THE WATER DEPARTMENT. LAYOUT SHALL BE CONSISTENT WITH WATER STANDARD PLANS 523, 526, AND 528
 - E. A REMOTE RADIOREAD METER TRANSCIEVER UNIT (MXU) DEVICE SHALL BE INSTALLED AT A LOCATION ACCEPTABLE TO THE WATER DEPARTMENT. REFER TO NOTE 11.
6. METER VAULT LOCATION SHALL BE APPROVED BY THE CITY ENGINEER AND WATER DEPARTMENT PRIOR TO INSTALLATION OF ANY SERVICE LINE OR WATER MAIN TAP. MINIMUM REQUIREMENTS AROUND METER VAULT MUST BE MET. NO POWER, IRRIGATION, COMMUNICATION, CABLING, ECT. WITHIN METER VAULT CLEARANCE AREA.
7. LOCATE METER VAULT, WHENEVER POSSIBLE, IN LANDSCAPE AREAS. PLACEMENT WITHIN A PAVED SURFACE, DRIVEWAY OR WALKWAY, REQUIRES WRITTEN APPROVAL PRIOR TO INSTALLATION OF THE SERVICE LINE OR WATER MAIN TAP. THE METER VAULT SHALL BE PLACED AT THE PUBLIC RIGHT OF WAY LINE. IN THE ABSENCE OF A PUBLIC R-O-W LINE, THE METER VAULT SHALL BE LOCATED WITHIN A DEDICATED EASEMENT AND A MAXIMUM OF FIVE FEET BEHIND THE CURB AND GUTTER OR SIDEWALK AS APPLICABLE.
8. EXTEND THE SERVICE LINE STUB ON THE CUSTOMER SIDE TO 5 FEET BEYOND THE METER VAULT WITH METER VAULT CONSTRUCTION. INSTALL END CAP AND MARKER ON SERVICE LINE TERMINATION.
9. LOCATE METER VAULT TO PROVIDE CONVENIENT, SAFE, AND UNINHIBITED ACCESS FROM A PUBLIC ROW OR WATER EASEMENT. NO FENCES SHALL BE LOCATED BETWEEN THE ROW/EASEMENT LINE AND THE METER VAULT. NO OBSTRUCTIONS OR UTILITIES SHALL BE LOCATED WITHIN 3 FEET OF THE OUTSIDE WALL OF THE METER VAULT. NO BUSHES, SHRUBS, OR PLANTS SHALL BE WITHIN 2 FEET OF THE METER LID AND NO TREES SHALL BE PLANTED SUCH THAT THE DRIP LINE AT MATURITY WILL BE WITHIN 3 FEET OF THE METER LID.
10. SET METER VAULT SET FLUSH WITH THE FINAL LANDSCAPE OR PAVEMENT GRADE. IF THE GROUND IS NOT TO FINAL GRADE AT THE TIME OF THE METER INSTALLATION OR INSPECTION, ADJUST METER VAULT WHEN FINAL GRADE IS ESTABLISHED AND ADJUST THE METER SETTER TO MEET REQUIRED

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	GENERAL REQUIREMENTS METER, METER VAULT, AND SERVICE LINE	STD. PLAN
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VAULT DIMENSIONS. REFERENCE STANDARD PLANS 592 AND 593 FOR METER VAULT GRADING REQUIREMENTS.

11. IN MOST CASES THE METER TRANSCEIVER UNIT (MXU) DEVICE WILL MOUNT THROUGH THE METER VAULT LID. IF METER LOCATION DOES NOT PERMIT A CLEAR RELIABLE MXU DEVICE RADIO SIGNAL TO CITY FACILITIES, A REMOTE MXU DEVICE WILL BE REQUIRED. THE REMOTE MXU DEVICE WILL BE INSTALLED BY THE CITY, AT A LOCATION DETERMINED BY THE CITY, AT THE TIME OF THE METER INSPECTION. IN MOST CASES THE REMOTE MXU DEVICE WILL BE INSTALLED ON THE OUTSIDE OF THE BUILDING FACING A PUBLIC STREET. PROVIDE CONDUIT AND SIGNAL WIRE FROM METER VAULT TO REMOTE MXU DEVICE LOCATION, REFERENCE STANDARD PLAN 530. FOR DEVELOPMENT PROJECTS, A SIGNAL PROPAGATION STUDY AND INSTALLATION OF A NEW REPEATER STATION AT THE DEVELOPER'S EXPENSE MAY BE REQUIRED.
12. IF REPLACING METER VAULT, PROTECT EXISTING METER AND MXU DEVICE, TAG OR LEAVE IN VAULT. CONTACT PARK CITY WATER DEPARTMENT PRIOR TO REMOVING OR REPLACING METER.
13. PROTECT METER VAULT AND MXU DEVICE THROUGHOUT CONSTRUCTION.
14. A WATER METER WILL NOT BE SET BY THE CITY UNTIL THE METER VAULT AND SERVICE LINE ARE IN COMPLIANCE WITH THE MOST CURRENT VERSION OF THE ENGINEERING STANDARDS, STANDARD DRAWINGS, AND APPROVED PROJECT DRAWINGS, A METER INSPECTION HAS BEEN PERFORMED AND DEFICIENCIES CORRECTED, AND ALL APPLICABLE FEES PAID.
15. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371.
16. PROVIDE COMPRESSION STYLE FITTINGS AND VALVES. FLARED STYLE CONNECTIONS ARE NOT ALLOWED.

SERVICE LINE:

1. ROUTE SERVICE LINES AT A 90 DEGREE ANGLE TO THE FRONT PROPERTY/R-O-W/EASEMENT LINE FROM THE WATER MAIN. AVOID ROUTING SERVICE LINES UNDER DRIVEWAYS.
2. MAINTAIN 5 FEET OF HORIZONTAL SEPARATION BETWEEN TAP LOCATION AND UTILITY CROSSINGS.
3. DUCTILE IRON WATER MAIN: MAINTAIN 2 FEET SEPARATION BETWEEN SERVICE LINE TAP AND ALL MAIN LINE FITTINGS, VALVES, PIPE JOINTS, AND OTHER SERVICE TAPS.
4. PVC WATER MAIN: MAINTAIN 3 FEET SEPARATION BETWEEN SERVICE LINE TAP AND ALL MAIN LINE FITTINGS, VALVES, PIPE JOINTS, AND OTHER SERVICE TAPS.
5. WATER SERVICE LINE SHALL BE CONTINUOUS. NO BENDS, FITTINGS, COUPLERS, OR CONNECTIONS, ARE PERMITTED BETWEEN WATER MAIN CORPORATION STOP AND THE METER VAULT CURB VALVE.
6. PROVIDE COMPRESSION STYLE VALVES FITTINGS. FLARED STYLE CONNECTIONS ARE NOT ALLOWED.
7. METER VAULTS AND SERVICE LINES MUST BE INSPECTED BY THE CITY PRIOR TO BACKFILLING, UNLESS SPECIFIC PRIOR APPROVAL IS PROVIDED BY THE CITY.
8. TAPPING NEW CONSTRUCTION WATER MAIN: NOTIFY AND SECURE INSPECTION OF INSTALLATION BY CITY ENGINEER PRIOR TO TAPPING WATER MAIN. PROVIDE TAPPING "COUPON" TO CITY INSPECTOR
9. TAPPING EXISTING WATER MAIN: NOTIFY AND SECURE INSPECTION OF INSTALLATION BY WATER DEPARTMENT 48 HOURS PRIOR TO TAPPING WATER MAIN. PROVIDE TAPPING "COUPON" TO CITY INSPECTOR
10. SERVICES LINES LARGER THAN 2-INCH DIAMETER SHALL MEET WATER MAIN REQUIREMENTS.
11. ALL BRASS AND BRONZE PIPE, FITTINGS, AND VALVES SHALL MEET LOW LEAD COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH ANSI/ASTM 371
12. DISINFECT ALL NEW WATER SERVICES AND APPURTENANCES IN ACCORDANCE WITH AWWA STANDARD C651-05, THE SPECIAL REQUIREMENTS OF THE *PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DETAILS*, AND THE *PARK CITY WATER SYSTEM FIELD OBSERVATION GUIDELINES*. DISINFECTING, FLUSHING, AND HYDROSTATIC PLANS SHALL BE SUBMITTED TO THE CITY INSPECTOR A MINIMUM OF 5 WORKING DAYS PRIOR TO COMMENCEMENT OF ACTIVITY. CONTRACTOR SHALL NOT OPERATE EXISTING WATER VALVES.
13. TRACER WIRE IS REQUIRED FROM WATER MAIN TO METER VAULT.
14. ALL BURIED FITTINGS SHALL BE WAXED TAPED (CORPORATION STOPS, SADDLES, ECT.)
15. NO IRRIGATION CONNECTIONS ARE ALLOWED WITHIN METER VAULT

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	GENERAL REQUIREMENTS METER, METER VAULT, AND SERVICE LINE	STD. PLAN
	10/2020		520.2
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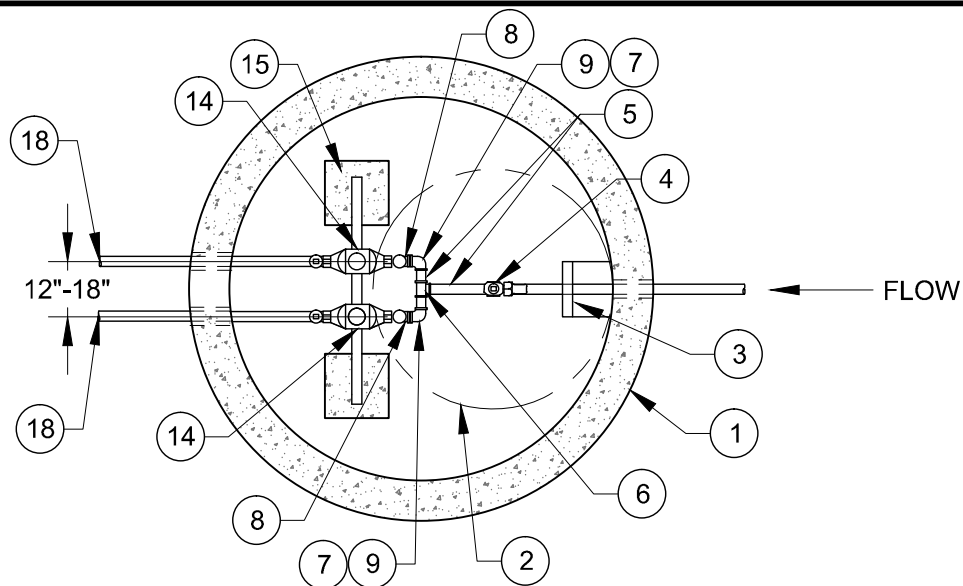
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	METER VAULT FRAME AND COVER (STD. PLAN 529)		
②	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 530)		
③	24" DIAMETER METER VAULT PAVED AREAS: REINF. CONCRETE PIPE LANDSCAPE AREAS: CORRUGATED DUAL-WALL HDPE PIPE	HDPE PIPE: ADS	HDPE: MEGA GREEN N-12, OR APPROVED EQUAL
④	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	iPERL
⑤	3/4" METER YOKE	MUELLER	5/8"x3/4"x9" B2410N-6AN
		FORD	5/8"x3/4" VBHC72-9W-11-33-NL
	1" METER YOKE	MUELLER	1"x12" B2410N-6AN
		FORD	1" VBHC74-12W-11-33-NL
⑥	3/4" OR 1" METER YOKE END CONNECTION	MUELLER	MULTI X M.I.P, H-14223N
		FORD	3/4" OR 1" CLOSE BRASS NIPPLE
⑦	1-1/2" X 3/4" OR 1" BRONZE BUSHING		
⑧	1-1/2" CURB VALVE, F.I.P. X CTS (INLET)	MUELLER	B-25172N
		FORD	B41-66Q
⑨	1-1/2" CONNECTION, F.I.P. X CTS (OUTLET)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	END CAP AND MARKER, CTS X F.I.P. (OUTLET)	MUELLER	H-15451N AND H-10035N
⑪	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		

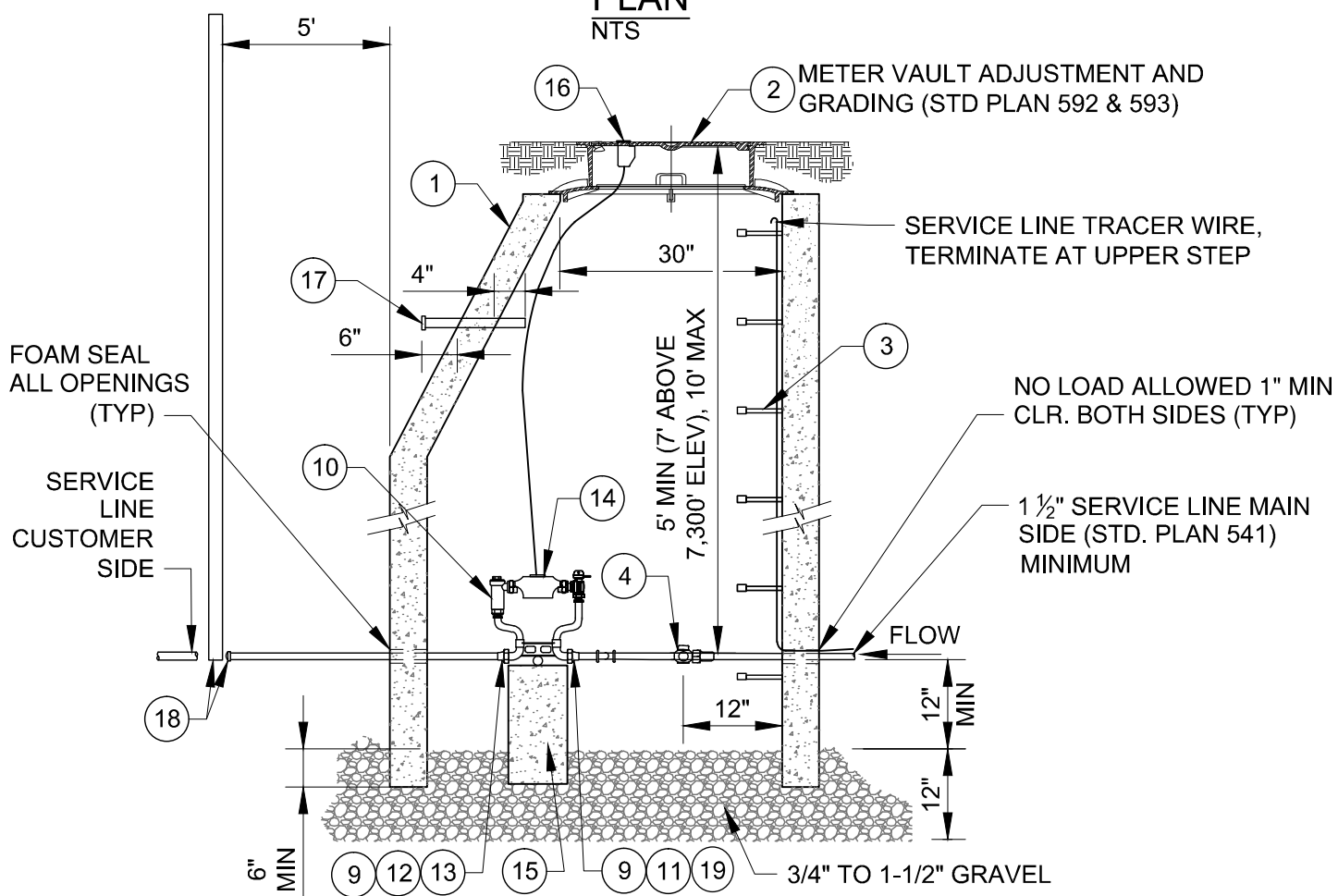
DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS
3. WAX TAPE ALL BURIED FITTINGS (CORP STOP, SADDLE, ECT.)
4. TRACER WIRE FROM WATER MAIN TO METER VAULT

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3/4" and 1" SINGLE METER OUTSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
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PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 522 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
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**3/4" AND 1" DUAL METERS
OUTSIDE SETTING**

STD. PLAN

522

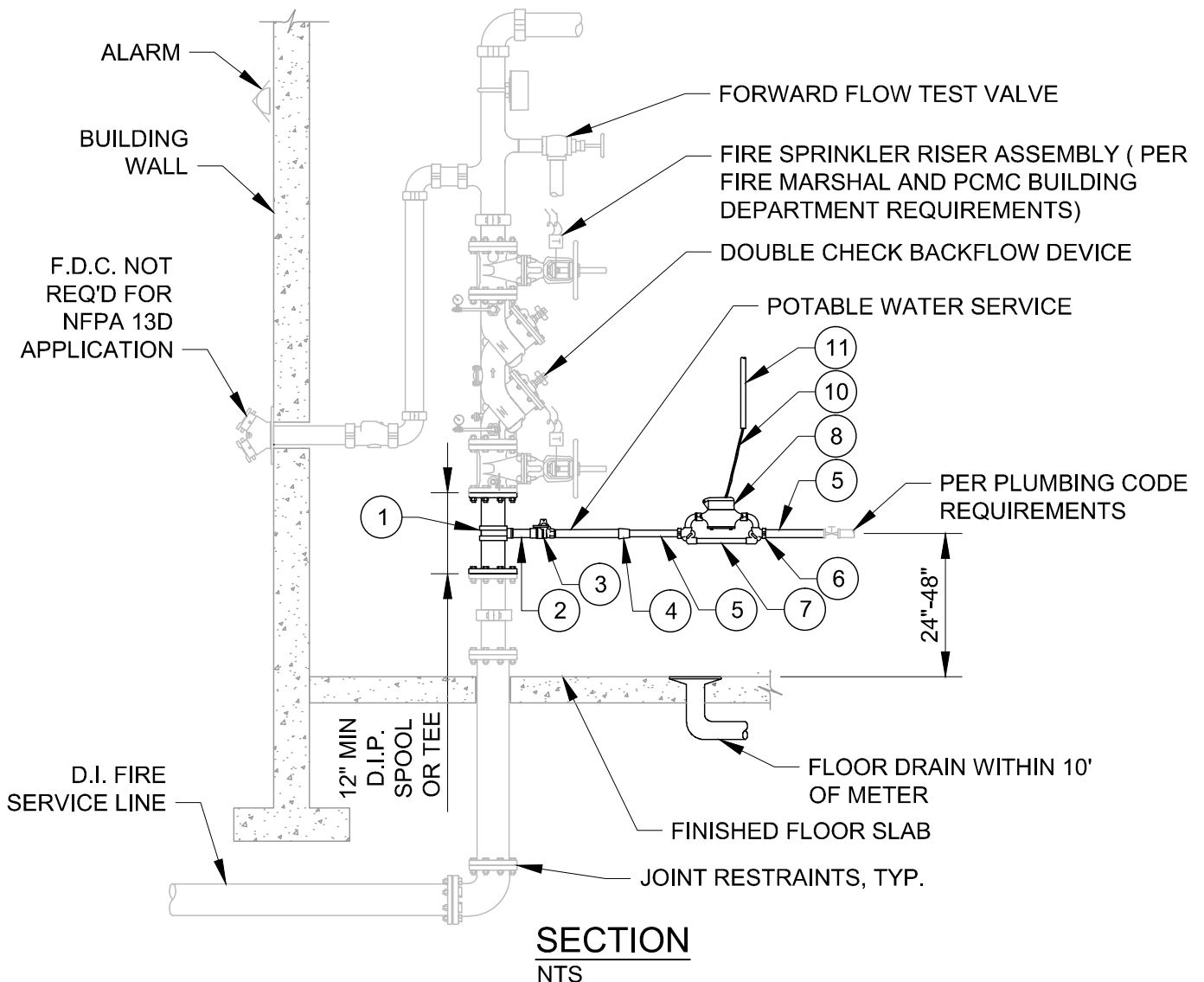
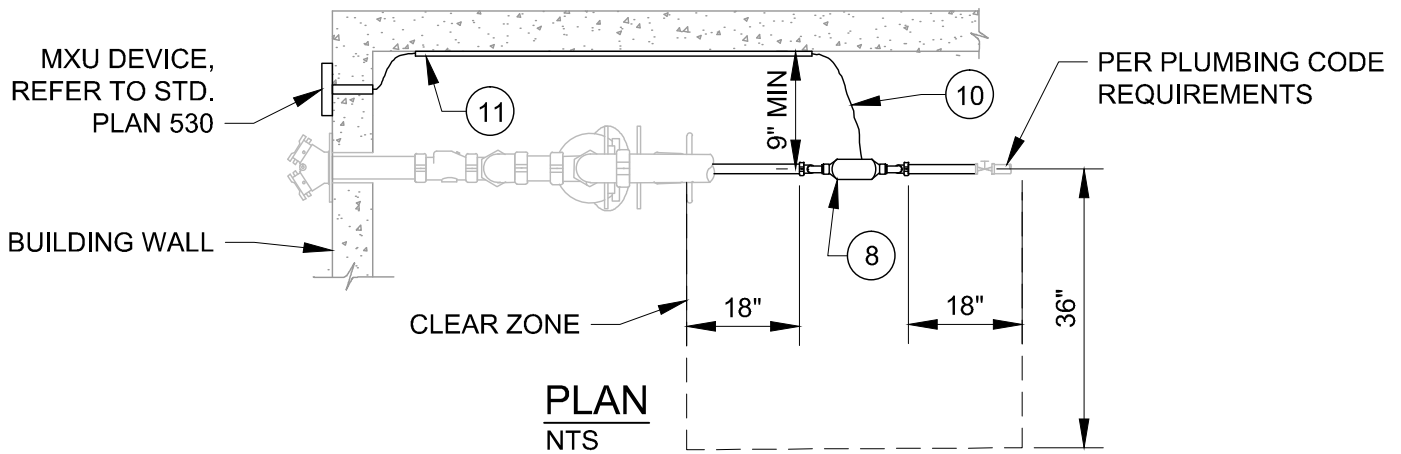
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	4' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'D EQUAL	PS2-PFDF
④	1-1/2" CURB VALVE	MUELLER	B-25172N
		FORD	B41-666Q
⑤	1-1/2" DIA. BRASS NIPPLE X 6" LENGTH, M.I.P.		
⑥	1-1/2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	1-1/2" BRONZE 90° ELBOW, F.I.P., THREADED (2 EA)		
⑧	1-1/2" BRASS NIPPLE X 4" LENGTH, M.I.P. (2 EA)		
⑨	BRONZE BELL REDUCER REQ'D (2 EA) 3/4" YOKE: 1-1/2" X 3/4" 1" YOKE: 1-1/2" X 1" DIA.		
⑩	3/4" METER YOKE (2 EA)	MUELLER	5/8"x3/4"x9" B2404N-6AN
		FORD	5/8"x3/4" VBHC72-9W-11-33-NL
	1" METER YOKE (2 EA)	MUELLER	1"x12" B2404N-6AN
		FORD	1" VBHC74-12W-11-33-NL
⑪	3/4" OR 1" METER YOKE END CONNECTIONS (2 EA)	MUELLER	MULTI X M.I.P., H-14223N
		FORD	3/4" OR 1" CLOSE BRASS NIPPLE
⑫	1-1/2" x 3/4" OR 1" BRONZE BUSHING (OUTLET) (2 EA)		
⑬	1-1/2" CONNECTION, F.I.P. X CTS (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑭	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	iPERL
⑮	PIPE SUPPORTS, GALVANIZED PIPE SUPPORT ROD AND (2) 16"x8"x8" CMU BLOCK		
⑯	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑰	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑱	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)	MUELLER	H-15451N AND H-10035N
⑲	3/4" OR 1" UNIONS (2 EA)		

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTION
3. USE PIPE DOPE OR TEFLON TAPE ON THREADED FITTINGS
4. WAX TAPE ALL BURIED FITTINGS. TRACER WIRE REQUIRED FROM WATER MAIN TO METER

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3/4" and 1" DUAL METER OUTSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
			522 S



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 523 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

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REV.

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**3/4" AND 1" METER
INSIDE SETTING**

STD. PLAN

523

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	1" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, CC THREADS
		FORD	STYLE 202B, CC THREADS
②	1" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P.		
③	1" CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
④	1" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P. AND BRONZE BELL REDUCER, 1" X 3/4" DIA. (REQ'D FOR 3/4" METER YOKE ONLY)		
⑤	3/4" OR 1" DIA. COPPER PIPING AND FITTINGS, AS REQ'D PER SITE SPECIFIC LAYOUT		
⑥	3/4" OR 1" METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P, H-14222N
⑦	3/4" METER YOKE (STRAIGHT LINE INLET AND OUTLET)	MUELLER	5/8"x3/4"x7" B-2418-6AN
		FORD	5/8"x3/4" LSVH11-233W-NL
	3/4" METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	5/8"x3/4"x10" B-2448-6AN
		FORD	5/8"x3/4" LSVH11-233W-NL
	1" METER YOKE (STRAIGHT LINE INLET AND OUTLET)	MUELLER	1" VBHC84-12W-11-44-NL
		FORD	1" LSVH11-444W-NL
	1" METER YOKE (VERTICAL INLET AND OUTLET)	MUELLER	1"x12" B-2448-6AN
		FORD	1" KHVBHC-4-FP-NL
⑧	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	iPEARL
⑨	PIPE SIZE BRASS NIPPLE AND CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
⑩	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑪	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		



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**3/4" and 1" METER
INSIDE SETTING**

STD. PLAN

523 S.1

DETAIL NOTES

1. USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.
2. FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY THE FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
4. CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.
5. CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9" MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING
18" CLEAR ON EACH SIDE OF METER ASSEMBLY
36" CLEAR IN FRONT OF METER ASSEMBLY
6. LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.
7. PROVIDE ISOLATION (CURB) VALVES AT METER INLET AND OUTLET
8. FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN CURB VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL CURB VALVES LOCATED PRIOR TO AND AFTER METERS.
9. PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.
10. PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS "POTABLE WATER".
11. PROVIDE PIPE ANCHORAGE TO SUPPORT METER YOKE AND ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.
12. PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFERENCE WATER STANDARD PLANS 520 AND 530.
13. PROVIDE 1/2" EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET
14. INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION
15. REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

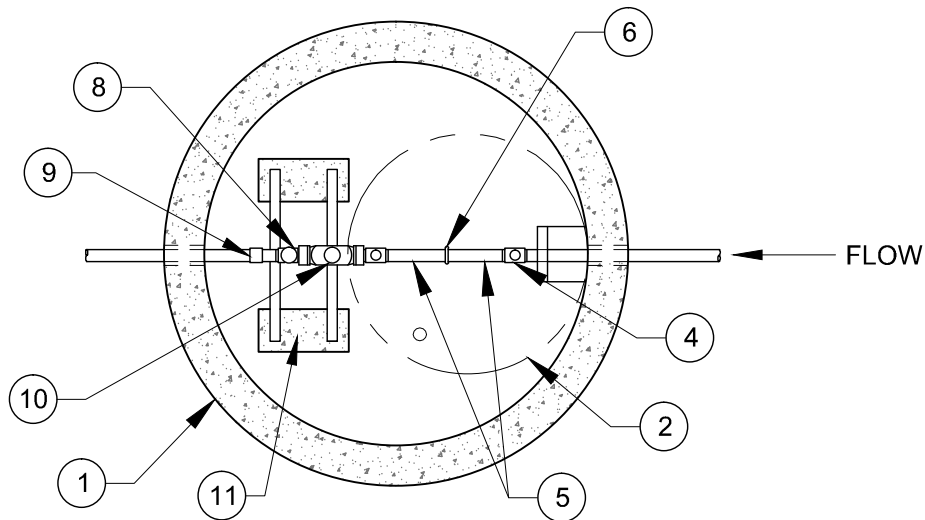
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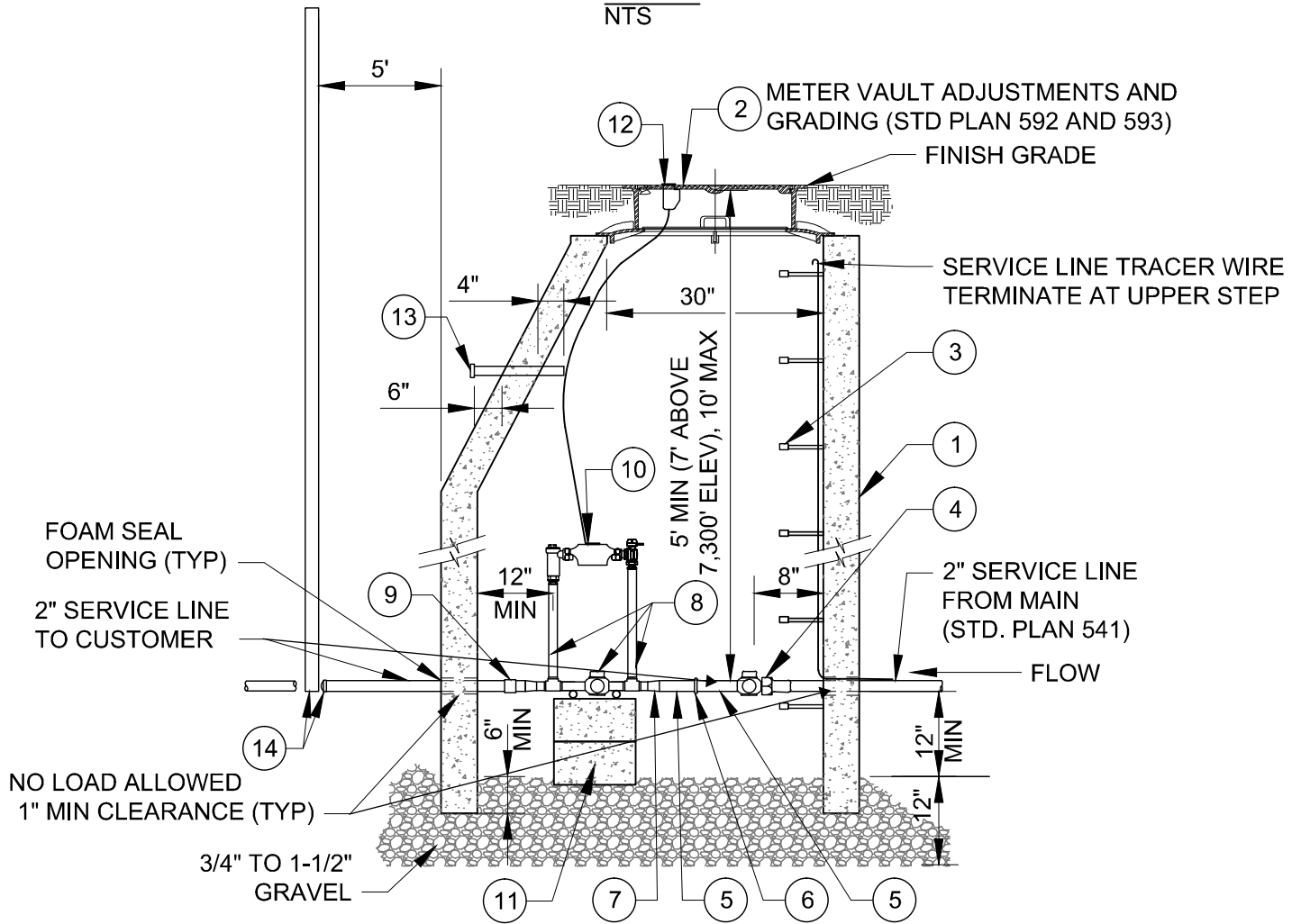
**3/4" and 1" METER
INSIDE SETTING**

STD. PLAN

523 S.2



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 524 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

05/2014

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**1-1/2" AND 2" SINGLE METER
OUTSIDE SETTING**

STD. PLAN

524

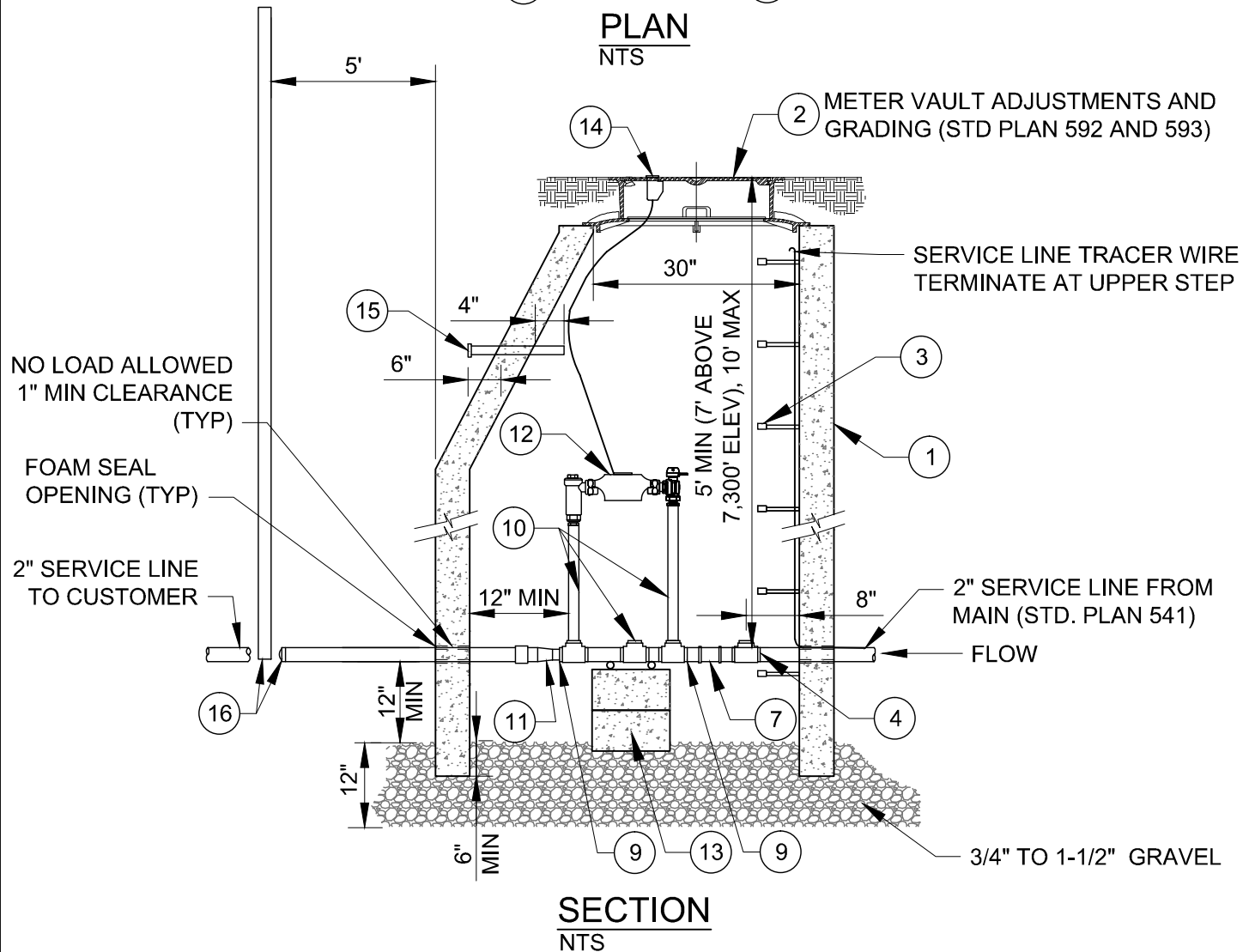
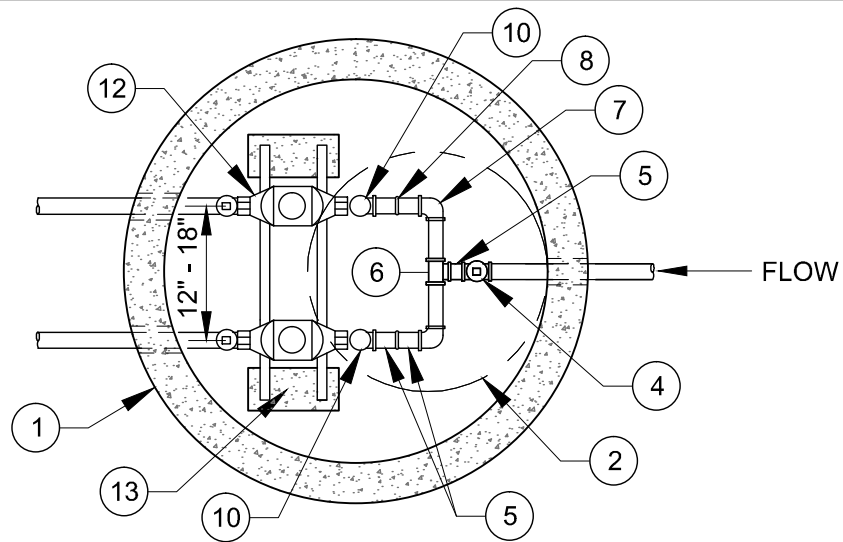
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
⑥	2" BRONZE UNION, F.I.P., THREADED		
⑦	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
⑧	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
⑨	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE x 4" LENGTH (OUTLET); 1-1/2" YOKE ONLY: ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑩	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑪	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑭	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
			524 S



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 525 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

05/2014

REV.

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1-1/2" DUAL METERS
OUTSIDE SETTING

STD. PLAN

525

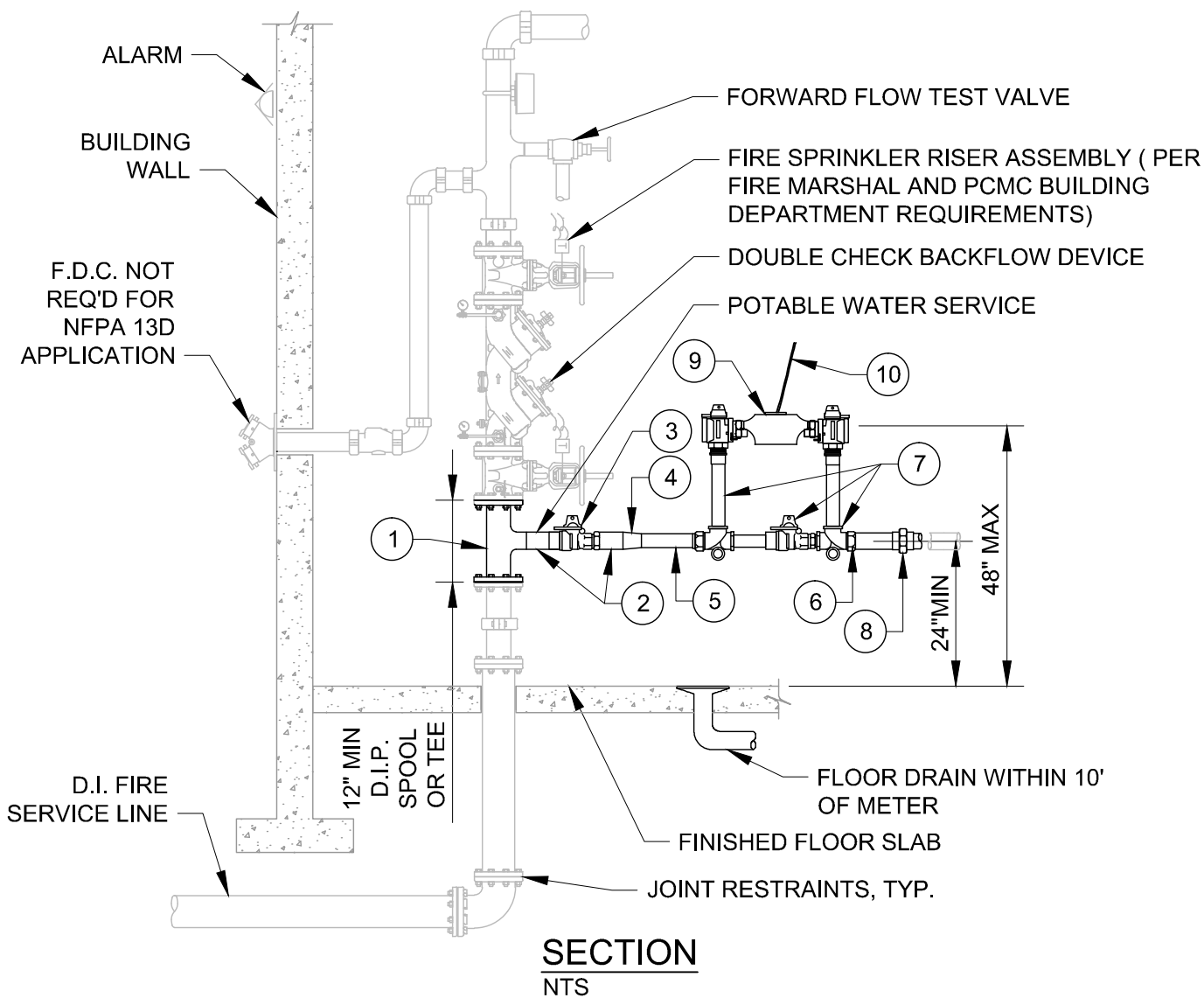
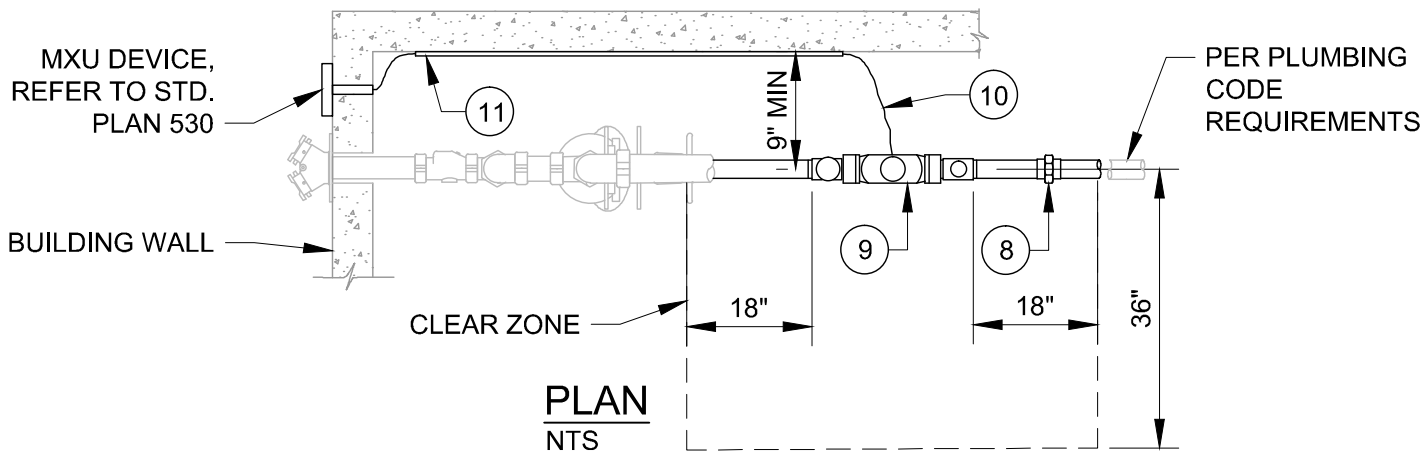
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
		FORD	B11-777Q
⑤	2" DIA. BRASS NIPPLE x 3" LENGTH, M.I.P. (5 EA)		
⑥	2" DIA. BRONZE TEE, F.I.P., THREADED		
⑦	2" BRONZE 90° ELBOW, F.I.P., THREADED (2 EA)		
⑧	2" BRONZE UNION, F.I.P., THREADED (2 EA)		
⑨	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (2 EA)		
⑩	1-1/2" METER YOKE (2 EA) COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
⑪	2" CONNECTION, F.I.P. x CTS; 2" BRASS NIPPLE x 4" LENGTH; 2"x1-1/2" BRONZE BELL REDUCER; AND 1-1/2" CLOSE BRASS NIPPLE (OUTLET) (2 EA)	MUELLER	H-15451N
		FORD	C-14-66-G-NL
⑫	METER, SUPPLIED AND INSTALLED BY PCMC (2 EA)	SENSUS	OMNI
⑬	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑭	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑮	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑯	END CAP AND MARKER, CTS X F.I.P. (OUTLET) (2 EA)		H-15451N AND H-10035N

DETAIL NOTES

1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	1-1/2" DUAL METERS OUTSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
			525 S



NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 526 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

05/2014

REV.

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**1-1/2" AND 2" METER
INSIDE SETTING**

STD. PLAN

526

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON TEE OR 2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, FIP THDS
		FORD	STYLE 202B, FIP THDS
②	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P.		
③	2" CURB VALVE, F.I.P. X F.I.P.	MUELLER	B-20283N
		FORD	B11-777Q
④	2" DIA. BRASS NIPPLE x 2" LENGTH, M.I.P. AND BRONZE BELL REDUCER, 2" X 1-1/2" DIA. (REQ'D FOR 1-1/2" YOKE ONLY)		
⑤	1-1/2" OR 2" DIA. BRASS NIPPLES AND BRASS FITTINGS OR COPPER PIPING AND FITTINGS, AS REQ'D PER SITE SPECIFIC LAYOUT		
⑥	1-1/2" OR 2" METER YOKE END CONNECTIONS	MUELLER	MULTI X F.I.P., H-14222N
⑦	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x12" B2423-2-01N (WITH BYPASS) 1-1/2"x12" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-12B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-12-11-66-NL (WITHOUT BYPASS)
	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS	MUELLER	2"x12" B2423-2-01N (WITH BYPASS) 2"x12" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-12B-11-77-NL (WITH BYPASS) 2" VBHH77-12-11-77-NL (WITHOUT BYPASS)
⑧	PIPE SIZE BRASS NIPPLE AND BRONZE UNION, F.I.P., THREADED		
⑨	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑩	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑪	EMT CONDUIT FOR MXU WIRING, AS REQUIRED		



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

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**1-1/2" and 2" METER
INSIDE SETTING**

STD. PLAN

526 S.1

DETAIL NOTES

1. USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.
2. FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
4. CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.
5. CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9" MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING
18" CLEAR ON EACH SIDE OF METER ASSEMBLY
36" CLEAR IN FRONT OF METER ASSEMBLY
6. LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.
7. PROVIDE ISOLATION (CURB) VALVES AT METER INLET AND OUTLET
8. FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN CURB VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL CURB VALVES LOCATED PRIOR TO AND AFTER METERS.
9. PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.
10. PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS "POTABLE WATER".
11. PROVIDE PIPE ANCHORAGE TO SUPPORT METER YOKE AND ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.
12. PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFER TO WATER STANDARD PLANS 520 AND 530.
13. PROVIDE 1/2" EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET.
14. INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION
15. REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS



PARK CITY MUNICIPAL CORPORATION
WATER

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**1-1/2" and 2" METER
INSIDE SETTING**

STD. PLAN

526 S.2



- 
- PARK CITY

527

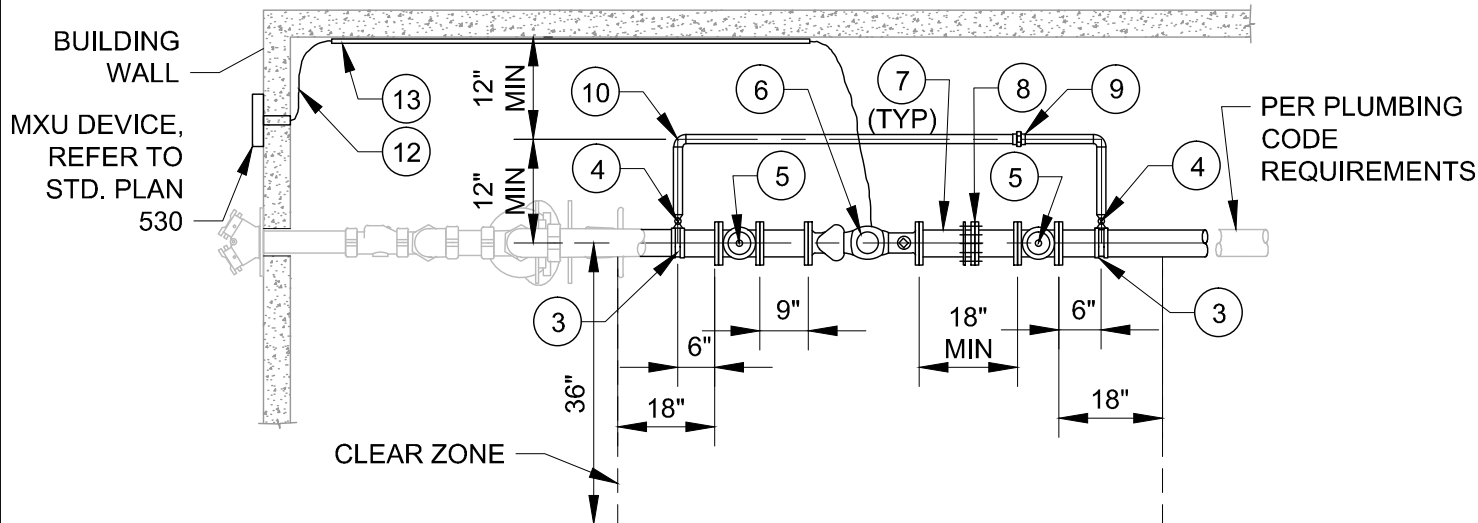
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, F.I.P. THREADS
		FORD	202B SERIES, F.I.P. THREADS
②	GATE VALVE, PIPE SIZE, NRS, FLANGED, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES A-2360
		CLOW	MODEL 2639
③	DUCTILE IRON PIPE SPOOL (2), FLG X PE		
④	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑤	PRECAST CONCRETE VAULT, HS20 RATED		
⑥	2" BRONZE BALL VALVE WITH LOCKING HANDLE, F.I.P., THREADED, 300 PSI RATED	FORD	B11-777Q
⑦	DISMANTLING JOINT	ROMAC	DJ400 OR APPV'D EQUAL
⑧	2" DIA. COPPER 90° ELBOW, SOLDERED, OR BRONZE, F.I.P., THREADED		
⑨	2" DIA. BRONZE UNION, F.I.P., THREADED		
⑩	2" COPPER PIPE, TYPE K, OR BRASS NIPPLE		
⑪	DUCTILE IRON PIPE SPOOL, 9" LENGTH, FLG X FLG		
⑫	DUCTILE IRON PIPE SPOOL, FLG X PE		
⑬	AFTER PIPING INSTALLATION CORE DRILL 6" DIA. HOLE IN VAULT LID DIRECTLY ABOVE GATE VALVES		
⑭	VALVE BOX, FASTEN VALVE BOX TO VAULT WITH TWO EPOXIED ALL-THREAD ROD/NUT OR SST EXP ANCHOR	D & L SUPPLY	M-8065 AND M-8048 TO M-8053
		HILTI	3/8" DIA. ROD SST 316, OR KWIK BOLT 3 3/8"x3" SS316
⑮	THRUST RESTRAINTS	EBBA IRON	MEGALUG SERIES 1100
⑯	POLYPROPYLENE ENCASED GRADE 60 STL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APPV'D EQUAL	PS2-PFDF
⑰	METER VAULT FRAME AND COVER (STD. PLAN 529)		
⑱	PIPE SUPPORTS, 5 REQ'D (STD. PLAN 533)		
⑲	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		

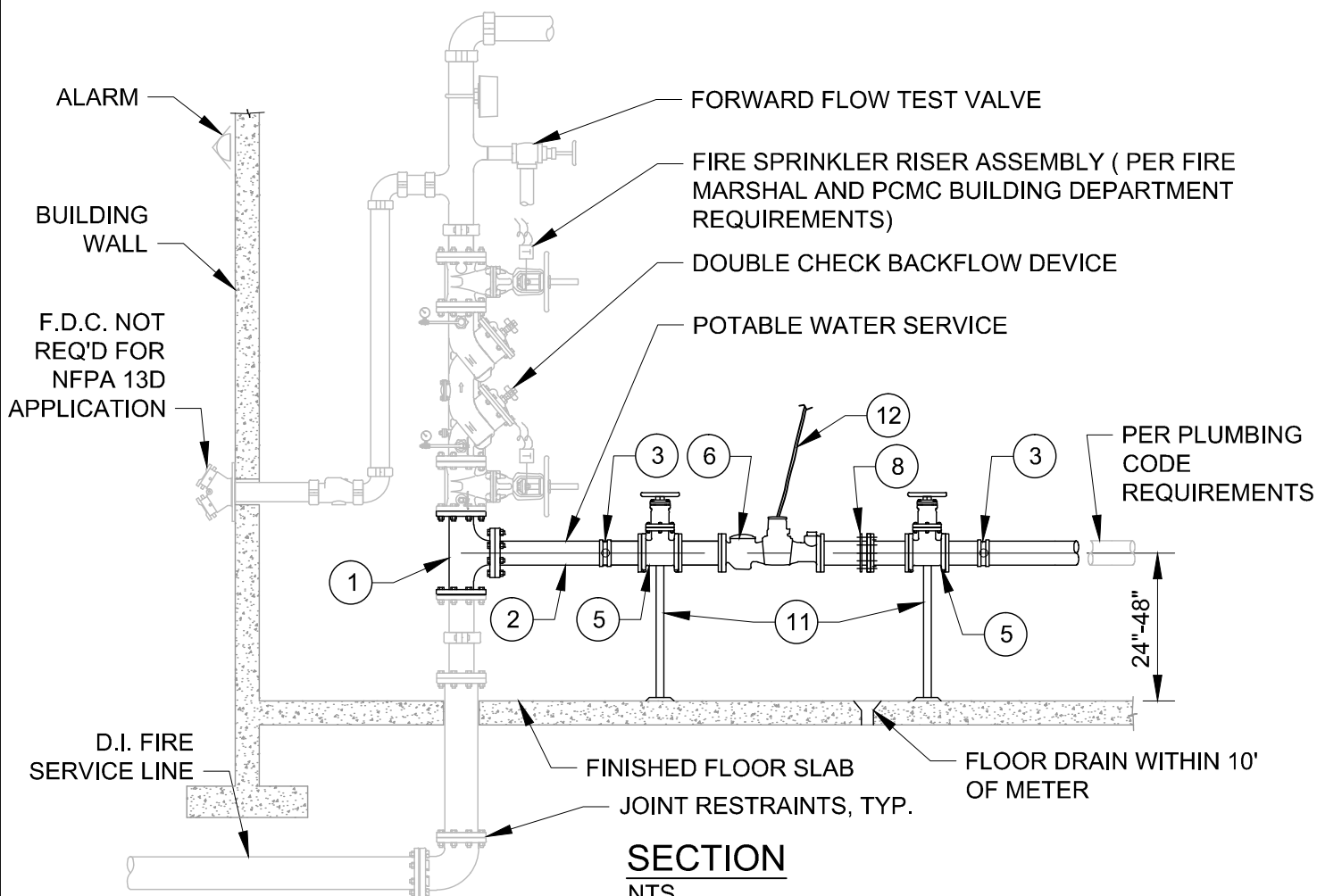
DETAIL NOTES

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS – METER, METER VAULT, AND SERVICE LINE
2. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
3. SST FASTENERS REQUIRED ON ALL FITTINGS
4. NO BYPASS ALLOWED FOR IRRIGATION METERS
5. NO SERVICE LINE REDUCERS OR BENDS WITHIN 5' OF VAULT
6. COORDINATE METER SIZE AND LENGTH WITH CITY PRIOR TO ORDERING MATERIALS
7. REFER TO STD. PLANS 592 AND 593 FOR MANHOLE ADJUSTMENT AND GRADING REQUIREMENTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	3" AND LARGER METER OUTSIDE SETTING	STD. PLAN
	10/2020		
	REV.		
			527 S



PLAN
NTS



SECTION
NTS

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. REFER TO STD. PLAN 528 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

05/2014

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**3" AND LARGER METER
INSIDE SETTING**

STD. PLAN

528

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON TEE, FLG., PRESSURE CLASS 350, CEMENT-MORTAR LINED, ASPHALTIC INTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE PACIFIC STATES	
		U.S. PIPE PACIFIC STATES	
②	DUCTILE IRON PIPE SPOOL, FLG. X FLG., 3" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT-MORTAR LINED, ASPHALTIC INTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE PACIFIC STATES	
③	2" BRONZE SERVICE SADDLE, DOUBLE STRAP	MUELLER	BR2B SERIES, FIP THDS
		FORD	STYLE 202B, FIP THDS
④	2" BRONZE BALL VALVE WITH LOCKING HANDLE, F.I.P., THREADED, 300 PSI RATED, LEAD FREE	FORD	B11-777Q
⑤	GATE VALVE, PIPE SIZE, NRS WITH HANDWHEEL, FLANGED, 2" SQ. OPERATING NUT, AWWA C509	MUELLER	SERIES A-2360
		CLOW	MODEL 2639
⑥	METER, SUPPLIED AND INSTALLED BY PCMC	SENSUS	OMNI
⑦	DUCTILE IRON PIPE SPOOL (2), FLG X PE		
⑧	DISMANTLING JOINT, WITH RESTRAINING BOLTS	ROMAC	DJ400 OR APPV'D EQUAL
⑨	2" BRONZE UNION, F.I.P., THREADED, LEAD FREE		
⑩	2" COPPER PIPE, TYPE K, WITH COPPER 90° ELBOW, SOLDERED, OR BRASS NIPPLE BRONZE, F.I.P., WITH THREADED 90° ELBOW (NO GALVANIZED MATERIALS)		
⑪	PIPE SUPPORTS, 2 REQ'D ON MAIN SERVICE LINE AND 2 REQ'D ON BYPASS SERVICE		
⑫	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑬	1/2" EMT CONDUIT FOR MXU WIRING, AS REQUIRED		



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

REV.

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**3" AND LARGER METER
INSIDE SETTING**

STD. PLAN

528 S.1

DETAIL NOTES

1. USE OF AN INSIDE WATER METER REQUIRES CITY ENGINEER APPROVAL. REFERENCE WATER STANDARD PLAN 520 FOR APPLICABLE CONDITIONS.
2. FIRE SPRINKLER RISER WITH POTABLE WATER SERVICE: A SITE SPECIFIC DESIGN IS REQUIRED. THE FIRE PROTECTION SPRINKLER SYSTEM AND POTABLE WATER SYSTEM DESIGN SHALL BE APPROVED BY THE FIRE MARSHAL AND THE PARK CITY BUILDING DEPARTMENT. THE POTABLE WATER SERVICE CONNECTION AND METER ASSEMBLY DESIGN SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT AND THE CITY ENGINEER. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. BACKFLOW PREVENTION: PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
4. CONNECTIONS TO THE WATER SYSTEM ARE NOT PERMITTED PRIOR TO THE POTABLE WATER METER ASSEMBLY OR THE FIRE SPRINKLER RISER BACKFLOW ASSEMBLY. THIS INCLUDES OUTSIDE IRRIGATION SUPPLY.
5. CLEARANCES: PROVIDE ADEQUATE CLEARANCES FROM FIRE RISER AND AROUND WATER METER ASSEMBLY. MAINTAIN: 9" MINIMUM FROM WALL TO FACE OF POTABLE WATER PIPING
18" CLEAR ON EACH SIDE OF METER ASSEMBLY
36" CLEAR IN FRONT OF METER ASSEMBLY
6. LOCATE METER ASSEMBLY TWO (2) TO FOUR (4) FEET ABOVE THE FLOOR. POSITION METER HORIZONTAL WITH DIAL POINTING UP.
7. VERIFY METER LAY LENGTH WITH WATER DEPARTMENT PRIOR TO INSTALLING PIPING
8. PROVIDE ISOLATION VALVES AT METER INLET AND OUTLET
9. FOR MULTIPLE METERS PROVIDE A MANIFOLD WITH A MAIN VALVE PRIOR TO THE MANIFOLD AND INDIVIDUAL VALVES LOCATED PRIOR TO AND AFTER METERS.
10. PROVIDE A FLOOR DRAIN IN THE FIRE RISER ROOM WITHIN 10 FEET OF THE WATER METER LOCATION.
11. PROVIDE PIPE LABELS ON THE POTABLE WATER LINE BETWEEN THE FIRE RISER AND THE WATER METER DESIGNATING PIPE AS "POTABLE WATER".
12. PROVIDE PIPE ANCHORAGE TO SUPPORT METER ASSEMBLY INDEPENDENT OF THE POTABLE WATER SUPPLY PIPING AND BUILDING PLUMBING. PROVIDE PIPE STANDS OR UNISTRUT WALL STANDOFFS. DO NOT SUPPORT METER ASSEMBLY FROM OTHER PIPING.
13. PROVIDE A WALL PENETRATION AND CONDUIT FOR REMOTE RADIOREAD METER TRANSEIVER UNIT (MXU) DEVICE(S). COORDINATE ROUTING AND WALL PENETRATION LOCATION WITH THE WATER DEPARTMENT. REFERENCE WATER STANDARD PLANS 520 AND 530.
14. PROVIDE 1/2" EMT CONDUIT AND SUPPORTS FOR MXU SIGNAL WIRE IF DISTANCE TO WALL PENETRATION EXCEEDS 10 FEET.
15. INSPECTION: CONTACT THE CITY ENGINEER FOR INSPECTION OF THE POTABLE WATER SYSTEM METER ASSEMBLY INSTALLATION.
16. REFER TO STD. PLAN 500 AND THE SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
17. BUILDING OWNER IS RESPONSIBLE TO HAVE THE BACKFLOW PREVENTER FLOW TESTED AND INSPECTED INTERNALLY AT LEAST ONCE PER YEAR, OR MORE AS CONDITIONS WARRANT, IN ACCORDANCE WITH NFPA 13 AND NFPA 25 AND A REPORT SUBMITTED TO THE PARK CITY BUILDING DEPARTMENT



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

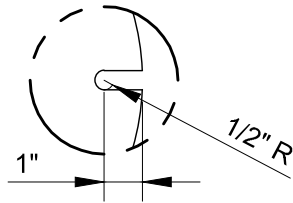
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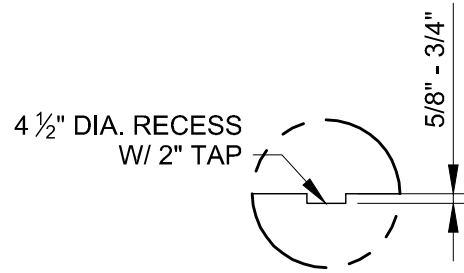
3" AND LARGER METER INSIDE SETTING

STD. PLAN

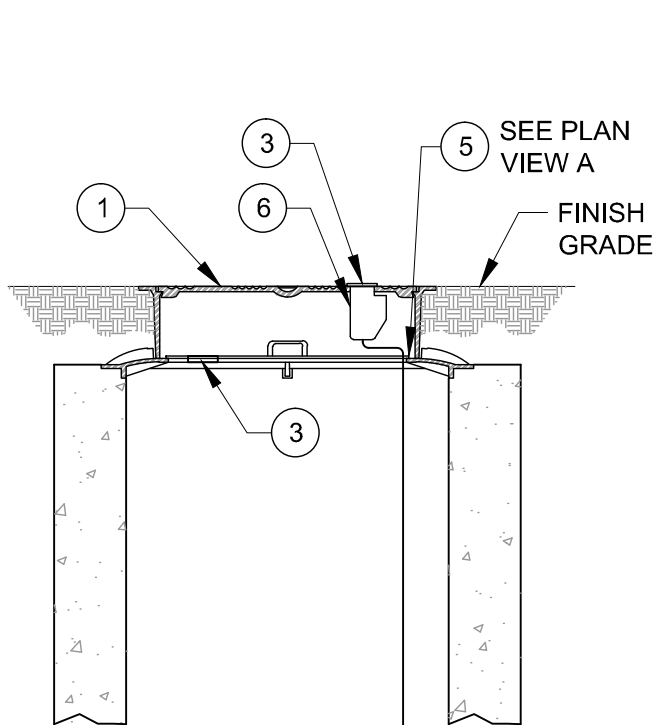
528 S.2



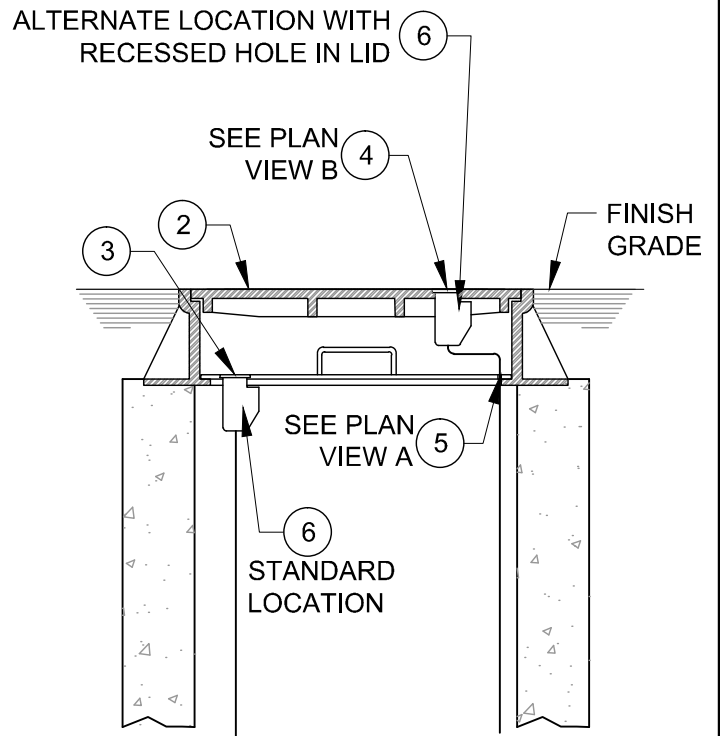
PLAN VIEW A



PLAN VIEW B



LANDSCAPE AREA



PAVEMENT AREA



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

03/2014

REV.

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METER VAULT FRAME AND COVER / MXU DEVICE LOCATION

STD. PLAN

529

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	METER VAULT FRAME AND COVER, MARKED "WATER"	D&L SUPPLY	L-2320, OR APPROVED EQUAL
②	METER VAULT FRAME AND COVER, TRAFFIC RATED, MARKED "WATER"	D&L SUPPLY	A-1019, OR APPROVED EQUAL
③	2" TAP AND PLUG, REQUIRED	FORD OR APPROVED EQUAL	PLUG: PTP-3-25
④	2" TAP WITH RECESSED PLUG, REQUIRED (PLAN VIEW 'B')		
⑤	NOTCH INNER FROST FREE LID FOR SIGNAL WIRE (PLAN VIEW 'A')		
⑥	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑦	METER VAULT, MATERIALS VARY		

DETAIL NOTES

1. REFER TO STD. PLAN 592 AND 593 FOR METER VAULT ADJUSTMENT AND GRADING REQUIREMENTS
2. PROVIDE TAPS FOR STANDARD AND ALTERNATE MXU LOCATIONS
3. PROVIDE PLUGS FOR ALL OPENINGS
4. REMOVE ALL BURRS FROM TAPS AND NOTCHES
5. REFER TO STD PLAN 530 FOR REMOTE MXU REQUIREMENTS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

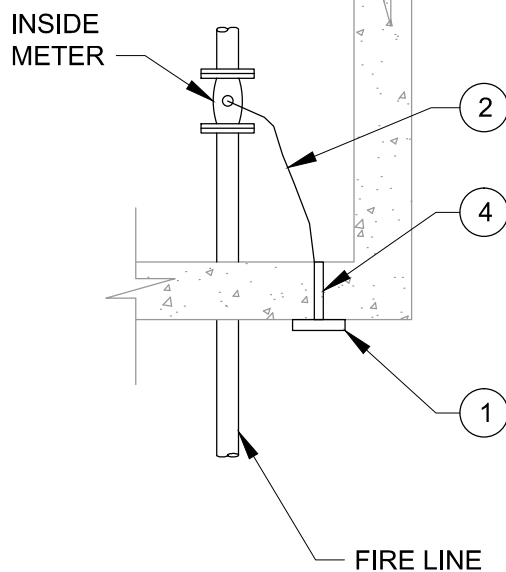
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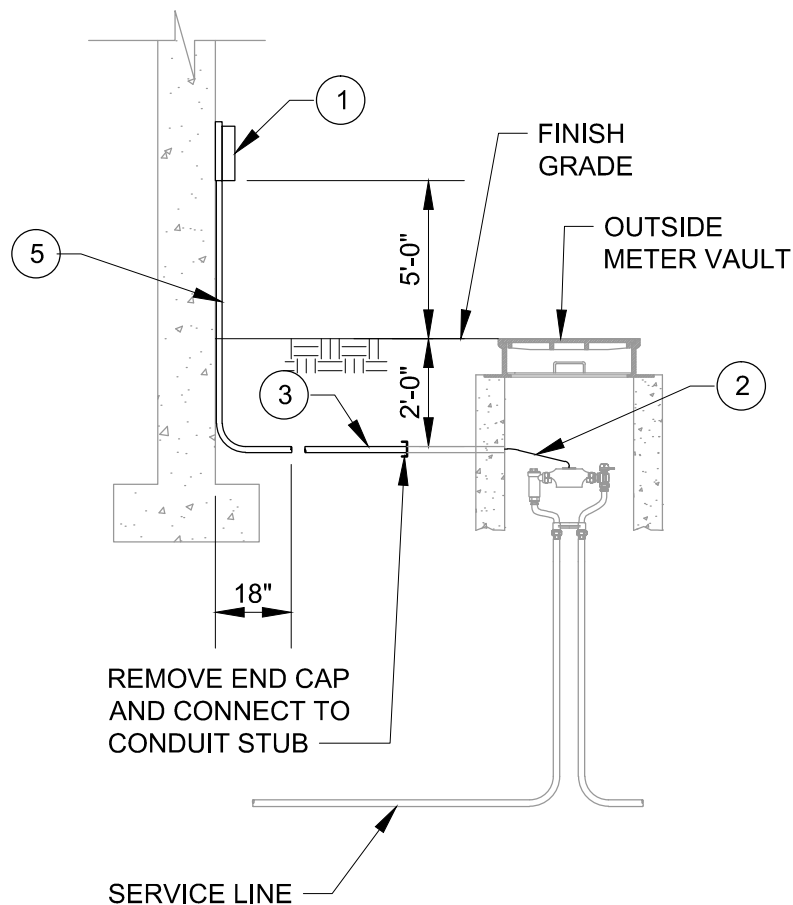
**METER VAULT
FRAME AND COVER /
MXU DEVICE LOCATION**

STD. PLAN

529 S



INSIDE METER



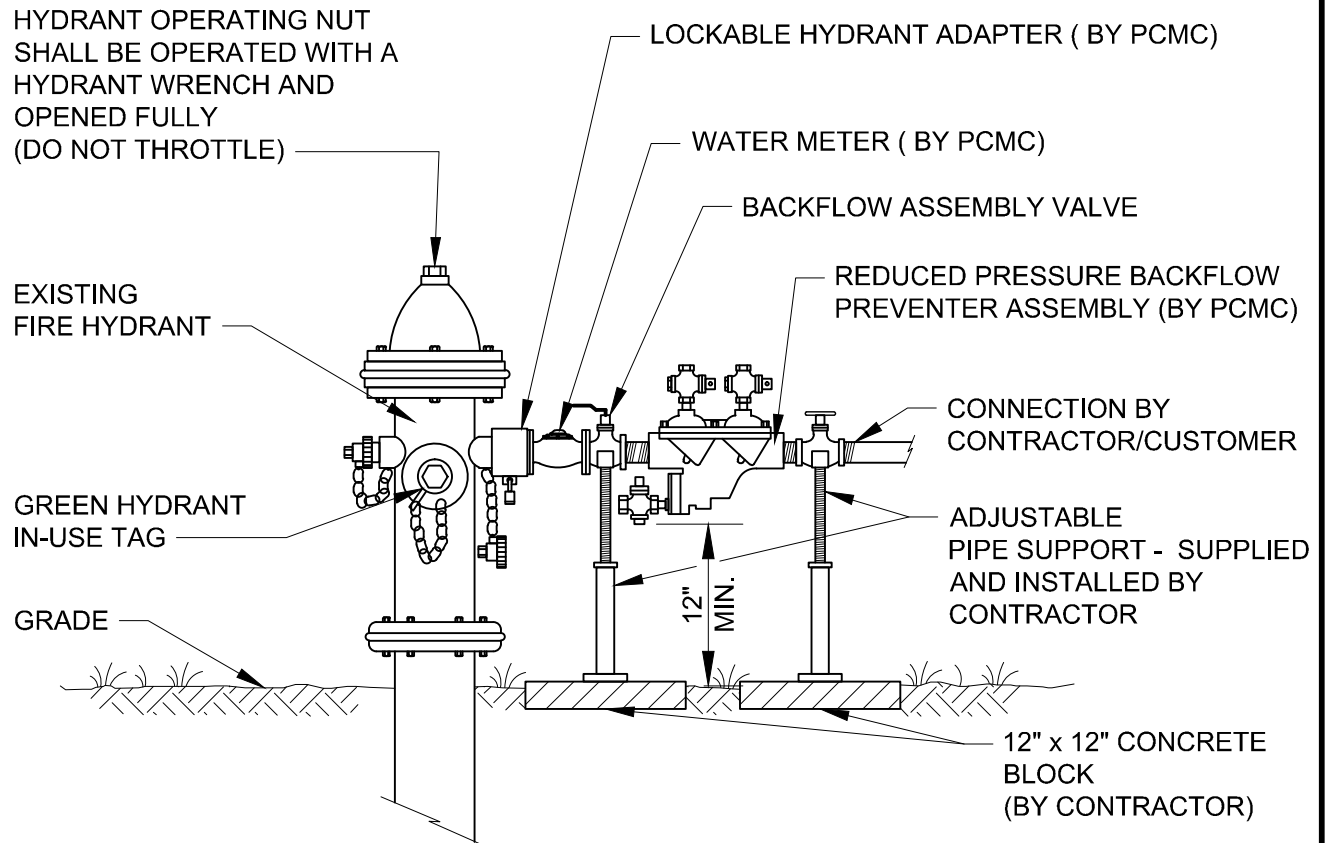
OUTSIDE METER

LEGEND	
ITEM	DESCRIPTION
1	REMOTE RADIO READ MXU, 6"X6", DEVICE SURFACE MOUNT, BY PCMC
2	MXU SIGNAL WIRE, SUPPLIED AND INSTALLED BY PCMC
3	3/4" PVC NEMA TC-2 CONDUIT BY CUSTOMER
4	WALL PENETRATION, BY CUSTOMER
5	3/4" GALVANIZED RIGID STEEL CONDUIT, BY CUSTOMER

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	REMOTE MXU DEVICE	STD. PLAN
	03/2014		530
	REV.		
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NOTES:

1. USE OF A PCMC FIRE HYDRANT FOR OBTAINING CONSTRUCTION WATER REQUIRES A VALID CUSTOMER WATER SERVICE AGREEMENT. THE AGREEMENT CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT. A DEPOSIT FEE IS REQUIRED.
2. CONTRACTOR (CUSTOMER) IS RESPONSIBLE TO PICK UP THE PCMC PROVIDED HYDRANT METER ASSEMBLY FROM THE PUBLIC WORKS DEPARTMENT. COORDINATE PICK UP 24 HOURS PRIOR TO ARRIVAL.
3. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND PROPERLY SUPPORT THE PCMC PROVIDED HYDRANT METER ASSEMBLY. PRIOR TO THE PLACING THE ASSEMBLY IN SERVICE THE FOLLOWING IS REQUIRED:
 - 1) ASSEMBLY INSTALLATION IS TO BE INSPECTED BY A WATER DEPARTMENT REPRESENTATIVE. ALLOW 24 HOURS NOTICE FOR AN INSPECTION (NO WEEKEND OR HOLIDAY INSPECTIONS). ONCE PROPER INSTALLATION IS VERIFIED, THE WATER DEPARTMENT REPRESENTATIVE SHALL UNLOCK THE ASSEMBLY AND ACTIVE THE HYDRANT.
 - 2) CONTRACTOR SHALL NOTIFY THE PARK CITY FIRE SERVICE DISTRICT OFFICE OF THE HYDRANT CONNECTION
4. FULLY OPEN THE FIRE HYDRANT VALVE PRIOR TO OPERATION. DO NOT USE THE FIRE HYDRANT VALVE FOR THROTTLING, USE THE BACKFLOW ASSEMBLY VALVE. DO NOT CLOSE VALVES ON THE ASSEMBLY OR THE DISCHARGE LINE QUICKLY.
5. CONTRACTOR SHALL PROTECT THE HYDRANT METER ASSEMBLY FROM DAMAGE, THEFT, AND MISUSE.
6. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL WATER CONSUMPTION.
7. CONTRACTOR SHALL NOTIFY PCMC WATER DEPARTMENT, REMOVE, AND RETURN THE HYDRANT METER ASSEMBLY WHEN HYDRANT USE IS COMPLETE. RELOCATION OF THE HYDRANT METER ASSEMBLY REQUIRES PRIOR NOTIFICATION TO THE WATER DEPARTMENT AND A MODIFICATION TO THE CUSTOMER SERVICE AGREEMENT.
8. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO METER AND HYDRANT WHILE IN USE



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TEMPORARY HYDRANT METER ASSEMBLY

STD. PLAN

531

PCMC WATER SYSTEM – CORROSION PROTECTION REQUIREMENTS:

PCMC HAS EXPERIENCED EXTERNAL CORROSION OF WATER DISTRIBUTION MATERIALS IN VARYING DEGREES THROUGHOUT THE CITY. TO MAXIMIZE THE LIFE CYCLE OF WATER SYSTEM IMPROVEMENTS, AS IMPACTED BY THE IMMEDIATE SITE CONDITIONS AND THE SELECTION OF MATERIALS, THE CITY HAS IDENTIFIED KEY DESIGN AND CONSTRUCTION REQUIREMENTS.

1. **FOR PROJECTS WITH LESS THAN 300 FEET OF NEW WATER PIPE** AND APPURTENANCES, CORROSION PROTECTION SHALL BE ADDRESSED IN THE FOLLOWING MANNER:
 - a. IN ADDITION TO THE REQUIRED POLYETHYLENE WRAP, APPLY A WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS, SADDLES, CORP STOPS, STAINLESS REPAIR CLAMPS AND ALL OTHER BURIED BOLTS, NUTS, CONNECTORS, RESTAINER GLAND BOLTS, AND COUPLING HARDWARE, AWWA C217. COATING SYSTEM TO INCLUDE A 4-MIL MINIMUM WAX TAPE PRIMER, FILLER MATERIAL, 45-MIL MINIMUM WAX TAPE AND PROTECTIVE OUTER WRAP. WHEN WAX TAPING A STAINLESS CLAMP THE ENTIRE CLAMP SHOULD BE WRAPPED NOT JUST BOLTS.
 - b. WAX TAPE COATING MATERIALS:
 - i. DENSO NORTH AMERICA DENSO PRIMER, DENSYL TAPE AND/OR MASTIC, DENSO FIBER-WRAP
 - ii. TRENTON PRIMER, #1 WAX-TAPE, AND GUARD-WRAP
 - iii. OR APPROVED EQUAL (SUBMITTAL TO CITY AND WRITTEN APPROVAL REQUIRED PRIOR TO INSTALLATION)
2. **FOR PROJECTS EXCEEDING 300 FEET OF NEW WATER PIPE** AND APPURTENANCES, CORROSION PROTECTION SHALL BE ADDRESSED IN THE FOLLOWING MANNER:
 - a. THE DEVELOPER AND ITS' DESIGN ENGINEER, GEOTECHNICAL ENGINEER, AND CORROSION CONSULTANT SHALL PROVIDE A SITE SPECIFIC "CORROSION STUDY REPORT". THE REPORT SHALL INCORPORATE PROJECT SPECIFIC FINDINGS INTO CORROSION PROTECTION RECOMMENDATIONS FOR THE PROPOSED WATER SYSTEM IMPROVEMENTS. THE REPORT SHALL INCLUDE AT A MINIMUM THE FOLLOWING ITEMS:
 - i. DETAILED INFORMATION ON EXISTING CONDITIONS, SOIL TYPES, CLASSIFICATION, ETC.
 - ii. IDENTIFICATION OF STRAY CURRENT SOURCES AND ANY EXISTING CORROSION PROTECTION SYSTEMS IN THE IMMEDIATE AREA
 - iii. IDENTIFICATION OF ANY POTENTIAL FOR HOT SPOTS OR VARYING SOIL CONDITIONS THAT MAY WARRANT CHANGES TO THE CORROSION PROTECTION PLAN DURING CONSTRUCTION.
 - iv. FIELD SAMPLING AND TESTING RESULTS WITHIN THE PROPOSED PIPE ZONE BASED ON REPRESENTATIVE SAMPLING OF THE DEVELOPMENT AREA CONDITIONS
 - v. SOIL RESISTIVITY TESTING RESULTS IDENTIFYING CORROSIVE SOIL CONDITIONS AND LOCATIONS (WENNER 4-PIN SOIL RESISTIVITY TESTS AND SOIL BOX RESISTIVITY TESTS) AT REPRESENTATIVE PIPE INSTALL DEPTHS
 - vi. LABORATORY ANALYSIS OF SOIL SAMPLES FOR PH, CHLORIDES, SULFATES, TOTAL SALTS, AND CONDUCTIVITY
 - vii. DETERMINATION OF THE NEED FOR CORROSION PROTECTION BASED ON SOIL CORROSIVITY CLASSIFICATION/SOIL RESISTIVITY AND RECOMMENDATION OF SUITABLE PIPE, CONSTRUCTION MATERIALS, PIPE PROTECTION METHOD, PIPE EXTERIOR COATINGS, ETC., BASED ON SITE CORROSIVITY. SEE TABLE BELOW.
 - viii. SPECIFY IF THE INVESTIGATION INCLUDES ONLY THE INITIAL PHASE OR ALL FUTURE PHASES

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	METALLIC PIPE CORROSION PROTECTION	STD. PLAN
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- b. FOLLOWING PCMC'S RECEIPT AND REVIEW OF THE CORROSION STUDY REPORT, THE DEVELOPER WILL BE NOTIFIED OF THE CITY'S DETERMINATION AS TO REQUIRED PROTECTION OR THE DESIGN TEAM WILL BE REQUESTED TO MEET AND REVIEW THE FINDINGS AND ESTABLISH THE FINAL WATER SYSTEM DESIGN CRITERIA. THE CITY'S REVIEW WILL BE BASED ON THE FOLLOWING TABLE 1:

TABLE 1 - SOIL CORROSIVITY CLASSIFICATION VERSUS SOIL RESISTIVITY

CORROSIVITY	RESISTIVITY, OHM-CM	TREATMENT
EXTREMELY CORROSIVE	LESS THAN 1,000	SITE SPECIFIC DESIGN REQUIRED
VERY CORROSIVE	1,000 TO 3,000	SITE SPECIFIC DESIGN REQUIRED
CORROSIVE	3,000 TO 6,000	NON-METALLIC PIPE – WAX TAPE COATING SYSTEM ON BOLTS & NUTS, ANODE PROTECTED FITTINGS AND VALVES
MODERATELY CORROSIVE	6,000 TO 10,000	NON-METALLIC PIPE - WAX TAPE COATING SYSTEM ON BOLTS AND NUTS ON PIPE, FITTINGS, AND VALVES
MILDLY CORROSIVE	MORE THAN 10,000	WAX TAPE COATING SYSTEM ON BOLTS AND NUTS ON PIPE, FITTINGS, AND VALVES *ALWAYS REQUIRED UNLESS SOILS TESTING IS PROVIDED

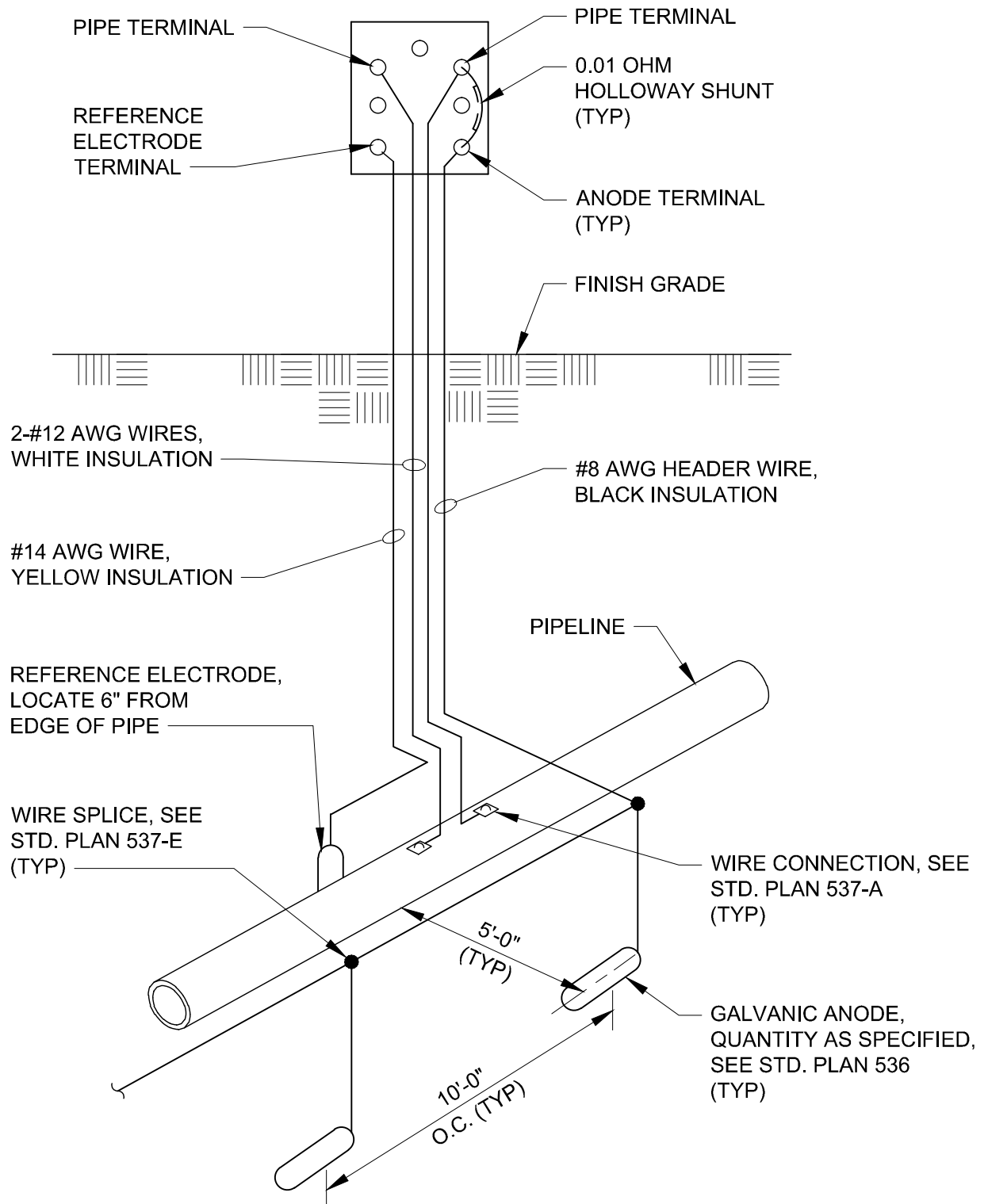
- c. REFER TO PERTINENT PCMC WATER STANDARD PLANS OR PROVIDE CONSTRUCTION DRAWING DETAILS ASSOCIATED WITH CORROSION STUDY RECOMMENDATIONS AND THE PCMC FINAL APPROVED WATER SYSTEM

WAX TAPE INSTALLATION PROCEDURES

WIRE BRUSH AND SCRAPE THE SURFACE CLEAN OF DIRT, LOOSE COATING AND LOOSE RUST. APPLY A THIN FILM OF WAX-TAPE® PRIMER. IF THE SURFACE IS WET, COLD OR RUSTY, RUB AND PRESS ON PRIMER TO DISPLACE MOISTURE AND ENSURE ADHESION. THEN WRAP WAX-TAPE WRAP USING A 1" OVERLAP. ON STRAIGHT PIPE APPLY SLIGHT TENSION TO ENSURE CONTACT WITH SURFACE. ON IRREGULAR SURFACES ALLOW SLACK SO THE WRAP CAN BE MOLDED INTO CONFORMITY. IN EITHER CASE, PRESS AND FORM THE WRAP SO THERE ARE NO AIR POCKETS OR VOIDS UNDER THE WRAP. ALSO, PRESS AND SMOOTH OUT THE LAP SEAMS TO ENSURE THEY ARE SEALED AND APPLY OUTERWRAP. THE WRAP DOES NOT REQUIRE CURING OR DRYING TIME SO IT CAN BE BACKFILLED IMMEDIATELY.

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TERMINAL BOARD WIRING DIAGRAM



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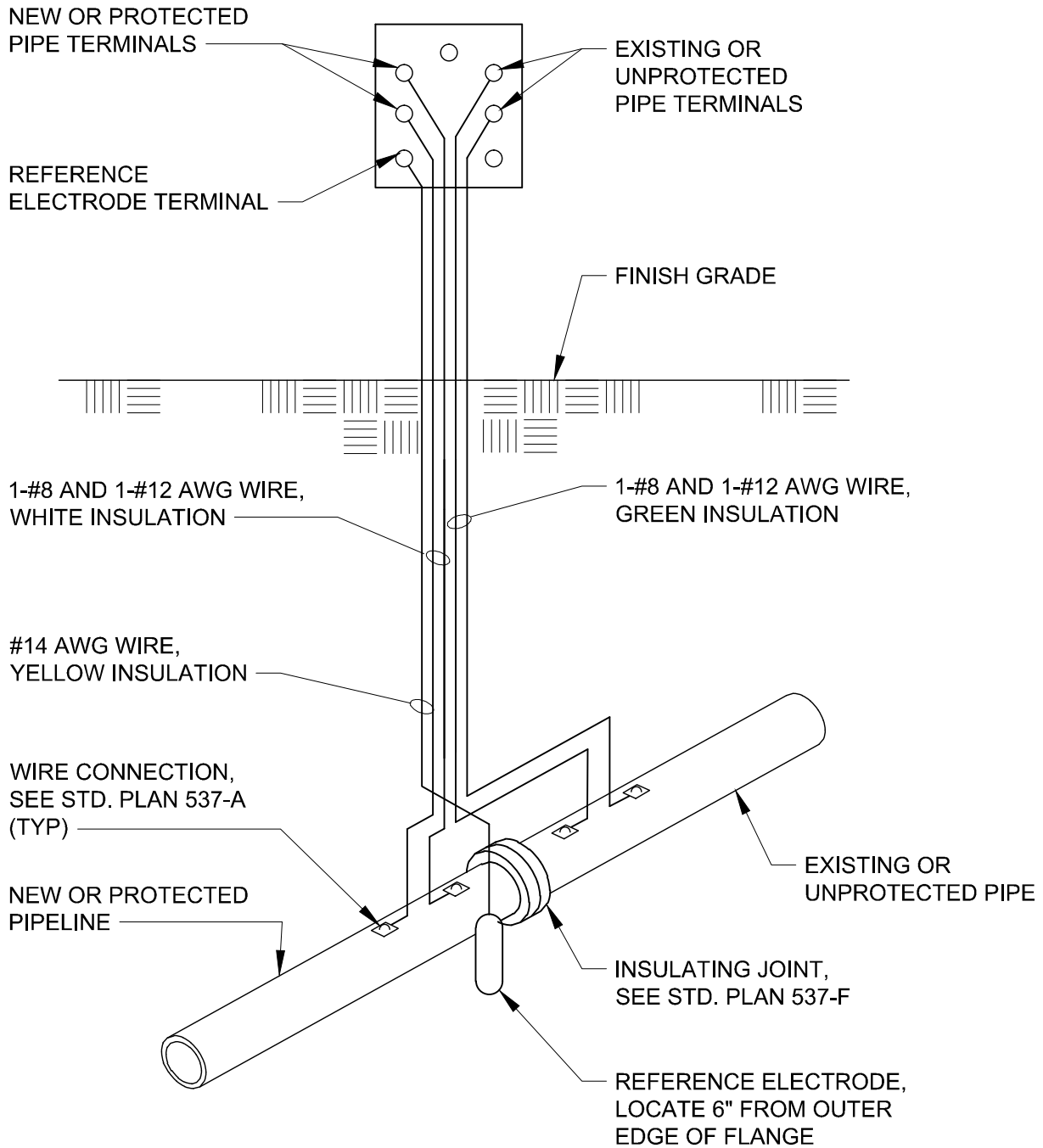
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TYPE A TEST STATION

STD. PLAN

535-A

TERMINAL BOARD WIRING DIAGRAM



NOTE:
SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.



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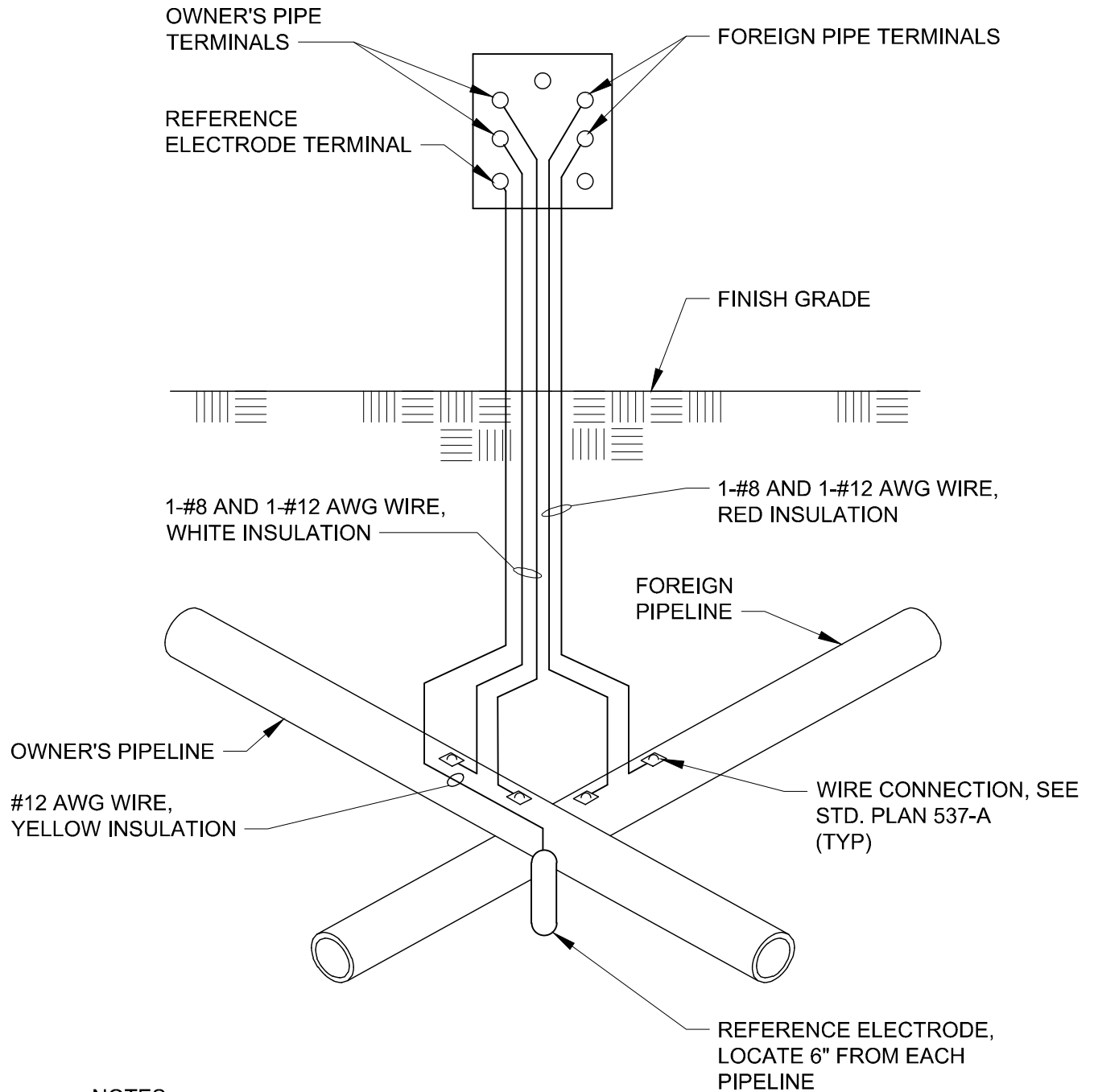
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TYPE I TEST STATION

STD. PLAN

535-B

TERMINAL BOARD WIRING DIAGRAM



NOTES:

1. PRIOR TO MAKING WIRE CONNECTIONS CONTACT FOREIGN PIPELINE OWNER FOR APPROVAL.
2. SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.



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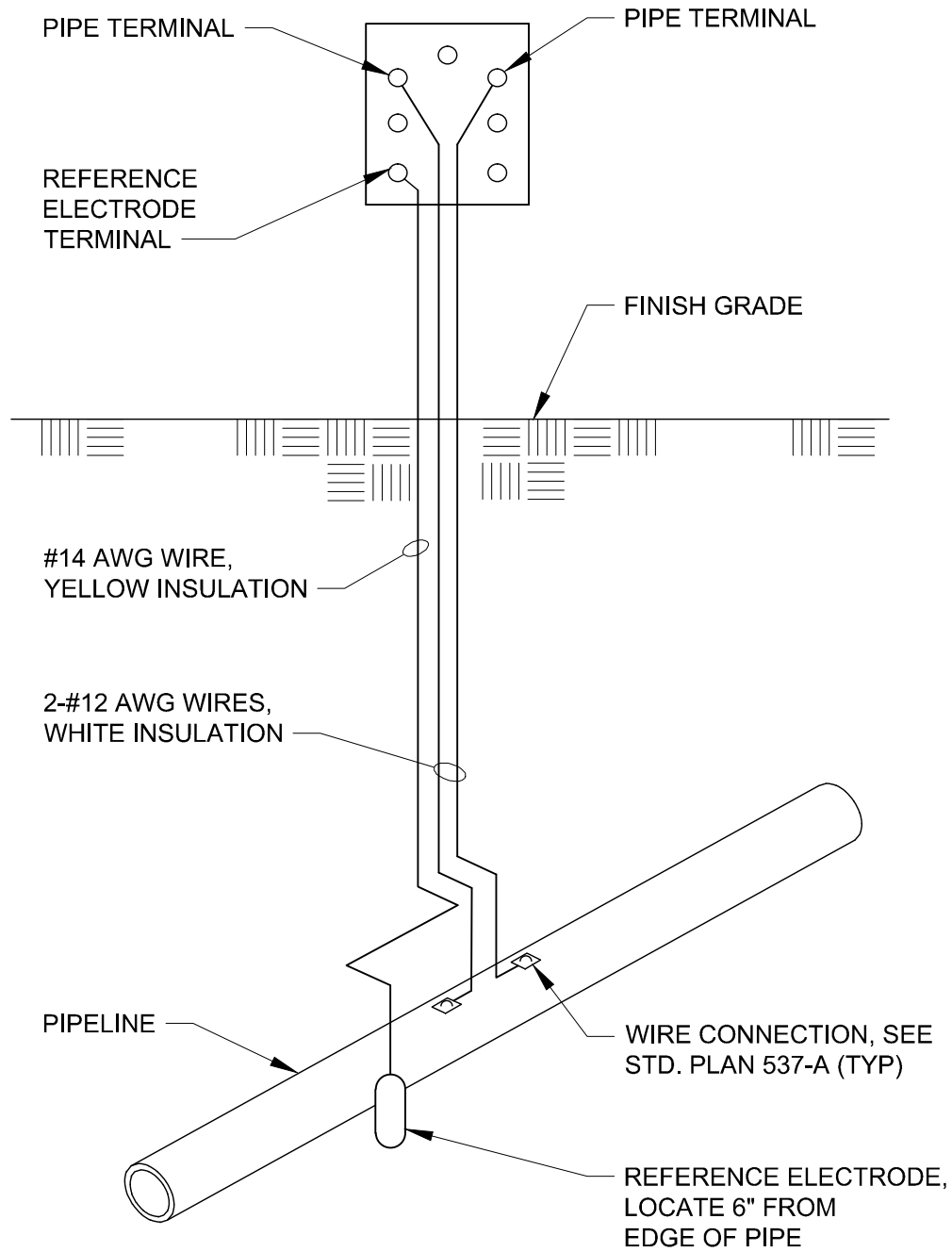
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TYPE F TEST STATION

STD. PLAN

535-C

TERMINAL BOARD WIRING DIAGRAM



NOTE:
SEE POST OR FLUSH MOUNTED TEST STATION DETAILS AS APPLICABLE FOR TEST STATION STYLE REQUIRED.



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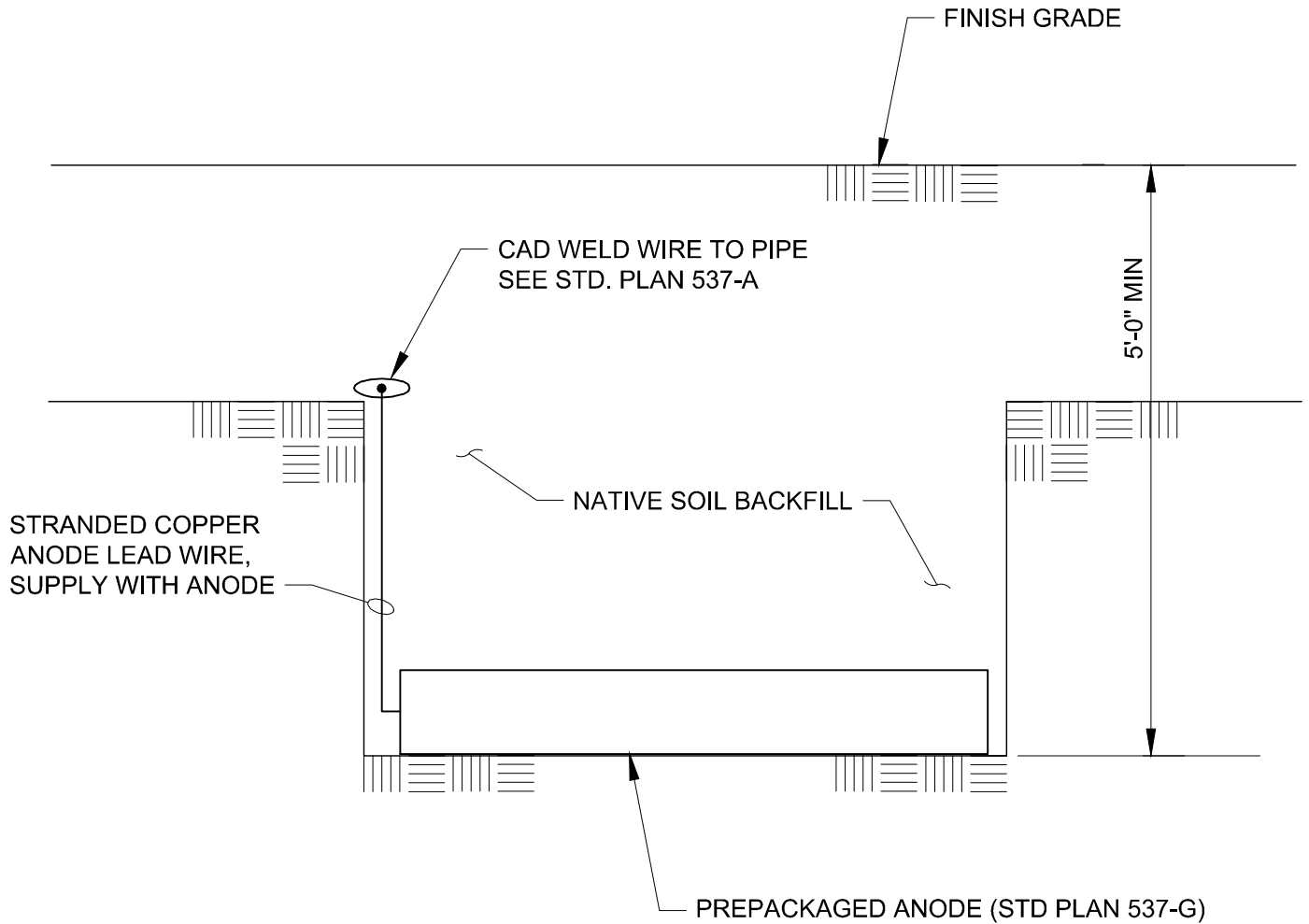
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TYPE T TEST STATION

STD. PLAN

535-D



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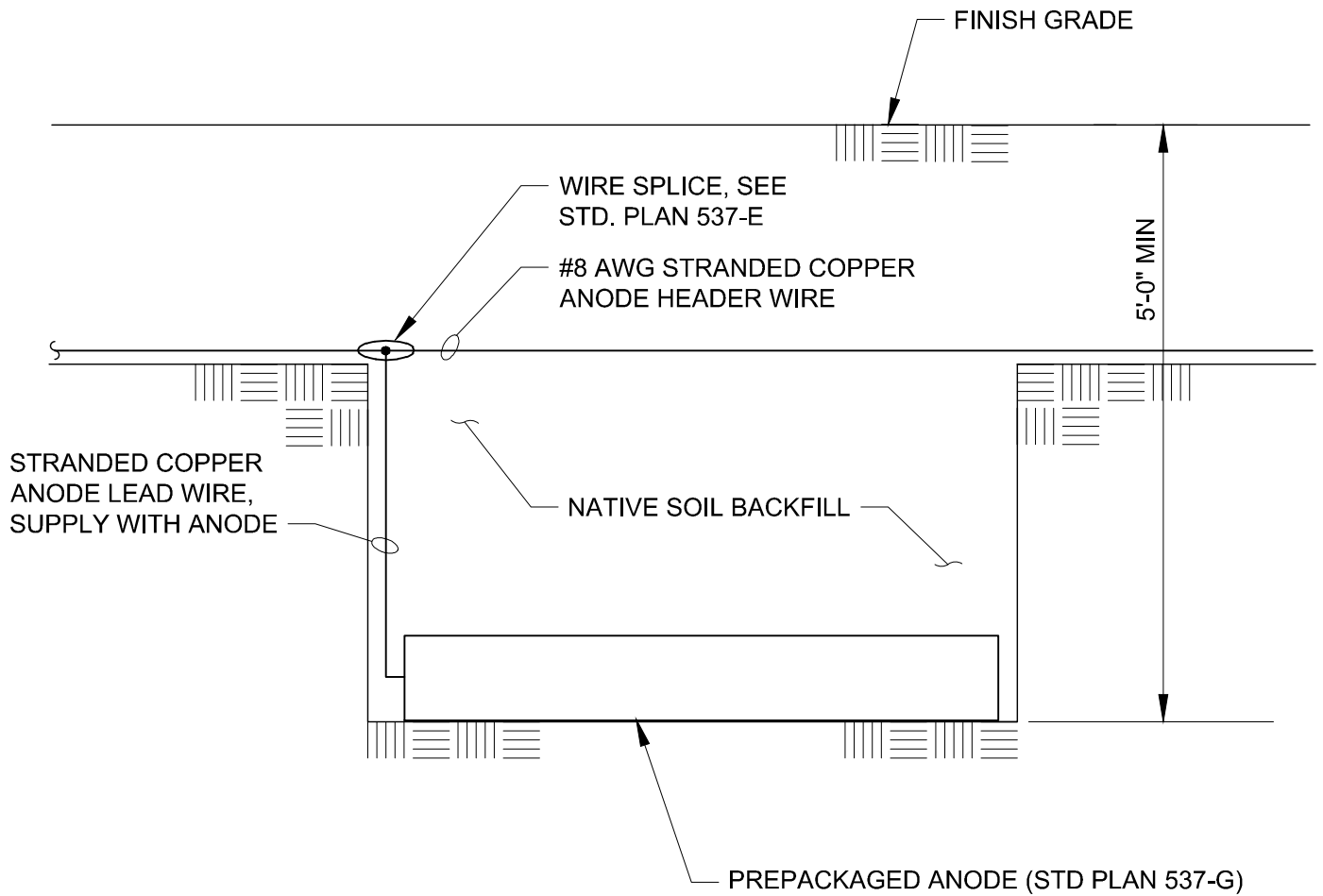
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HORIZONTAL GALVANIC ANODE INSTALLATION WITHOUT TEST STATION

STD. PLAN

536-A



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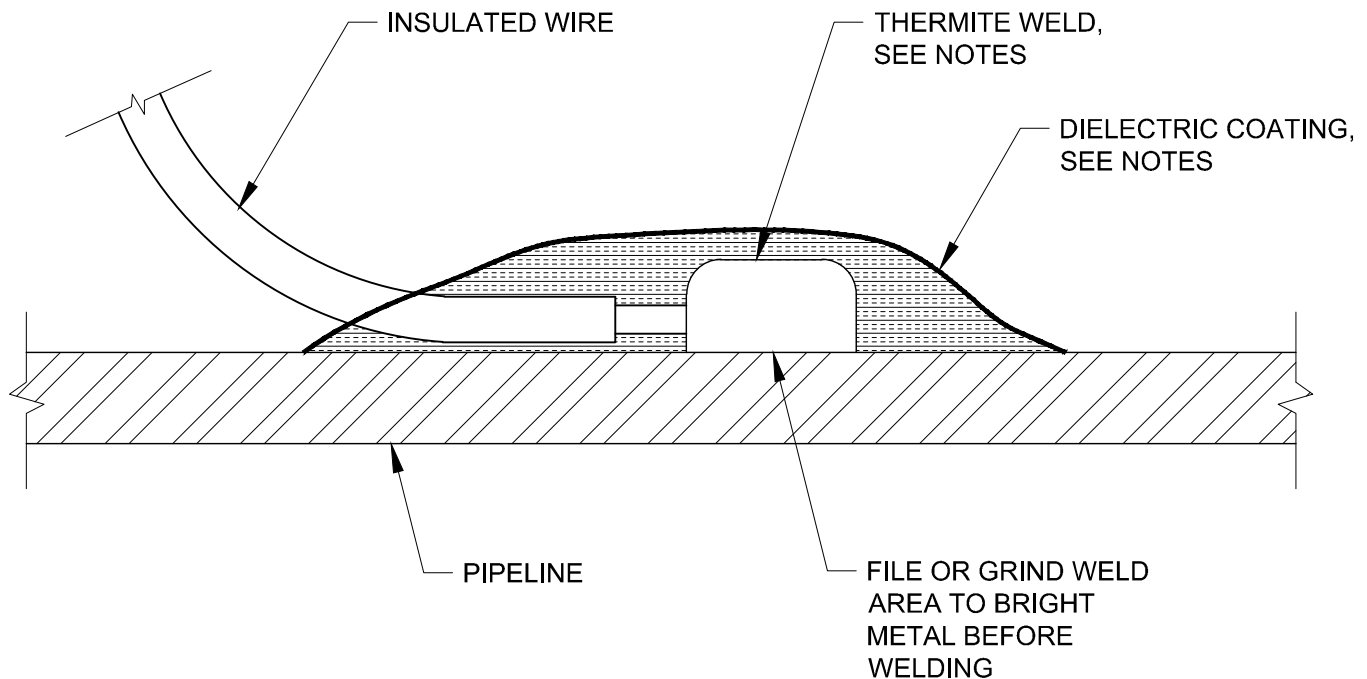
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HORIZONTAL GALVANIC ANODE INSTALLATION

STD. PLAN

536-B



NOTES:

1. MAKE WIRE CONNECTION TO PIPE AT FIELD JOINT WHERE HOLDBACK OCCURS ON PIPELINE COATING.
2. MAINTAIN SEPARATION BETWEEN MULTIPLE TEST WIRE CONNECTIONS OF ONE PIPE DIA OR 24", WHICHEVER IS LESS.
3. COPPER SLEEVE REQUIRED FOR #2 AWG JOINT BONDS OR FOR #12 AWG OR SMALLER TEST WIRES.
4. WELDER AND CARTRIDGE SIZE VARIES ACCORDING TO PIPE SIZE AND PIPE MATERIAL, CONSULT WELDER MANUFACTURER FOR RECOMMENDED WELDER AND CARTRIDGE.
5. COAT COMPLETED CONNECTIONS, SEE STD PLAN 537-G.
6. PIPELINE JOINT COATING NOT SHOWN FOR CLARITY.



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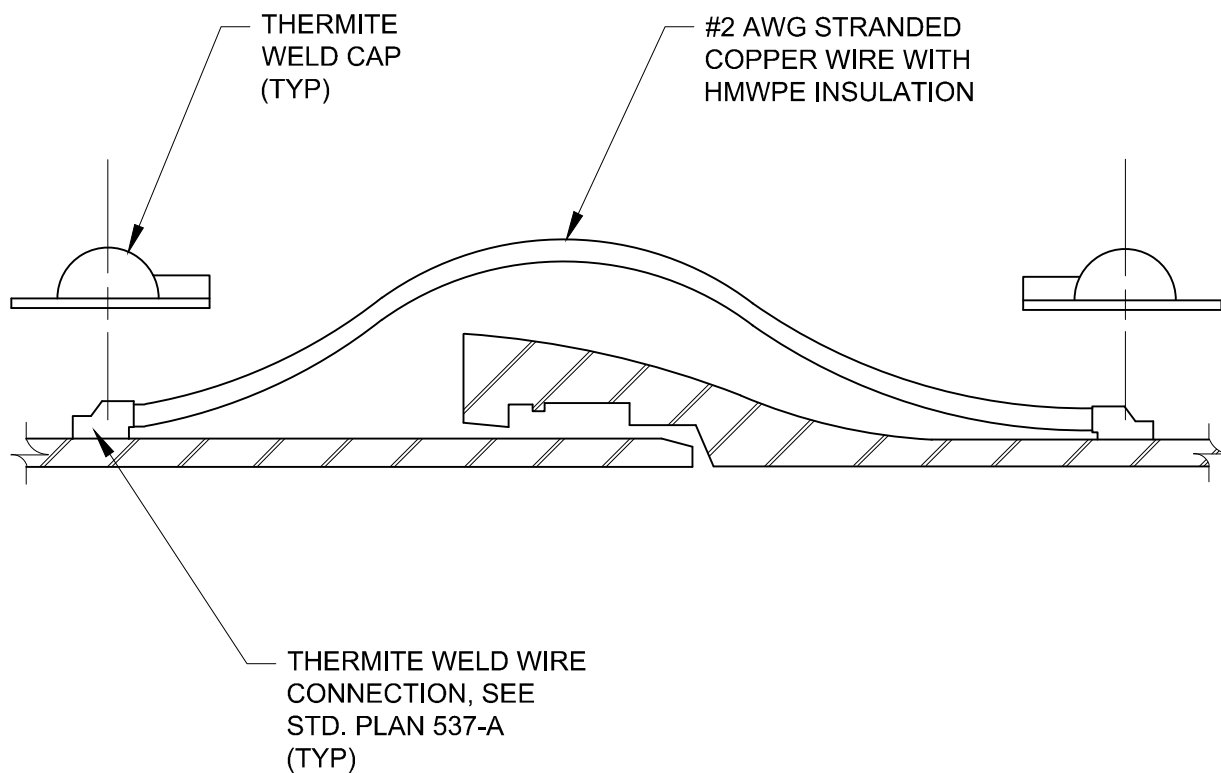
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**STEEL AND DUCTILE IRON PIPE
WIRE CONNECTION**

STD. PLAN

537-A



NOTES:

1. PUSH ON DUCTILE IRON BOND SHOWN, SIMILAR FOR DUCTILE MECHANICAL AND RESTRAINED JOINTS, AND STEEL CARNEGIE JOINTS.
2. INSTALL 2 BOND WIRES AT EACH PIPE JOINT, UNLESS SPECIFIED OTHERWISE.
3. COAT THERMITE WELDS WITH THERMITE WELD CAP OR FAST CURE EPOXY AT CONTRACTOR'S OPTION.



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DUCTILE IRON PIPE JOINT BOND

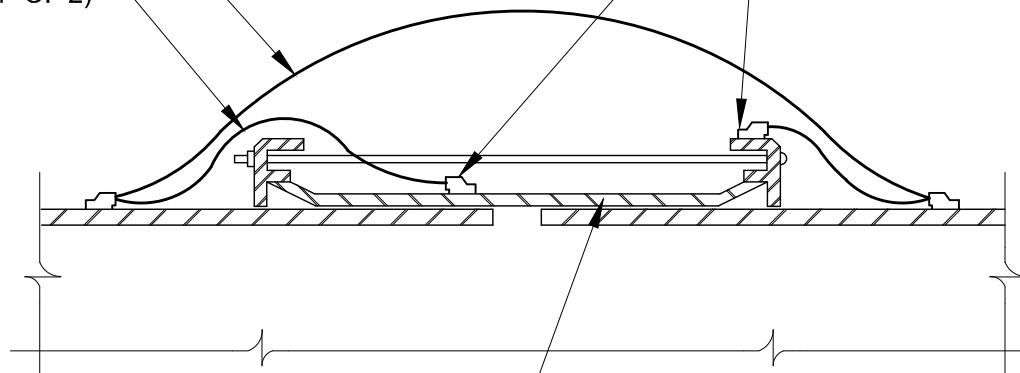
STD. PLAN

537-B

#2 AWG STRANDED
WIRE, HMWPE
INSULATION

#12 AWG STRANDED
WIRE PIGTAIL, THHN
INSULATION (TYP OF 2)

THERMITE WELD, SEE
STD. PLAN 537-A
(TYP)



FLEXIBLE,
EXPANSION, OR
DEPEND-O-LOCK
TYPE COUPLING



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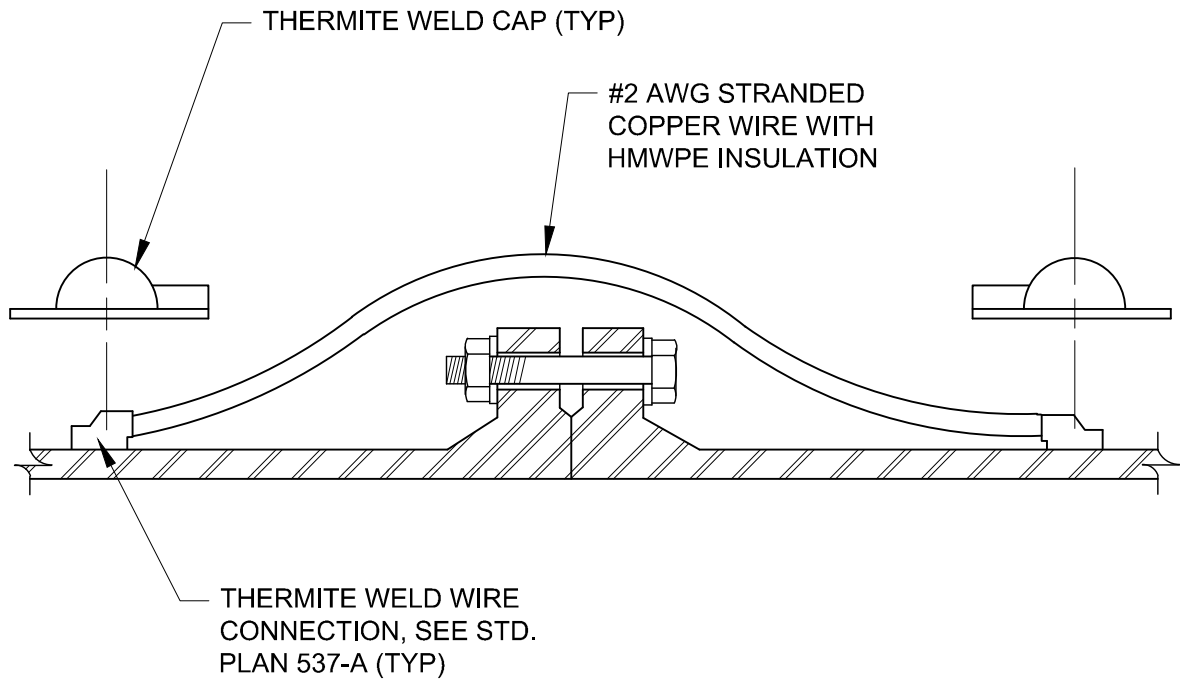
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FLEXIBLE JOINT BOND

STD. PLAN

537-C



NOTE:
INSTALL TWO BOND WIRES AT EACH PIPE JOINT.



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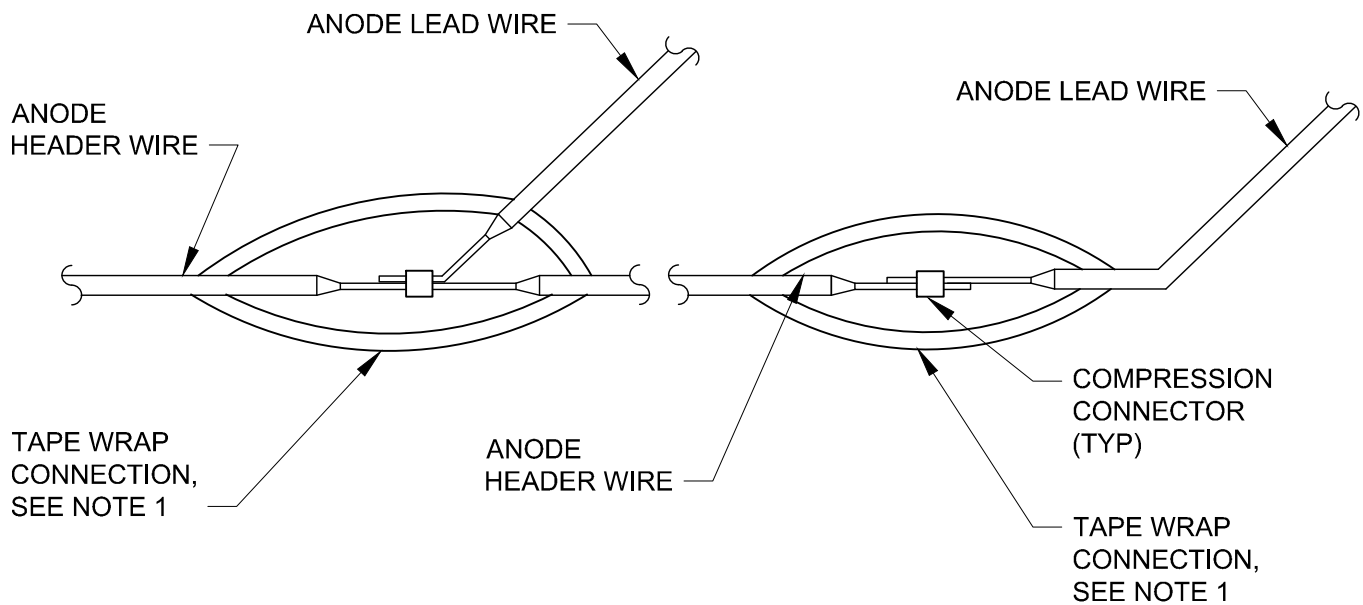
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FLANGED AND MECHANICAL JOINT BOND

STD. PLAN

537-D



NOTES:

1. FILL VOIDS AND IRREGULARITIES WITH INSULATING PUTTY, WRAP CONNECTION WITH TWO LAYERS OF SCOTCH 130C SELF VULCANIZING RUBBER TAPE AND TWO LAYERS OF SCOTCH 88 VINYL ELECTRICAL TAPE.
2. DETAIL SIMILAR FOR ANODE HEADER WIRE SPLICES, SIZE COMPRESSION CONNECTORS AS REQUIRED.



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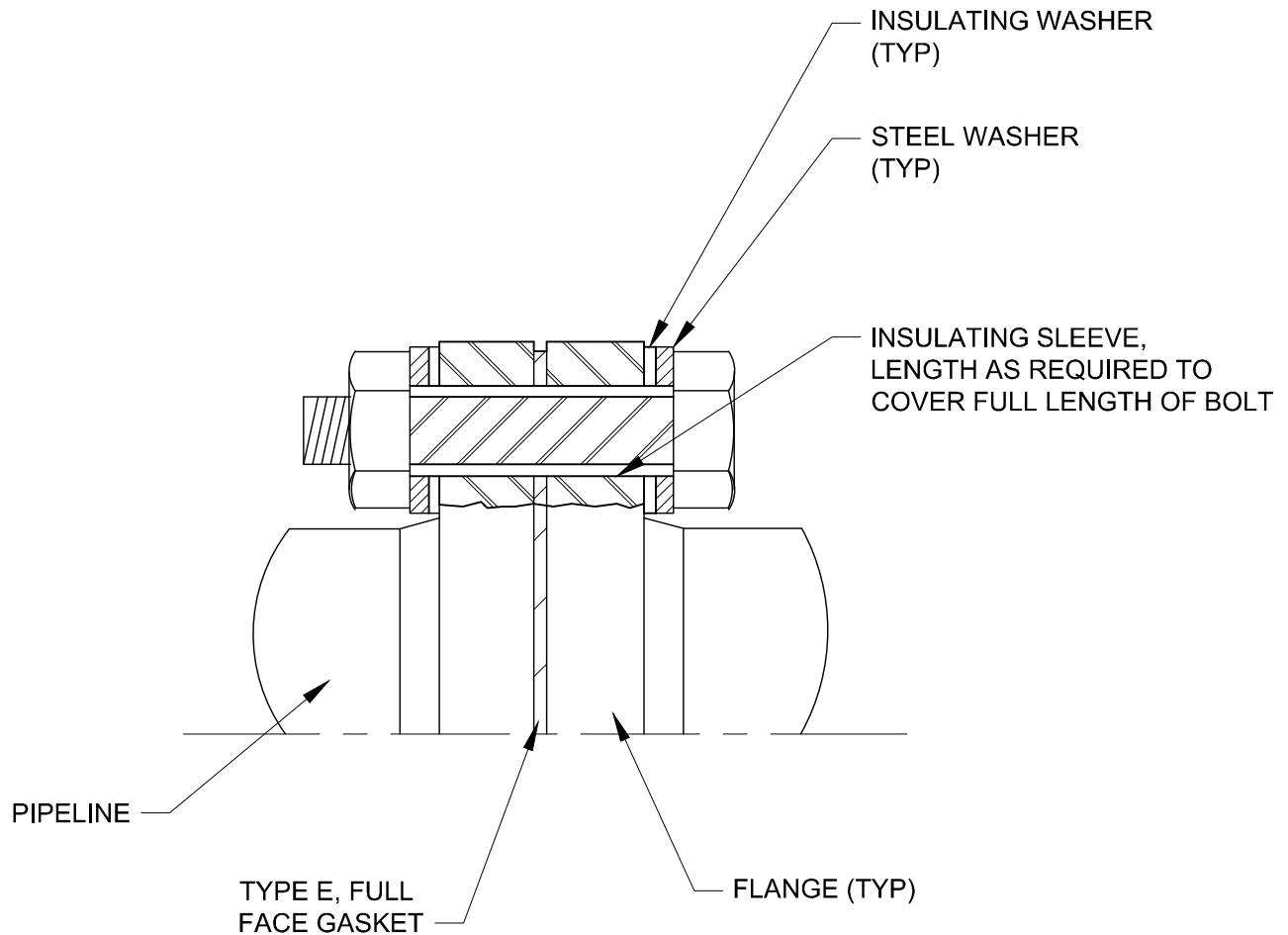
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GALVANIC ANODE WIRE SPLICE

STD. PLAN

537-E



NOTES:

1. DOUBLE INSULATING WASHERS SHOWN FOR NON-BURIED INSULATING FLANGE INSTALLATIONS.
2. FOR BURIED OR SUBMERGED INSULATING FLANGE INSTALLATION USE SINGLE INSULATING WASHER ON UNPROTECTED SIDE OF INSULATING FLANGE.
3. COAT INTERIOR OF MORTAR LINED PIPE FOR TWO PIPE DIAMETERS WITH NSF APPROVED EPOXY AT 20 MILS DFT.
4. COAT BURIED OR IMMERSSED INSULATING FLANGES WITH SPECIFIED PIPELINE DIELECTRIC JOINT COATING OR HEAT SHRINK SLEEVE WITH MORTAR OVERCOAT ON MLC STEEL PIPE.
5. TEST COMPLETED JOINT FOR ELECTRICAL ISOLATION AND REPAIR AS REQUIRED.



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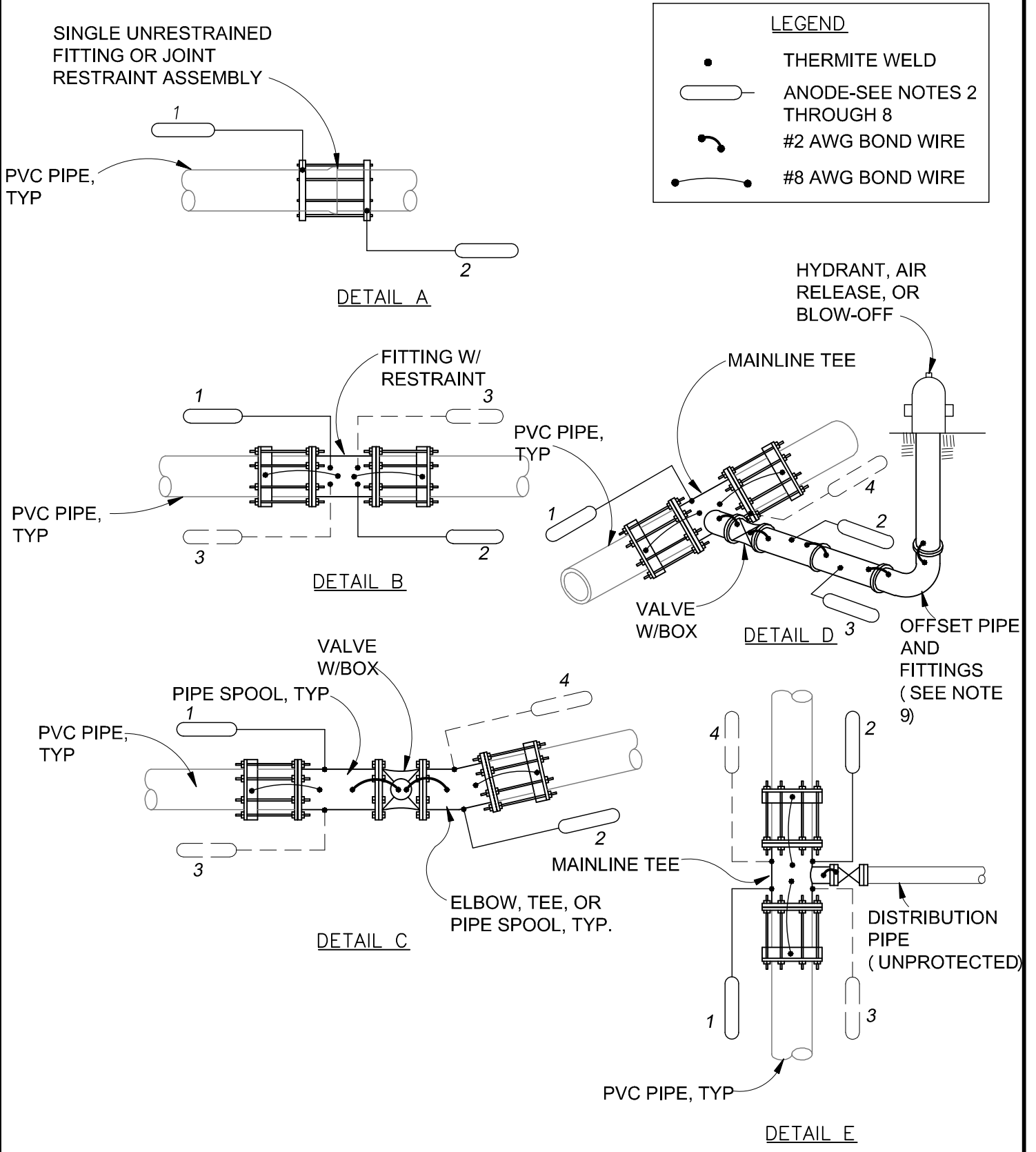
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INSULATING FLANGE

STD. PLAN

537-F



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METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION

STD. PLAN

537-G.1

NOTES:

1. APPLY DIELECTRIC COATING TO ALL METALLIC FITTINGS, VALVES, PIPE, AND VALVE BOXES UNLESS SPECIFIED OTHERWISE.
2. GALVANIC ANODES SHALL BE H1 ALLOY MAGNESIUM ANODES AT THE BARE WEIGHT LISTED IN THE SCHEDULE, SUPPLY PREPACKAGED IN A CLOTH BAG AT 2.5 TIMES BARE WEIGHT IN 75% GYPSUM, 20% BENTONITE, AND 5% SODIUM SULFATE BACKFILL WITH MANUFACTURER'S STANDARD 10-FOOT LONG, NO. 12 AWG LEAD WIRE.
3. INSTALL ANODES IN PIPE TRENCH APPROXIMATELY 2 FEET FROM THE FITTING WHERE POSSIBLE, BUT NOT CLOSER THAN 12-INCHES FROM THE METALLIC FITTING.
4. ANODE PLACEMENT IS INDICATED BY NUMBER NEXT TO EACH ANODE SHOWN IN DETAILS, FIRST ANODE IS PLACED AT ONE, SECOND AT TWO, ETC.
5. LOCATE MULTIPLE ANODES AT EQUAL SPACING ALONG PIPE FITTING ASSEMBLY AND ON OPPOSITE SIDES OF PIPE WHEN MORE THAN FOUR ANODES ARE REQUIRED.
6. 32-LB GALVANIC ANODES MAY BE SUBSTITUTED FOR 17-LB ANODES AT THE CONTRACTOR'S OPTION, BUT THE TOTAL QUANTITY OF ANODES REQUIRED WILL NOT CHANGE.
7. ANODE QUANTITY AND BARE WEIGHT REQUIRED FOR SOME PIPE AND FITTING COMBINATIONS ARE LISTED IN THE SCHEDULE.
8. ADDITIONAL ANODES ARE REQUIRED ON METALLIC PIPE ASSEMBLIES THAT EXCEED THE MAXIMUM COMBINED LENGTH LISTED IN THE SCHEDULE FOR ALL FITTINGS, VALVES, PIPE SPOOLS, AND OTHER METALLIC APPURTENANCES IN THE ASSEMBLY, EXCLUDING THRUST RESTRAINT, ADD ONE ANODE FOR EACH EXTRA PIPE LENGTH AND ONE ANODE FOR FRACTIONAL EXTRA PIPE LENGTH TO THE LISTED QUANTITY OF ANODES.
9. PIPE ASSEMBLIES FOR BLOW-OFFS, AIR RELEASE, AND FIRE HYDRANTS ARE BASED ON STANDARD CONSTRUCTION DETAILS AND INCLUDES ONE RESTRAINED MAINLINE TEE FITTING AND ALL OFFSET PIPE, FITTINGS, AND RISERS AS SHOWN ON THE APPLICABLE CONSTRUCTION DETAILS, ADDITIONAL ANODES ARE REQUIRED FOR - 1) OFFSET PIPE LENGTH IN EXCESS OF THE MAXIMUM COMBINED LENGTH FOR THE OFFSET PIPE DIAMETER, AND 2) ADDITIONAL ANODES REQUIRED FOR EXTRA MAINLINE PIPE FITTINGS.
10. BOND ALL ADJACENT FITTING JOINTS WHERE MULTIPLE METALLIC FITTINGS ARE INSTALLED TOGETHER WITH JOINT BONDS AS SHOWN IN DETAIL 711-L,M,N.
11. BOND WIRES SHALL BE STRANDED COPPER WIRE WITH THHN INSULATION, USE NO. 2 AWG WIRE FOR BONDING OF PIPE OR FITTING JOINTS, USE NO. 8 AWG WIRE FOR BONDING FOLLOWER RINGS AND RESTRAINED JOINT RINGS TO FITTING AS SHOWN.
12. COAT ALL THERMITE WELDS, PIPE, AND EXPOSED COPPER WIRE WITH SCOTCHKOTE 206P THERMOPLASTIC PATCH MELT STICK COATING, THERMITE WELD CAP, OR COATING SYSTEM AS SPECIFIED.



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**METALLIC PIPE
APPURTENANCE AND
FITTING CATHODIC
PROTECTION**

STD. PLAN

537-G.2

13. COATING MATERIAL FOR METALLIC PIPE AND FITTINGS

A. GENERAL:

1. ALL METALLIC FITTINGS AND METALLIC HARDWARE ASSOCIATED WITH NON-METALLIC PIPE CONSTRUCTION SHALL BE DIELECTRICALLY COATED WITH A BONDED COATING.
2. PREPARE SURFACE OF ITEMS TO BE COATED IN ACCORDANCE WITH COATING MANUFACTURER'S REQUIREMENTS.

B. DIELECTRIC COATING SYSTEMS FOR METALLIC PIPE, FITTINGS, AND APPURTENANCES

1. WAX TAPE COATING SYSTEM

- a. METALLIC PIPING, FITTINGS, AND APPURTENANCES SHALL BE COATED IN ACCORDANCE WITH AWWA C217.
- b. APPLY COATING SYSTEM TO ALL BURIED METALLIC PIPE APPURTENANCES, INCLUDING JOINTS, FITTINGS, BOLTS, AND IRREGULARLY SHAPED SURFACES.
- c. FILLER MATERIAL:
 - (1) SHALL BE COMPRISED OF SATURATED PETROLEUM HYDROCARBONS (PETROLATUM) INERT FILLERS, REINFORCING FIBERS AND THERMAL EXTENDERS. VARIATIONS MAY CONTAIN BEADS OF CELLULAR POLYMER AND FLOW CONTROL ADDITIVES.
 - (2) WAX SHALL BE COLD APPLIED SELF SUPPORTING MASTICS FOR MOLDING AROUND IRREGULAR SHAPED FITTINGS TO PROVIDE A SUITABLE PROFILE FOR APPLYING ANTI-CORROSION TAPES.
- d. TAPE COATING
 - (1) COMPOSED OF A NON-WOVEN SYNTHETIC FABRIC CARRIER, FULLY IMPREGNATED WITH A NEUTRAL COMPOUND BASED ON SATURATED PETROLEUM COMPOSED OF INERT SILICEOUS FILLERS. APPLY COATING IN ACCORDANCE WITH AWWA C217, EXCEPT AS MODIFIED HEREIN.
- e. PROTECTIVE OUTER WRAP
 - (1) PROVIDE FIBER MESH FABRIC OUTER WRAP OVER WAX TAPE RESIN COATED, WOVEN FIBER-MESH FABRIC THAT IS .005 INCHES.
- f. ALL COMPONENTS OF THE WAX TAPE COATING SYSTEM SHALL BE FROM A SINGLE MANUFACTURER AS MANUFACTURED BY DENSO NORTH AMERICAN, TRENTON, OR EQUAL.



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**METALLIC PIPE
APPURTENANCE AND
FITTING CATHODIC
PROTECTION**

STD. PLAN

537-G.3

SCHEDULE OF ANODE QUANTITIES AND BARE WEIGHT

PIPE AND FITTINGS DESCRIPTIONS	MAX. COMBINED LENGTH	PIPELINE DIAMETER			REFERENCE DETAIL
		6"-10"	12"-18"	20"-24"	
ONE JOINT RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
ONE FITTING W/O RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
ONE FITTING W/ RESTRAINT	0'	1 @ 17#	1 @ 17#	1 @ 17#	B
ONE FLEXIBLE COUPLING	0'	1 @ 17#	1 @ 17#	1 @ 17#	A
3"-6" AIR RELEASE ASSEMBLY	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
6" BLOW-OFF PIPE ASSEMBLY	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
6" OR 8" FIRE HYDRANT	20'	2 @ 17#	3 @ 17#	4 @ 17#	D
BURIED MAINLINE VALVE	10'	1 @ 17#	1 @ 17#	2 @ 17#	C
MULTIPLE FITTINGS	10'	1 @ 17#	2 @ 17#	2 @ 17#	C
VALVED TURNOUT	0'	1 @ 17#	2 @ 17#	2 @ 17#	E
<u>EXTRA PIPE LENGTH:</u>					
1-17 LB ANODE FOR		30 FT	15 FT	10 FT	
<u>EXTRA FITTING LENGTH:</u>					
2-17 LB ANODES FOR		20 FT	12 FT	8 FT	



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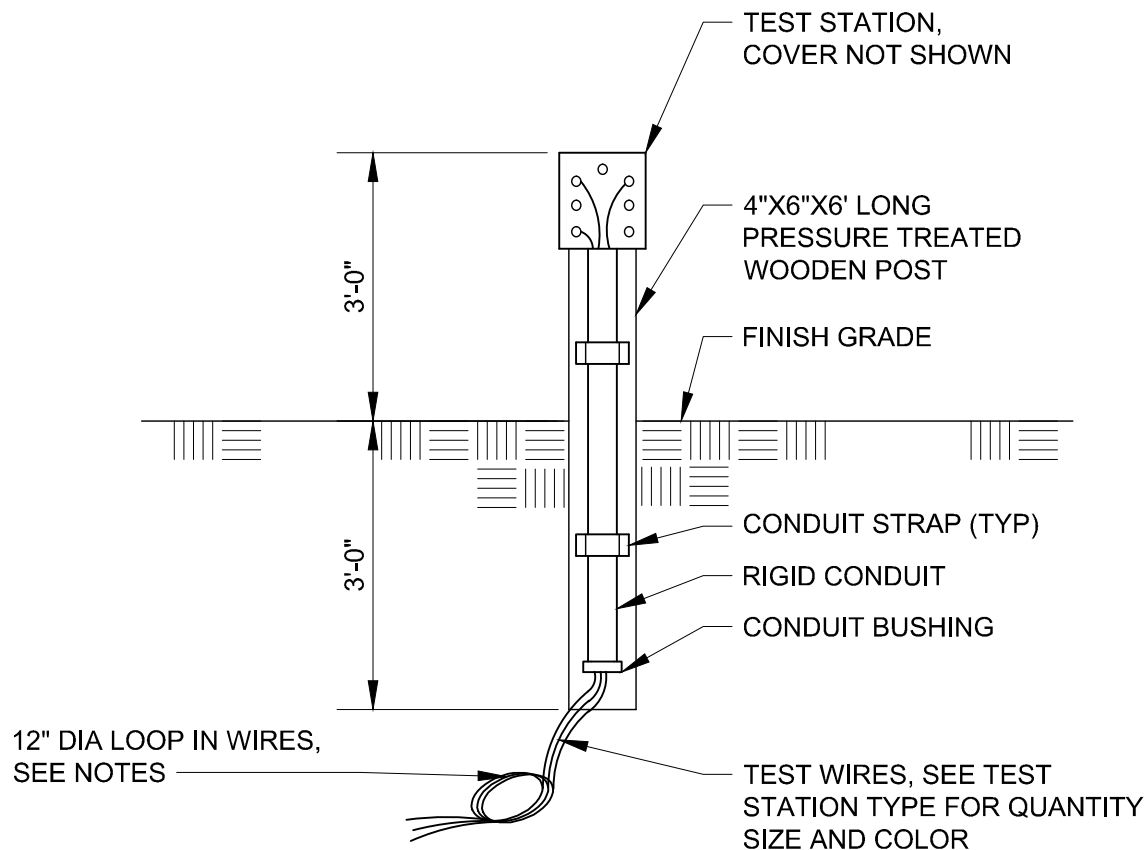
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METALLIC PIPE APPURTENANCE AND FITTING CATHODIC PROTECTION

STD. PLAN

537-G.4



NOTES:

1. TEST STATION TO BE ALUMINUM BODY AND LID WITH THREADED CONNECTION FOR CONDUIT.
2. QUANTITY OF TERMINALS AND WIRING CONNECTIONS VARIES, SEE APPLICABLE TEST STATION DETAILS FOR TYPE OF TEST STATION.
3. PROVIDE WIRE LOP AT BASE OF POST MOUNTED TEST STATION TO MINIMIZE SETTLEMENT STRESSES ON WIRE.



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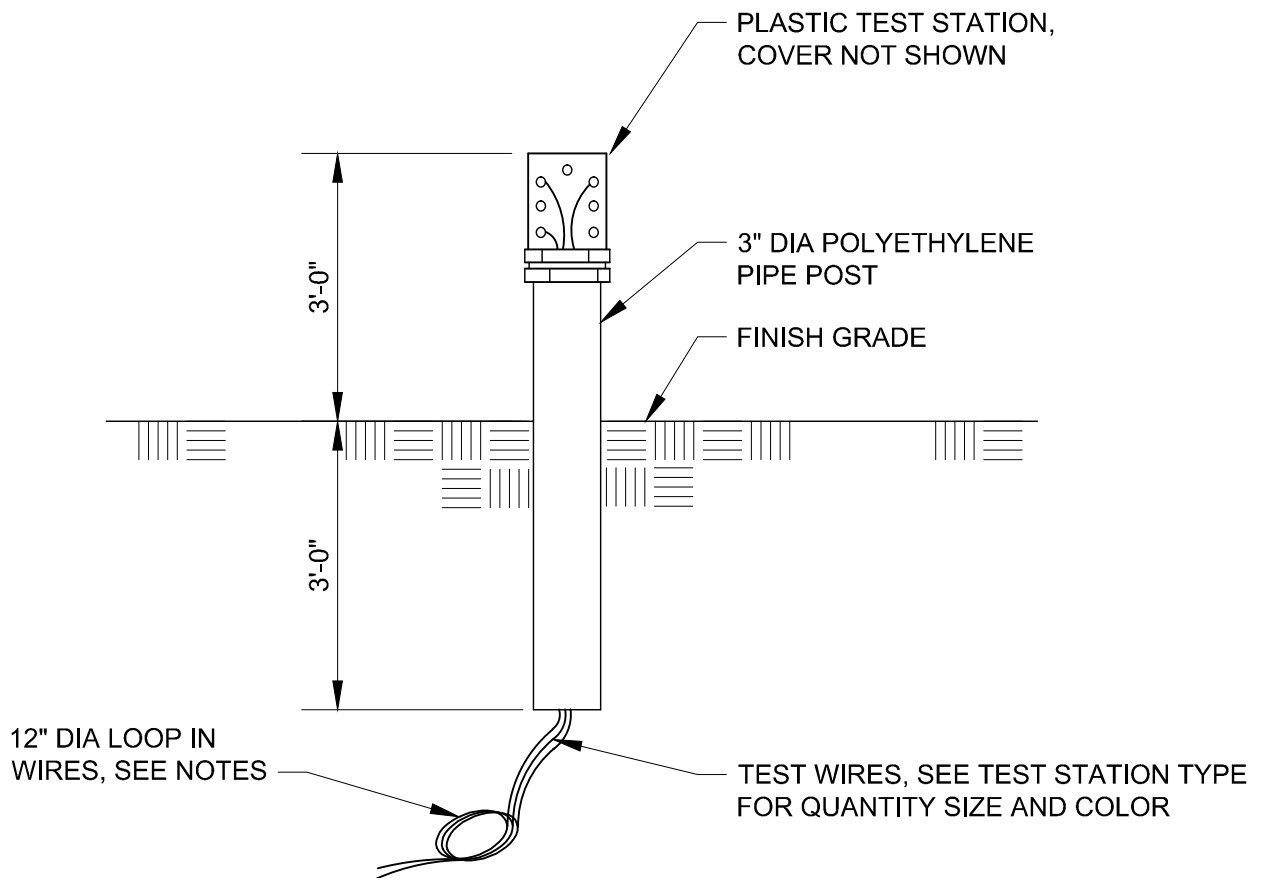
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**POST STYLE TEST STATION
WOOD**

STD. PLAN

538-A



NOTES:

1. COLOR OR TEST STATION AND POST AS SPECIFIED.
2. QUANTITY OF TERMINALS AND WIRING CONNECTIONS VARIES, SEE APPLICABLE TEST STATION DETAILS FOR TYPE OF TEST STATION.
3. PROVIDE WIRE LOP AT BASE OF POST MOUNTED TEST STATION TO MINIMIZE SETTLEMENT STRESSES ON WIRE



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**POST STYLE TEST STATION
PLASTIC**

STD. PLAN

538-B

2'-6" X 6" THICK FORMED
CONCRETE PAD

8" DIA CAST IRON COVER
MARKED "TEST STATION"

MICARTA BOARD WITH
SST TERMINALS, SEE
STD. PLAN 538-D

12" METER BOX, PROVIDE
EXTENSION WHERE
SPECIFIED, EXTENSION
NOT SHOWN

TEST WIRES, NOT ALL SHOWN

NOTES:

1. COLOR CODE WIRE INSULATION AS SHOWN IN APPLICABLE TEST STATION DETAILS, CONNECT EACH TEST WIRE TO SEPARATE TERMINAL.
2. WIRE CONFIGURATION FOR FLUSH MOUNTED TEST STATIONS SIMILAR TO POST MOUNTED TEST STATIONS.
3. PROVIDE 18 INCHES SLACK IN TEST WIRES, MINIMUM.



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DATE

03/2014

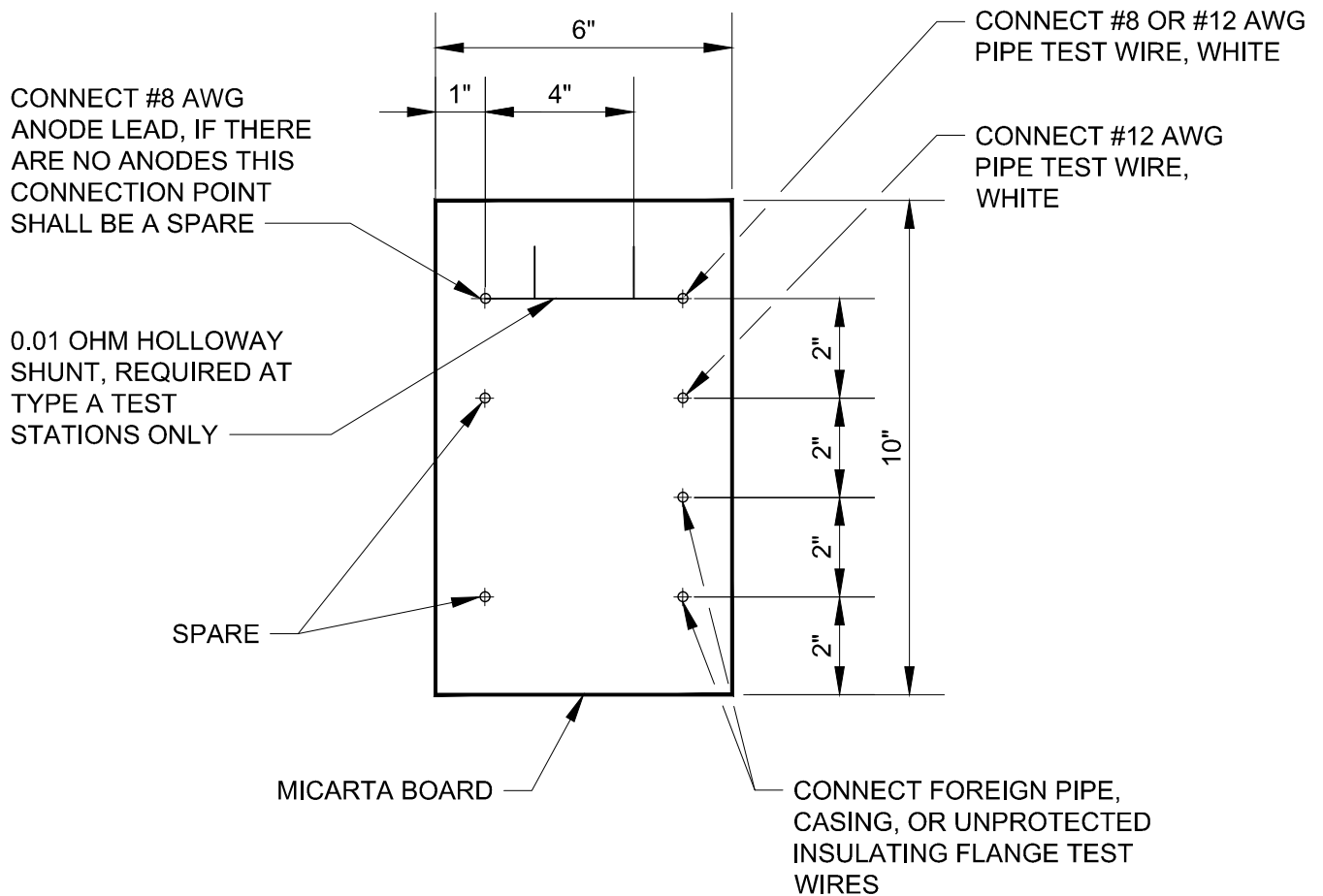
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**FLUSH STYLE
TEST STATION BOX**

STD. PLAN

538-C



NOTES:

1. TERMINALS SHALL BE 1/4" STAINLESS STEEL WITH LOCKING WASHER, TWO FLAT WASHERS, AND DOUBLE NUTS.
2. ALL WIRE CONNECTIONS TO BE WITH RING TONGUE COMPRESSION TERMINALS.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

02/2014

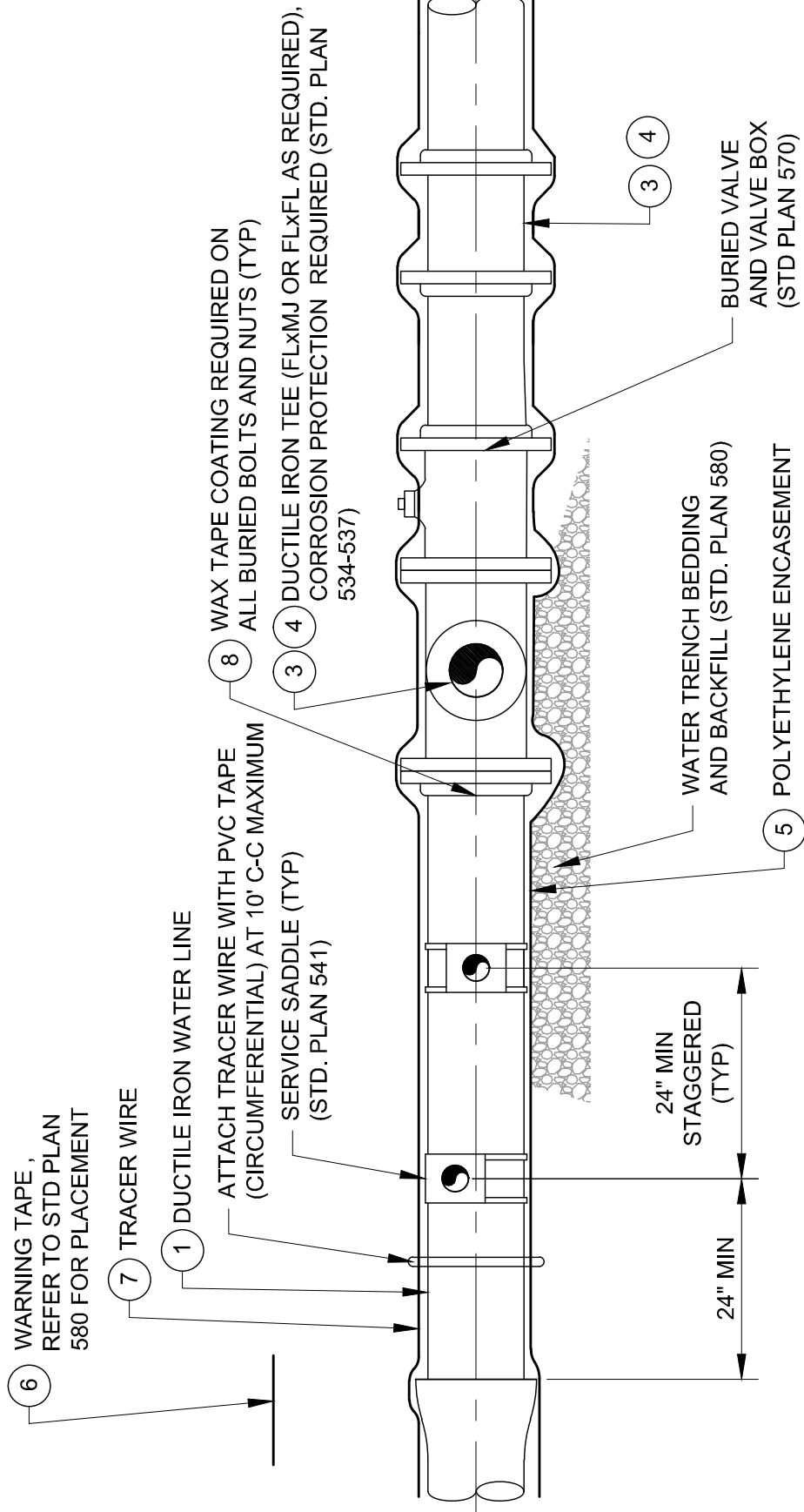
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**FLUSH STYLE TEST STATION
TERMINAL BOARD**

STD. PLAN

538-D



NOTES:

1. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
2. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 24" C-C MINIMUM SEPARATION
3. PROVIDE CORROSION PROTECTION AS REQUIRED. REFER TO STANDARD PLAN 534.
4. PROVIDE WATER LINE LOOPS AS REQUIRED TO MAINTAIN SEPARATION WITH OTHER UTILITIES, REFER TO STANDARD PLAN 544
5. ALL FIRE LINES AND FIRE HYDRANT LINES MUST BE DUCTILE IRON



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

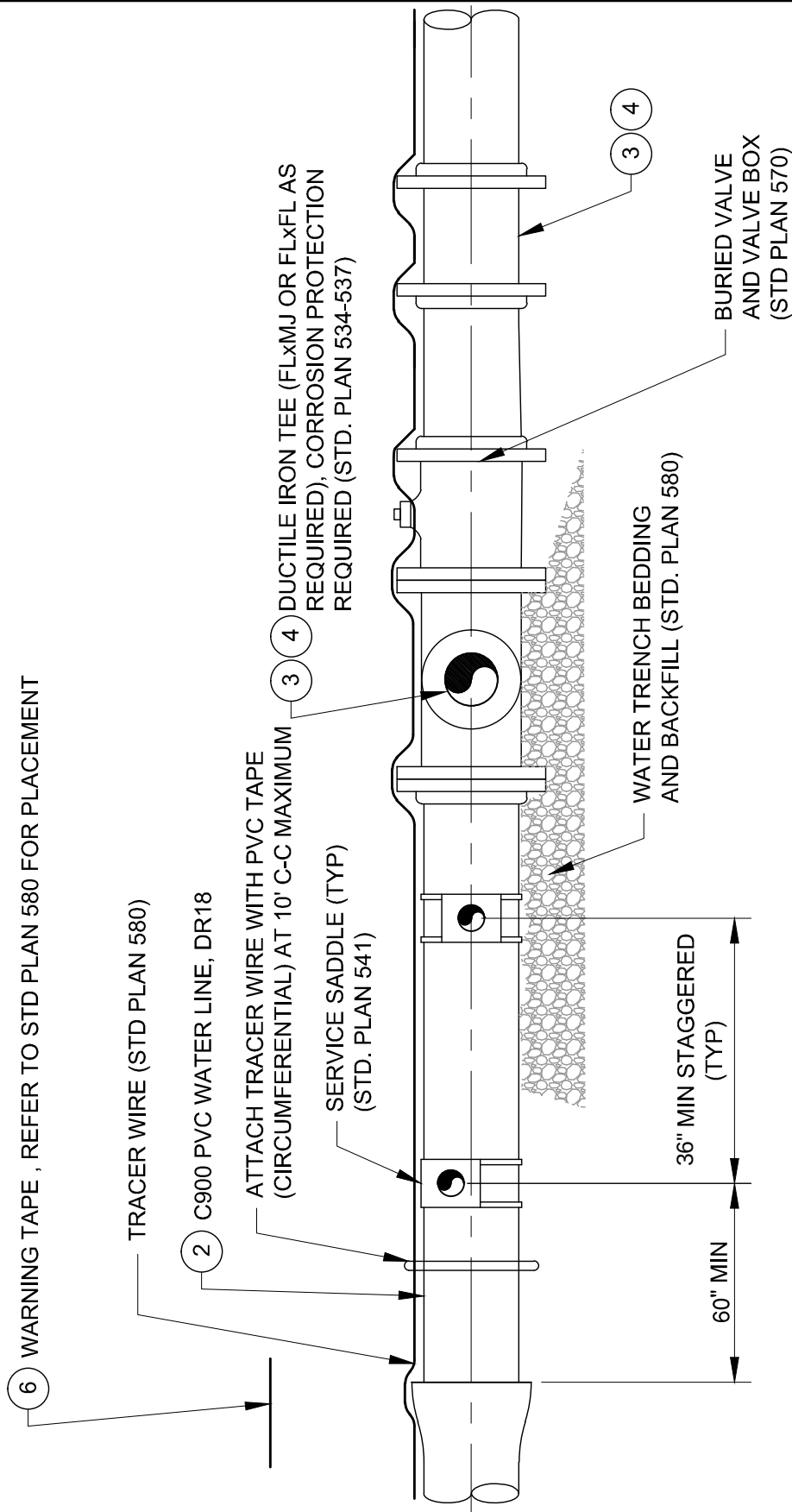
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**DUCTILE IRON
WATER MAIN AND FIRE LINE
3" TO 12" DIAMETER**

STD. PLAN

540-A



NOTES:

1. PROVIDE A 5' MINIMUM PVC PIPE SECTION LENGTH BETWEEN FITTINGS, VALVES, AND COUPLINGS
2. PROVIDE RETAINING GLANDS ON MECHANICAL JOINTS
3. STAGGER MULTIPLE TAPS 22-1/2 DEG. AND MAINTAIN 36" C-C MINIMUM SEPARATION
4. PROVIDE CORROSION PROTECTION ON ALL METALLIC FITTINGS, VALVES, COUPLERS, ETC., AS REQUIRED. REFER TO STANDARD PLAN 534.
5. PROVIDE WATER LINE LOOPS AS REQUIRED TO MAINTAIN SEPARATION WITH OTHER UTILITIES, REFER TO STANDARD PLAN 544
6. NO PVC SHORTER THAN 5FT MAY BE USED. DUCTILE IRON MUST BE USED FOR SHORTER LENGTHS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

REV.

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**WATER MAIN - PVC PIPE
8" TO 12" DIAMETER**

STD. PLAN

540-B

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	DUCTILE IRON PIPE, 3" TO 12" DIAMETER, PRESSURE CLASS 350, CEMENT-MORTAR LINING, ASPHALTIC INTERIOR/EXTERIOR COATING, AWWA C150 / C151 / C104	U.S. PIPE (1) PACIFIC STATES	<u>STANDARD JOINT PIPE:</u> PUSH ON TYTON JOINT
		U.S. PIPE (1) PACIFIC STATES	<u>RESTRAINED JOINT PIPE:</u> THRUST-LOCK TR FLEX
②	POLYVINYL CHLORIDE (PVC) PIPE, C.I.O.D., C900, DR 18, INTEGRAL BELL JOINT	JM EAGLE (1)	<u>STANDARD JOINT PIPE:</u> BLUE BRUTE
③	DUCTILE IRON FITTINGS, 3" TO 12" DIAMETER, FULL BODY, PRESSURE CLASS 350, CEMENT MORTAR LINED, ASPHALTIC EXTERIOR COATING, AWWA C153 / C104 FLANGES: AWWA C110 / C115, CLASS 125 FLANGE WITH FULL FACE OR RING FLANGE-TYPE GASKETS	U.S. PIPE (1) PACIFIC STATES	<u>PUSH ON STYLE FITTING:</u> TYTON JOINT <u>FLANGED FITTING:</u>
		U.S. PIPE (1) PACIFIC STATES	<u>RESTRAINED JOINT PIPE:</u> THRUST-LOCK TR FLEX
④	FITTINGS – DUCTILE IRON MECHANICAL JOINT PIPE WITH RETAINER GLANDS OR SST TIE ROD / NUT RESTRAINTS, AWWA C110 / C111 / C104	EBBA IRON (1)	<u>FITTINGS:</u> MECHANICAL JOINT <u>RETAINER GLANDS:</u> MEGALUG SERIES 1100, STD T-BOLTS AND NUTS
⑤	POLYETHYLENE ENCASMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHODS A & C	CHRISTY'S (1)	AWWA C703E METHOD A (4 MIL) AT PIPE AND AWWA C703E METHOD C (10 MIL) AT BOLT-TYPE JOINTS, FITTINGS, AND VALVES
⑥	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING, BLUE BACKGROUND, 6" WIDE	SETON (1)	85525
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	CONNECTORS: IDEAL INDUSTRIES (1)	TWISTER DB PLUS OR APP'D EQUAL
⑧	WAX TAPE COATING SYSTEM, APPLY TO <u>ALL</u> BURIED BOLTS AND NUTS INCLUDING MECHANICAL JOINT RESTRAINT SYSTEMS, AWWA C 217. REFER TO STD. PLAN 534.		

DETAIL NOTES

1. COORDINATE PIPE SIZE WITH APPROVED PLANS PRIOR TO ORDERING MATERIALS
2. LOCATE MAIN, FITTINGS, VALVES, AND FIRE LINES PER APPROVED PLANS
3. DUCTILE IRON PIPE IS REQUIRED WHEN WATER SYSTEM DESIGN PRESSURE EXCEEDS 150 PRESSURE RATING
4. PROVIDE "DOMESTIC" DUCTILE IRON FITTINGS
5. PROVIDE DUCTILE IRON RESTRAINED JOINT PIPE ON FIRE LINES, HYDRANT LINES, AND WHERE REQUIRED ON THE APPROVED PLANS
6. PROVIDE 316 STAINLESS STEEL BOLTS AND NUTS WITH ANTI-SEIZE LUBRICATION ON ALL FLANGED CONNECTIONS
7. REFER TO STANDARD PLAN 534 FOR SUPPLEMENTAL EXTERNAL CORROSION PROTECTION REQUIREMENTS. WHEN CATHODIC PROTECTION IS REQUIRED REFER TO STD. PLANS 534-538.
8. REFER TO SPECIFICATIONS FOR FLUSHING, HYDROSTATIC TESTING, AND DISINFECTING REQUIREMENTS
9. (1) DENOTES "OR EQUAL" MANUFACTURER AND MODEL. SUBMIT IN ACCORDANCE WITH CITY STANDARDS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

REV.

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WATER MAIN AND FIRE LINES

STD. PLAN

540 S

1. REFERENCE STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.



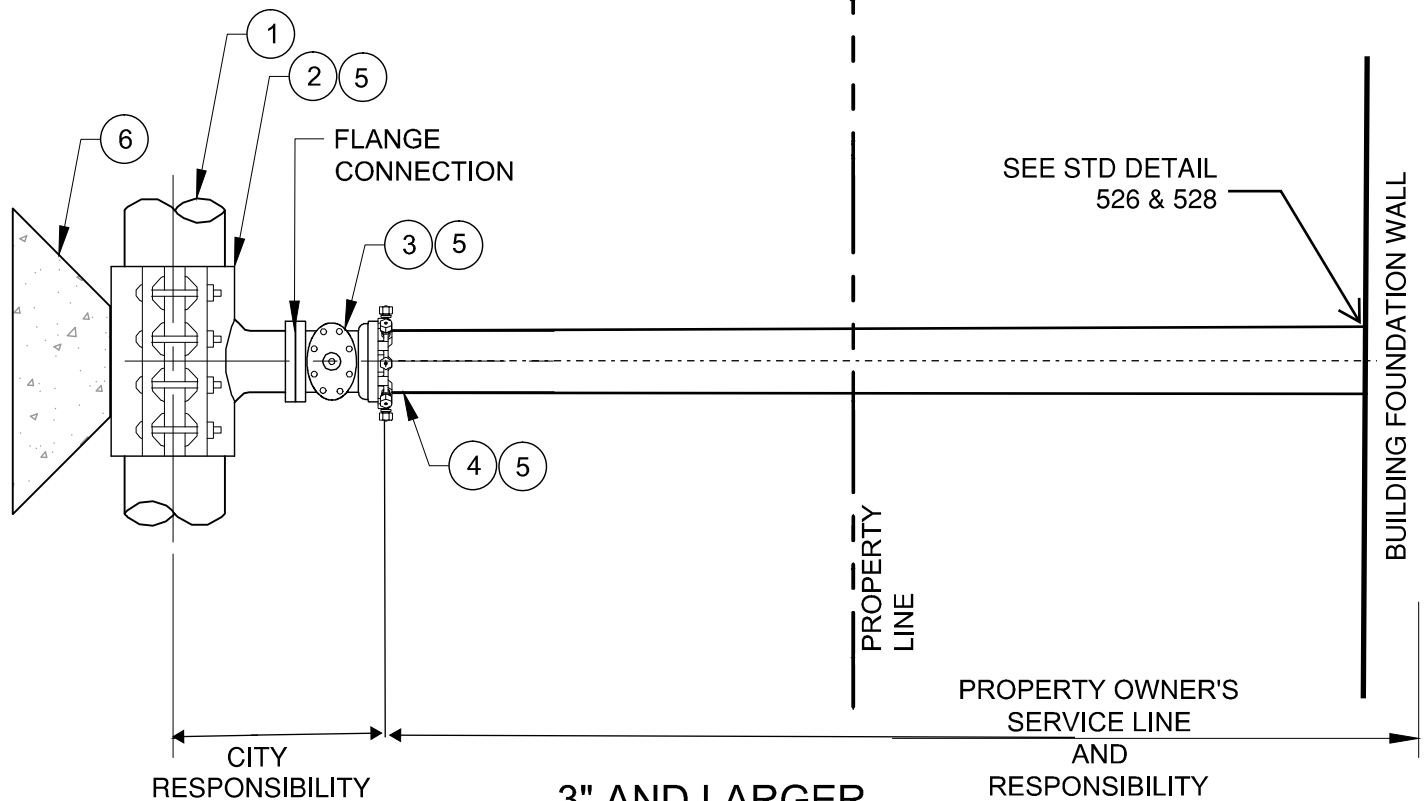
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BRONZE SERVICE SADDLE: DI & AC PIPE; DOUBLE STRAP PVC PIPE; TWO-PIECE BOLTED	MUELLER	DI & AC PIPE: BR2B SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE: H-13000 SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS
		FORD	DI & AC PIPE: STYLE 202B 1-1/2" SERVICE, CC THDS; 2" SERVICE, FIP THDS PVC PIPE: 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
②	BRASS CORPORATION STOP, INLET IP THREAD, OUTLET CTS COMPRESSION	MUELLER	B-25008N
		FORD	FB1100-(SERVICE SIZE)-Q-NL
③	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APPV'D EQUAL	85525
⑤	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 1" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APPV'D EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901; OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APPV'D EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

DETAIL NOTES

1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
2. LOCATE SERVICE PER APPROVED PLANS
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
	10/2020		
	REV.		
			541 S



3" AND LARGER

LEGEND

ITEM	DESCRIPTION
①	EXISTING MAIN
②	DUCTILE IRON TAPPING SLEEVE OR DUCTILE IRON TEE
③	TAPPING VALVE OR FLG X MJ GATE VALVE (STD PLAN 570 AND 572) ("FIRE" LID)
④	DUCTILE IRON PIPE FULLY RESTRAINED (STD. PLAN 541)
⑤	POLYETHYLENE WRAPPED (STD. PLAN 540-A)
⑥	THRUST BLOCK (STD. PLAN 561)

NOTES:

1. DOUBLE CHECK VALVE OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY TO BE DETERMINE BY BUILDING AND WATER DEPARTMENTS BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM USE.
2. WATER METER 3-INCH AND LARGER WILL REQUIRE A DUCTILE IRON TEE, VALVING, AND DISMANTLING JOINT. A SITE SPECIFIC DESIGN IS REQUIRED.
3. A METER BYPASS LINE IS REQUIRED FOR COMMERCIAL APPLICATIONS.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

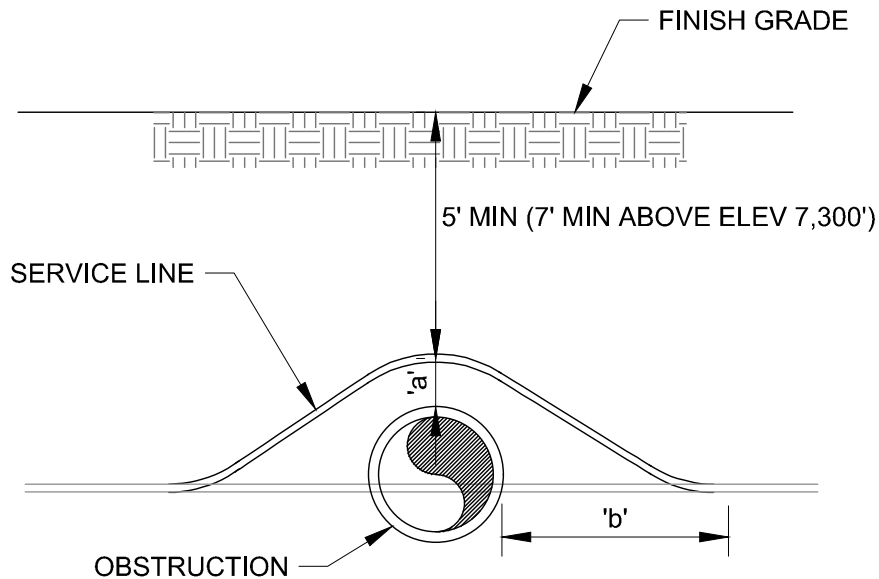
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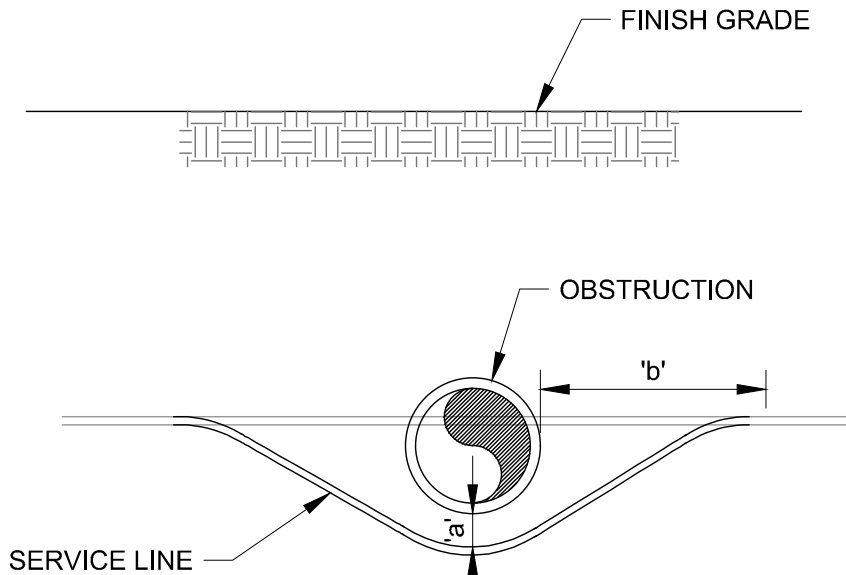
FIRE SERVICE LINE

STD. PLAN

542



METHOD A



METHOD B

TABLE OF DIMENSIONS

	OBSTRUCTION		
	SEWER MAIN	STORM DRAIN OR CULVERT	OTHER
'a'	18"	SEE STD. PLAN 546	12" MIN
'b'	5'-0"		3'-0" MIN

NOTES:

1. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

6/2019

REV.

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WATER SERVICE LINE LOOP

STD. PLAN

543

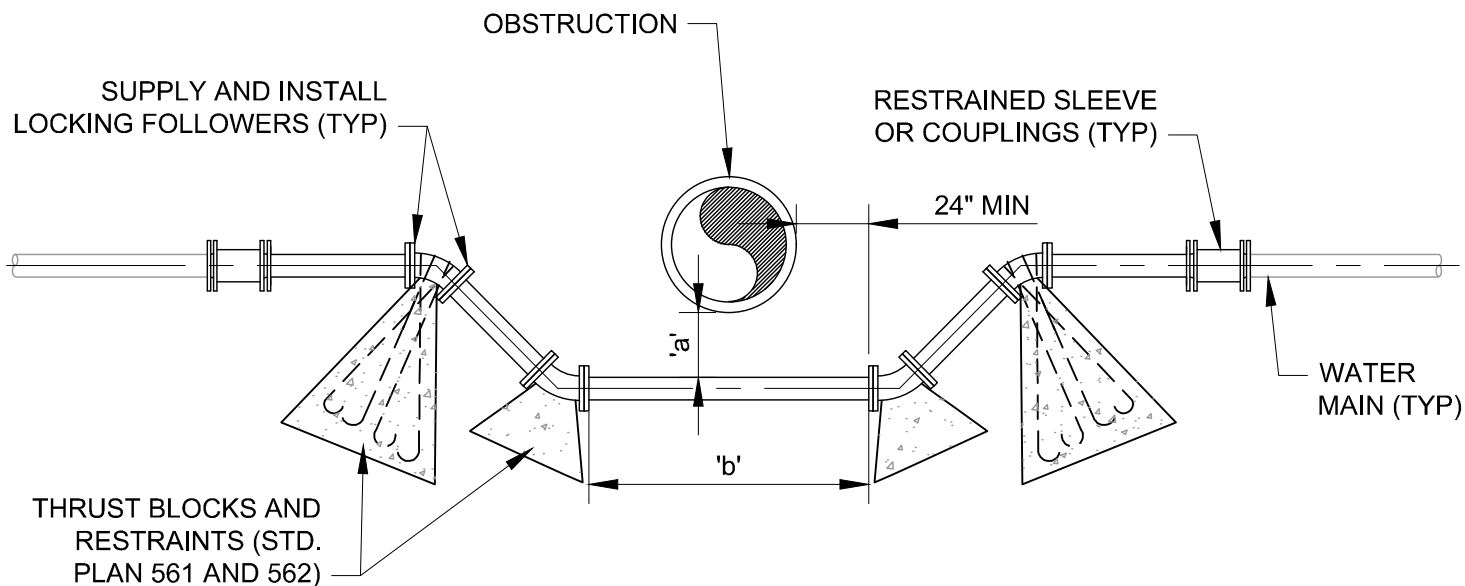


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

NOTES:

METHOD A

1. RESTRAINED JOINT PIPE REQUIRED
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

6/2019

REV.

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WATER MAIN LOOP

STD. PLAN

544-A

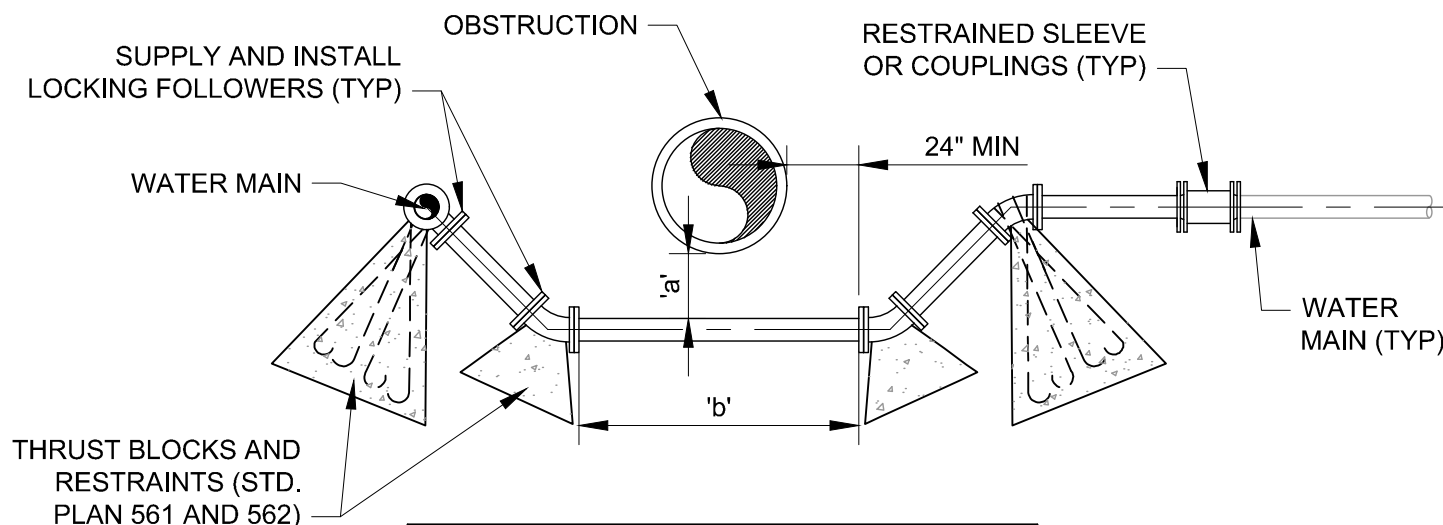


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

METHOD B

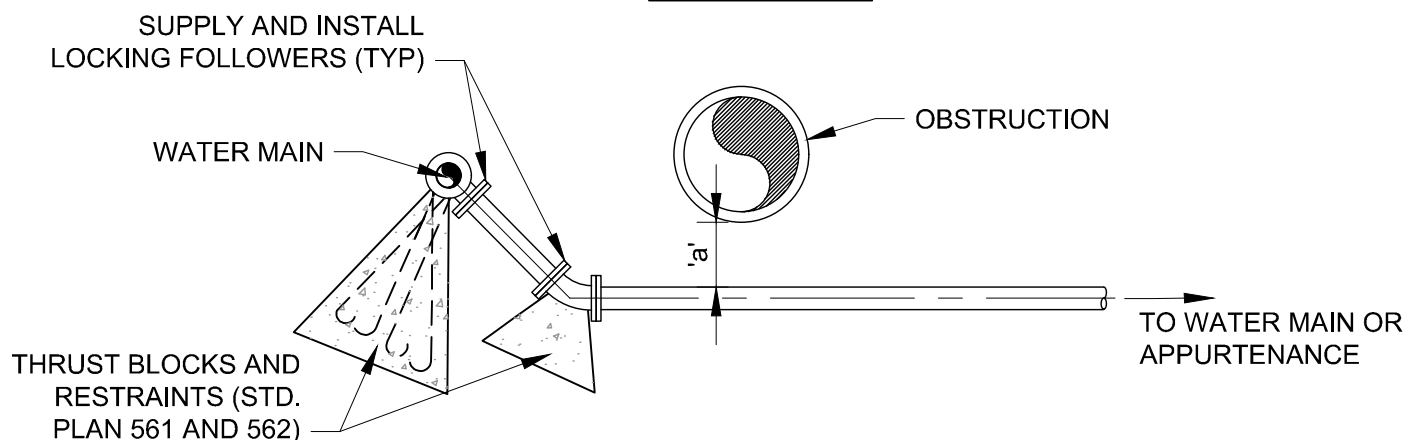


TABLE OF DIMENSIONS	
OBSTRUCTION	'a'
SEWER	18" MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546
OTHER	12" MIN

METHOD C

NOTES:

1. RESTRAINED JOINT PIPE REQUIRED
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

6/2019

REV.

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WATER MAIN LOOP

STD. PLAN

544-B

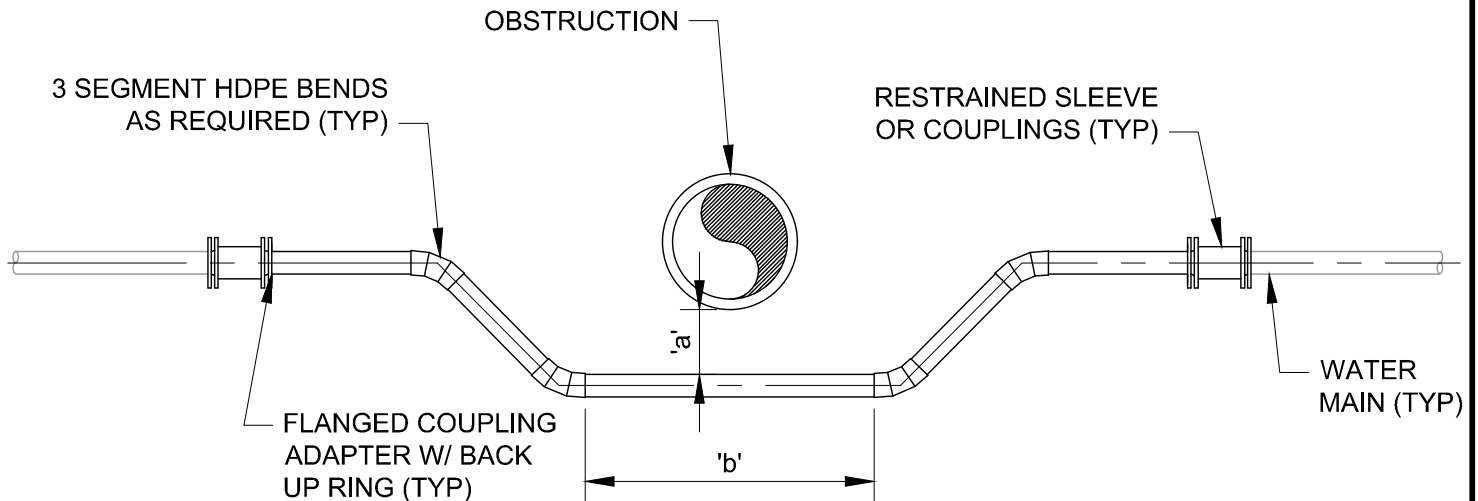


TABLE OF DIMENSIONS		
OBSTRUCTION	'a'	'b'
SEWER	18" MIN	20' MIN
STORM DRAIN OR CULVERT	SEE STD. PLAN 546	O.D. + 6'
OTHER	12" MIN	O.D. + 4'

HDPE METHOD

NOTES:

HDPE PIPE WATERLINE LOOP MINIMUM REQUIREMENTS:

1. GENERAL: PIPE SHALL BE HDPE 4710 DR11 WITH AN INSIDE DIAMETER EQUAL TO OR GREATER THAN THE CONNECTING PIPE ON BOTH ENDS.
2. PIPE SHALL BE FUSION WELDED ALONG LENGTH AND FULLY RESTRAINED AT TRANSITIONS TO DIFFERING PIPE MATERIALS WITH FLANGES OR OTHER CITY APPROVED METHOD.
3. FITTINGS ALONG THE LOOP LENGTH SHALL BE HDPE UNLESS OTHERWISE APPROVED BY OWNER.
4. BENDING RADIUS NOT TO EXCEED PIPE MANUFACTURES RECOMMENDATIONS.
5. REDUCERS AND TRANSITION COUPLINGS SHALL BE PROVIDED ON BOTH ENDS AS REQUIRED AND SHALL BE HDPE OR DUCTILE IRON. CATHODIC PROTECTION REQUIRED ON FERROUS COMPONENTS PER STD. PLAN 534
6. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

6/2019

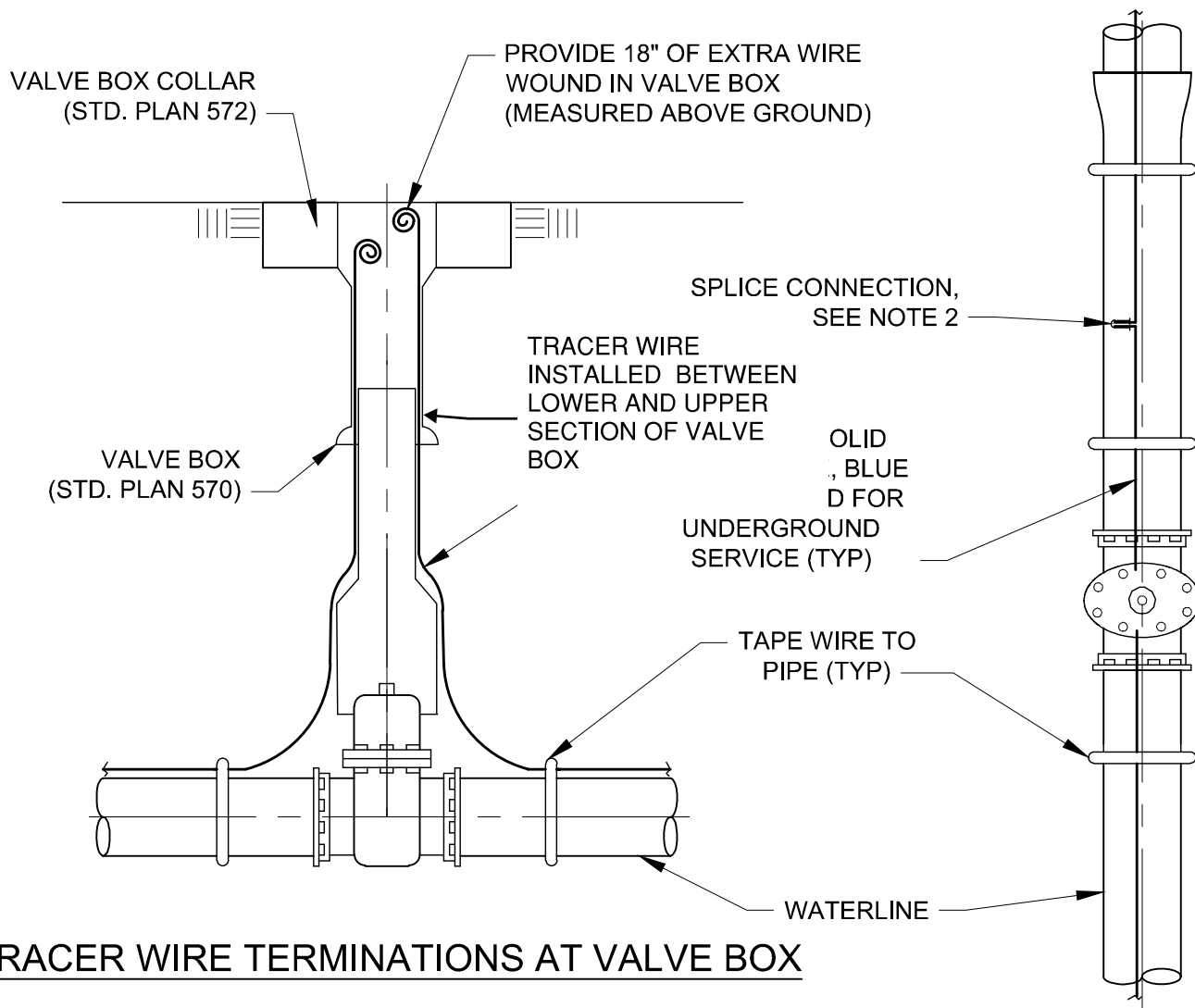
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WATER MAIN LOOP

STD. PLAN

544-C

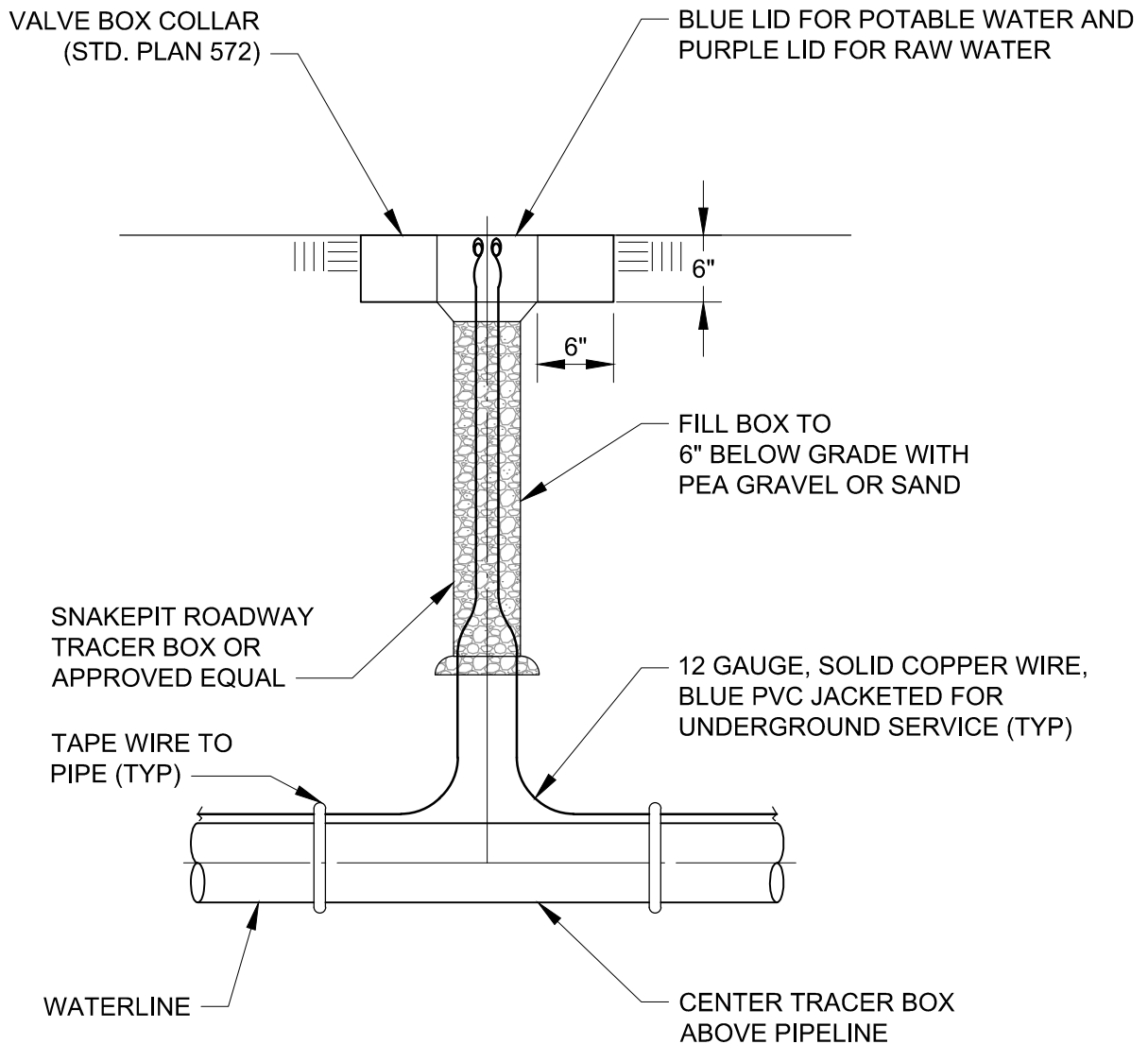


TRACER WIRE TERMINATIONS AT VALVE BOX

NOTES:

1. INSTALL TRACER WIRE ON ALL CONSTRUCTED (METALLIC AND NON-METALLIC) PIPE.
2. ALL SPLICES SHALL BE SILICONE FILLED WIRE CONNECTORS.
3. PROVIDE TRACER WIRE CONNECTIONS AT ALL VALVE BOXES AND PER STD. PLAN 545-B TO MAINTAIN A MAXIMUM DISTANCE BETWEEN CONNECTIONS OF NO GREATER THAN 500 FEET.
4. AT VAULT AND MANHOLE LOCATIONS COIL WIRE INSIDE.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	TRACER WIRE VALVE BOX TERMINATIONS	STD. PLAN
	10/2020		545-A
	REV.		
	0		



NOTES:

1. INSTALL LOCATOR WIRE ON ALL CONSTRUCTED (METALLIC AND NON-METALLIC) PIPE.
2. ALL SPLICES SHALL BE WITH SILICONE FILLED WIRE CONNECTORS.
3. PROVIDE LOCATOR WIRE CONNECTIONS PER THIS DETAIL AS REQUIRED TO MAINTAIN A MAXIMUM DISTANCE BETWEEN CONNECTIONS OF NO GREATER THAN 500 FEET. CONTRACTOR SHALL COORDINATE EACH LOCATION WITH OWNER.
4. LOCATOR WIRE AND WARNING TAPE NOT REQUIRED WHERE DIRECTIONAL DRILLING WILL TAKE PLACE.
5. AT VAULT LOCATIONS COIL WIRE INSIDE OF VAULT.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

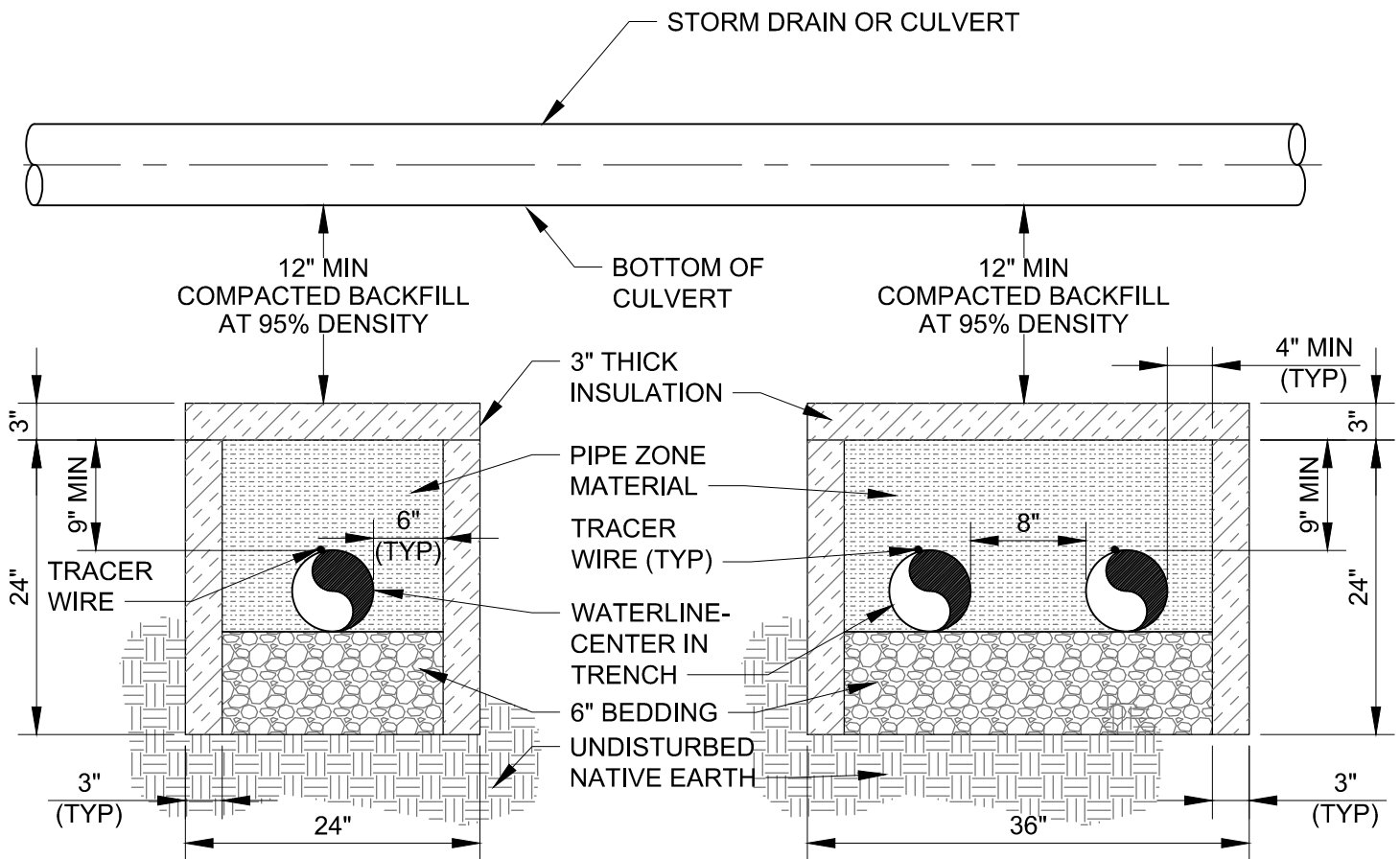
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TRACER WIRE ACCESS BOX TERMINATIONS

STD. PLAN

545-B



ONE LINE IN TRENCH

TWO LINES IN TRENCH

NOTES:

1. WHERE WATERLINES INTERSECT STORM DRAINS OR CULVERTS, INSTALL WATERLINE WITH FROST SHIELD. EXTEND FROST SHIELD A MINIMUM OF 3-FEET ON BOTH SIDES STORM DRAIN OR CULVERT.
2. INSULATION SHALL BE 3-INCH THICK INSULATION BOARD (DOW STYROFOAM HIGHLOAD - 60 INSULATION OR APPROVED EQUAL).
3. ALL BACKFILL MATERIAL, INCLUDING SPECIAL BEDDING AND PIPE ZONE MATERIAL, SHALL BE COMPACTED TO AT LEAST 95% DENSITY TO PROVIDE AN ADEQUATE FOUNDATION FOR THE CULVERT AND ROADWAY.
4. INSTALL TRACER WIRES AS REQUIRED (STD. PLAN 540, 541 AND 545)



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

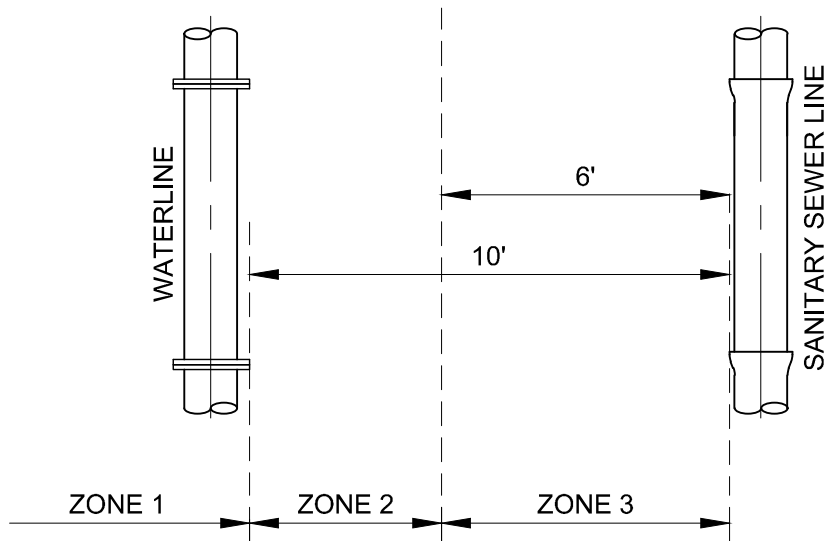
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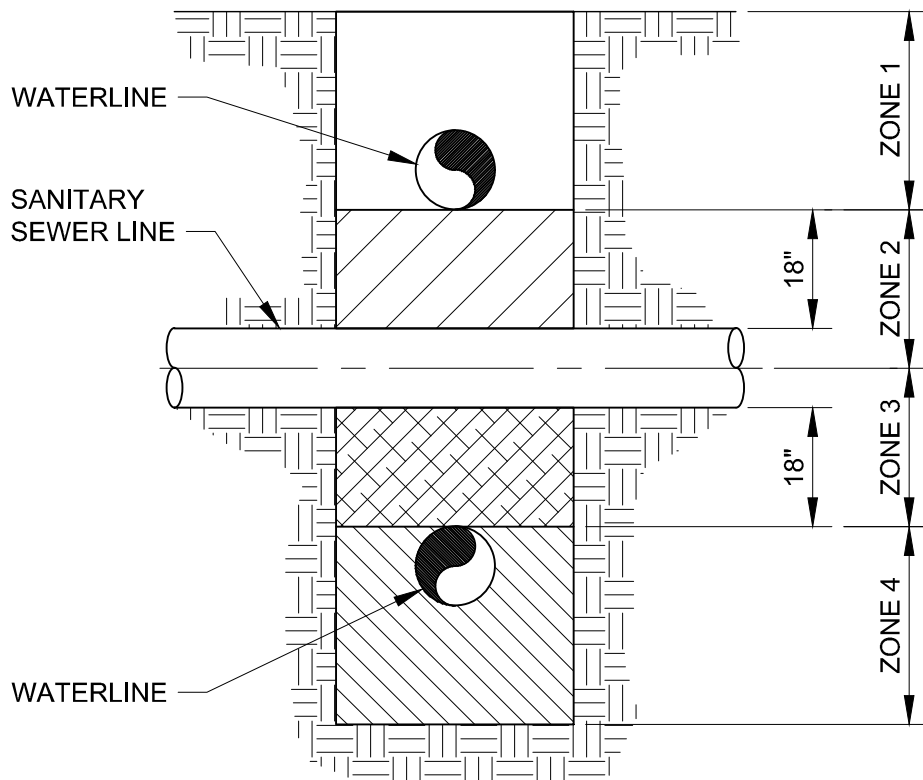
**PIPE INSULATION AT
STORM DRAIN CROSSINGS**

STD. PLAN

546



HORIZONTAL SEPARATION REQUIREMENTS



VERTICAL SEPARATION REQUIREMENTS

NOTES:

1. SEE STD. PLAN 547-B FOR HORIZONTAL AND VERTICAL SEPARATION REQUIREMENT NOTES.
2. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.



PARK CITY MUNICIPAL CORPORATION
WATER

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WATER - SANITARY SEWER SEPARATION

STD. PLAN

547-A

HORIZONTAL SEPARATION

NOTES:

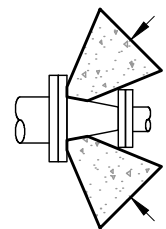
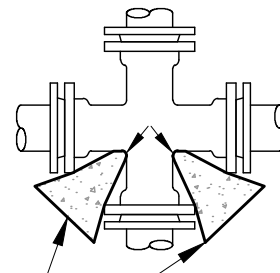
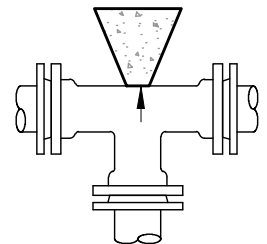
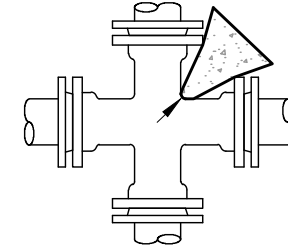
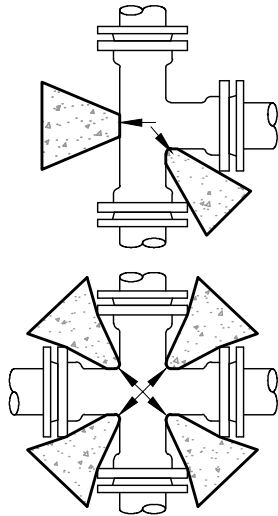
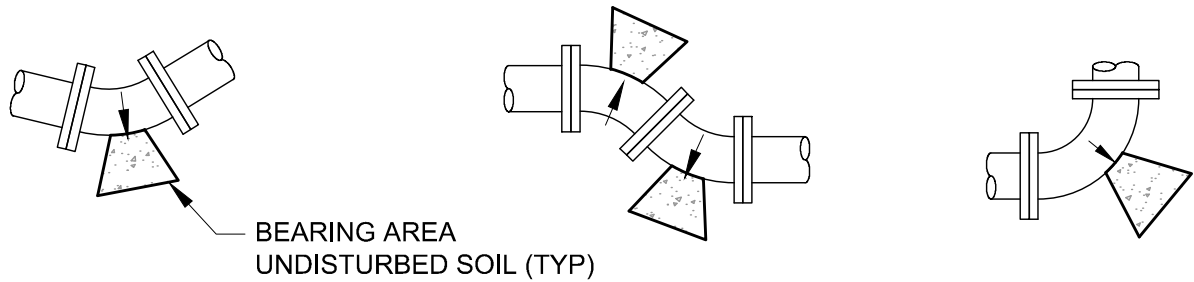
1. ZONE 1: WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER - NO SPECIAL REQUIREMENTS
ZONE 2: A) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND
B) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND
C) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE AND
SITE SPECIFIC REQUIREMENTS APPROVED BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
ZONE 3: WATER LINE AND SEWER LINE SEPARATION LESS THAN 6 FEET - NOT ALLOWED
2. SERVICE LINE TAPS NOT ALLOWED IN ZONE 2.
3. SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
5. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS

VERTICAL SEPARATION

NOTES:

1. ZONE 1: WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER - NO SPECIAL REQUIREMENTS
ZONE 2: WATER LINE ABOVE SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
ZONE 3: WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES - LOOP WATER LINE, REFER TO STD. PLAN 543. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
ZONE 4: WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES - CENTER ONE FULL UN CUT LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 150 PSI MAXIMUM MIX DESIGN WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE
2. SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3.
3. MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SANITARY SEWER FORCE MAINS
4. CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR SANITARY SEWER REQUIREMENTS AND SEWER LINE MODIFICATIONS
5. ALL CULINARY WATER MAINS AND LATERALS SHALL BE INSTALLED ABOVE SEWER LINES UNLESS APPROVED BY PARK CITY AND UTAH DIVISION OF DRINKING WATER.

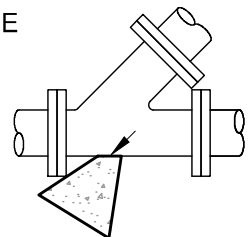
 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER - SANITARY SEWER SEPARATION	STD. PLAN
	6/2019		547-B
	REV.		
	1		



MINIMUM BEARING AREA IN SQ. FT.

SIZE OF PIPE	TEES, VALVES, DEAD ENDS	90° BENDS	45° BENDS	22 1/2° BENDS	11 1/4° BENDS
4"	3.5	5	3	1.5	1
6"	7	10	5.5	3	1.5
8"	12.5	17	9.5	5	2.5
10"	18.5	26	14	7.5	3.8
12"	26	37	20	10	5
14"	35	49	26.5	13.5	7
16"	45	63	34	17.5	9

THE AREA OF BEARING PER
THRUST BLOCK TO EQUAL 1/2 THE
AREA SPECIFIED FOR THE
LARGEST PIPE OR FITTING SIZE



NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. PLACE PE WRAP PRIOR TO INSTALLING BLOCKING.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

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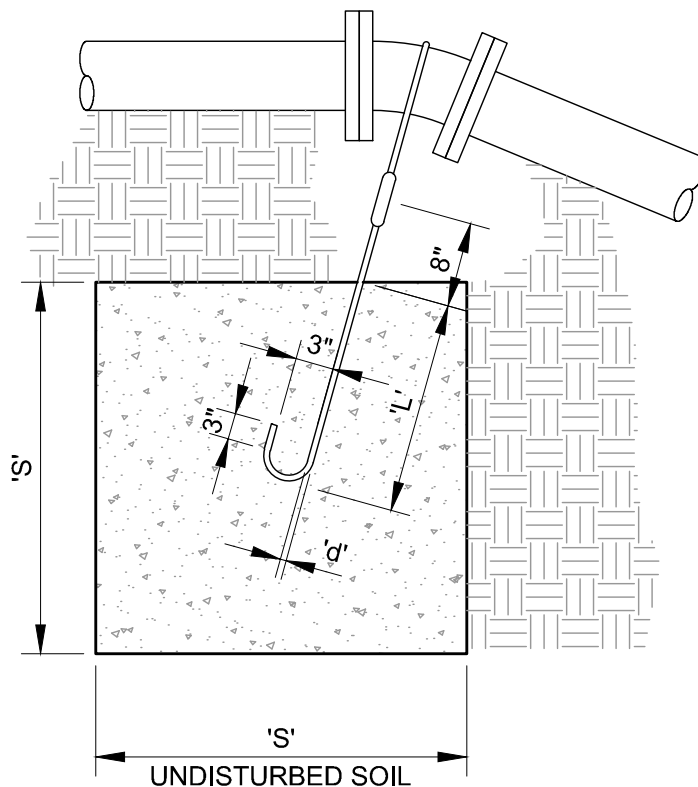
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DIRECT BEARING THRUST BLOCK

STD. PLAN

561

TABLE OF DIMENSIONS					
SIZE OF PIPE (NOMINAL DIAMETER)	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC FEET	'S' SIDE OF CUBE - FEET	'd' DIAMETER OF SHANK OR REBAR RODS - INCH	'L' DEPTH OF ROD IN CONCRETE - FEET
4"	11 1/4	9.5	2.2	5/8"	1.5
	22 1/2	19.0	2.7	5/8"	2.0
6"	11 1/4	20	2.7	5/8"	2.0
	22 1/2	40	3.4	5/8"	2.0
8"	11 1/4	34	3.3	5/8"	2.0
	22 1/2	68	4.1	5/8"	2.0
10"	11 1/4	51	3.8	5/8"	2.0
	22 1/2	102	4.7	3/4"	3.0
12"	11 1/4	72	4.2	5/8"	2.0
	22 1/2	143	5.3	3/4"	3.0
14"	11 1/4	97	4.6	7/8"	3.0
	22 1/2	193	5.8	7/8"	3.0
16"	11 1/4	125	5.0	7/8"	3.0
	22 1/2	249	6.3	7/8"	4.0



TYPE A RESTRAINT

FOR 11 1/4° - 22 1/2° VERTICAL BENDS

NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. APPLY WAX TAP COATING SYSTEM TO EXPOSED SHANK AND REBAR RODS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTER WRAP. DENSO N.A., TRENTON, OR APPROVED EQUAL.
7. SHANK AND REBAR MATERIALS SHALL BE EPOXY COATED AT LEAST 15 MILS THICK.
8. REINFORCEMENT SHALL BE DEFORMED STEEL, ASTM A 615. MINIMUM STRESS YIELD STRENGTH OF STEEL TIE-DOWN BARS IS 70,000 KSI.



PARK CITY MUNICIPAL CORPORATION
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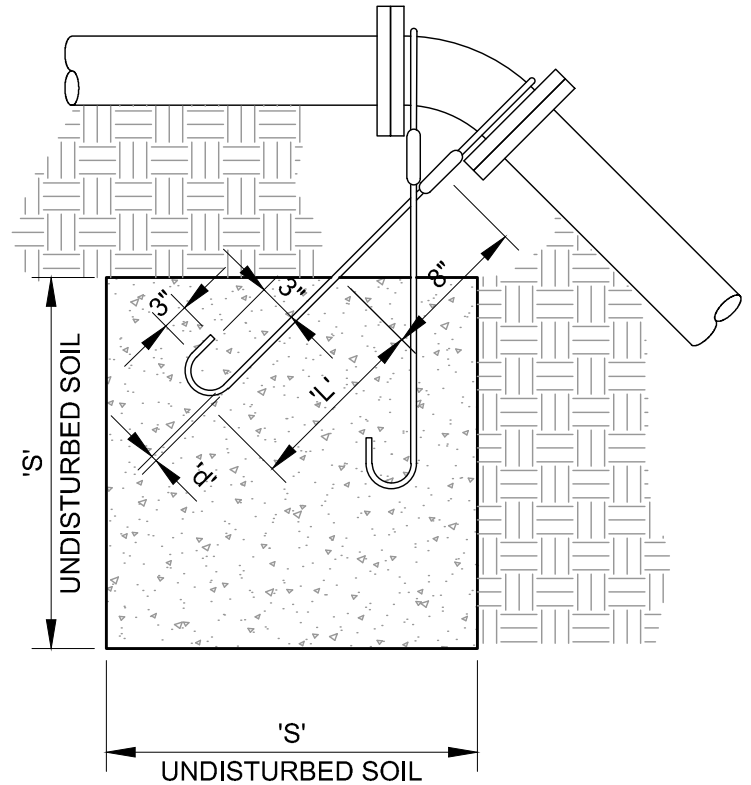
TIE-DOWN THRUST RESTRAINTS

STD. PLAN

562-A

TABLE OF DIMENSIONS

SIZE OF PIPE (NOMINAL DIAMETER)	VERTICAL BEND IN DEGREES	CONCRETE BLOCKING IN CUBIC YARDS	'S' SIDE OF CUBE - FEET	'd' DIAMETER OF SHANK OR REBAR RODS - INCH	'L' DEPTH OF ROD IN CONCRETE - FEET
4"	45	1.4	3.4	5/8"	2.0
				5/8"	
6"	45	2.8	4.3	5/8"	2.5
				5/8"	
8"	45	4.9	5.1	5/8"	3.0
				5/8"	
10"	45	7.3	5.9	5/8"	4.0
				5/8"	
12"	45	10.4	6.8	3/4"	4.0
				3/4"	
14"	45	14.0	7.3	3/4"	4.0
				3/4"	
16"	45	18.1	7.9	3/4"	4.0
				3/4"	



TYPE B RESTRAINT FOR 45° VERTICAL BENDS

NOTE:

1. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI AND A TEST PRESSURE OF 250 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2,000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2,000 POUND BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
2. PIPE SIZE EXCEEDING 16" REQUIRES SPECIAL DESIGN.
3. SIDE WALLS OF THRUST BLOCK SHALL BE FORMED WITH VERTICAL SIDES.
4. DO NOT ENCASE ADJACENT FITTINGS AND BOLTS.
5. DO NOT THRUST AGAINST ADJACENT PIPES.
6. APPLY WAX TAP COATING SYSTEM TO EXPOSED SHANK AND REBAR RODS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTER WRAP. DENSO N.A., TRENTON, OR APPROVED EQUAL.
7. SHANK AND REBAR MATERIALS SHALL BE EPOXY COATED AT LEAST 15 MILS THICK.
8. REINFORCEMENT SHALL BE DEFORMED STEEL, ASTM A 615. MINIMUM STRESS YIELD STRENGTH OF STEEL TIE-DOWN BARS IS 70,000 KSI.



PARK CITY MUNICIPAL CORPORATION
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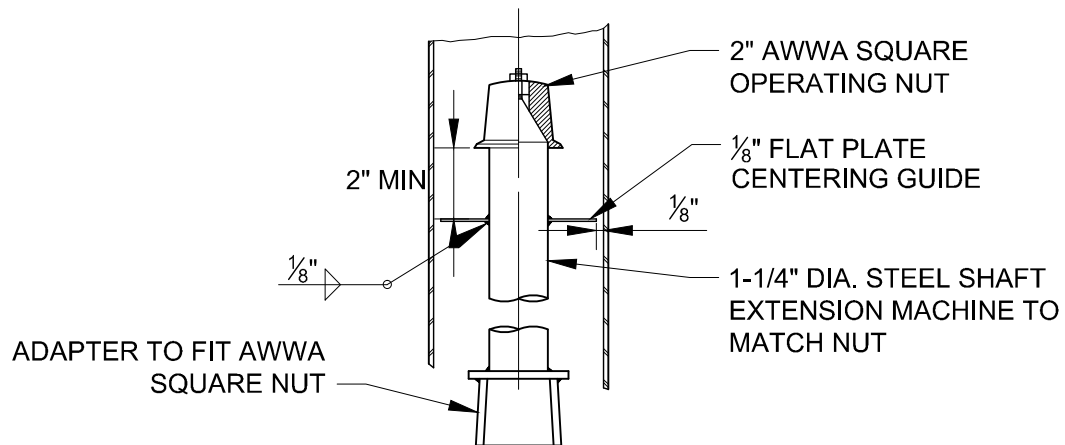
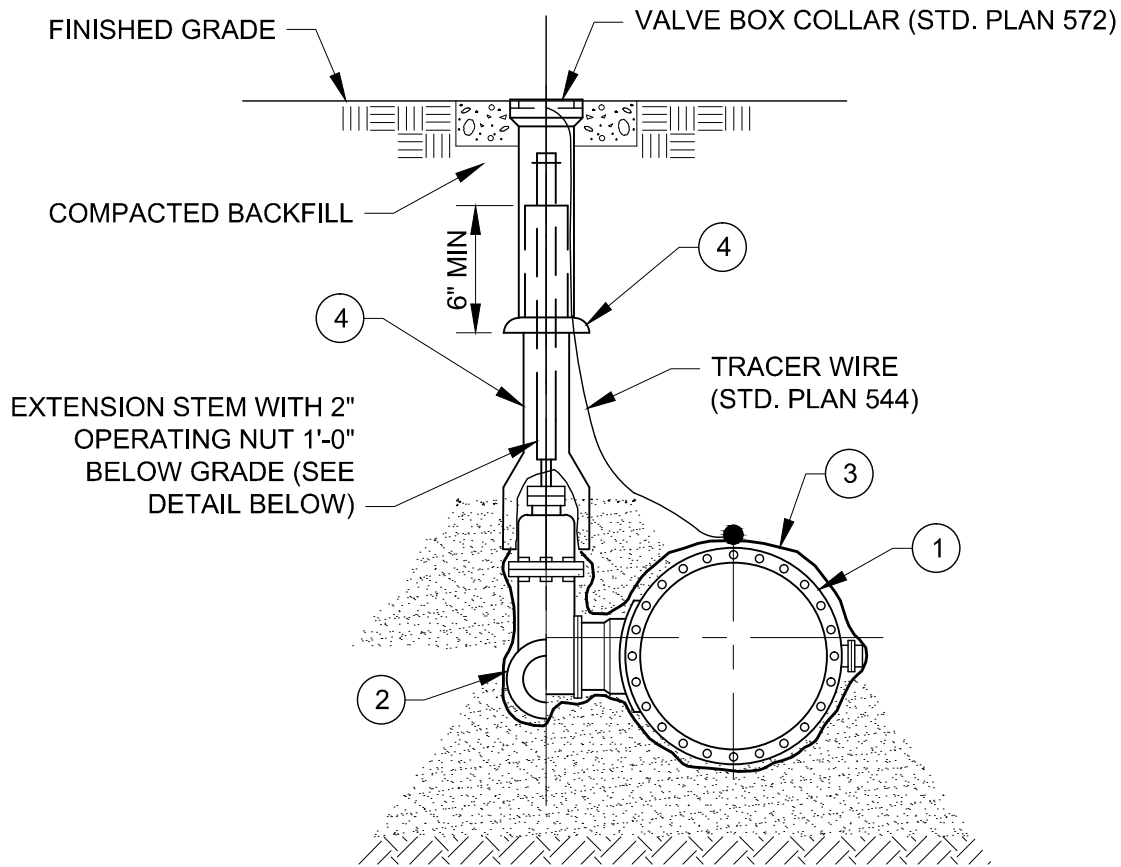
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TIE-DOWN THRUST RESTRAINTS

STD. PLAN

562-B



EXTENSION STEM

NOTES:

1. REFER TO STD. PLAN 570 S FOR LEGEND ITEMS, APPROVED PARTS LIST, AND DETAIL NOTES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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BURIED VALVE AND VALVE BOX

STD. PLAN

570

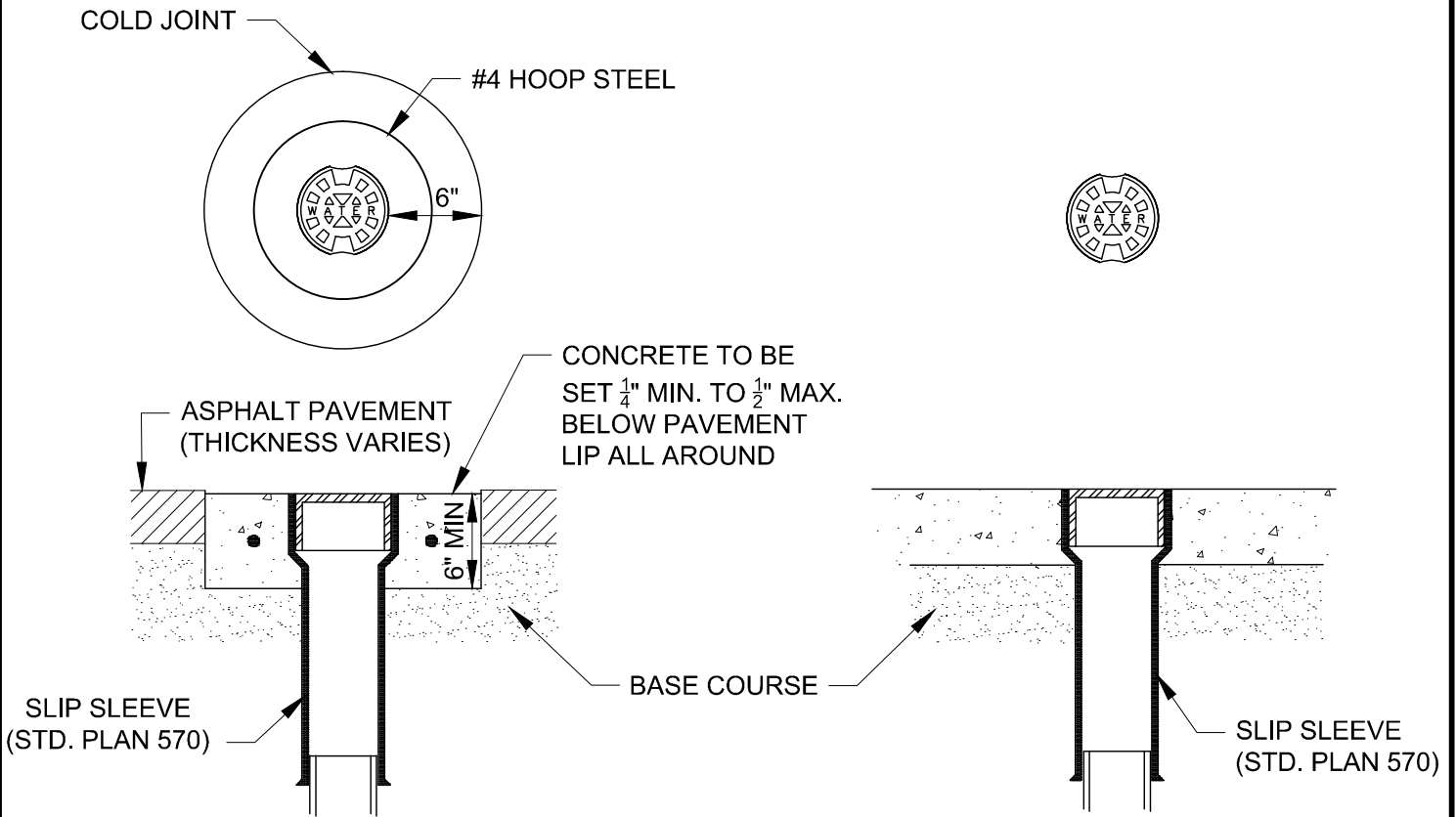
LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BUTTERFLY VALVE, NRS, AWWA C504 CLASS 250B, 250 PSI, SST BONNET BOLTS, FLANGED END CONNECTIONS	MUELLER	LINESEAL XP2, 5227 SERIES
		CLOW	MODEL 4500
②	GATE VALVE, NRS, AWWA C509, 250 PSI, SST BONNET BOLTS, END CONNECTIONS PER FOLLOWING: ON TEES: FLG x FLG IN-LINE VALVES: MJ x MJ OTHERS: MJ x MJ, OR PER DESIGN	MUELLER	SERIES 2360
		CLOW	MODEL 2639
③	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	VALVE BOX, CAST IRON, TWO PIECE, SLIP TYPE WITH CAST IRON DROP-IN COVER MARKED AS FOLLOWS: ISOLATION VALVE: "WATER" BUTTERFLY VALVE: "BFV" ZONE VALVE: "ZONE" FIRE LINE VALVE: "FIRE" VALVE BOX RISER: LIMIT ONE PER VALVE BOX	D&L SUPPLY OR APPV'D EQUAL	BOX AND LID: M-8042 RISER: M-8049 THRU M-8055 EXTENSION: M-8070

DETAIL NOTES

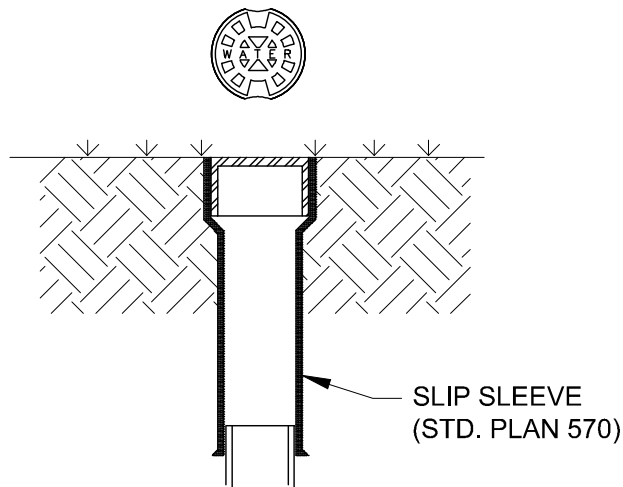
- VALVES TO BE RATED FOR WORKING AND TEST PRESSURE OF WATER MAIN
- PROVIDE FUSION BONDED EPOXY COATING ON GATE VALVE AND BUTTERFLY VALVE INTERIOR AND EXTERIOR
- PROVIDE 316 SST BOLTS AND NUTS WITH ANTI-SEIZE LUBRICANT ON FLANGED CONNECTIONS
- DO NOT LOCATE VALVE AND VALVE BOX WITHIN CURB OR GUTTER
- CENTER VALVE BOX ON VALVE OPERATING NUT
- SET VALVE BOX PLUMB WITHOUT DEFLECTIONS IN VALVE BOX JOINTS
- PROVIDE ADDITIONAL SLIP BASE FOR VALVE BOX ON 7' BURY WATER MAIN
- APPLY WAX TAPE COATING SYSTEM TO VALVE BONNET BOLTS AND ALL OTHER BURIED BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	BURIED VALVE AND VALVE BOX	STD. PLAN
	4/2014		
	REV.		
			570 S



ASPHALT PAVEMENT

CONCRETE PAVEMENT



LANDSCAPED AREA



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

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**VALVE BOX
COLLAR**

STD. PLAN

572

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO PARK CITY DESIGN STANDARDS, CONSTRUCTION SPECIFICATIONS, AND STANDARD DRAWINGS.
2. SUBMIT SHOP DRAWINGS TO DESIGN ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. INCLUDE MECHANICAL, STRUCTURAL, ELECTRICAL AND INSTRUMENT DRAWINGS IDENTIFYING CONDUIT, CONDUCTOR, CABLE, SIZE AND ROUTINGS FOR POWER, GROUNDING, INSTRUMENTATION, AND CONTROLS, OPENINGS, PIPE, VALVES, HATCH, AND ALL VAULT COMPONENTS.
3. VAULT BACKFILL: STRUCTURAL FILL MATERIAL COMPACTED TO 95% MINIMUM OF MODIFIED PROCTOR DENSITY.
4. DUCTILE IRON PIPE, FITTINGS, COUPLERS, FLANGES, ETC. SHALL BE IN ACCORDANCE WITH AWWA C153, C111, AND C110 AND RATED FOR A MINIMUM 250 PSI WORKING PRESSURE.
5. FLANGED JOINTS: 125 LB FLANGES, ANSI/AWWA C115/A21.15. "FULL FACE FLANGE-TYTE" GASKET OR "RING FLANGE-TYTE" GASKET (OR PRE-APPROVED EQUAL). GASKETS TO BE HIGH-PERFORMANCE TYPE, 1/8" THICK, AND HAVE AT LEAST (3) BULB TYPE RINGS MOLDED INTO BOTH GASKET FACES, ANSI/AWWA C110/A21.11.
6. FITTINGS: FULL BODY AWWA C110. NO COMPACT FITTINGS. DOMESTIC "MADE IN USA".
7. DUCTILE IRON PIPE AND FITTINGS: UNCOATED. PRIME AND PAINT WITH NSF APPROVED HIGH SOLIDS EPOXY PAINT, TNEMEC POTA-POX N140 OR PRE-APPROVED EQUAL. HIGH PRESSURE SIDE, LIGHT BLUE. LOW PRESSURE SIDE, OFF WHITE.
8. ALL VALVES INSIDE VAULT SHALL BE RATED FOR 250 PSI WORKING PRESSURE, OR HIGHER IF REQUIRED FOR PROJECT.
9. VAULT SHALL BE PRECAST CONCRETE. APPROVAL MUST BE GIVEN TO USE CAST IN PLACE CONCRETE. VAULT SHALL BE DESIGNED FOR HS-20 LOADING. THE LOCATION OF THE PRECAST JOINTS MUST BE APPROVED. SITE SPECIFIC APPROVAL REQUIRED.
10. SEAL ALL JOINTS WITH PREFORMED FLEXIBLE SEALANT CONFORMING TO ASTM C990, AND WRAP WITH EXTERNAL JOINT SEALANT MEETING ASTM C877. FILL JOINTS INSIDE VAULT WITH CAULK OR GROUT.
11. PROVIDE (2) 8 HR DAYS FOR TESTING, STARTUP, AND TRAINING FOR PRV VALVES WITH MANUFACTURER REPRESENTATIVE.
12. SEAL ALL VAULT PENETRATIONS WITH HYDROPHILIC NON-SHRINK GROUT.
13. 36" MINIMUM LANDSCAPE CLEARANCE AROUND HATCH REQUIRED
14. 24" CLEAR, CONVENIENT, AND UNINHIBITED ACCESS PATH REQUIRED TO HATCH



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

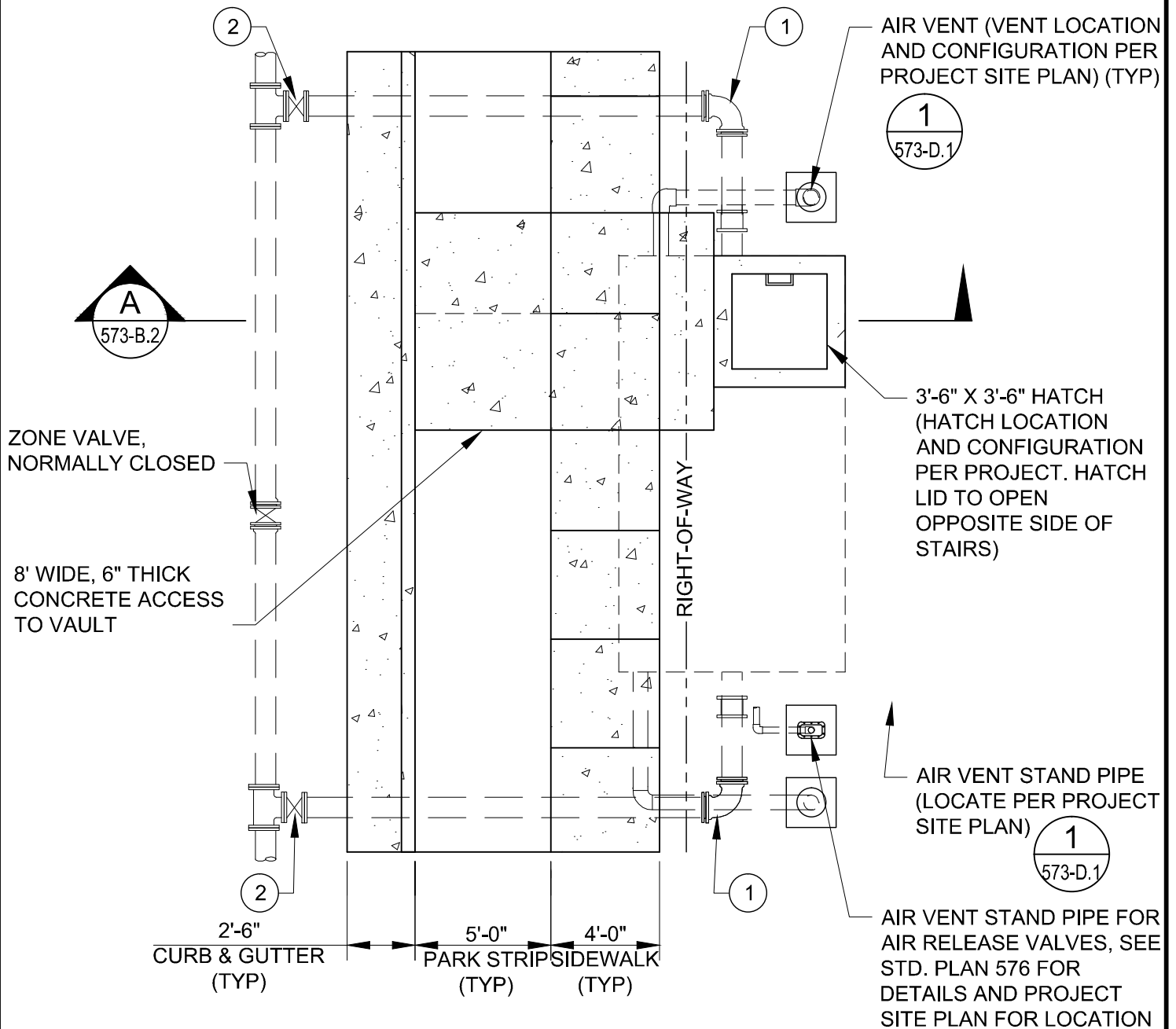
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-A



VAULT LOCATION PLAN

NTS

NOTES:

- FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4.
- SITE SPECIFIC APPROVAL REQUIRED. NEW EASEMENTS WILL BE REQUIRED IF VAULT IS LOCATED OUTSIDE OF PROPERTY LINE.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

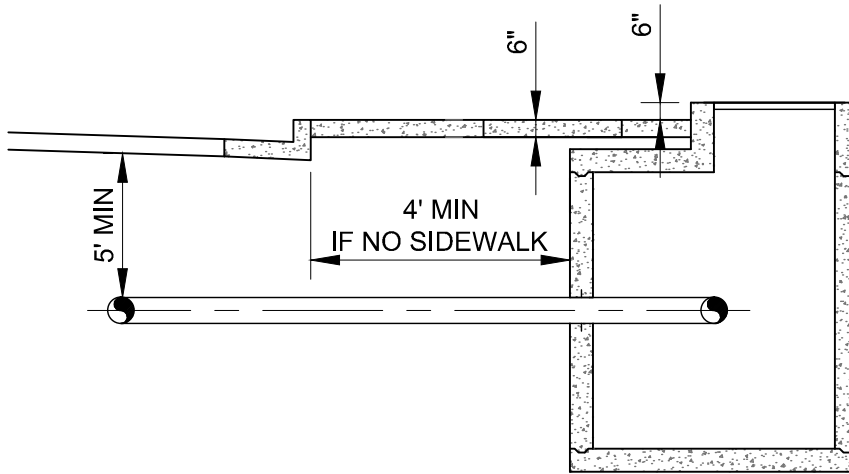
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-B.1



VAULT SECTION
NTS

A
573-B.1



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

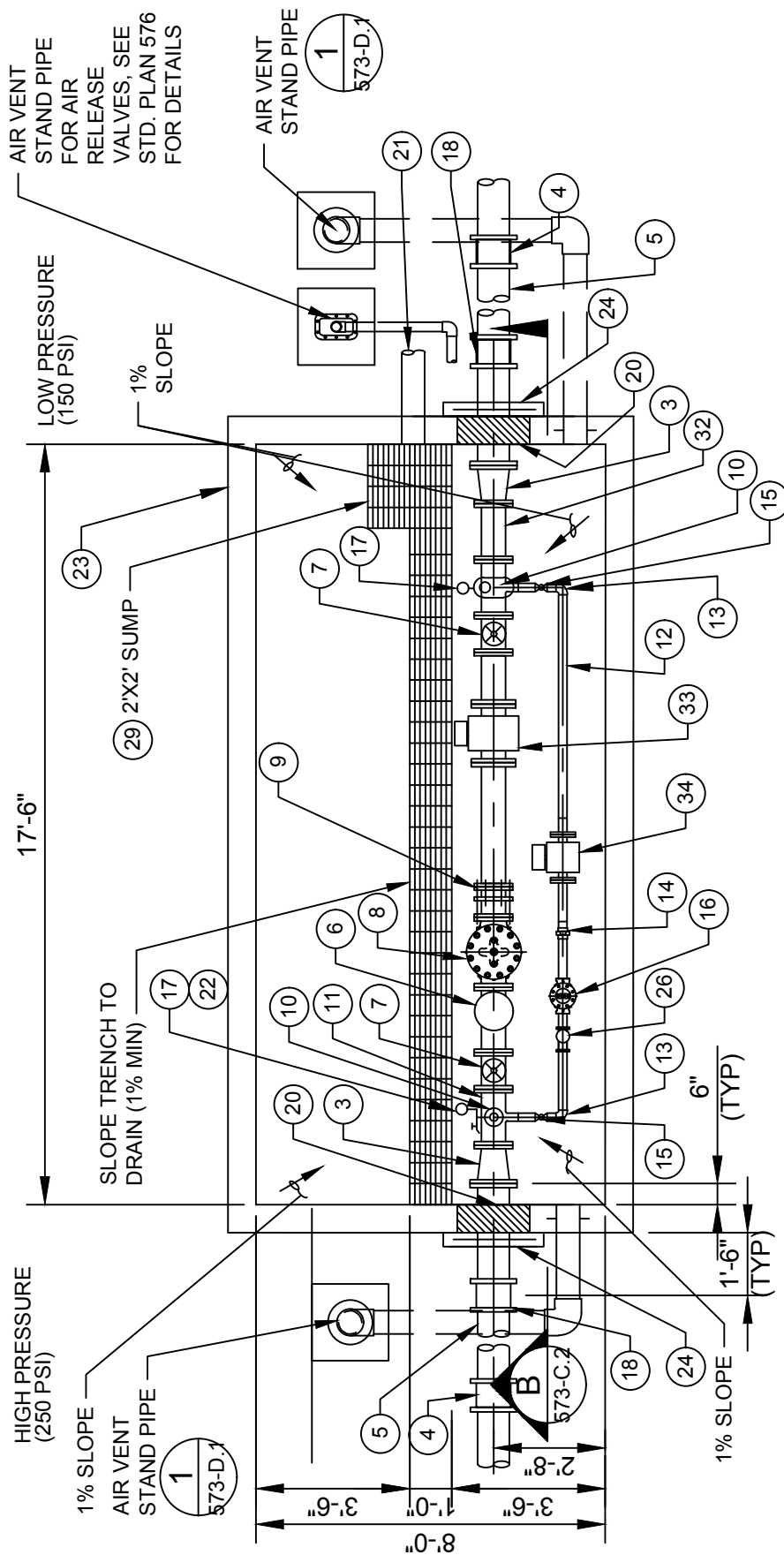
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-B.2



BASIC VAULT - PLAN VIEW
NTS

NOTE:

1. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR # KEYED ITEMS, SEE STANDARD PLAN 573-C.3 AND C.4.
2. SEE PROJECT SITE PLAN FOR ACTUAL LOCATION OF VENT STAND PIPES, HATCH, SUMP, AND HIGH/LOW PRESSURE SIDES.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

2019

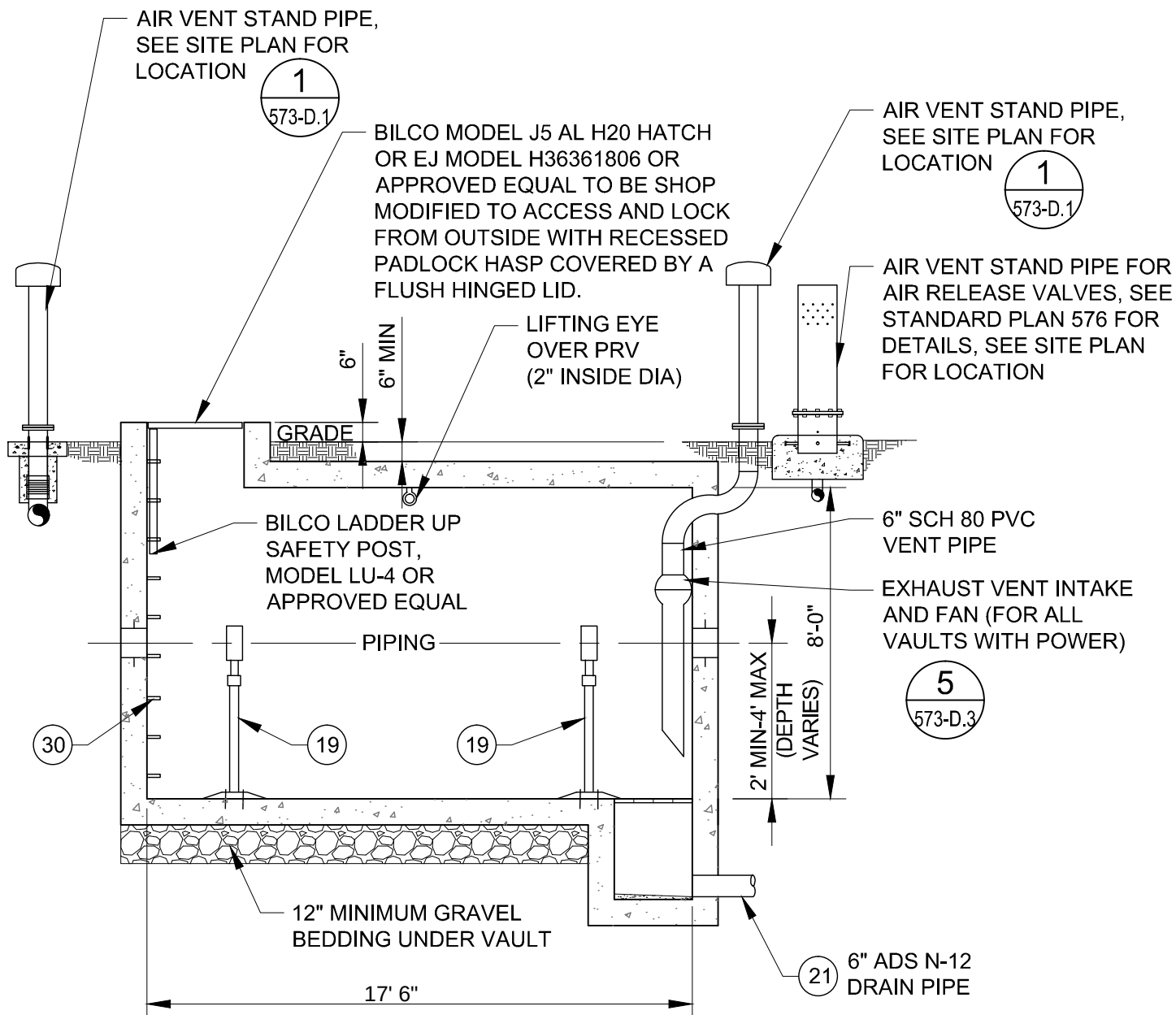
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**PRESSURE REDUCING
VALVE VAULT**

STD. PLAN

573-C.1



VAULT SECTION

NTS

B

573-C.1

NOTES:

- FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

REV.

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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-C.2

MATERIAL LIST

ITEM	PRESSURE REDUCING VALVE VAULT
①	INSTALL WATER MAIN WITH DI BENDS AS REQUIRED WITH RETAINER GLANDS AND THRUST BLOCKS
②	INSTALL RESILIENT SEAT VALVE, FL X MJ, W/ TEE AND RETAINER GLANDS AND THRUST BLOCKS ON EXISTING WATER MAIN
③	DI REDUCER FL X FL
④	DI WATER MAIN, USE FLEXIBLE OR DUCTILE IRON MJ SLEEVES (POWERSEAL MODEL 3505 POWERMAX OR EQUAL) AS NECESSARY TO LEVEL EXISTING LINES
⑤	DUCTILE IRON PIPE (EXISTING PIPE SIZE)
⑥	6" CLA-VAL X 43 H (H STYLE STRAINER), FLANGED ENDS, 10 MESH SCREEN, CAGE SUPPORT, AND O-RING
⑦	6" RESILIENT SEAT VALVE, FL X FL W/HAND WHEEL AND POSITION INDICATOR
⑧	6" PRESSURE REDUCING VALVE, CLA-VAL MODEL 92-01, STRAINERS, FLOW CONTROL SHUT OFF COCKS, FLOW STABILIZER, STAINLESS STEEL TRIM, FLANGE X FLANGE, PRESSURE SUSTAINING VALVE IS REQUIRED UNLESS NOTED OTHERWISE)
⑨	6" DISMANTLING JOINT, ROMAC DJ 400, OR EQUAL.
⑩	1" COMBINATION AIR VALVE WITH BALL VALVE ISOLATION, CLA-VAL MODEL 361-CAV564.3 OR EQUAL. VENT ABOVE GRADE. OBTAIN OWNER APPROVAL FOR VENT PIPE ROUTING. SEE STD. PLAN 576 FOR DETAILS (SIMILAR).
⑪	6" X 6" X 2" DI TEE FL X FL X IP THREAD WITH TAP FOR PRESSURE GAUGE (ITEM 17), AND HOSE BIBBS (ITEM 22), AND AIR VALVE (ITEM 10)
⑫	2" BRASS OR RIGID COPPER PIPE, SCHEDULE 40, THREADED, TYPICAL
⑬	2" BRONZE 90° ELBOW, THREADED
⑭	2" BRONZE UNION COUPLING, THREADED
⑮	2" THREADED BRONZE BALL VALVE WITH HANDLE, 300 PSI, MUELLER 300
⑯	2" PRESSURE REDUCING VALVE CLA-VAL 92-01, STRAINERS, FLOW CONTROL SHUT OFF COCKS, FLOW STABILIZER, STAINLESS STEEL TRIM, THD X THD, WITH MICRO SWITCH (SUBMITTAL REQUIRED, PRESSURE SUSTAINING VALVE IS REQUIRED UNLESS NOTED OTHERWISE
⑰	2" LIQUID FILLED PRESSURE GAUGE, GRADE B, UPSTREAM (0-300 PSI) DOWNSTREAM (0-200 PSI), THREADED, WITH STEM VALVE - SEE STD. PLAN 573-D.1
⑱	8" MJ SOLID SLEEVE, MEGA-LUG RESTRAINTS WITH COR-TEN TEE BOLTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	PRESSURE REDUCING VALVE VAULT	STD. PLAN
	2020		573-C.3
	REV.		
	0		

MATERIAL LIST (CON'T)

ITEM	PRESSURE REDUCING VALVE VAULT
(19)	2" STEEL PIPE SUPPORT STAND, ADJUSTABLE (2 REQUIRED ON 6" PIPE SYSTEM, 2 REQUIRED ON 2" PIPE SYSTEM), SEE STD. PLAN 578
(20)	CORE DRILL OPENING WITH LINK-SEAL PIPE-TO-WALL SEAL. TYPICAL ON ALL OPENING. FILL OUTSIDE OPENINGS WITH NON-SHRINK GROUT AND CAULK
(21)	DRAIN SUMP, PIPE TO DAYLIGHT WITH DRAIN PIPE AND #4 SST RODENT PROTECTION SCREEN ON END OF PIPE. ROUTE AS SHOWN ON SITE PLAN. IF NO PIPE-TO-DAYLIGHT OPTION IS AVAILABLE, INSTALL A SUMP PUMP. SEE STD. PLAN 573-D.2
(22)	3/4" HOSE BIBBS, I.P. THREAD - SEE STD. PLAN 573-D.1
(23)	VAULT IN ACCORDANCE WITH 573-A AND 573-B A. PRECAST CONCRETE VAULT RATED FOR HS-20 LOADING. MAY BE CAST IN PLACE PER CITY APPROVAL. PROVIDE STAMPED STRUCTURAL DRAWINGS B. WATERPROOF OUTSIDE WALLS AND TOP SLAB PER IBC CODE FOR BURIED FOUNDATIONS
(24)	MECHANICAL JOINT DUCTILE IRON RETAINER GLAND WITH CONCRETE THRUST BLOCK, REINFORCE CONCRETE WITH (4) #4 EACH SIDE OF PIPE.
(25)	6"X6"X3" DI TEE FLANGE X FLANGE X FLANGE
(26)	2" CLA-VAC X 43H (H STYLE STRAINER), FLANGED ENDS, 10 MESH SST SCREEN, CAGE SUPPORT, AND O-RING
(27)	3" PRESSURE RELIEF VALVE, CLA-VAL MODEL 50A-01 BKCX WITH MOUNTED LIMIT SWITCH OR MICRO SWITCH WITH SCADA CONNECT FOR "OPEN" ALARM CONDITION, SEE STD. PLAN 573-D.2
(28)	IN-LINE GAUGE PRESSURE TRANSMITTER, ROSEMOUNT MODEL 3051TG 800 PSI ASSEMBLED TO INTEGRAL, 2-VALVE, ROSEMOUNT 306 MANIFOLD. SEE STD. PLAN 573-D.1. 4-20 MA ANALOG
(29)	FRP GRATING, 1-1/2" THICK MIN. AND RATED FOR 300 LB/FT PEDESTRIAN TRAFFIC. INSIDE TRENCH WIDTH TO BE 8" MINIMUM, AND 2-1/2" DEEP.
(30)	VAULT LADDER, SEE DETAIL 7 ON 573-D.4
(31)	SUMP PUMP: 2" SUMP PUMP, TSURUMI MODEL HSZ2.4S-62 OR EQUAL. SUMP PUMP REQUIRED IF DRAIN TO DAYLIGHT NOT AVAILABLE, SEE STD. PLAN 573-D.2
(32)	6" DI PIPE. IF VAULT HAS POWER, THIS ITEM SHALL BE REPLACED WITH ITEMS 25 AND 27.
(33)	6" MAG METER. ENDRESS & HAUSER
(34)	2" MAG METER. ENDRESS & HAUSER



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

2020

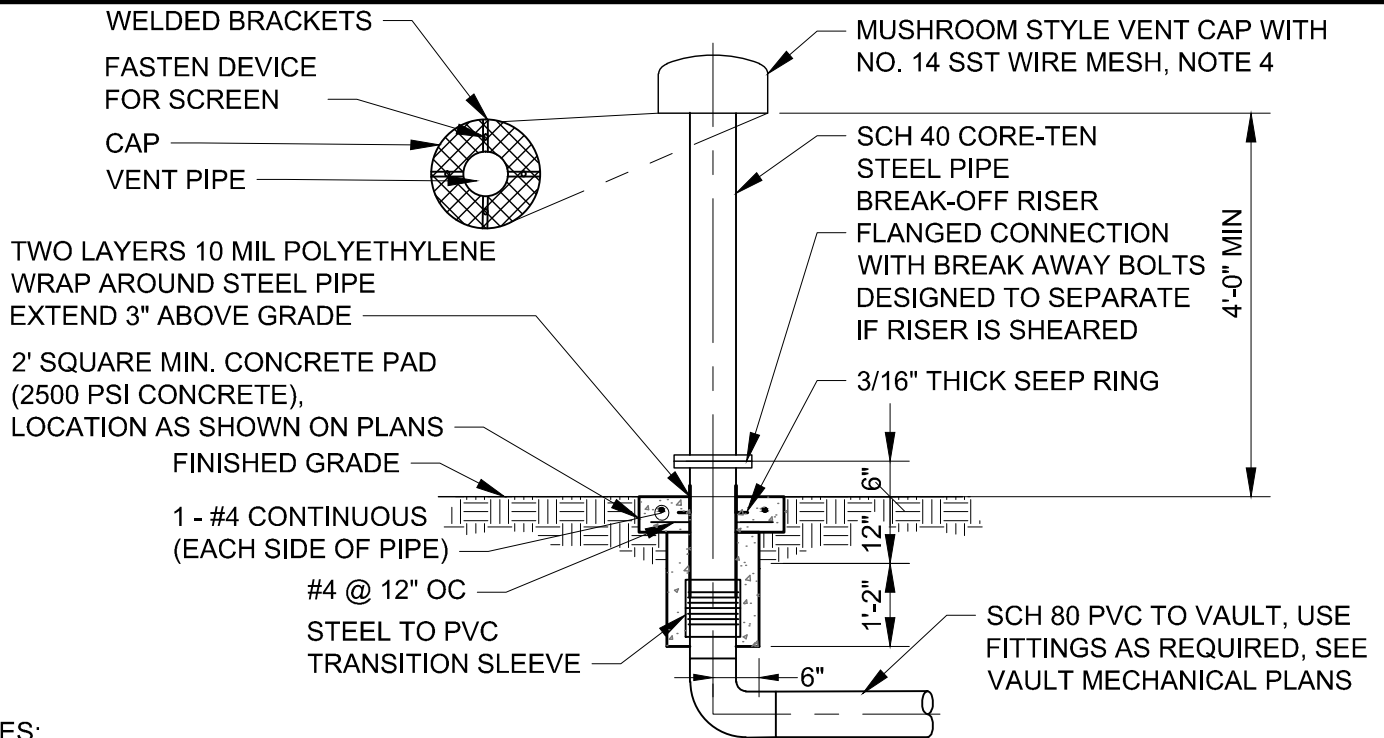
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-C.4



NOTES:

1. WELD ALL STEEL FITTINGS EXCEPT MATCHING BOLT ON FLANGE.
2. ALL ABOVE GRADE STEEL PIPING SHALL BE CORE-TEN BARE STEEL
3. VENT CAP SHALL BE 12" DIA FOR 6" VENT PIPE. OTHER SIZES SHALL BE PROJECT SPECIFIC.
4. STEEL WALL PIPE WITH SEEP RING SHALL BE CAST IN VAULT FOR VENT PIPES INSTALLED ON TOP OF VAULTS.

AIR VENT STAND PIPE

NTS

1

573-B, 573-C

PRESSURE TRANSMITTER (ONLY FOR VAULT W/POWER) (SCALE 0-300 PSI, 4-20mA OUTPUT) WITH SST SNUBBER SMART GATEWAY SYSTEM (VAULTS WITHOUT POWER)

INSTALL BOTH A BRONZE SMOOTH NOSED HOSE BIB FOR SAMPLING AND A BRONZE THREADED HOSE BIBB

1" SCH 80 BRASS NIPPLE (TYP)

1" TAPPED CONNECTION ON FITTINGS OR 1" DOUBLE STRAP BRONZE SADDLE AND TAP

PRESSURE GAUGE (2" DIA, CALIBRATED IN APPLICABLE UNITS) WITH SST SNUBBER

1/2" SCH 80 BRASS NIPPLE (TYP)

1"X1/2" 3000 LB BRONZE BUSHING

1" 300 LB BRONZE ELBOW (TYP)

1" 300 LB BRONZE TEE

1" BALL VALVE, BRONZE BODY

PIPE ID

PRESSURE GAUGE AND TRANSMITTER DETAIL

NTS

2

573-C



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

2020

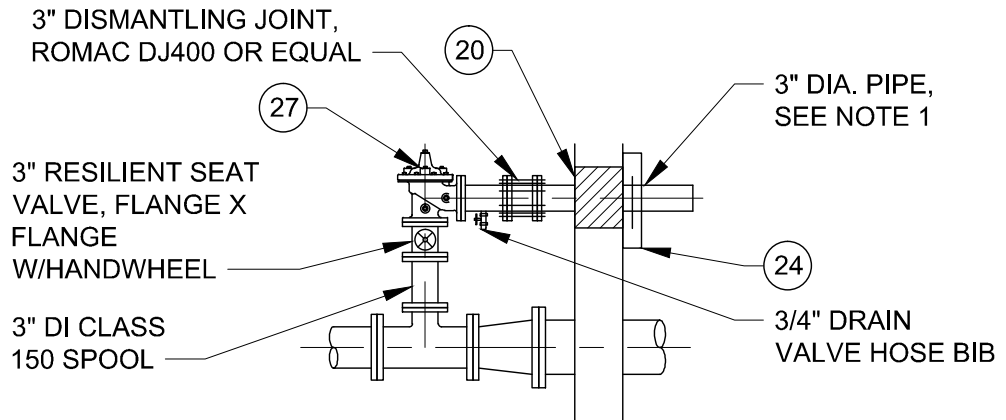
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-D.1



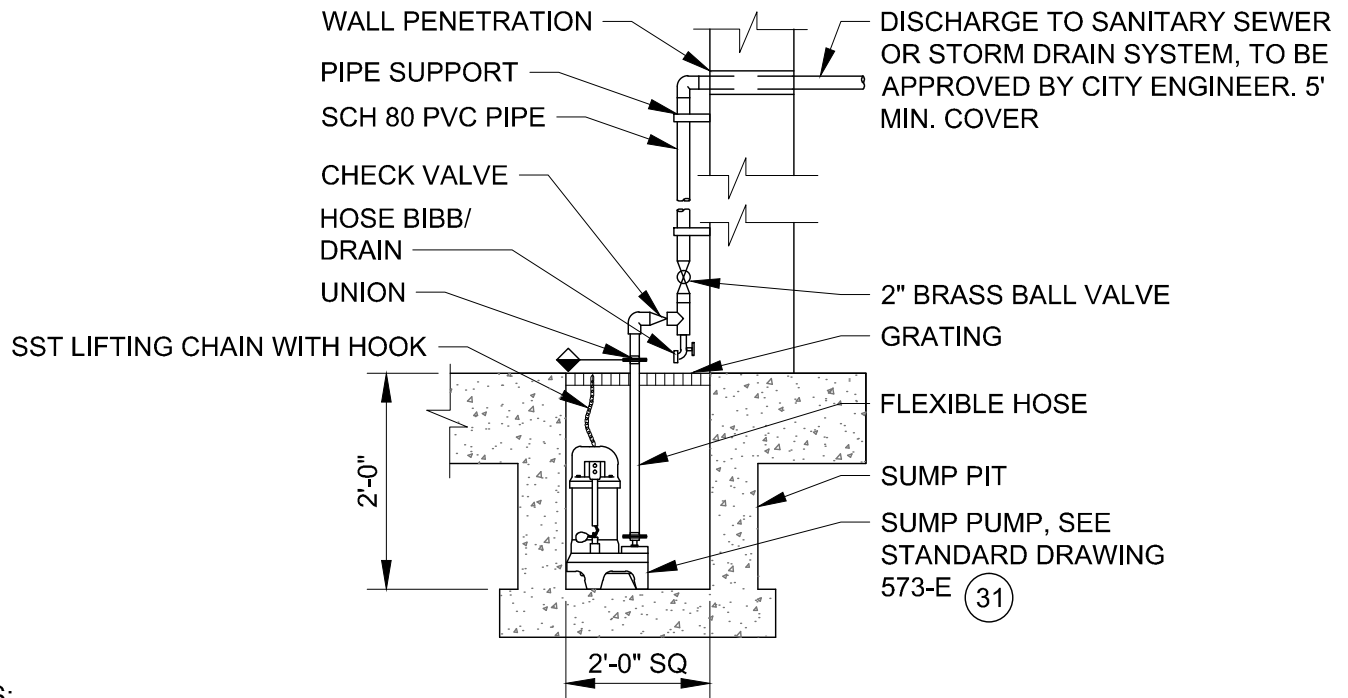
NOTES:

1. ROUTE TO NEAREST APPROVED DISCHARGE LOCATION WITH 12" AIR GAP AND #4 SST MESH SCREEN BETWEEN FLANGES AND EROSION CONTROL. ALL FITTINGS MUST BE FLANGED OR RESTRAINED. 5' MIN COVER.
2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4

3" PRESSURE RELIEF VALVE DETAIL

NTS

3
573-C



NOTES:

1. SUMP PUMP AND DISCHARGE PIPING SHALL NOT BE USED UNLESS SPECIFICALLY APPROVED BY THE CITY. SUMP SHALL DRAW TO DAYLIGHT UNLESS OTHERWISE APPROVED.
2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR (#) KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4

TYPICAL SUMP SECTION DETAIL

NTS

4
573-C



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

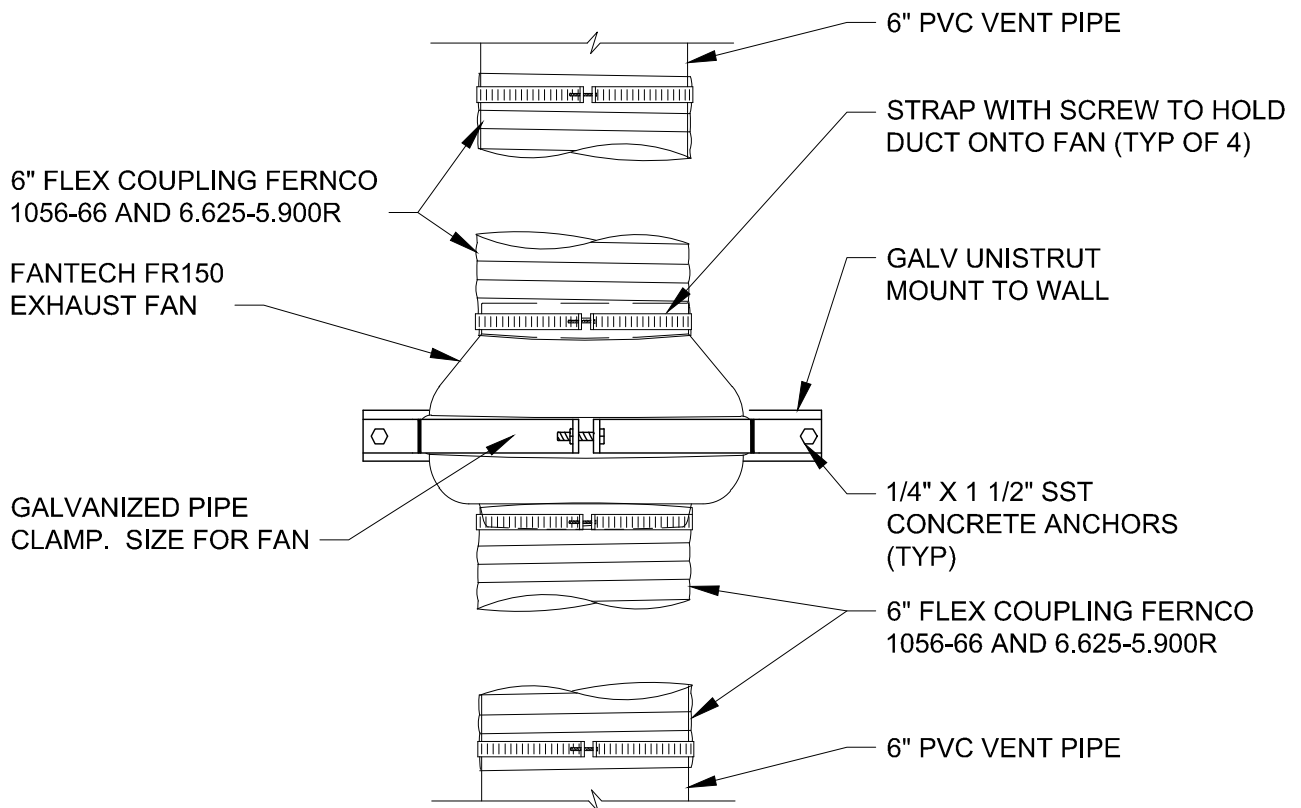
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**PRESSURE REDUCING
VALVE VAULT**

STD. PLAN

573-D.2

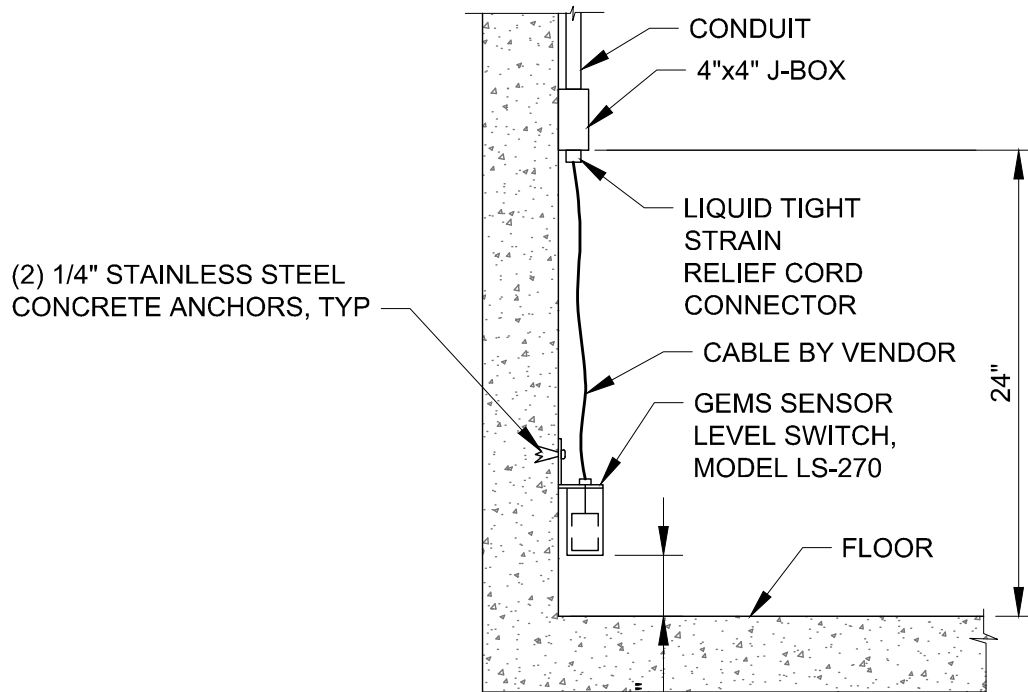


IN-LINE EXHAUST FAN DETAIL

NTS

5

573-C, 573-E



FLOOD SWITCH INSTALLATION DETAIL

NTS

6

573-E



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

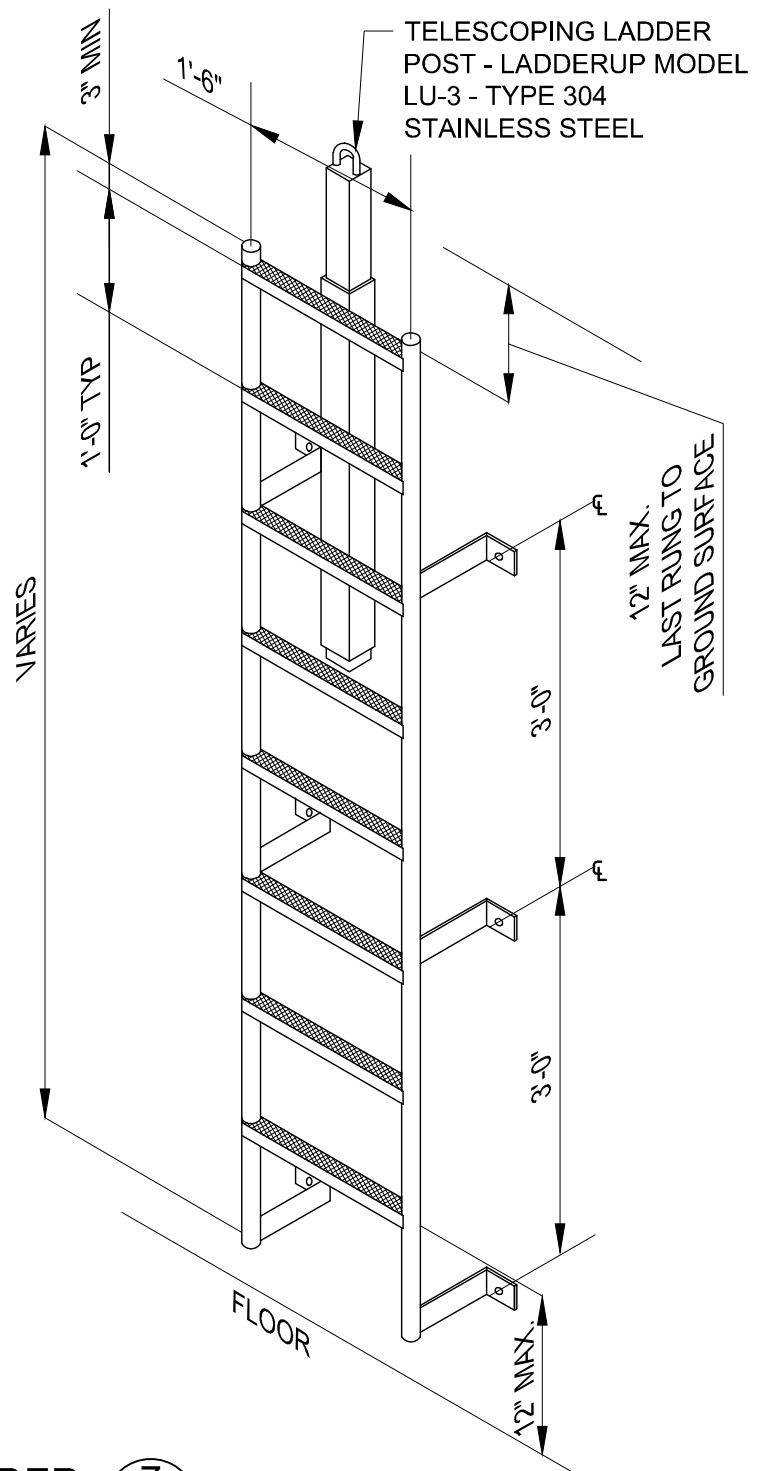
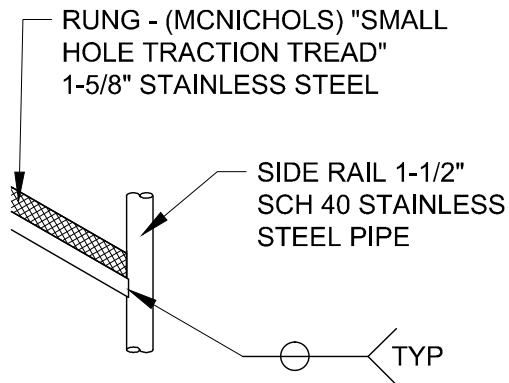
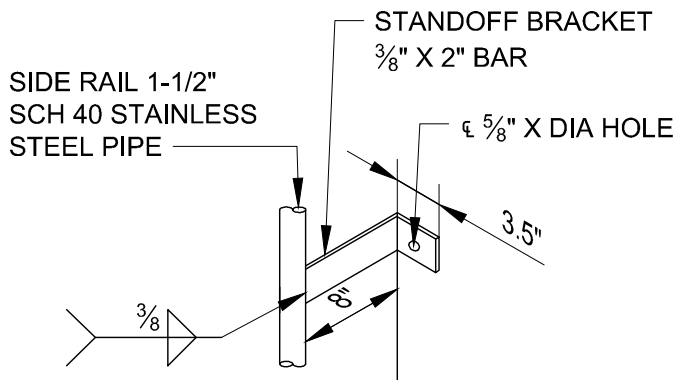
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-D.3



VAULT LADDER

NTS

7

573-C

NOTE:

1. LADDER, ANCHORS, AND BOLTS TO BE STAINLESS STEEL



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

REV.

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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-D.4



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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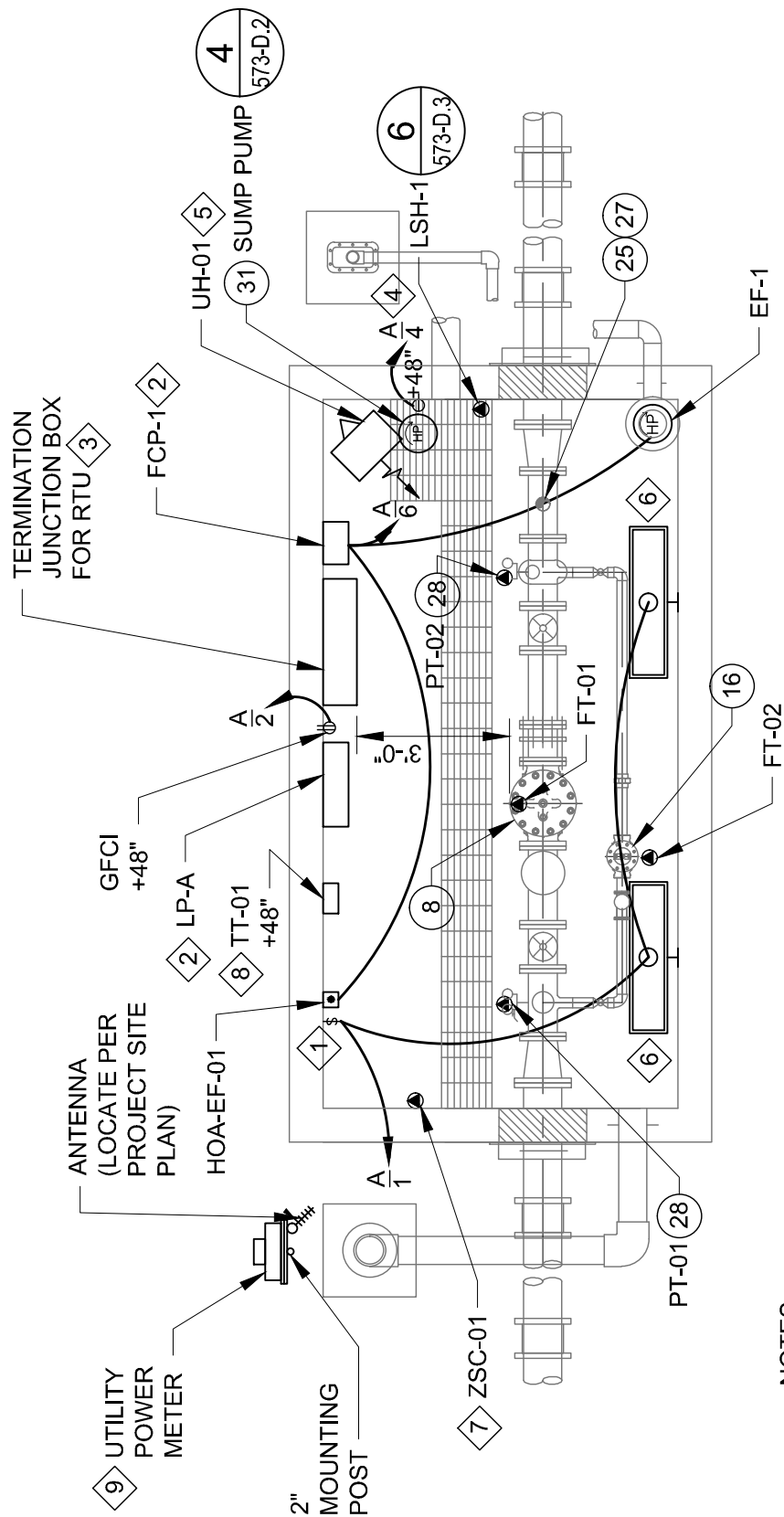
PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.1

HIGH PRESSURE
(250 PSI)

LOW PRESSURE
(150 PSI)



NOTES:

1. SEE STD. PLAN 573-E.3 FOR # KEYED ITEMS.
2. FOR GENERAL NOTES, SEE STD. PLAN 573-A, AND FOR # KEYED ITEMS, SEE STD. PLAN 573-C.3 AND C.4
3. SEE STD. PLAN 573-E.2 FOR PANEL SCHEDULE.
4. SEE STD. PLANS 573-E.4 AND 573-E.5 FOR ONE LINE DIAGRAMS.

TYPICAL VAULT WITH POWER - PLAN VIEW

NTS

PANEL SCHEDULE LP-A

LOCATION: IN VAULT	MFGR: CULTER HAMMER OR EQUAL	100 AMPS	VOLTS: 120/240
DIMENSIONS: SIZE BY CONTRACTOR	TYPE: PANELBOARD	M.L.O.	PHASE: 1
MOUNTING: SURFACE	NEMA: 3R	50 M.C.B.	WIRES: 3
FEED: TOP		10000 A.I.C.	

						PHASE LOADS									
BRKR		DESCRIPTION	CONT. WATT S	N-CONT. WATTS	NO	A		B		NO	N-CONT. WATTS	CONT. WATTS	DESCRIPTION	BRKR	
A	P					CONT.	N-CONT.	CONT.	N-CONT.					A	P
20	1	LIGHTS		148	1	0	328			2	180		OUTLETS	15	1
20	1	RTU		500	3			0	1246	4	746		SUMP PUMP OUTLET	20	1
20	2	UNIT HEATER (UH-1)	1300		5	1300	560			6	560		FAN CONTROL PANEL	20	1
20	-	-	1300		7			1300	0	8			SPARE	20	1
20	1	SPARE			9	0	0			10			SPARE	20	1
20	1	SPARE			11			0	0	12			SPACE		
		SPACE			13	0	0			14			SPACE		
		SPACE			15			0	0	16			SPACE		
		SPACE			17					18			SPACE		

TOTAL WATTS:	2600	648	1,300	888	1,300	1246	1,486	0
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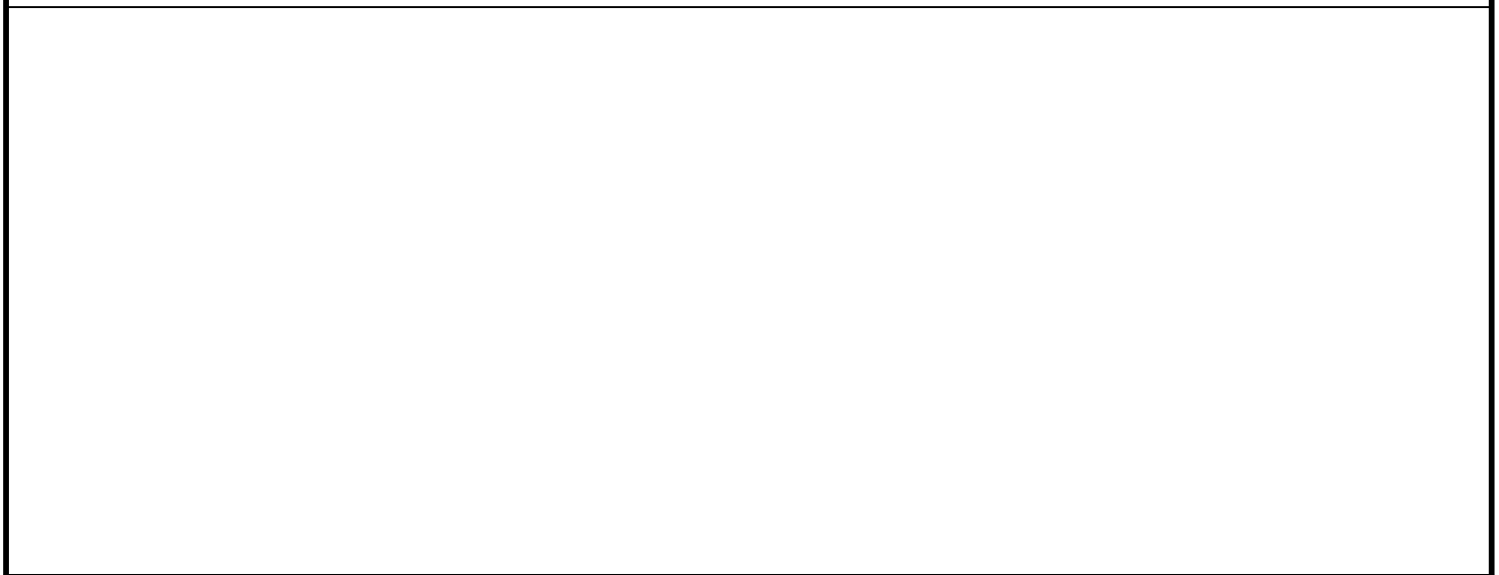
CONTINUOUS LOAD: 2600

CONTINUOUS LOAD
*125%: 3,250

NON-CONTINUOUS
LOAD: 2,134

DESIGN WATTS: 5,384

MIN. RATING (AMPS): 15



 PARK CITY MUNICIPAL CORPORATION WATER	DATE	PRESSURE REDUCING VALVE VAULT	STD. PLAN
	4/2014		573-E.2
	REV.		
	0		

PANEL NOTE:

- 1 INSTALL WEATHERPROOF LIGHT SWITCH AND NEMA 4X HOA CONTROL BOX IN HATCH OPENING ABOUT 8" FROM TOP OF CONCRETE.
- 2 MAINTAIN NATIONAL ELECTRICAL CODE REQUIRED CLEARANCE AND WORKING SPACE AROUND PANELS.
- 3 COORDINATE WITH PCMC FOR RTU PANEL, ANTENNA, AND CABLE REQUIREMENTS. CONTRACTOR TO FURNISH AND INSTALL RTU PANEL, ANTENNA, ANTENNA MAST, CONDUIT, CONDUCTOR, AND CABLE WITH WIRING TERMINATIONS INSIDE THE RTU PANEL. CONTRACTOR TO SIZE RTU RELATED EQUIPMENT FOR 11 I/O POINTS INCLUDING 3 SPARES. (2 FLOW METERS, 2 PRESSURE TRANSDUCERS, 1 TEMPERATURE SENSOR, 1 FLOOD ALARM, 1 ENTRY SECURITY ALARM, 1 PRESSURE RELIEF OPEN ALARM, 2 SPARE DIGITAL INPUTS AND 1 SPARE ANALOG INPUT). PCMC WILL PROVIDE AND INSTALL A PRE-ASSEMBLED AND PRE-WIRED BACKPANEL IN RTU PANEL AND PROVIDE SCADA PROGRAMMING.
- 4 SUMP PUMP RECEPTACLE TO BE A 20 AMP, SIMPLEX, NON-GFCI OUTLET.
- 5 UNIT HEATER TO BE A 2600W, 240V, COMFORT HEATER WITH FAN AND INTEGRAL THERMOSTAT CHROMALOX LUH02 21 34 40 1 OR EQUAL. MOUNT ON CEILING USING CEILING MOUNT KIT. LOCATE ON OPPOSITE SIDE OF VAULT FROM HATCH BURKO
- 6 GASKETED AND ENCLOSED INDUSTRIAL FIXTURE, FIBERGLASS HOUSING, WET LOCATION TWO LAMP FLUORESCENT, 120 VOLT, INSTANT START ELECTRONIC BALLAST METALUX VT3-232DR-120V-EB81-WL-U OR EQUAL. MOUNT FIXTURE ON WALL AT ABOUT 7 FEET ABOVE FINISHED FLOOR.
- 7 NEMA 4 HEAVY-DUTY LIMIT SWITCH WITH 1NO 1NC CONTACT 5A 120 VAC. SQUARE D COMPANY, CLASS 9007 OR EQUAL.
- 8 ROOM TEMPERATURE DISPLAY AND 4-20 mA TRANSMITTER WITH 100 OHM PLATINUM RTD. DEVAR MODEL D-RTTI-0024.
- 9 INSTALL UTILITY POWER METER WITH 50 AMP BREAKER ON BACK TO BACK UNISTRUT TO 2" GALVANIZED STEEL POLE ACCORDING TO UTILITY COMPANY STANDARDS.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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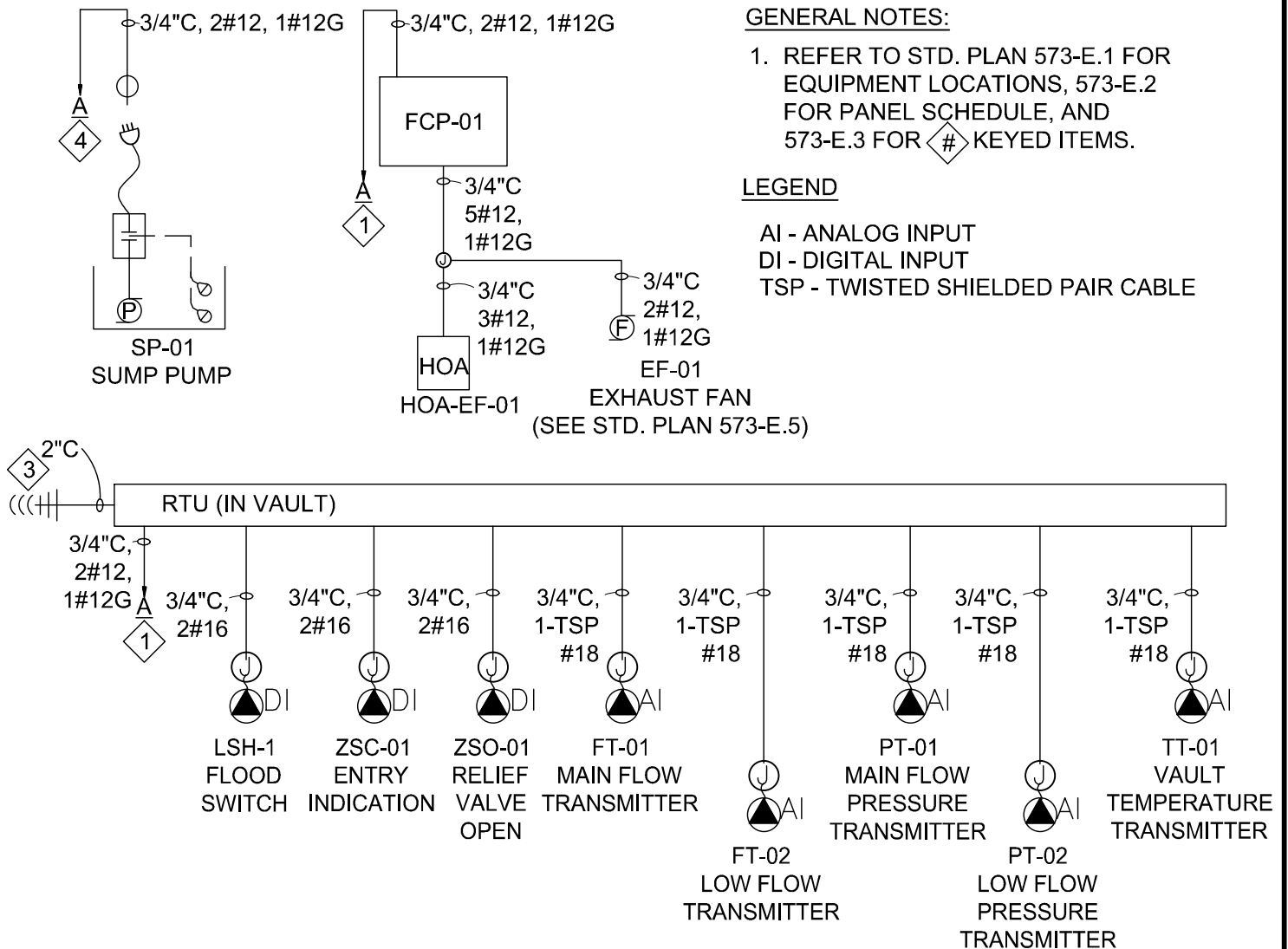
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.3



PARK CITY MUNICIPAL CORPORATION
WATER

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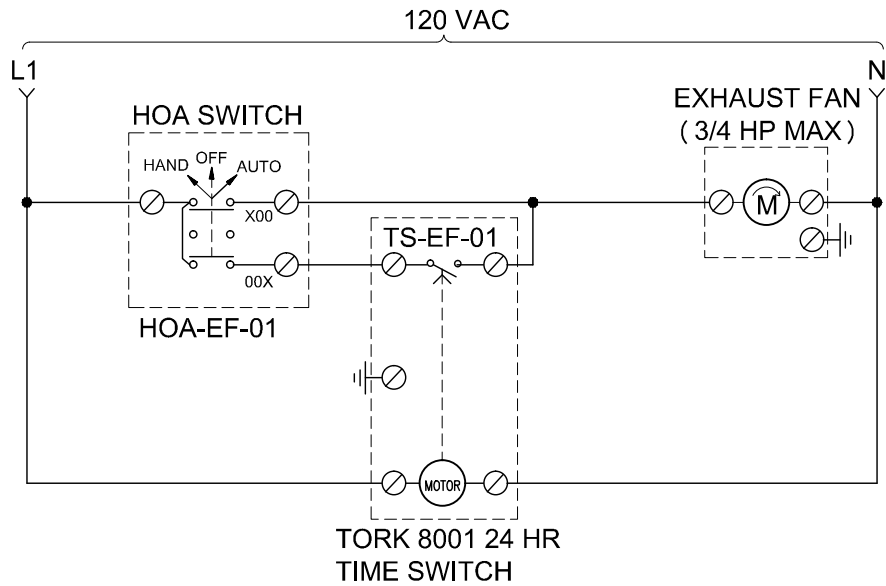
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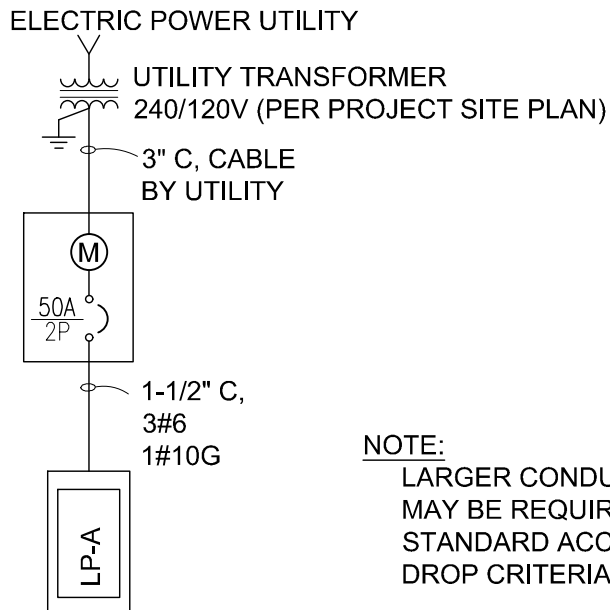
PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.4



TYPICAL VAULT EXHAUST FAN CONTROL SCHEMATIC
NTS



NOTE:
LARGER CONDUITS AND CONDUCTORS
MAY BE REQUIRED TO MEET INDUSTRY
STANDARD ACCEPTABLE VOLTAGE
DROP CRITERIA.

POWER ONE-LINE
NTS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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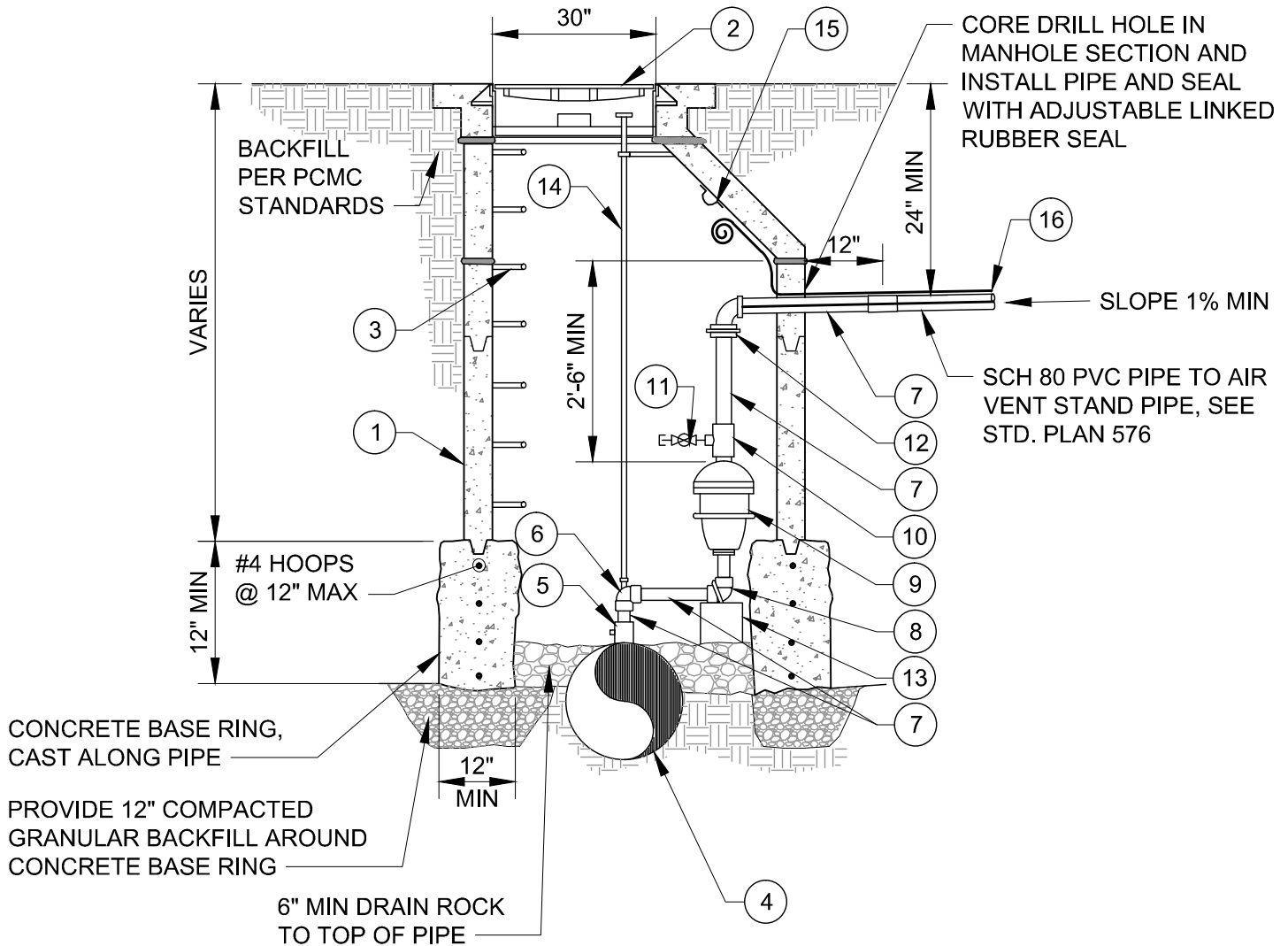
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PRESSURE REDUCING VALVE VAULT

STD. PLAN

573-E.5



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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REV.

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AIR RELEASE / CAV VALVE MANHOLE

STD. PLAN

574

LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	MANHOLE FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'D EQUAL	PS2-PFDF
④	VALVE LARGER THAN 2": DUCTILE IRON FLANGED TEE WITH 4" BLIND FLANGE BRONZE AND NPT SERVICE TAP VALVE 2" AND SMALLER: BRONZE SERVICE SADDLE DI MAIN; DOUBLE STRAP PVC MAIN; TWO-PIECE BOLTED	MUELLER	DI PIPE SADDLE: BR2B SERIES, I.P. THDS; PVC PIPE SADDLE: H-13000 SERIES, I.P. THDS
		FORD	DI PIPE SADDLE: STYLE 202B I.P. THDS; PVC PIPE SADDLE: STYLE S92, I.P. THDS
⑤	BRASS CORPORATION STOP, INLET I.P. THREAD, OUTLET F.I.P. THREAD (VALVE INLET SIZE)	MUELLER	B-20046N
		FORD	FB1100-(SERVICE SIZE)-Q-NL
⑥	BRONZE ANGLE VALVE, 300 PSI (VALVE INLET DIAMETER)		
⑦	BRASS NIPPLES X LENGTH AS REQUIRED, M.I.P., (VALVE INLET DIAMETER)		
⑧	BRASS 90° ELBOW, F.I.P. (VALVE INLET/OUTLET DIAMETER)		
⑨	COMBINATION AIR VACUUM / RELEASE VALVE, NPT, SIZE PER ENGINEER DESIGN AND APPROVED PLANS		
⑩	BRONZE TEE, F.I.P., THREADED, (VALVE OUTLET DIAMETER X 3/4" DIA.)		
⑪	DRAIN ASSEMBLY: 3/4" DIA. BRASS CLOSE NIPPLE, M.I.P.; 3/4" BRONZE BALL VALVE; 3/4" BRONZE PLUG	MUELLER	SERIES 300 VALVE; H-10035
⑫	BRONZE UNION, (VALVE OUTLET DIAMETER)		
⑬	CAV ASSEMBLY SUPPORT, (1) 16"x8"x8" CMU BLOCK		
⑭	5/8" DIAMETER GALVANIZED STEEL ROD WITH 3" DIAMETER HAND WHEEL TO FORM EXTENSION, TOGETHER WITH A GALVANIZED EYELET STANDOFF		
⑮	LIFTING EYE ABOVE AIR VALVE, GALVANIZED		
⑯	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

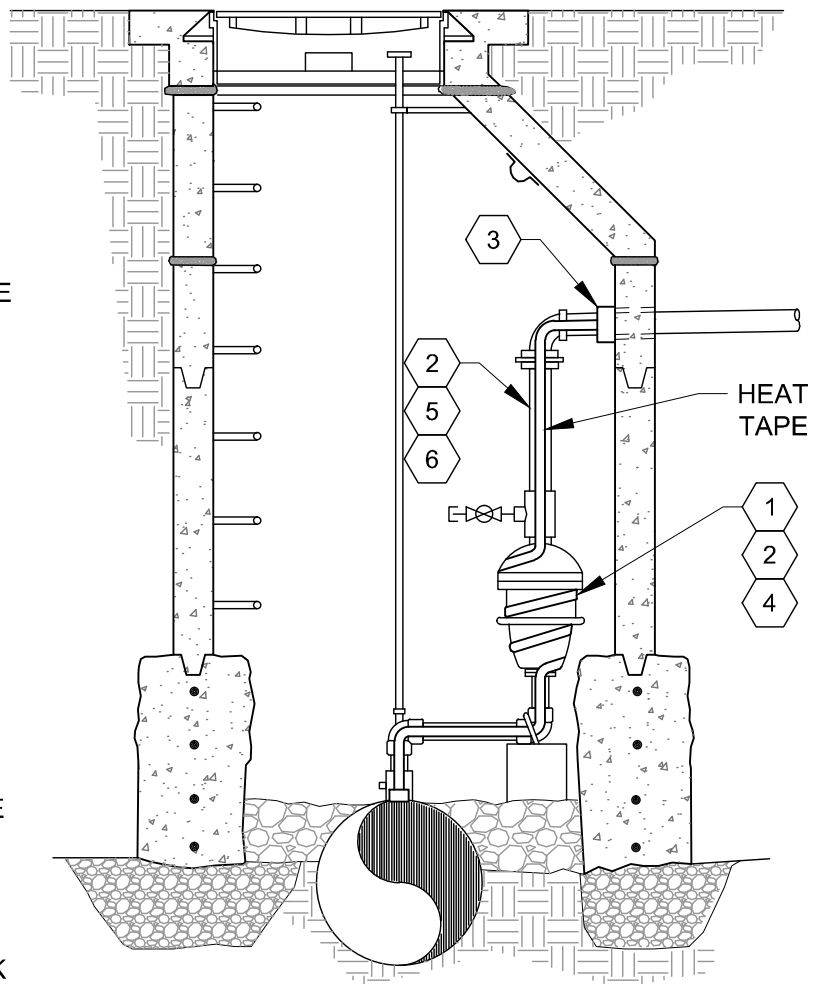
DETAIL NOTES

1. ALL VALVES AND FITTINGS SHALL BE RATED FOR THE SAME WORKING AND TEST PRESSURES AS THE CONNECTED WATERLINE
2. LOCATE VALVE, VAULT, AND AIR VENT PER APPROVED PLANS AND SET VAULT PLUMB
3. REFER TO STD. PLAN 575 FOR HEAT TRACE REQUIREMENTS

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	AIR RELEASE / CAV MANHOLE	STD. PLAN
	10/2020		574 S
	REV.		

KEY NOTES:

- 1 WRAP HEAT TAPE AROUND THE AIR/VAC VALVE. USE MANUFACTURER'S RECOMMENDATIONS FOR THE NUMBER OF WRAPS.
- 2 SECURE THE HEATING CABLE IN PLACE WITH CHROMALOX FT-3 FIBERGLASS TAPE.
- 3 END KIT WITH INDICATING LIGHT.
- 4 INSULATE THE ISOLATION VALVE AND THE COMBINATION AIR VACUUM RELEASE VALVE WITH A REMOVABLE AND REUSABLE INSULATING BLANKET. ENERGY-WRAP INSULATION SYSTEM AS MANUFACTURED BY THERMAL ENERGY PRODUCTS.
- 5 INSTALL CHROMALOX AT-1 ALUMINUM TAPE NEXT TO PVC PIPE BEFORE INSTALLING HEAT TAPE AND THEN THE HEAT TAPE WILL CONTINUE FROM THE AIR/VAC VALVE AND LAY ALONG THE ALUMINUM TAPE.
- 6 INSULATE THE PIPE WITH 2 INCH THICK FIBERGLASS PIPE INSULATION.



NOTES:

1. INSTALL HEAT TAPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. REFER TO STD. PLAN 575-B FOR POWER ONE-LINE DETAIL.
3. SEE AIR RELEASE / CAV VALVE MANHOLE, STD. PLAN 574



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

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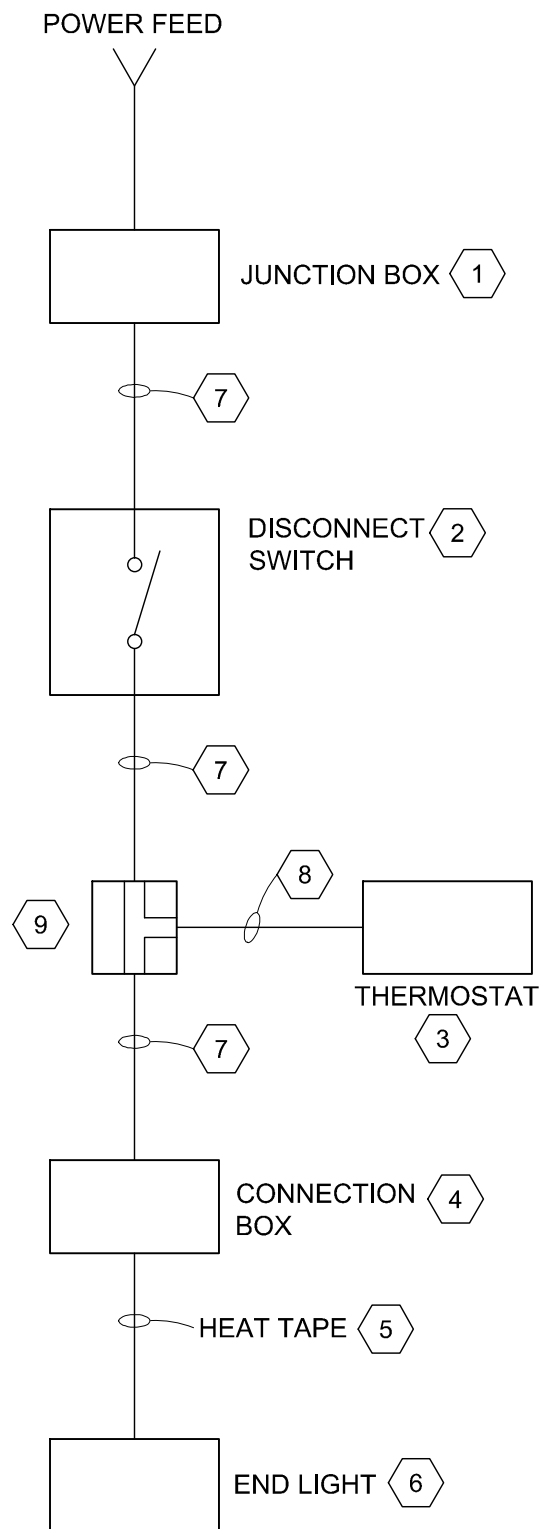
HEAT TAPE INSTALLATION FOR AIR RELEASE / CAV VALVE

STD. PLAN

575-A

KEY NOTES:

- 1 TYPE 4X NONMETALLIC J-BOX FOR WIRE CONNECTIONS AS NEEDED.
- 2 CROUSE HINDS FS BOX, WITH 20 AMP SINGLE POLE SWITCH, AND A CROUSE HINDS P/N DS185 COVER.
- 3 CHROMALOX NON INDICATING TEMPERATURE CONTROL, 0 TO 150 DEGREES F, P/N PIT-15.
- 4 CHROMALOX PIPE MOUNTED POWER CONNECTION BOX NEMA 4X, P/N RTPC.
- 5 HEAT TAPE 120 VOLT, 5 WATTS PER FOOT, SELF-REGULATING, TINNED COPPER BRAID, WITH A FLUOROPOLYMER OVERJACKET. CONNECT GROUNDING CONDUCTOR TO COPPER BRAID. CHROMALOX P/N SRL 5-1CT HEATING CABLE.
- 6 END KIT WITH INDICATING LIGHT 120 VOLT, CHROMALOX P/N RTPC-SL1.
- 7 3/4" RIGID CONDUIT GALVANIZED WITH TWO #12 CONDUCTORS AND ONE #12 GROUND.
- 8 1/2" RIGID CONDUIT GALVANIZED WITH TWO #12 CONDUCTORS AND ONE #12 GROUND.
- 9 3/4" RIGID T CONDUIT GALVANIZED BODY WITH ONE REDUCER FOR 1/2" CONDUIT.



HEAT TRACE POWER ONE-LINE DETAIL



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

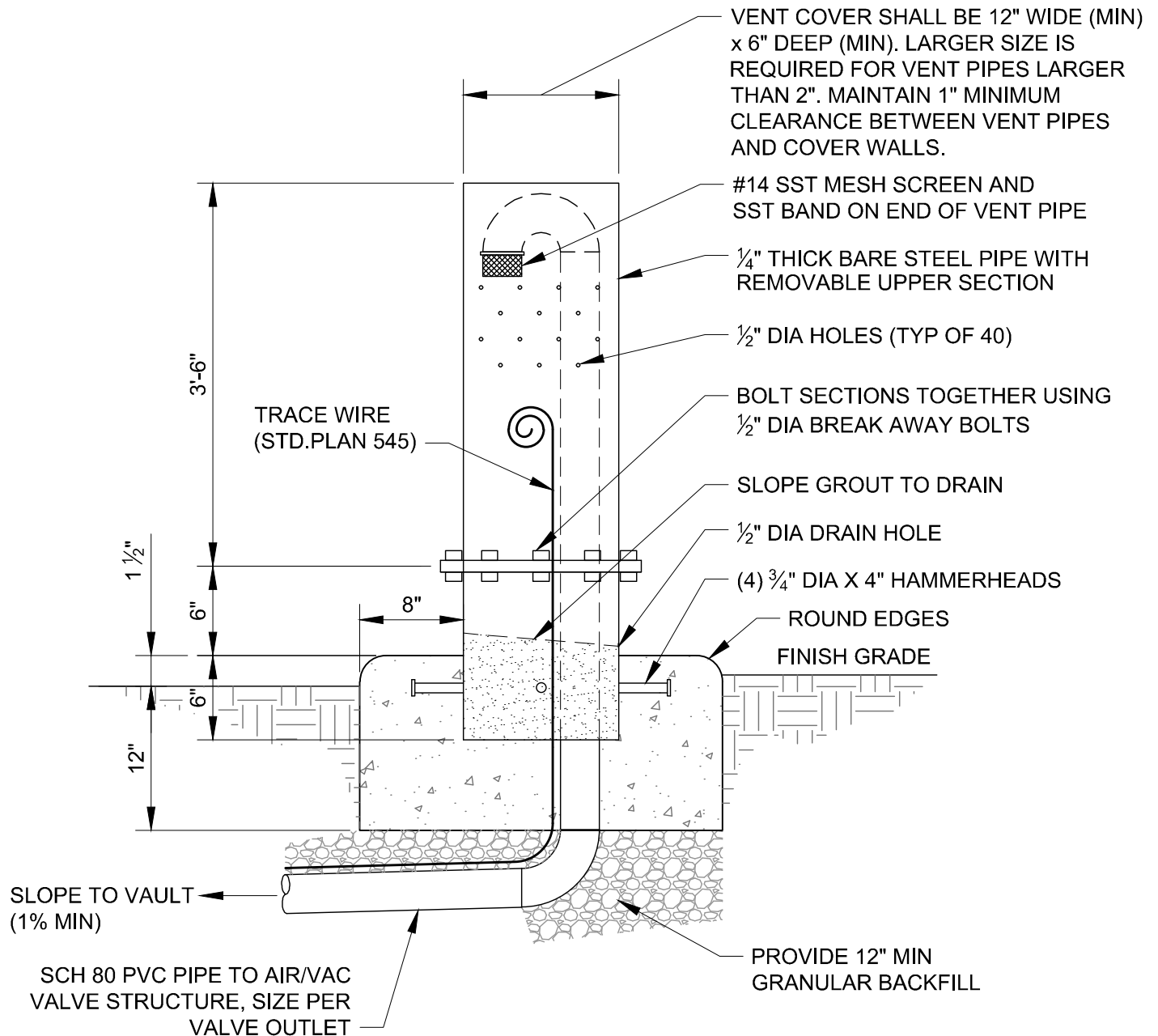
REV.

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**HEAT TAPE
INSTALLATION FOR AIR
RELEASE / CAV VALVE**

STD. PLAN

575-B



NOTES:

1. LOCATE VENT AS SHOWN ON APPROVED PLANS, 1'-6" MINIMUM BEHIND TOP BACK OF CURB / GUTTER OR SIDEWALK.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

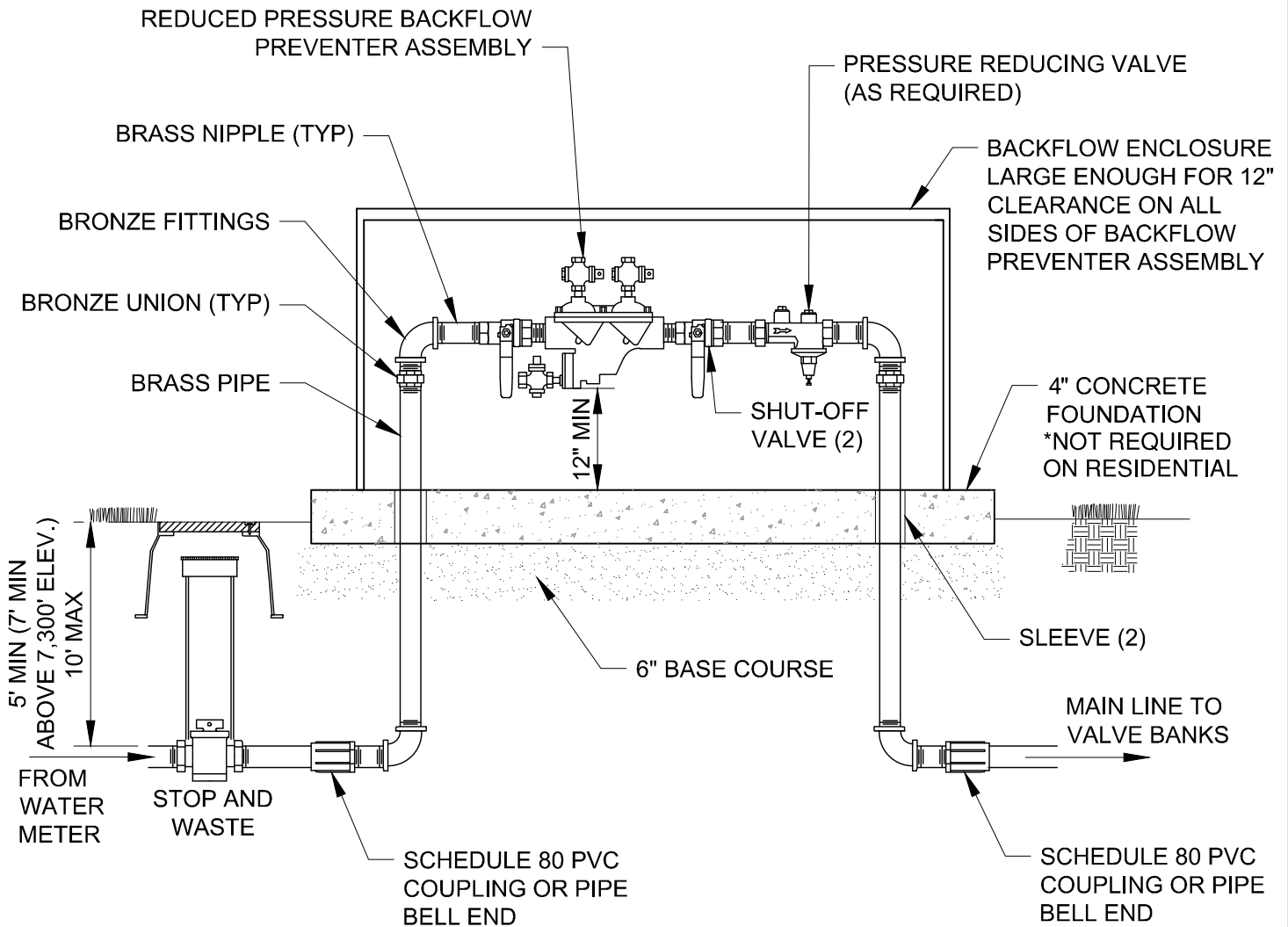
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AIR VENT STAND PIPE

STD. PLAN

576



LESS THAN 3" DIAMETER



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

10/2020

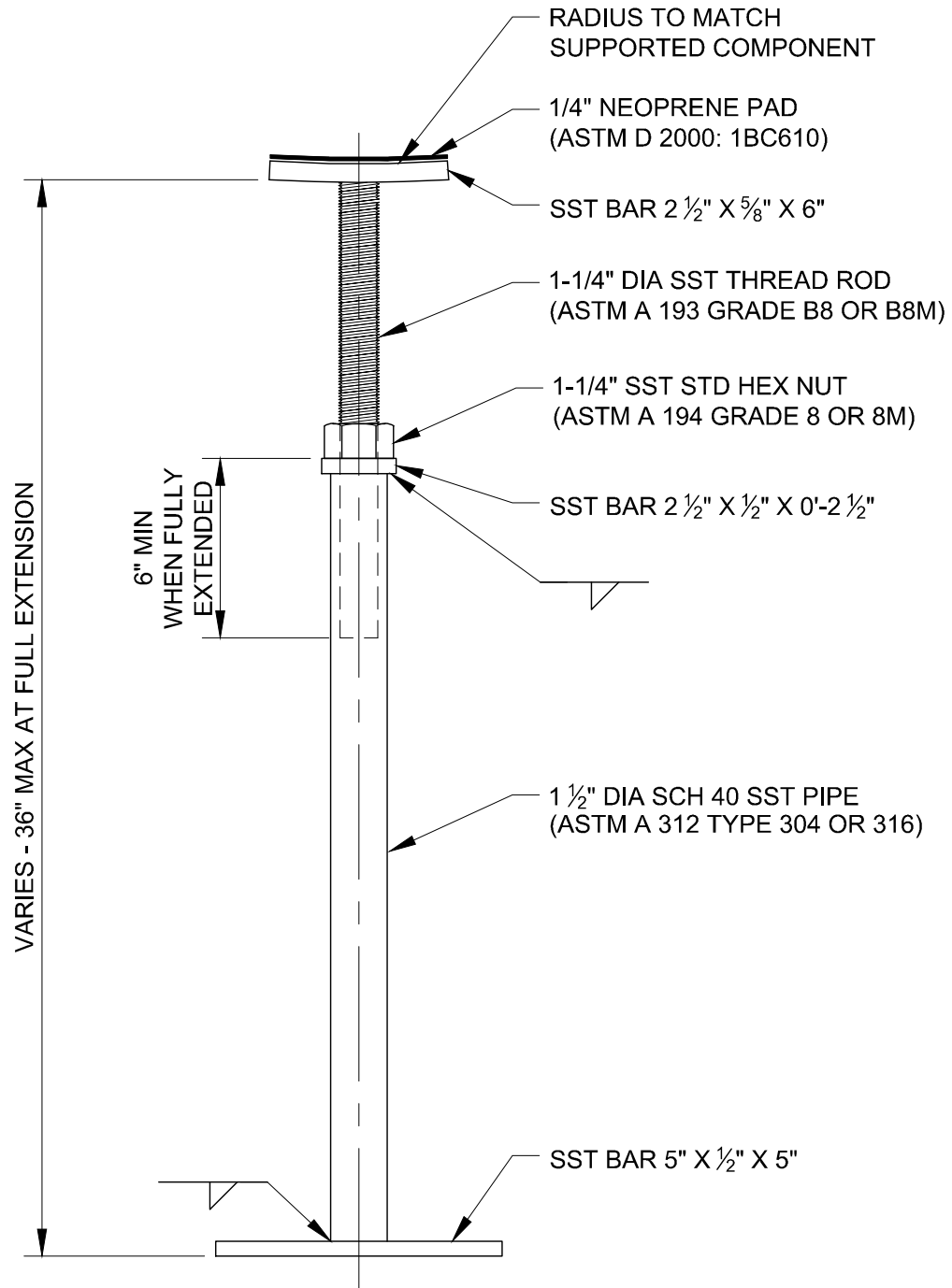
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IRRIGATION BACKFLOW PREVENTER - OUTSIDE SETTING

STD. PLAN

577



NOTES:

1. BAR MATERIAL TO BE ASTM A 240 TYPE 304 OR 316 (Fy= 30 KSI MIN.)



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

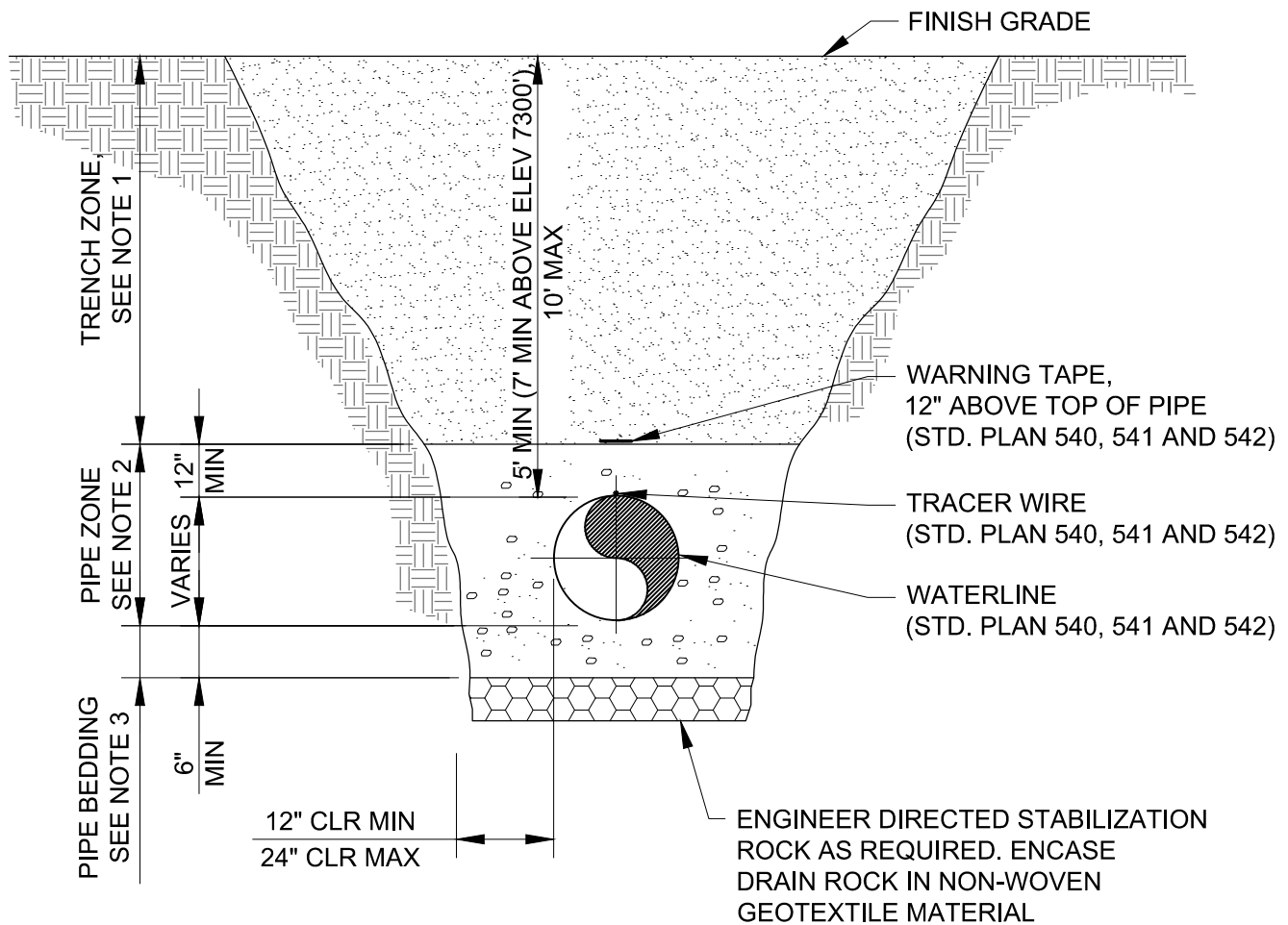
REV.

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PIPE SUPPORT

STD. PLAN

578



NOTES:

1. **TRENCH ZONE**
 WATER MAIN, FIRE LINE, AND APPURTENANCES:
 BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
 WATER SERVICE - NEW PAVEMENT AND LANDSCAPE AREA:
 BACKFILL AND COMPACT PER PCMC DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE REQUIRED BY SPECIAL CONDITIONS
 WATER SERVICE - EXISTING ROADWAY AND PAVED AREA:
 BACKFILL TO PAVEMENT DEPTH WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM AND 150 PSI MAXIMUM MIX DESIGN.
2. **PIPE ZONE**
 BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND THE PIPE AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE. THE MATERIAL AND BACKFILL ZONES SHALL BE AS SPECIFIED BY THE APPLICABLE AWWA STANDARD FOR THAT PIPE TYPE. DO NOT DROP PIPE OR ACCESSORIES INTO THE TRENCH. AS A MINIMUM:
 WATER MAIN, FIRE LINE, AND APPURTENANCES:
 SAND OR 3/4" MAXIMUM PARTICLE SIZE ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
 WATER SERVICE:
 SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
3. **PIPE BEDDING**
 WATER MAIN, FIRE LINE, AND APPURTENANCES:
 SAND OR 3/4" ROADBASE COMPACT TO 96% OF MODIFIED PROCTOR DENSITY
 WATER SERVICE:
 SAND COMPACTED TO 96% OF MODIFIED PROCTOR DENSITY
 A CONTINUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN THE TRENCH FOR ALL BURIED PIPE. STONES LARGER THAN 3/4" AS DESCRIBED IN NOTE 2 SHALL BE REMOVED FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE BOTTOM OF THE PIPE.
4. PROVIDE TRENCH PLATING AS REQUIRED FOR CLSM BACKFILL INSTALLATIONS
5. COMPLY WITH APPLICABLE PARK CITY SOILS ORDINANCE REQUIREMENTS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

6/2019

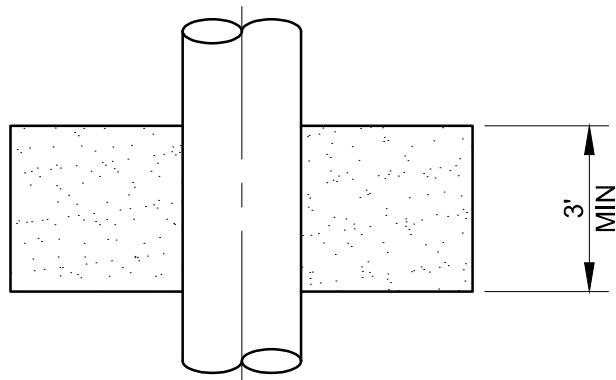
REV.

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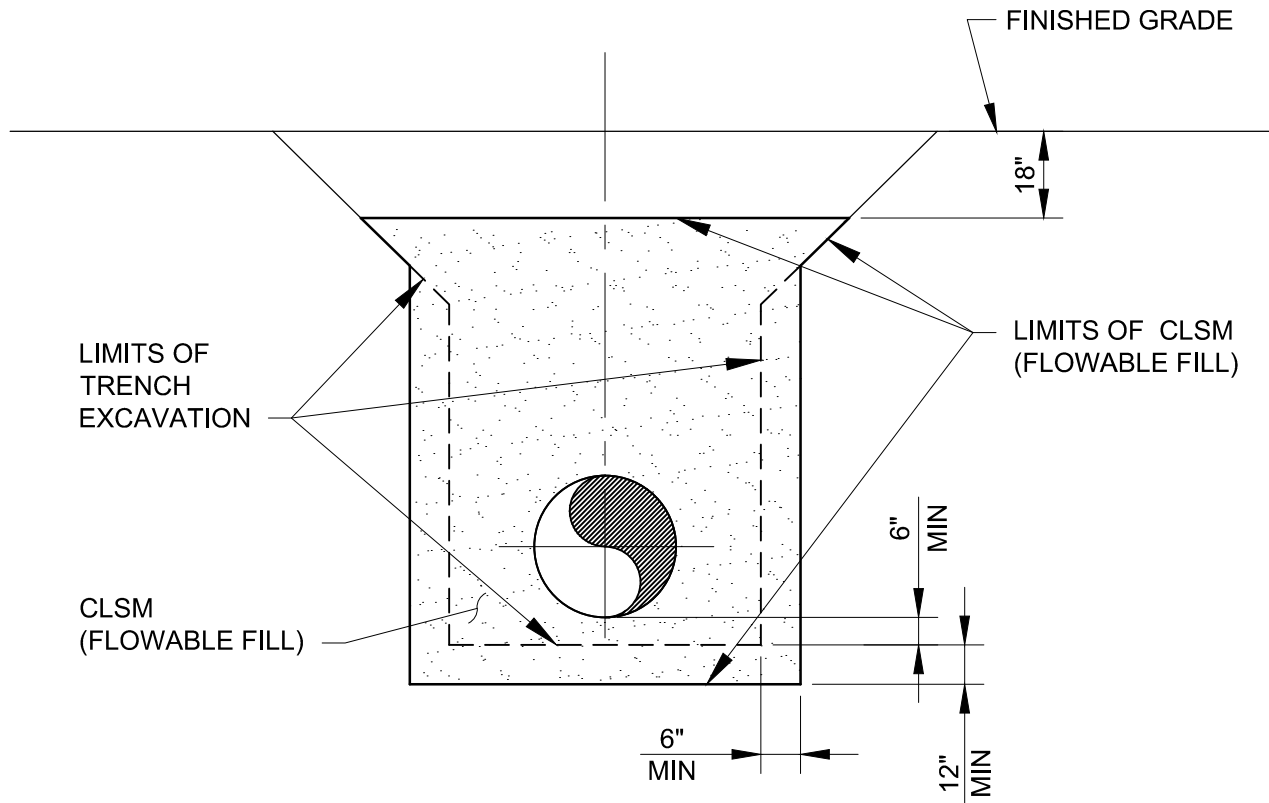
WATER TRENCH BEDDING AND BACKFILL

STD. PLAN

580



PLAN
NTS



SECTION
NTS

NOTES:

1. CLSM - CONTROLLED LOW STRENGTH MATERIAL, DESIGN MIX 100-150 PSI



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

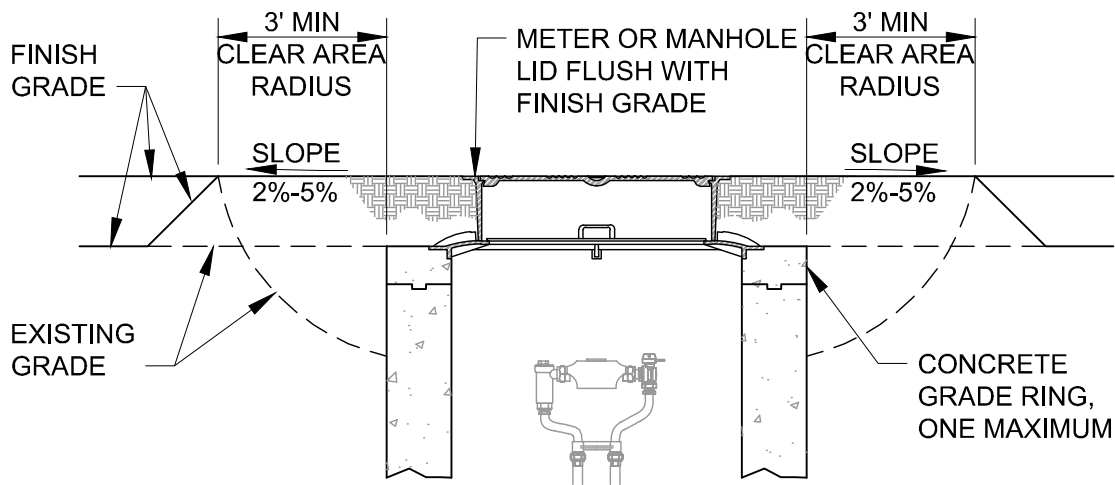
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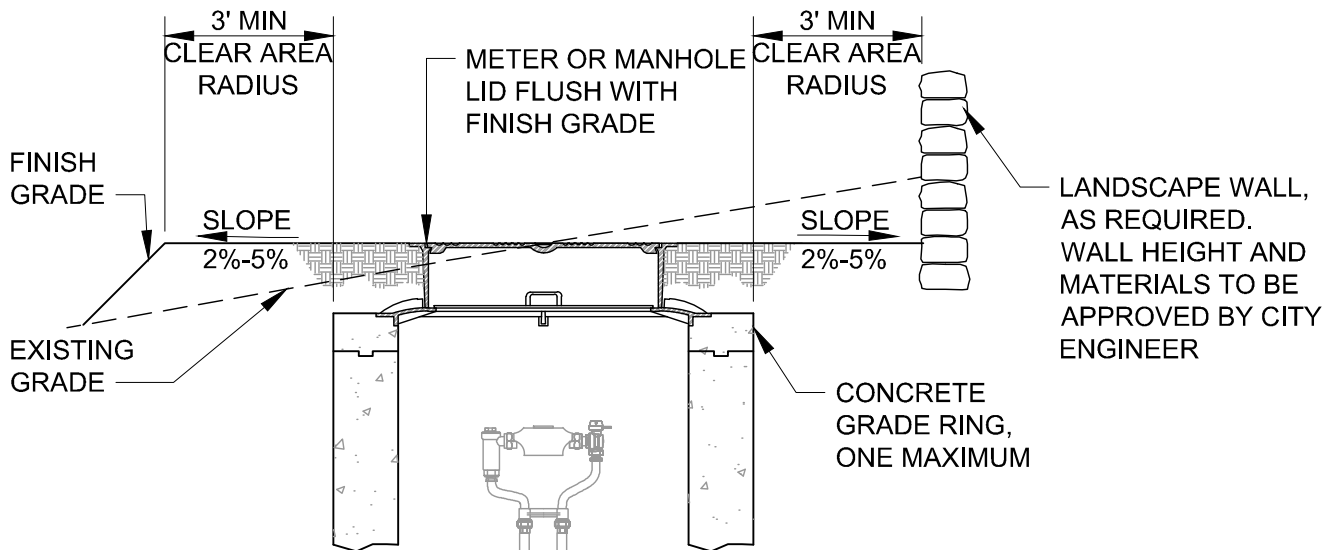
**WATER TRENCH
CUT-OFF WALL**

STD. PLAN

581



LOW/HIGH GRADE ADJUSTMENT



SLOPE GRADE ADJUSTMENT

NOTES:

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS - METER, METER VAULT, AND SERVICE LINE.
2. METER YOKE DEPTH MUST MEET THE METER VAULT REQUIREMENTS. (PLAN 521 THRU 525)
3. METER LID HIGHER THAN THE SURROUNDING FINISH GRADE:
RAISE GRADE SURROUNDING METER LID TO THE TOP OF METER LID.
PROVIDE DRAINAGE AWAY FROM THE METER LID.
4. METER LID LOWER THAN THE SURROUNDING FINISH GRADE:
RAISE METER VAULT AND COMPONENTS TO MEET METER VAULT REQUIREMENTS.



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

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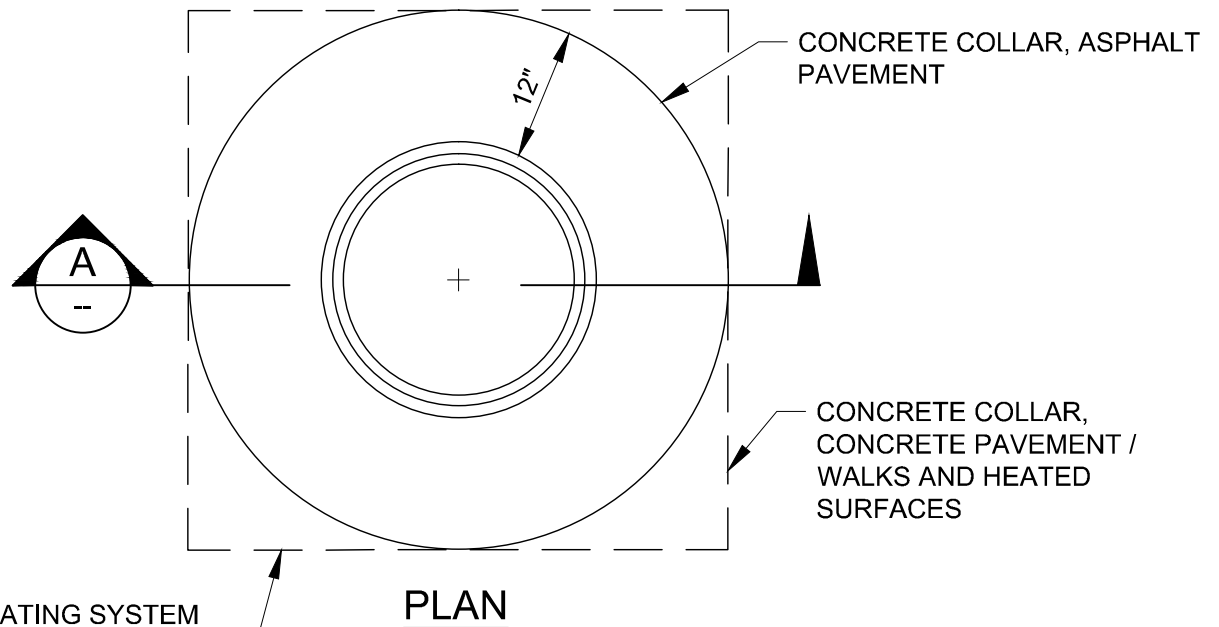
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METER VAULT AND WATER MANHOLE GRADING LANDSCAPE AREAS

STD. PLAN

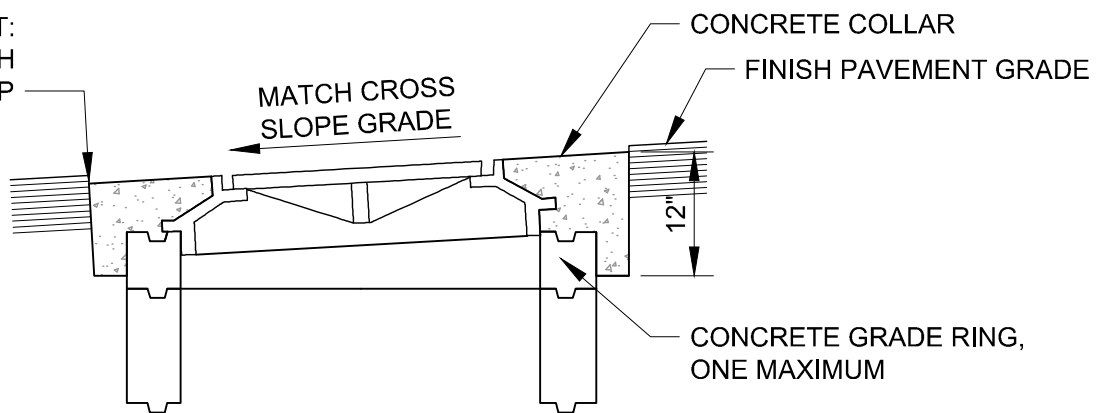
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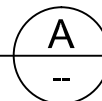
PROVIDE HEATING SYSTEM
DISCONNECT AT COLLAR LIMITS.
24" COLLAR REQUIRED FOR 4'
AND 5' MANHOLES AND VAULTS

ASPHALT PAVEMENT:
COLLAR SET $\frac{1}{4}$ " MIN. TO $\frac{1}{2}$ "
MAX. BELOW PAVEMENT
LIP ALL AROUND.

CONCRETE PAVEMENT:
SET COLLAR FLUSH WITH
PAVEMENT LIP



SECTION
NTS



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

3/2014

REV.

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METER VAULT AND WATER MANHOLE COLLAR PAVEMENT AREAS

STD. PLAN

593

¹ WATER SERVICE LINE FLOW CHART

SYSTEM PRESSURE (PSI)	² MIN. SYSTEM RESIDUAL FIRE FLOW PRESSURE (PSI)	AVAILABLE PRESSURE DROP (PSI)	SERVICE SIZE (INCH)							
			0.75		1		1.5		2	
			AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)	AVAILABLE FLOW WITHOUT METER (GPM)	* RATED FLOW THROUGH METER (GPM)
150	20	130	53	30	113	50	328	100	700	160
145	20	125	52	30	111	50	322	100	686	160
140	20	120	51	30	108	50	315	100	671	160
135	20	115	50	30	106	50	307	100	655	160
130	20	110	48	30	103	50	300	100	640	160
125	20	105	47	30	101	50	293	100	624	160
120	20	100	46	30	98	50	285	100	608	160
115	20	95	45	30	95	50	277	100	591	160
110	20	90	43	30	93	50	269	100	574	160
105	20	85	42	30	90	50	261	100	557	160
100	20	80	41	30	87	50	253	100	539	160
95	20	75	39	30	84	50	244	100	520	160
90	20	70	38	30	81	50	235	100	501	160
85	20	65	36	30	78	50	226	100	482	160
80	20	60	35	30	74	50	216	100	461	160
75	20	55	33	30	71	50	206	100	440	160
70	20	50	32	28	67	50	196	100	418	160
65	20	45	30	26	64	50	185	100	395	160
60	20	40	28	24	60	50	174	100	370	160
55	20	35	26	23	56	48	162	100	345	160
50	20	30	24	21	51	44	149	100	317	160
45	20	25	22	19	46	40	135	100	287	160
40	20	20	19	17	41	36	119	88	255	158
35	20	15	16	14	35	30	102	76	218	135
30	20	10	13	12	28	24	82	62	175	110
25	20	5	9	8	19	17	56	43	120	77
20	20	0	0	0	0	0	0	0	0	0

NOTES:

1. REFER TO STD. PLAN 594.2 FOR NOTES AND REFERENCES.

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER SERVICE LINE FLOW CHART	STD. PLAN
	4/2014		
	REV.		
	0		594.1

* VALUES DERIVED FROM SR WATER METERS TYPICAL PERFORMANCE CURVES AND THE METERS AWWA MAXIMUM CAPACITY

ASSUMED:

L (FT) = 40.0 (MAX LENGTH IN FEET FROM MAIN TO METER)

C = 135.0 (OLDER HDPE PIPE)

WHEN USED TO CALCULATE THE PRESSURE DROP USING THE US CUSTOMARY UNITS SYSTEM, THE EQUATION IS:

$$P_d = \frac{4.52 * L * Q^{1.85}}{C^{1.85} * d^{4.87}}$$

WHERE:

P_D = PRESSURE DROP OVER A LENGTH OF PIPE, PSIG (POUNDS PER SQUARE INCH GAUGE PRESSURE)

L = LENGTH OF PIPE, FT (FEET)

Q = FLOW, GPM (GALLONS PER MINUTE)

d = INSIDE PIPE DIAMETER, IN (INCHES)

C = HAZEN WILLIAMS COEFFICIENT OF FRICTION

NOTES:

1. THIS TABLE IS FOR REFERENCE PURPOSES ONLY AND REPRESENTS MAXIMUM ANTICIPATED FLOW TO THE POINT OF CONNECTION (40 FOOT MAXIMUM LENGTH) WITHOUT ADDITIONAL VALVES AND PIPING. HOMEOWNERS, ARCHITECTS, ENGINEERS, FIRE SPRINKLER DESIGNERS, ETC., ARE RESPONSIBLE TO VERIFY EXISTING WATER SYSTEM PRESSURES PRIOR TO DESIGN AND INCORPORATE THE INFORMATION INTO THE WATER SERVICE AND FIRE SERVICE LINE DESIGN. ADDITIONAL PRESSURE LOSSES WILL OCCUR THROUGH ADDITIONAL REQUIRED VALVES AND PIPING.

2. THE MINIMUM WATER PRESSURE AT THE POINT OF CONNECTION SHALL BE ABOVE 20 PSI WITH FIRE FLOW AND PEAK DAY DEMANDS, ABOVE 30 PSI WITH PEAK INSTANTANEOUS DEMANDS, AND ABOVE 40 PSI WITH PEAK DAY DEMANDS. SEE UTAH ADMINISTRATIVE CODE R309-105-9. MINIMUM WATER PRESSURE.

3. INDIVIDUAL HOME BOOSTER PUMPS SHALL NOT BE ALLOWED FOR ANY INDIVIDUAL SERVICE FROM THE PUBLIC WATER SUPPLY MAIN, SEE UTAH ADMINISTRATIVE CODE R309-105-9 AND R309-540-5(4)(C)



PARK CITY MUNICIPAL CORPORATION
WATER

DATE

4/2014

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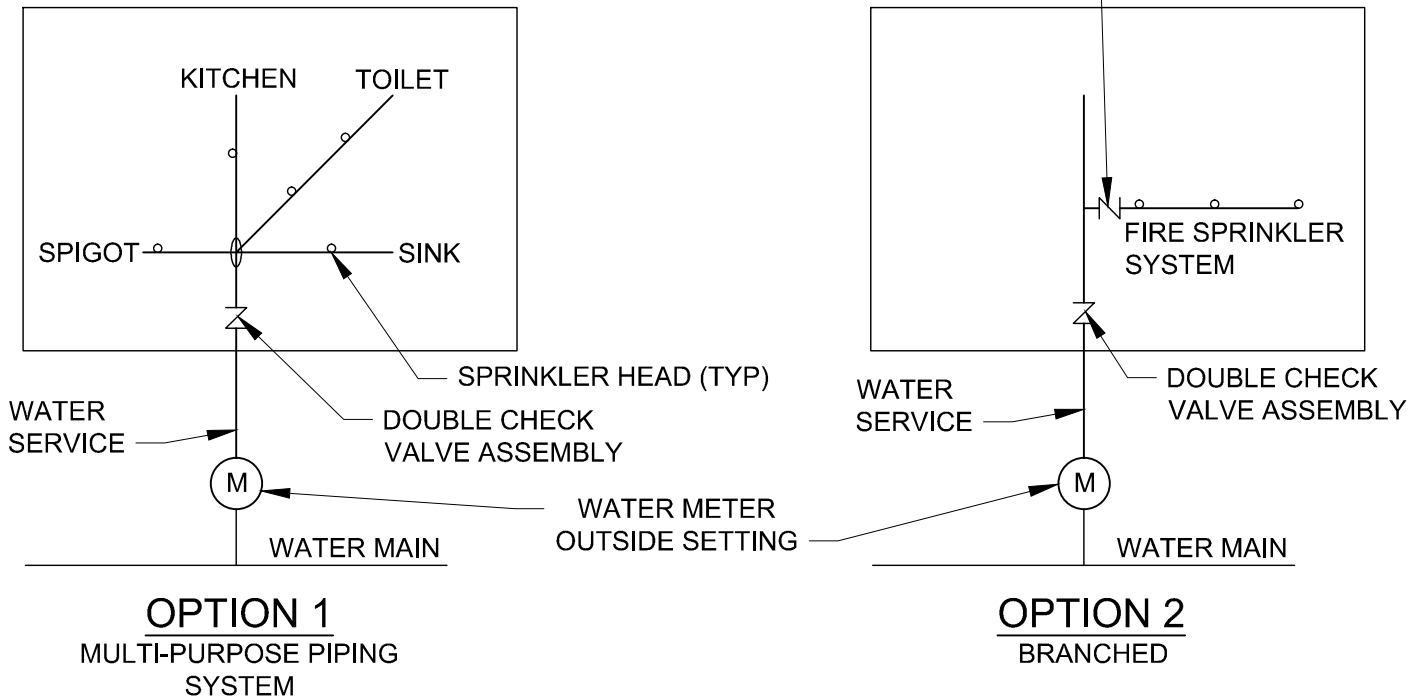
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WATER SERVICE LINE FLOW CHART

STD. PLAN

594.2

DOUBLE CHECK VALVE OR REDUCED
PRESSURE PRINCIPLE BACKFLOW
PREVENTER (SEE NOTES 2 AND 3)



NOTES:

1. MULTI-PURPOSE RESIDENTIAL FIRE SPRINKLER PROTECTION PLUMBING SYSTEM SHALL MEET NFPA 13D REQUIREMENTS AND PARK CITY BUILDING DEPARTMENT AND FIRE MARSHAL APPROVAL. OPTION SHALL BE APPROVED BY THE PARK CITY BUILDING DEPARTMENT, CITY ENGINEER, AND FIRE MARSHAL PRIOR TO SYSTEM DESIGN.
2. DESIGN AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING AND PLUMBING CODES.
3. **BACKFLOW PREVENTION:** BACKFLOW PREVENTION IS REQUIRED FOR BOTH OPTIONS. PROVIDE A DOUBLE CHECK BACKFLOW ASSEMBLY (DCBA) OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RPBA) ON THE FIRE SPRINKLER RISER ASSEMBLY. BACKFLOW PREVENTER STYLE TO BE DETERMINED BY THE BUILDING AND WATER DEPARTMENT BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM. A FIRE SPRINKLER PROTECTION SYSTEM WHICH CONTAINS CHEMICAL ADDITIVES OR A FIRE PUMP SYSTEM REQUIRES A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER (RPBA) STYLE.
4. BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED BY THE BUILDING DEPARTMENT, BACKFLOW ASSEMBLY TESTING FOR PROPER OPERATION (PER CITY REQUIREMENTS BY A CERTIFIED TESTER RECOGNIZED BY THE CITY) IS REQUIRED AND A REPORT SUBMITTED.
5. FIRE SPRINKLER PROTECTION SYSTEMS CONTAINING FIRE PUMPS REQUIRES SITE SPECIFIC DESIGN AND APPROVAL BY THE CITY ENGINEER, PARK CITY BUILDING DEPARTMENT, WATER DEPARTMENT, AND FIRE MARSHAL PRIOR TO BUILDING APPROVAL. FIRE PUMP SYSTEM SHALL BE LOCATED ON THE BUILDING SIDE OF THE WATER OUTSIDE OF THE WATER METER VAULT. REFER TO STD. PLAN 520 FOR REQUIREMENTS.



PARK CITY MUNICIPAL CORPORATION
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**NFPA 13D RESIDENTIAL
SPRINKLER SERVICES**

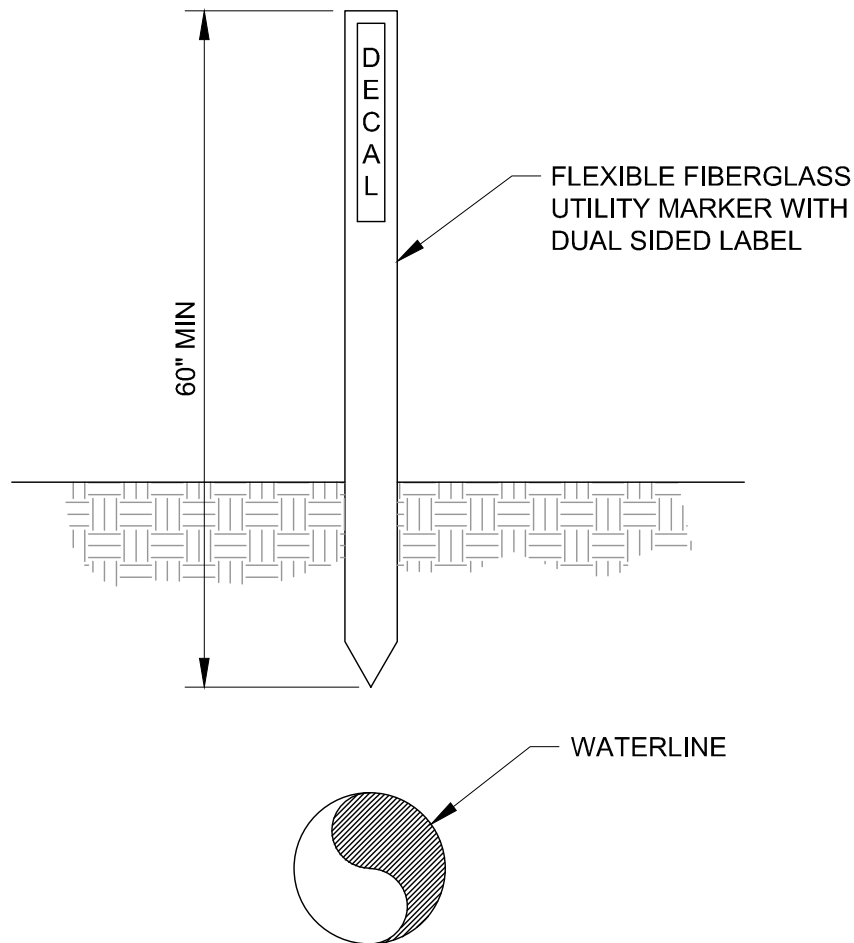
STD. PLAN

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DETAIL NOTES

1. REFER TO STD. PLAN 520 FOR GENERAL REQUIREMENTS – METER, METER VAULT, AND SERVICE LINE
2. REFER TO STD. PLANS FOR WATER SERVICE REQUIREMENTS
3. REFER TO THE STATE OF UTAH, DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF DRINKING WATER LIST OF APPROVED BACKFLOW PREVENTION DEVICES. APPROVED DEVICES CAN BE FOUND AT THE FOLLOWING STATE OF UTAH WEBSITE:
[HTTP://DRINKINGWATER.UTAH.GOV/DOCUMENTS/COMPLIANCE/APPENDIXB_1-19-11.PDF](http://drinkingwater.utah.gov/documents/compliance/appendixb_1-19-11.pdf)
4. BACKFLOW ASSEMBLY SELECTION AND INSTALLATION SHALL CONFORM TO THE APPROVED INSTALLATION ORIENTATION ONLY.
5. ALL BACKFLOW PREVENTION DEVICES USED WITHIN THE STATE OF UTAH SHALL HAVE THIRD PARTY CERTIFICATION AS MENTIONED ABOVE.
6. ALL BACKFLOW PREVENTERS HAVE TO BE TESTED PERIODICALLY TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. A VISUAL CHECK OF AIR GAPS IS SUFFICIENT, BUT MECHANICAL BACKFLOW PREVENTERS HAVE TO BE TESTED BY A STATE CERTIFIED BACKFLOW SPECIALIST, WITH PROPERLY CALIBRATED GAUGE EQUIPMENT. TO OBTAIN A LIST OF STATE CERTIFIED TESTERS EITHER CALL US OR REFER TO THE STATE OF UTAH WEBSITE PAGE OF BACKFLOW TESTERS.
[HTTP://WWW.DRINKINGWATER.UTAH.GOV/DOCUMENTS/COMPLIANCE/BACKFLOW_TECHNICIANS_COOMER_AVAIL.PDF](http://www.drinkingwater.utah.gov/documents/compliance/backflow_technicians_coomer_avail.pdf)
7. FIRE SPRINKLER SYSTEM PUMPS, INTEGRAL TO THE FIRE SPRINKLER PIPING, TO MEET FIRE SPRINKLER PRESSURE DESIGN REQUIREMENTS ARE CONSIDERED OUTSIDE THE INTENT OF UTAH DDW REGULATION R309-550-11(3) AND DO NOT REQUIRE APPROVAL OF THE DDW IF THEIR INSTALLATION CONFORMS TO UTAH ADOPTED PLUMBING CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 D. PUMPS SHALL BE CONNECTED ON THE BUILDING SIDE OF THE WATER METER VAULT AND SHALL BE APPROVED BY THE CITY ENGINEER AND BUILDING DEPARTMENT.

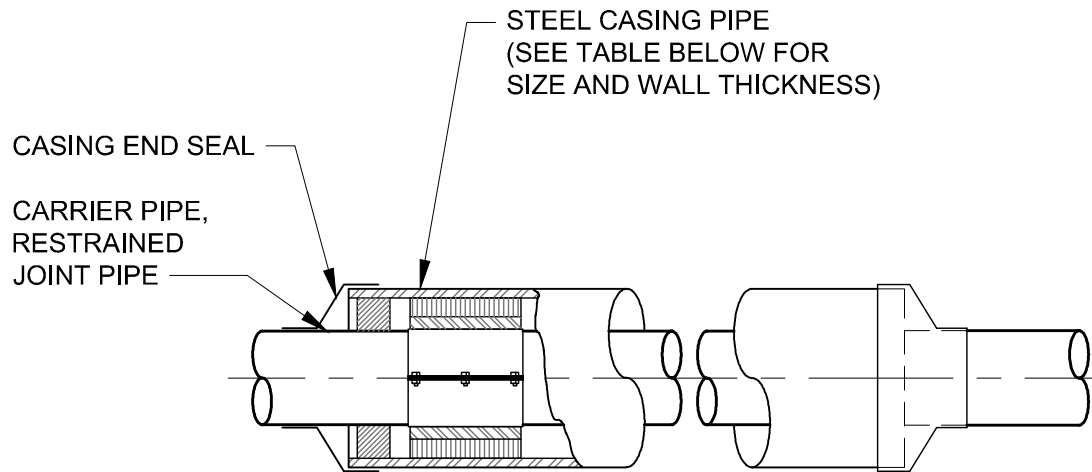
 PARK CITY MUNICIPAL CORPORATION WATER	DATE	NFPA 13D RESIDENTIAL FIRE SPRINKLER LINES	STD. PLAN
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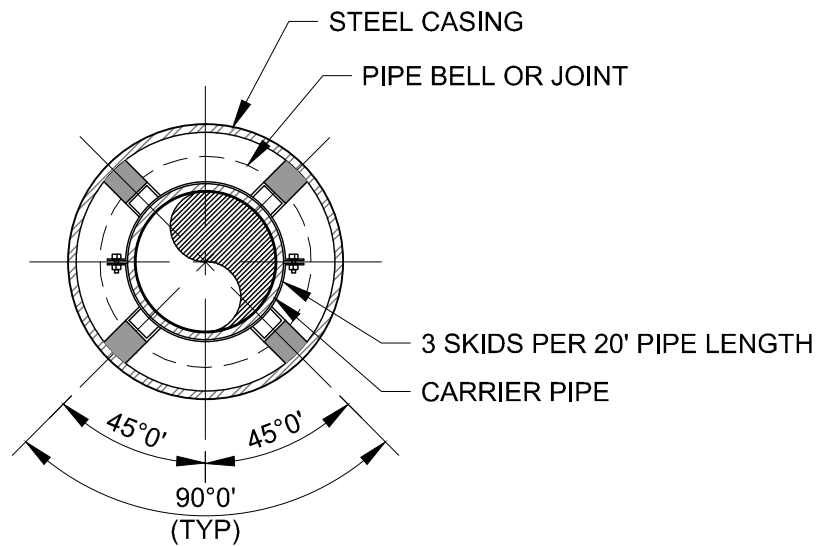
NOTES:

1. INSTALL REFERENCE POST WHEN WATERLINE IS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS WHEN DIRECTED BY CITY ENGINEER AND WATER DEPARTMENT.
2. BURIED WATER LINE MARKER SHALL BE CONSTRUCTED ON 4" RHINO 3-RAIL FIBERGLASS UTILITY MARKER POSTS WITH VERBIAGE AS SHOWN ON THIS DETAIL. BY "RHINO" OR EQUAL. (WWW.RHINOMARKERS.COM)
3. PARK CITY LOGO IS WHITE PMS CL GY, 5CCV, 282CV AND 180CV. ALL TEXT AND GRAPHICS SHALL BE SET AGAINST A WHITE BACKGROUND. (RHINO MARKERS SHALL REFER TO SD-7964K DECAL)
4. MOUNT MARKERS PER MANUFACTURERS RECOMMENDATIONS.
5. INSTALL MARKERS AT LOCATIONS INDICATED ON PLANS BUT TYPICALLY EVERY 500 FT AND AT VALVES, TRACER WIRE BOXES, AND BENDS IN ALIGNMENT.
6. PLACE MARKER ON PIPE CENTERLINE.
7. OBTAIN LOGOS FROM PARK CITY TO PROVIDE TO SIGN MANUFACTURER.
8. PRINTING MATERIAL AND SIGN MATERIAL SHALL BE WATER-RESISTANT.
9. LABEL TO READ "CAUTION WATER PIPELINE - BEFORE DIGGING CALL 811"

 PARK CITY MUNICIPAL CORPORATION WATER	DATE	WATER LINE REFERENCE MARKER	STD. PLAN
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SLED



PIPE CASING

CARRIER PIPE NOMINAL DIAMETER	CASING PIPE	
	MIN OD	MIN WALL THICKNESS
4"	12"	0.25"
6"	16"	0.3125"
8"	18"	0.3125"
12"	22"	0.375"
16"	28"	0.50"
20"	32"	0.50"



PARK CITY MUNICIPAL CORPORATION
WATER

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WATERLINE CASING

STD. PLAN

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LEGEND AND APPROVED PARTS LIST

ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	CASING END SEAL	PIPELINE SEAL AND INSULATOR, INC	MODEL "S"
②	CASING SPACER	PIPELINE SEAL AND INSULATOR, INC.	C12G-2 OR APPROVED EQUAL
③	CARRIER PIPE: DUCTILE IRON RESTRAINED JOINT (STD. PLAN 540)		

DETAIL NOTES

1. PROVIDE CARRIER AND CASING SIZE, LOCATION, AND DEPTH PER APPROVED PLANS
2. INSTALL MECHANICAL JOINT A MAXIMUM OF 18" FROM EACH END OF CASING
3. IF REQUIRED BY APPROVED PLANS, INSTALL CLOSED CELL INSULATION IN ANNULAR SPACE BETWEEN CARRIER PIPE AND CASING. INSTALLATION METHOD TO BE APPROVED BY CITY.



PARK CITY MUNICIPAL CORPORATION
WATER

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WATERLINE CASING

STD. PLAN

597 S

ATTACHMENT A – 2021 Public Water Field Observation Guidelines

PUBLIC WATER SYSTEM FIELD OBSERVATION GUIDELINES

***FOR PROJECTS WITHIN THE
PARK CITY WATER SERVICE DISTRICT***



YEAR 2021

FORWARD

This manual provides information to assist the field representative in his duties of observing the progress and quality of public water line construction within the Park City Water Service District, Park City, Utah, and determining if the work is proceeding in accordance with *Park City Design Standards, Construction Specifications and Standard Drawings*. The information, checklists and procedures included in the manual are not all inclusive, but are intended to serve as guidelines for the performance of periodic construction observations, required sampling and testing observation by the field representative. **It is important that field representatives contact the Project Manager or the Park City Engineer for clarification if there are any questions related to the requirements of the Park City Design Standards, Construction Specifications, and Standard Drawings.**

DISINFECTING

All new water mains, services, and appurtenances shall be disinfected in accordance with AWWA Standard C651-05.

The method typically employed by the Contractor to disinfect new water distribution systems is to place calcium hypochlorite granules in the pipeline as it is being installed. Reference *Park City Design Standards and Construction Specifications*, Appendix 703A. The field representative should pay special attention to the following items:

- Refer to Table No. 1 of the above referenced Appendix for the number of ounces to be used per pipe diameter and pipe interval to achieve the necessary disinfection concentration.
- **Active chlorine content of disinfecting solution within water service tubing (CTS) for water services shall not exceed 12%.**
- Water mains shall be filled slowly to prevent "pushing" the calcium hypochlorite granules to one end of the pipe line. If the new water lines are to be filled by introducing water from the existing water distribution system, via opening the isolation valve between the two systems, the field representative shall monitor the opening of the valve. The field representative shall pay special attention to the following during water system filling by the Contractor:
 1. Verify that the static water pressure of the distribution system (typically 40 psi) is capable of overcoming the static head required to fill the new water line.
 2. Be certain a means of releasing air at the high point of the water system to be filled is provided and is open.
 3. The isolation valve shall be opened only slightly (**existing water system valves are to be operated only by Water Operations staff**).
 4. Listen for water passing the valve. The valve shall be closed immediately if it appears that the water pressures begin to equalize on each side of the valve. Backflow of chlorinated water into the existing water distribution system must not occur.
- After the water mains and services have been filled by the Contractor, the field representative shall sample and test the water for chlorine concentration. Observe the following:
 1. Select sampling frequency and locations to achieve representative samples. Typical locations for samples at water meter services, taps or fire hydrants. The sampling frequency will depend on length of the water line being chlorinated, availability of sampling points, and results of chlorination concentration tests.
- The field representative should observe the disinfection of the interior of all pipe, fittings, valves, tapping sleeves, and other materials when existing water mains are cut into or repaired. The Contractor can accomplish this by swabbing the materials with a hypochlorite solution. Reference *Park City Design Standards and Construction Specifications*, Appendix A.
- **Remember: Good disinfection practices improve the opportunity for successful bacteriological test results.**

WATER SYSTEM FLUSHING

Flushing of the installed water system is to be completed in two steps. The initial flushing is to be performed following installation and disinfection of the water main but prior to hydrostatic testing. The final flushing is to be performed following hydrostatic testing and leakage testing.

INITIAL FLUSHING

The following items should be considered by the field representative and may need to be reviewed with the Park City Engineer:

1. When notified that the Contractor intends to begin the initial flushing but before the Contractor utilizes water contact the Park City Water Department to be certain that water is available from the City for flushing purposes. **Inform the Contractor not to begin flushing without authorization (existing water system valves are to be operated only by Water Operations staff).**
2. Review with the Contractor the proposed discharge location for flushing operations and the method by which the Contractor intends to control the discharge of chlorinated water from the water system. **Fire hydrants are not acceptable points for initial flushing operations.**
Typically, Contractors will discharge the water into a water truck or tank and haul the water offsite for disposal. Chlorinated water shall not be allowed to be discharged in a manner that it could now onto vegetation or into streams, waterways, storm drains or sanitary sewer systems.
3. Determine the required diameter of opening(s) for discharge from the water line. The opening must be sized to achieve velocities capable of moving dirt and rock through the pipe, approximately **6 to 8 feet per second**. Note that required flowrate and opening size(s) referenced in AWWA Table 3 Required Flow and Openings to Flush Pipelines, is based on only 2.5 feet per second velocity at 40 psi pressure. *Required opening size will be determined based on site specific available water system pressure to achieve the required velocity.*
4. Determine the total volume of water to be expelled from the section of water system being flushed. The entire contents of the water line must be discharged and replaced with new water. To determine the volume required, ensuring that the entire pipe line has been flushed, utilize the following formula:
$$V = (\pi d^2 / 4) (L) (7.481); \quad \text{where: } V = \text{volume (gallons)}$$
$$\pi / 4 = \text{area}$$
$$d = \text{pipe diameter (feet)}$$
$$\pi = 3.141$$
5. If the section of water line to be flushed is very long, making the transport of sediment and rock to the discharge location may be difficult, an intermediate discharge location for flushing should be considered. *The end of a fire service line, prior to setting the hydrant, or a properly sized service tap could be utilized.*
6. After initial flushing has been completed, perform sampling and testing for "low" chlorination concentration.

FINAL FLUSHING

1. Utilize the same procedure for final flushing as for initial flushing, except that concerns regarding the chlorine concentration of discharge water do not apply.
2. Fire hydrants are to be flushed and can be utilized as flushing locations.
3. Services are to be flushed at the meter vaults. *Proper flushing of the service lines is important since water samples for bacteriological testing are typically taken at the service lines.*

TABLE 3 REQUIRED FLOW AND OPENINGS TO FLUSH PIPELINES (40 psi RESIDUAL PRESSURE IN WATER MAIN)*					
Pipe Diameter inches	Flow Required to produce 2.5 ft/s (approx) velocity in main gpm	1	Size of tap inches 1-1/2 Number of Taps on Pipe#	2	Number of 2-1/2 in. Hydrant Outlets*
4	100	1	—	—	1
6	200	—	1	—	1
8	400	—	2	1	1
10	600	—	3	2	1
12	900	—	—	2	2
16	1600	—	—	4	2

*With a 40 psi pressure in the main with the hydrant flowing to atmosphere, a 2-1/2 inch hydrant outlet will discharge approximately 100-0 gpm and a 4-1/2 inch hydrant outlet will discharge approximately 2500 gpm.

HYDROSTATIC TESTING

Hydrostatic testing is required for every section of water main (valve to valve). Testing every section is intended to test both sides of isolation valves to ensure proper functioning of the valve. Prior to hydrostatic testing and leakage testing the water system should be flushed and tested for proper disinfection.

HYDROSTATIC TESTING

The specified hydrostatic test pressure is to be met at the highest elevation in the section of water line being tested. The specified test pressure shall be achieved by means of a Contractor supplied pump/gauge system connected to the pipe. The gauge shall have sufficient increments to enable accurate readings to be taken.

To achieve proper hydrostatic test pressure at the highest elevation of the water line section being tested, consider the locations available for installing the testing apparatus. To determine the required test pressure at the test gauge, utilize the following formula:

$$P_g = P_r + (H_v - H_g) / 2.31;$$

where: P_g = required gauge pressure reading (psi)
 P_r = required test pressure (psi)
 H_v = elevation at highest valve (feet)
 H_g = elevation at gauge (psi)

Note: 1 psi = 2.31 feet of elevation, or 0.43 psi X elevation difference in feet.

The following items should be considered and may need to be reviewed with the Park City Engineer:

- The possibility of requiring/requesting a water valve to be installed in the water main to reduce the pressure difference in the water line to be tested. This may occur when there is a significant difference in elevation between water valves;
- The installation of an additional service tap to accommodate proper testing.
- In achieving the required hydrostatic pressure at the highest elevation of the water line section being tested, the hydrostatic pressures at the lowest elevation may exceed acceptable pressures for the pipe, valves or fittings. Typically, if the calculated pressure at the lowest elevation exceeds 300 psi, the City Engineer should be notified before testing is performed.

HYDROSTATIC TESTING

The field representative shall perform all sampling for bacteriological testing and deliver samples to the Summit County Health Department (or a pre-approved state certified laboratory) for analysis. To achieve consistent and representative sampling, the following procedures shall be observed by the field representative:

- Select the location and number of samples to be taken. Samples are typically taken at water meter services and ends of the water line. Intervals of 200 feet between sampling locations is preferred.
- Procedures for obtaining samples for bacteriological testing of the water system are as follows:
 1. Obtain sample bottles from the Public Works Water Department office or Summit County Health Department, if not available in the office.
 2. When sampling, first disinfect or sterilize the discharge area.
 3. Open the control valve slowly and allow water to flow for a short period.
 4. Close the valve slightly to reduce the flowrate and fill the sample bottle to the fill line. Place the lid on the sample bottle and seal shut. Note: Be sure to identify the location of the sample bottle before obtaining other samples.
- After all samples are taken, complete the identification form and add other pertinent information to each sample bottle. Reference the sample identification form contained in the Report Forms and Checklists section of this manual. *Note: Pay special attention to Item No. 2, "Investigative Sample (not included on official records)" on the identification form. Always check this box on the form.*

TABLE 1 ALLOWABLE LEAKAGE PER 1000 FEET OF PIPELINE									
(gph)	Nominal Pipe Diameter (inches)								
Avg. Test Pressure (psi)	3	4	6	8	10	12	14	16	18
250	.36	.47	.71	.95	1.19	1.42	1.66	1.90	2.14
225	.34	.45	.68	.90	1.13	1.58	1.58	1.80	2.03
220	.32	.43	.64	.85	1.06	1.28	1.48	1.70	1.91
175	.30	.40	.59	.80	.99	1.19	1.39	1.59	1.79
150	.28	.37	.55	.74	.92	1.10	1.29	1.47	1.66
125	.25	.34	.50	.67	.84	1.01	1.18	1.34	1.51
100	.23	.30	.45	.60	.75	.90	1.05	1.20	1.35

*EXCERPTED FROM AWWA C600

In inch-pound units,

$$L = \frac{SD\sqrt{P}}{133,200}$$

Where,

- L = testing allowance (makeup water), in gallons per hour
- S = length of pipe tested, in feet
- D = nominal diameter of the pipe, in inches
- P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)

This formula is based on a testing allowance of 11.65 gpd/mi/in. of nominal diameter at a pressure of 150 psi.

FIELD OBSERVATION REPORT FORMS AND CHECKLISTS

This section includes typical forms checklists that are to be used as generalized guidelines to assist in the verification of the material and dimensional requirements of the Park City Design Standards and Construction Specifications. Field Representatives are to utilize the checklists during water system construction to assist the Contractor in understanding the requirements of the final product and during the final walk-through to verify consistency with the standards and specifications. Additionally, the fire hydrant inspection forms, illustrating the placement of a fire hydrant in three different terrain conditions, are to be completed during the Final Walk-through to provide the Park City Engineer with information regarding the hydrant's installed elevation and location relative to the curb and gutter and the auxiliary valve.

FIELD OBSERVATION QUICK CHECKLIST

WATER LINE INSTALLATION:

- ☐ Verify that marking tape and locator wire is installed above the water main in the trench
- ☐ Verify that water main is bedded with approved gravel-sand material
- ☐ Verify that water main is installed at proper horizontal location (within pavement and inside of curb & gutter limits) and depth. Require additional survey staking be provided if necessary to determine design grades and curb & gutter alignment
- ☐ Verify that correct polyethylene encasement is provided and properly installed
- ☐ Verify that wax tape coating system is provided and properly installed on all buried bolts & nuts. Verify the cathodic protection system (if required) is provided and properly installed.
- ☐ Verify that thrust blocking is of adequate size, extended to undisturbed soil and that the pipe is wrapped with polyethylene before concrete is placed
- ☐ Verify that service taps are at 45 degrees to the main with 2 feet minimum separation
- ☐ Verify that every service corporation stop is open. This can be verified during flushing procedures
- ☐ Verify that water valves are properly set, valve boxes are clear of debris, and that a valve key can be placed on the valve. This must be verified during the final walk-through

FIELD OBSERVATION QUICK CHECKLIST

FIRE HYDRANT INSTALLATION:

- ☐ Verify that adequate gravel is placed around the fire hydrant base
- ☐ Verify that thrust blocking is properly placed and fire hydrant drain ports are not covered by concrete.
- ☐ Flush fire hydrant drain ports. Close main hydrant valve to the position at which the drains open and allow flow through the drains under pressure for about ten seconds to flush the drains. Then close hydrant valve completely.
- ☐ Check fire hydrant barrels for drainage. Remove nozzle cap, open hydrant valve, allow hydrant to run briefly and close hydrant valve. Place palm of hand over nozzle outlet. Drainage should be sufficient to create a suction.
- ☐ Check fire hydrant nozzle caps for thread damage from impact or cross threading
- ☐ Verify that the auxiliary valve is in the wide open position.
- ☐ Verify that fire hydrant markers are installed
- ☐ Verify that fire hydrant is properly extended above grade and hydrant pad is properly constructed. See *Fire Hydrant Inspection Sheet*.

FIELD OBSERVATION QUICK CHECKLIST

WATER METER INSTALLATION:

- ☐ Verify that meter service assembly materials are in accordance with Checklist. *See checklists for specific size water meter.*
- ☐ Verify that water meter box is adjusted to grade. *See meter box adjustment detail sheet.*
- ☐ Verify that water meter box is located properly. Require additional staking as required for verification.

TYPICAL PROCESS FOR WATER SYSTEM CONSTRUCTION

- | | |
|--|--|
| 1. INSTALL WATER MAIN AND FIRE HYDRANTS | <i>If the Contractor elects to perform hydrostatic testing of water services independently of the water main, Items 3, 5, 7 and 9 will be performed on the water main prior to installation of the water services.</i> |
| 2. INSTALL WATER SERVICES | <i>If water services are installed after water main testing, the each services must be disinfected separately.</i> |
| 3. INITIAL FLUSHING OF WATER MAIN | <i>Sampling and testing for "high" chlorine concentration is performed prior to initial flushing.</i> |
| 4. INITIAL FLUSHING OF WATER SERVICES | |
| 5. PERFORM HYDROSTATIC AND LEAKAGE TESTING ON WATER MAIN | |
| 6. PERFORM HYDROSTATIC AND LEAKAGE TESTING ON FIRE HYDRANTS & WATER SERVICES | |
| 7. FINAL FLUSHING OF WATER MAIN | <i>Sampling and testing for "low" chlorine concentration is performed following final flushing.</i> |
| 8. FINAL FLUSHING OF FIRE HYDRANTS & WATER SERVICES | |
| 9. PERFORM BACTERIOLOGICAL TESTING | |
| 10. ALLOW ACTIVATION OF WATER SYSTEM | <i>Permanent opening of isolation valves upon receipt of successful bacteriological test results.</i> |



WATER SYSTEM TESTING SUMMARY REPORT

PROJECT NAME _____ PROJECT # _____

CONTRACTOR _____

WATER SYSTEM SECTION _____

DISINFECTION: 703.2.12C & J

TYPE OF CHLORINE: ☐ GRANULAR ☐ INJECTION, WHERE: _____

SAMPLE LOCATION: _____

DATE _____ TIME _____ CHLORINE, PPM _____

START: _____

END: _____

RESULT: ☐ PASS ☐ FAIL INITIALS _____

DISPOSAL OF CHLORINATED WATER: _____

FLUSHING: 703.2.12A

MAIN:

LENGTH OF SECTION: _____ feet PIPE MAT'L: _____ PIPE DIAMETER: _____ inches

☐ CITY WATER USED ☐ OTHER

FLUSH ORIFICE SIZE: _____ inches STATION: _____

ESTIMATED TO BE FLUSHED: _____ gal. ESTIMATED DURATION: _____ min.

ACTUAL DURATION: _____ min.

DATE: _____ INITIAL _____ FINAL _____ INITIALS _____

SERVICES:

LOT No's: _____

DATE: _____ INITIAL _____ FINAL _____ INITIALS _____

HYDRANTS:

STATION: _____ INITIAL _____ FINAL _____ INITIALS _____

STATION: _____ INITIAL _____ FINAL _____ INITIALS _____

STATION: _____ INITIAL _____ FINAL _____ INITIALS _____

BACTERIOLOGICAL SAMPLING: 703.2.12M

DATE OF SAMPLE: _____

SAMPLE TAKEN BY: _____ P.O. No.: _____

SAMPLES DELIVERED TO: _____ DATE: _____ TIME: _____

SAMPLES ANALYZED BY: _____

SAMPLE NO. 1 TAKEN AT: _____ ☐ PASS ☐ FAIL

SAMPLE NO. 2 TAKEN AT: _____ ☐ PASS ☐ FAIL

SAMPLE NO. 3 TAKEN AT: _____ ☐ PASS ☐ FAIL

DATE OF RESULT: _____ (REFERENCE ATTACHED TESTING REPORT)



WATER SYSTEM TESTING SUMMARY REPORT (continued)

HYDROSTATIC TEST: 703.2.11

MAIN:	INITIAL TEST	DATE: _____	RETEST	DATE: _____	
TEST PRESSURE @	START: _____	psi	@	START: _____	psi
	@ 30 min: _____	psi	@	30 min: _____	psi
	@ 60 min: _____	psi	@	60 min: _____	psi
	@ 90 min: _____	psi	@	90 min: _____	psi
	@ FINISH: _____	psi	@	FINISH: _____	psi
	☐ PASS	☐ FAIL		☐ PASS	☐ FAIL
	INITIALS _____			INITIALS _____	
COMMENTS _____					

SERVICES:

LOTS SERVICED: _____	INITIAL TEST	DATE: _____	RETEST	DATE: _____	
TEST PRESSURE @	START: _____	psi	@	START: _____	psi
	@ 30 min: _____	psi	@	30 min: _____	psi
	@ FINISH: _____	psi	@	FINISH: _____	psi
	☐ PASS	☐ FAIL		☐ PASS	☐ FAIL
	INITIALS _____			INITIALS _____	
COMMENTS _____					

HYDRANTS:

STREET & STATION: _____	STREET & STATION _____	STREET & STATION: _____	
TEST DATE: _____	TEST DATE _____	TEST DATE: _____	
@ START: _____	psi	@ START: _____	psi
@ 30 min.: _____	psi	@ 30 min.: _____	psi
@ FINISH: _____	psi	@ FINISH: _____	psi
☐ PASS	☐ FAIL	☐ PASS	☐ FAIL
INITIALS: _____	INITIALS: _____	INITIALS: _____	
COMMENTS _____			

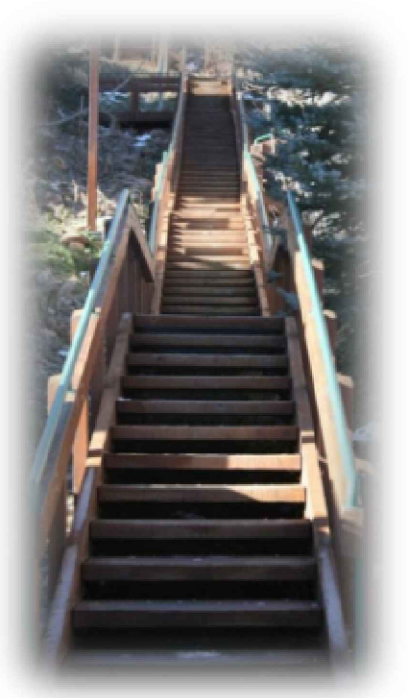
LEAKAGE TEST: 703.2.11

DATE _____	LENGTH OF SECTION: _____	PIPE MAT'L.: _____	DIAMETER: _____
	LENGTH OF TEST: _____	hours	minutes
	ACCEPTABLE LOSS, per AWWA C600. TABLE 6: _____ gph per 1000 feet, _____ total gallons		
	GALLONS USED: _____ gallons		
RESULT:	☐ PASS	☐ FAIL	INITIALS _____

ATTACHMENT B – Old Town Stairway Construction Details & Plans



A guide to “Old Town Stairway” Construction



By Chase Bowler

	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-A
	REV.		

A.	Connections and Parts.....	3
B.	Uprights.....	4
C.	Railing.....	4-5
D.	Landings.....	5-7
E.	Landing connections.....	8
F.	Steps.....	9
G.	Composite Wood.....	9

II. Code requirements and Preferences

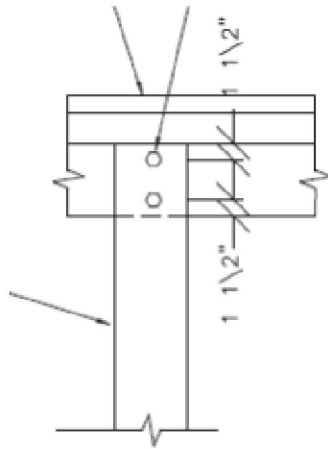
A.	Diamond-Grip Chanel.....	10
B.	Galvanized Carriage Bolts.....	10
C.	Counter Sink	10

	DATE	OLD TOWN STAIRWAY	STD. PLAN
	3/2020		881-B
	REV.		

Connections and Parts

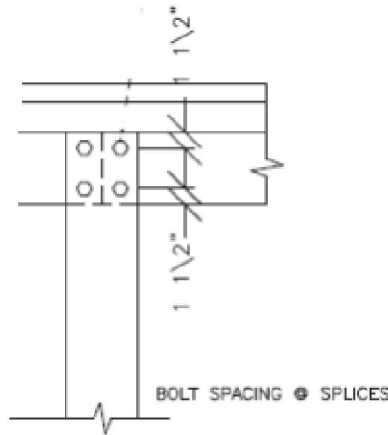
A)

Note that all connections are carriage bolts, having the smooth side inward, and the threads on the outside with washer and nut.



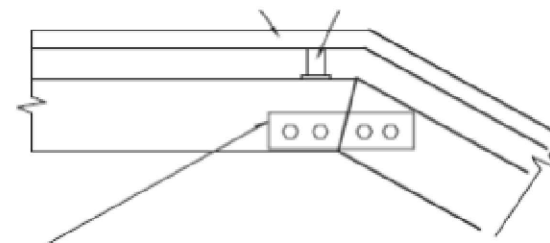
B)

Two bolts are recommended for upright and handrail connections. And when there is a splice in the wooden handrail support structure, than four bolts shall be used.



C)

Any change in angle should be connected with angle steel and appropriate carriage bolt washer and nut combination.



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OLD TOWN STAIRWAY

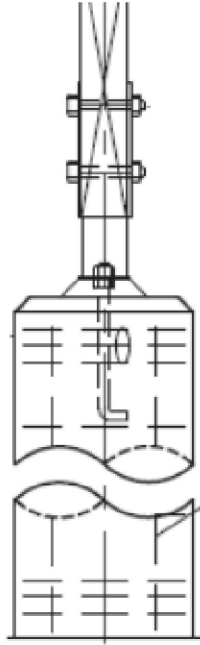
STD. PLAN

881-C

Uprights

A)

All supports must be founded in a concrete poured base 12" in diameter, and connected using four galvanized steel bolts.



B)

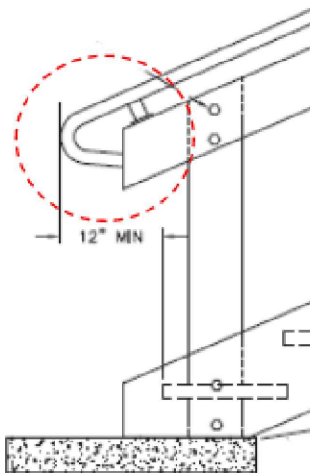
According to code all terminations of handrails must curve back around and connect into the wood end.

IBC 1012.6 Handrail

Extensions "Handrails... shall be continuous to the handrail of an adjacent stair flight or ramp run."

And "...handrails shall extended horizontally at least 12in beyond the top riser and continue to slope for the depth one tread beyond the bottom riser."

Railing



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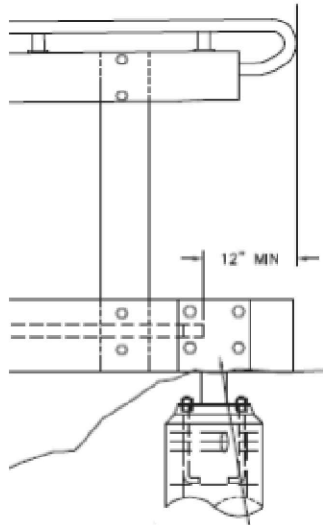
OLD TOWN STAIRWAY

STD. PLAN

881-D

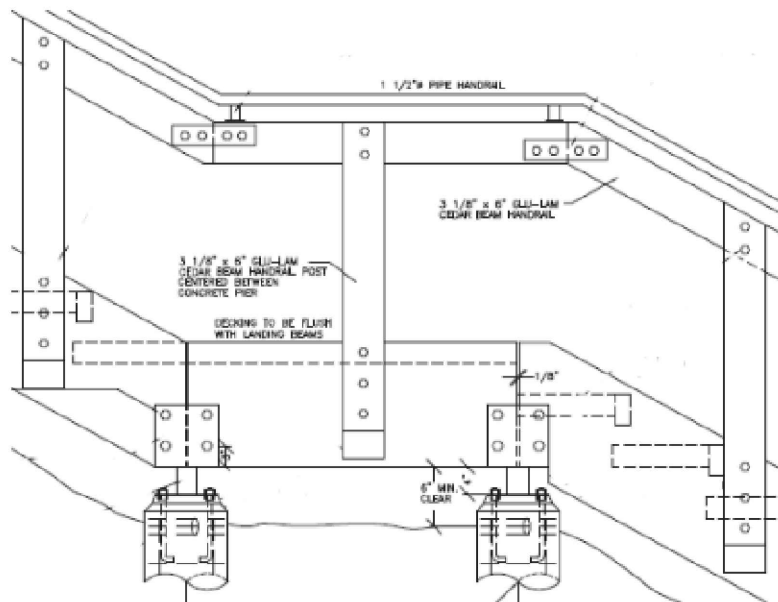
IBC 1012.3.1 Handrail Graspability "Handrails with circular cross section shall have an outside diameter of at least 1 3/4 in and no greater than 2 in."

IBC 1012.5 Fittings "Hand rails shall not rotate within their fittings."



Landings

IBC 1009.8 Stairway Landings "There shall be a floor or landing at the top and bottom of each stairway. The width of landings shall not be less than the width of stairways they serve."



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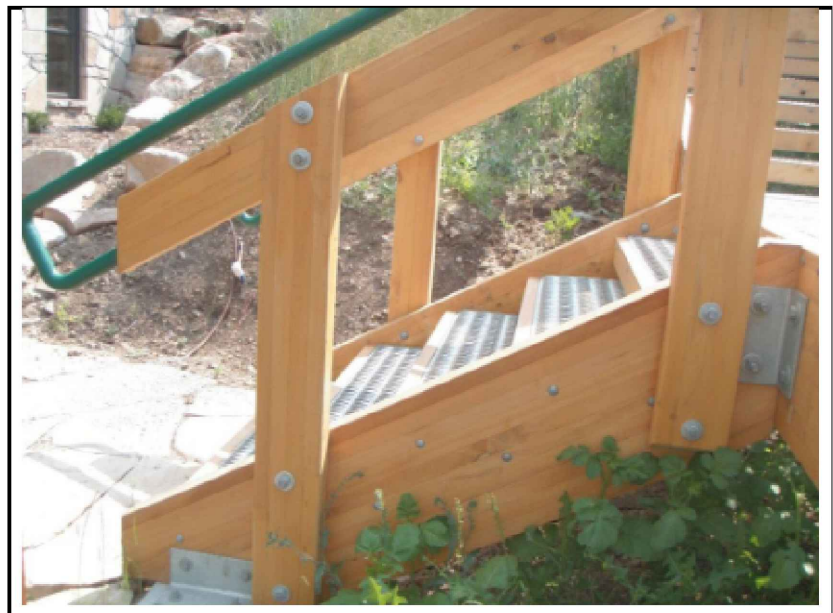
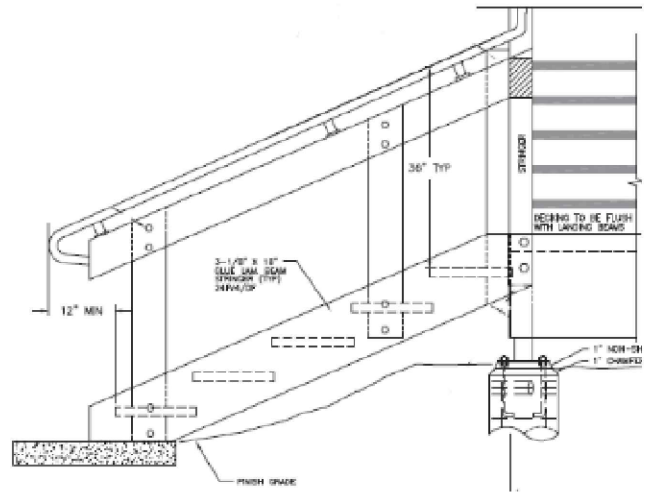
REV.

OLD TOWN STAIRWAY

STD. PLAN

881-E

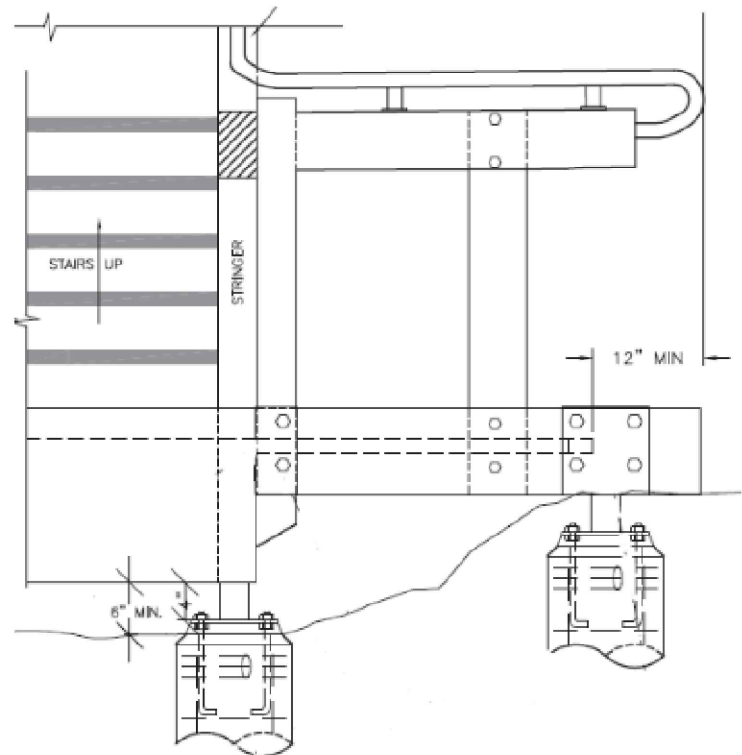
IBC 1009.9.2 Outdoor Conditions "Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on walking surfaces."



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*IBC 1009.10 **Vertical Rise** "A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels of landings.*

*IBC 1009.4 **Width** "...width of stairways shall not be less than 44 in." unless "...occupant load of less than 50 shall have a width of no less than 36 in."*



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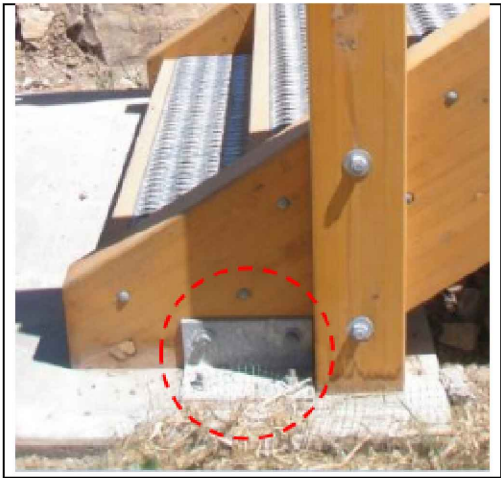
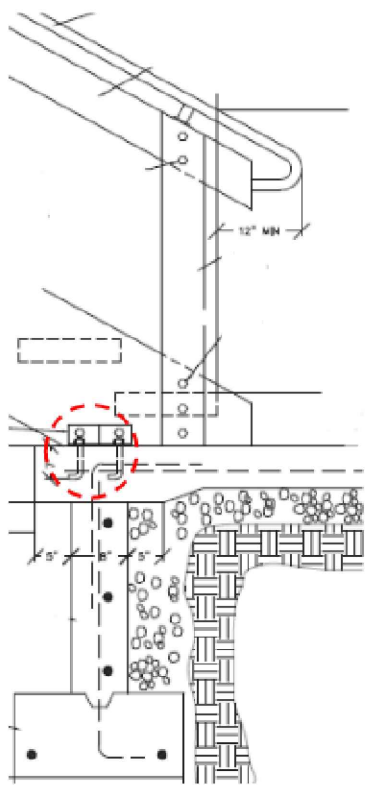
STD. PLAN

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Landing connections

A)

All endings of stair landings must be connected with steel plating and carriage bolts to make for firm connections.



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OLD TOWN STAIRWAY

STD. PLAN
881-H

A)

It is recommended that the front of the steps be covered with 1.5 in. thick wood, to maintain consistency with the other stairs throughout the city.

IBC 1009.7.2 Riser Height and Tread depth "Stair riser heights shall be 7 in. maximum and 4 in. minimum.rectangular tread depths shall be 11 in minimum..."

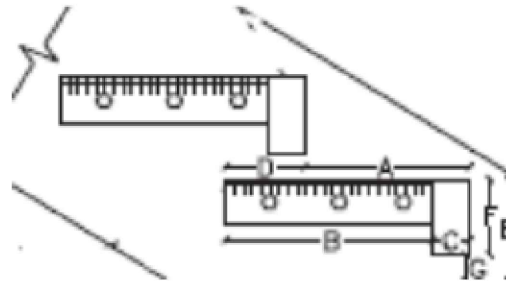
IBC 1009.7.5 Nosing and Riser Profile "The radius of curvature at the edge of the tread shall be no greater than 9/16 in."

IBC 1009.7.5.2 Nosing Projection Uniformity "All nosing projections of the leading edges shall be of uniform size, including the projections of the nosing leading edge of the floor at the top of a flight."

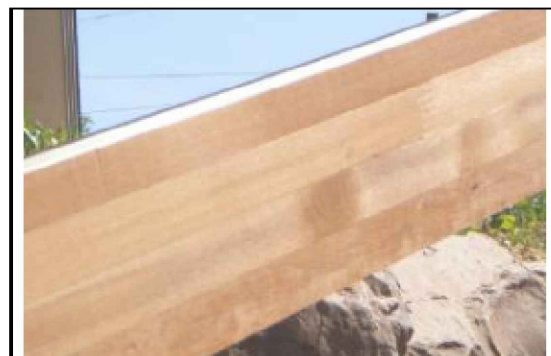
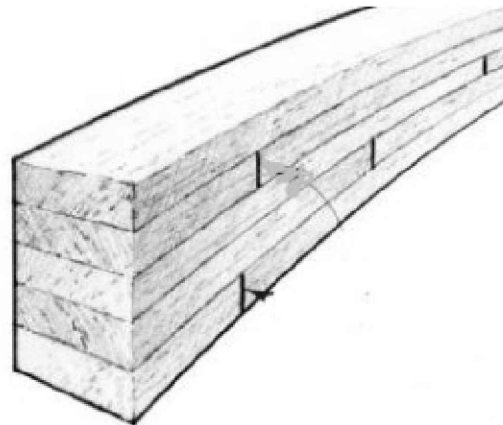
B)

All wood used on the stairs must be of a composite form. This also allows for greater resistance to warping due to weathering, and having an enhanced strength.

Steps



Composite Wood



DATE

3/2020

REV.

OLD TOWN STAIRWAY

STD. PLAN

881-I

A)

According to City preferences, on any landings or steps they must have a tread made of Diamond Grip Channel material.

ANSI 302.3 Openings "Openings in the floor surface be of a size that does not permit the passage of a ½ inch diameter sphere... Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel."

IBC 1009.9.1 Stairway Walking surface "The walking surface of treads and landings of a stairway shall not be sloped steeper than one unit vertical in 48 units horizontal in any direction. Stairway treads and landings shall have a solid surface."

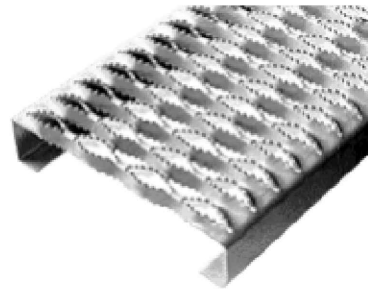
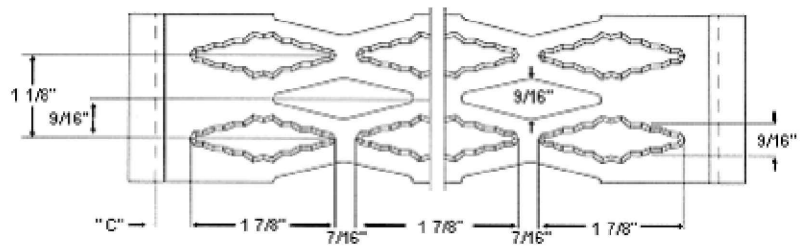
B)

It is strongly suggested that all connections excluding those found tying foundations into posts, are to be made using a carriage bolt combination, where the rounded portion of the bolt is to be consistently on the inside out of the stairs or in the path of travel.

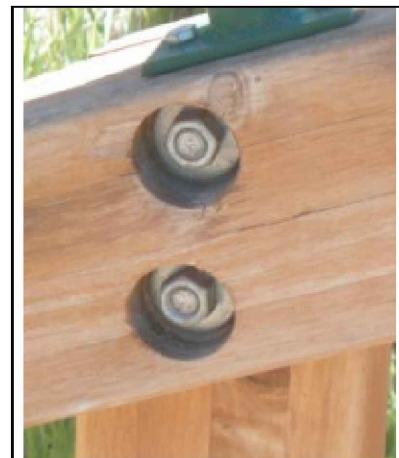
C)

No countersinks are permitted when connecting any system, because the strength of the connection is reduced and a reduction in the life of the stairs.

Code Requirements and Preferences



Discouraging Approach



DATE

3/2020

REV.

OLD TOWN STAIRWAY

STD. PLAN

881-J

A RESOLUTION ADOPTING THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARD SPECIFICATIONS/PLANS AND THE PARK CITY 2020 SUPPLEMENTAL STANDARD PLANS AND SPECIFICATIONS AS THE STANDARDS TO BE USED FOR THE DESIGN AND CONSTRUCTION OF PROJECTS, INCLUDING PRIVATE DEVELOPMENT, WITHIN EXISTING AND FUTURE PUBLIC RIGHT OF WAY

WHEREAS, Park City Municipal Corporation (PCMC) maintains and regularly updates standards related to private and public construction within the City; and

WHEREAS, the APWA maintains and regularly updates standard plans and specifications setting forth certain regulations and requirements applicable to development and construction within the state of Utah; and

WHEREAS, the City's Engineering Division and Water Department has prepared revisions and updates to engineering standards unique to PCMC; and

WHEREAS, the Supplemental Standards are attached hereto as Attachment A; and

WHEREAS, the City Council conducted a regularly scheduled meeting on January 7, 2021; and

WHEREAS, the Council does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of PCMC to adopt the most current version of the APWA standard plans and specifications and 2020 Supplemental Standards for private and public construction projects that occur within the right of way; and

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

SECTION 1. The recitals above are incorporated herein as findings of fact. Resolution 01-2021 is hereby adopted as attached (see Attachment A).

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

PASSED AND ADOPTED this 7th day of January, 2021

PARK CITY MUNICIPAL CORPORATION

Andy Beerman, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Margaret Plane, Special Counsel

Council Agenda Item Report

Meeting Date: January 7, 2021

Submitted by: Michelle Kellogg

Submitting Department: Executive

Item Type: Resolution

Agenda Section:

Subject:

Consideration to Approve Resolution HA 01-2021, a Resolution Establishing a Regular Meeting Date, Time, and Location for 2021 Meetings and Appointing Officers of the Board of Directors of the Housing Authority of Park City, Utah

(A) Public Hearing (B) Action

Suggested Action:

Attachments:

[Housing Authority Annual Meeting Notice Resolution](#)

Resolution No. HA 1-2021

A RESOLUTION ESTABLISHING A REGULAR MEETING DATE, TIME, AND LOCATION FOR 2021 MEETINGS AND APPOINTING OFFICERS OF THE BOARD OF DIRECTORS OF THE HOUSING AUTHORITY OF PARK CITY, UTAH

BE IT RESOLVED by the Housing Authority of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meeting of the Housing Authority shall be held on January 7, 2021 and thereafter as determined by the board. Meetings shall be held at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah unless there's a Determination of Substantial Health and Safety Risk that requires an electronic meeting.

SECTION 2. NOTICE OF PUBLIC MEETINGS. Notice shall be given, including the agenda, date, time, and place of the meeting. The agenda will be posted at the Marsac Municipal Building at least twenty-four (24) hours prior to each regular meeting, and delivered to the local news media. The agenda for special or emergency meetings shall be noticed in the best manner practicable. The Board of Directors may meet socially at an announced location after the meeting, but City business will not be conducted.

SECTION 3. WORK SESSIONS. Work sessions are open informational meetings, where new items are introduced or regular meeting agenda items are discussed for clarification prior to action. Typically, no formal action is scheduled or taken during a work session, but formal actions may be made to conduct the Board's business, if it is deemed to be in the best interest of the public.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-204 and 52-4-205 of the Utah Code. A closed meeting may be held if a quorum is present and upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-202. No closed meeting is allowed except for purposes expressly allowed under Section 52-4-205; provided no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. A record of closed meetings shall be created and maintained in accordance with Section 52-4-206 of the Utah Code, as amended.

SECTION 5. SPECIFIC MEETING DATES. The meeting schedule for the Housing Authority in 2021 is as follows: January 7, 2021, at 6:00 p.m. and thereafter as determined by the board.

SECTION 6. APPOINTMENT OF OFFICERS. The officers of the Board of Directors of the Housing Authority of Park City, Utah shall be as follows: The elected Mayor shall be the Chairman; the Mayor Pro Tempore shall be the Vice-Chairman; the Alternate Mayor Pro Tempore shall be the Alternate Vice-Chairman; the

City Manager shall be the Executive Director; the City Recorder shall be the Secretary; and the Deputy City Recorder shall be the Deputy Secretary.

PASSED AND ADOPTED this 7th day of January, 2021.

PARK CITY HOUSING AUTHORITY

Chairman Andy Beerman

ATTEST:

Michelle Kellogg, Secretary

Approved as to form:

Mark Harrington, City Attorney

Resolution No. RDA 1-2021

A RESOLUTION ESTABLISHING A REGULAR MEETING DATE, TIME, AND LOCATION FOR 2021 MEETINGS AND APPOINTING OFFICERS OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF PARK CITY, UTAH

BE IT RESOLVED by the Redevelopment Agency of Park City:

SECTION 1. REGULAR MEETING DATE. The regular meeting of the Redevelopment Agency shall be held on January 7, 2021 and thereafter as determined by the board. Meetings shall be held at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah unless there's a Determination of Substantial Health and Safety Risk that requires an electronic meeting.

SECTION 2. NOTICE OF PUBLIC MEETINGS. Notice shall be given, including the agenda, date, time, and place of the meeting. The agenda will be posted at least twenty-four (24) hours prior to each regular meeting, and delivered to the local news media. The agenda for special or emergency meetings shall be noticed in the best manner practicable. The Board of Directors may meet socially at an announced location after the meeting, but City business will not be conducted.

SECTION 3. WORK SESSIONS. Work sessions are open informational meetings, where new items are introduced or regular meeting agenda items are discussed for clarification prior to action. Typically, no formal action is scheduled or taken during a work session, but formal actions may be made to conduct the Agency's business, if it is deemed to be in the best interest of the public.

SECTION 4. CLOSED MEETINGS. Every meeting and work session is open to the public, unless closed pursuant to Sections 52-4-204 and 52-4-205 of the Utah Code. A closed meeting may be held if a quorum is present and upon the affirmative vote of two-thirds of the members of the public body present at an open meeting for which notice is given pursuant to Section 52-4-202. No closed meeting is allowed except for purposes expressly allowed under Section 52-4-205; provided no ordinance, resolution, rule, regulation, contract, or appointment shall be approved at a closed meeting. A record of closed meetings shall be created and maintained in accordance with Section 52-4-206 of the Utah Code, as amended.

SECTION 5. SPECIFIC MEETING DATES. The meeting schedule for the Redevelopment Agency in 2021 is as follows: January 7, 2021, at 6:00 p.m. and thereafter as determined by the board.

SECTION 6. APPOINTMENT OF OFFICERS. The officers of the Board of Directors of the Redevelopment Agency of Park City, Utah shall be as follows: The elected Mayor shall be the Chairman; the Mayor Pro Tempore shall be the Vice-Chairman; the Alternate Mayor Pro Tempore shall be the Alternate Vice-Chairman; the City Manager shall be the Executive Director; the City Recorder shall

be the Secretary; and the Deputy City Recorder shall be the Deputy Secretary.

PASSED AND ADOPTED this 7th day of January, 2021.

PARK CITY REDEVELOPMENT AGENCY

Chairman Andy Beerman

ATTEST:

Michelle Kellogg, Secretary

Approved as to form:

Mark Harrington, City Attorney